

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

DRAFT 15.04.2009
(REVISION 1)

*

Registered:

*

Title System:

Purpose:

PLAN OF SUBDIVISION OF LOT 3 IN DP

(TOWNHOUSES)

LGA: PARRAMATTA

Locality: EPPING

Parish: FIELD OF MARS

County: CUMBERLAND

Use PLAN FORM 6A

for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify
(Authorised Officer)

that all necessary approvals in regard to the allocation of the land
shown herein have been given

Signature:.....

Date:.....

File Number:.....

Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and
Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:

Date of Endorsement:

Accreditation no:

Subdivision Certificate no:

File no:

* Delete whichever is inapplicable.

Surveying Regulation, 2006

I, PETER VANDERGRAAF.....
of WHELAN'S INSITES...DX 288 SYDNEY.....
a surveyor registered under the *Surveying Act, 2002*, certify that the
survey represented in this plan is accurate, has been made in
accordance with the *Surveying Regulation, 2006* and was completed
on:.....

The survey relates toLOTS 1 TO 12

(specify the land actually surveyed or specify any land shown in the
plan that is not the subject of the survey)

SignatureDated:.....
Surveyor registered under the *Surveying Act, 2002*

Datum Line 'X' - 'Y' SSM58976-SSM11351.....
Type: Urban/Rural

Plans used in the preparation of survey/compilation

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: F684-DP1
(CAN BE F684-DP.002-AS1)

* OFFICE USE ONLY

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet of sheet(s)

PLAN OF SUBDIVISION OF LOT 3 IN DP

DRAFT 15.04.2009
(REVISION 1)

*

Registered:

*

Subdivision Certificate No:

Date of Endorsement:

Name of Development if any
EPPING PARK

Address for Service of Notice

This sheet shows an initial schedule of unit entitlements for the *Community/*Precinct/*Neighbourhood scheme which is liable to be altered as the scheme is developed or on completion of the scheme in accordance with the provisions of section 30 of the Community Land Development Act, 1989.

Any changes will be recorded on subsequent Administration Sheets.

* Strike out whichever is inapplicable

I,
Of.....
being a Valuer registered under the Valuers Registration Act 1975, certify that the Unit Entitlements shown on *this sheet/*these sheets are based upon valuations made by me on #

Signature..... Date

* Strike out whichever is inapplicable # Insert date of valuation

THIS CERTIFICATE REQUIRED FOR COMMUNITY & PRECINCT PLANS ONLY

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet- Plan Form 6A)

INITIAL SCHEDULE OF UNIT ENTITLEMENTS

LOT	ENTITLEMENT	SUBDIVISION
1		
2		
3	NEW LOTS 17 TO 28	
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

LOT	ENTITLEMENT	SUBDIVISION
15		
16		
17		
18		
19		
20		
21		
21		
23		
24		
25		
26		
27		
28		
TOTAL		

SURVEYOR'S REFERENCE: F684-DP1
(CAD REF: F684-DP1-002-AS2)

* OFFICE USE ONLY

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners – Strata Plan No

DRAFT BLD 4
24-04-09

Registered:

Purpose:

PLAN OF SUBDIVISION OF LOT 4

*(insert type being adopted) **Model by-laws adopted** for this scheme***Keeping of animals:** Option A/B/C***Schedule of By-laws** in ____ sheets filed with plan***No By-laws** apply

* strike out whichever is inapplicable

Strata Certificate

* *Name of Council/* Accredited Certifier*.....
being satisfied that the requirements of the * Strata Schemes (Freehold Development) Act 1973 or * Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

* strata plan/* strata plan of subdivision

illustrated in the annexure to this certificate.

* The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

* The strata plan/strata plan of subdivision is part of a development scheme. The * council/* accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

* The Council does not object to the encroachment of the building beyond the alignment of

* The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

* This approval is given on the condition that the use of lot (s).....
.....(being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in * section 39 of the Strata Schemes (Freehold Development) Act 1973 or * section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date.....

Subdivision No.....

Accreditation No.....

Relevant Development Consent No.....

Issued by.....

.....
Authorised Person /General Manager/Accredited Certifier

* Complete or delete if applicable.

LGA: PARRAMATTA

Locality: EPPING

Parish: FIELD OF MARS

County: CUMBERLAND

Surveyor's Certificate

I, PETER WILLIAM VANDERGRAAF.....

OF WHELAN'S INSITES DX 288 SYDNEY.....

a surveyor registered under the Surveying Act, 2002, hereby certify that:

- (1) each applicable requirement of
 - *Schedule 1A to the Strata Schemes (Freehold Development) Act 1973
 - *Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986
 has been met;
- (2) *(a) the building encroaches on a public place;
 *(b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement:
 - *has been created by registered +
 - *is to be created under section 88B of the Conveyancing Act 1919
- (3) *the survey information recorded in the accompanying location plan is accurate.

Signature:

Date:

* Delete if inapplicable

+ State whether dealing or plan, and quote registered number.

SURVEYOR'S REFERENCE: F684-B4-AS1(a)

Use STRATA PLAN FORM 3A for additional certificates,
signatures and seals

* OFFICE USE ONLY

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 4

DRAFT BLD 4
24-04-09

*

Registered:

*

* OFFICE USE ONLY

Strata Certificate Details: Subdivision No:

Date:

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet)

LOT	ENTITLEMENT
1	
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LOT	ENTITLEMENT
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LOT	ENTITLEMENT
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LOT	ENTITLEMENT
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AGG	

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants

(if insufficient space use additional annexure sheet)

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners – Strata Plan No

DRAFT BLD 5
22-04-09

Registered:

Purpose:

PLAN OF SUBDIVISION OF LOT 5

*(insert type being adopted) **Model by-laws adopted** for this scheme

***Keeping of animals:** Option A/B/C

***Schedule of By-laws** in ____ sheets filed with plan

***No By-laws** apply

* strike out whichever is inapplicable

Strata Certificate

* *Name of Council/* Accredited Certifier*.....
being satisfied that the requirements of the * Strata Schemes (Freehold Development) Act 1973 or * Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

* strata plan/* strata plan of subdivision

illustrated in the annexure to this certificate.

* The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

* The strata plan/strata plan of subdivision is part of a development scheme. The * council/* accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

* The Council does not object to the encroachment of the building beyond the alignment of

* The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

* This approval is given on the condition that the use of lot (s).....
.....(being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in * section 39 of the Strata Schemes (Freehold Development) Act 1973 or * section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date.....

Subdivision No.....

Accreditation No.....

Relevant Development Consent No.....

Issued by.....

.....
Authorised Person /General Manager/Accredited Certifier

* Complete or delete if applicable.

LGA: PARRAMATTA

Locality: EPPING

Parish: FIELD OF MARS

County: CUMBERLAND

Surveyor's Certificate

I, PETER WILLIAM VANDERGRAAF.....

Of WHELAN'S INSITES DX 288 SYDNEY.....

a surveyor registered under the Surveying Act, 2002, hereby certify that:

- (1) each applicable requirement of
 - *Schedule 1A to the Strata Schemes (Freehold Development) Act 1973
 - *Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986
 has been met;
- (2) *(a) the building encroaches on a public place;
 *(b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement:
 - *has been created by registered +
 - *is to be created under section 88B of the Conveyancing Act 1919
- (3) *the survey information recorded in the accompanying location plan is accurate.

Signature:

Date:

* Delete if inapplicable

+ State whether dealing or plan, and quote registered number.

SURVEYOR'S REFERENCE: F684-B5-AS1

Use STRATA PLAN FORM 3A for additional certificates,
signatures and seals

* OFFICE USE ONLY

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 5

DRAFT BLD 5
22-04-09

*

Registered:

*

Strata Certificate Details: Subdivision No:

Date:

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet)

LOT	ENTITLEMENT
1	
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LOT	ENTITLEMENT
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LOT	ENTITLEMENT
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LOT	ENTITLEMENT
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AGG	

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants
(if insufficient space use additional annexure sheet)

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners – Strata Plan No

DRAFT
24-04-09

Registered:

Purpose:

PLAN OF SUBDIVISION OF LOT 7

*(insert type being adopted) **Model by-laws adopted** for this scheme

***Keeping of animals:** Option A/B/C

***Schedule of By-laws** in ____ sheets filed with plan

***No By-laws** apply

* strike out whichever is inapplicable

Strata Certificate

* *Name of Council/* Accredited Certifier*
being satisfied that the requirements of the * Strata Schemes (Freehold Development) Act 1973 or * Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

* strata plan/* strata plan of subdivision

illustrated in the annexure to this certificate.

* The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

* The strata plan/strata plan of subdivision is part of a development scheme. The * council/* accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

* The Council does not object to the encroachment of the building beyond the alignment of

* The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

* This approval is given on the condition that the use of lot (s)
.....(being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in * section 39 of the Strata Schemes (Freehold Development) Act 1973 or * section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date.....

Subdivision No.....

Accreditation No.....

Relevant Development Consent No.....

Issued by.....

.....
Authorised Person /General Manager/Accredited Certifier

* Complete or delete if applicable.

LGA: PARRAMATTA

Locality: EPPING

Parish: FIELD OF MARS

County: CUMBERLAND

Surveyor's Certificate

I, PETER WILLIAM VANDERGRAAF.....

Of WHELAN'S INSITES DX 288 SYDNEY.....

a surveyor registered under the Surveying Act, 2002, hereby certify that:

(1) each applicable requirement of

*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973

*Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986

has been met;

(2) *(a) the building encroaches on a public place;

*(b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement:

*has been created by registered +

*is to be created under section 88B of the Conveyancing Act 1919

(3) *the survey information recorded in the accompanying location plan is accurate.

Signature:

Date:

* Delete if inapplicable

+ State whether dealing or plan, and quote registered number.

SURVEYOR'S REFERENCE: F684-B7-AS1(a)

Use STRATA PLAN FORM 3A for additional certificates, signatures and seals

* OFFICE USE ONLY

STRATA PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 7

DRAFT
24-04-09

*

Registered:

*

Strata Certificate Details: Subdivision No:

Date:

SCHEDULE OF UNIT ENTITLEMENT
(if insufficient space use additional annexure sheet)

LOT	ENTITLEMENT	LOT	ENTITLEMENT	LOT	ENTITLEMENT	LOT	ENTITLEMENT
1		22		43		64	
2		23		44		65	
3		24		45		66	
4		25		46		67	
5		26		47		68	
6		27		48		69	
7		28		49		70	
8		29		50		71	
9		30		51		72	
10		31		52		73	
11		32		53		74	
12		33		54		75	
13		34		55		76	
14		35		56		77	
15		36		57		78	
16		37		58		79	
17		38		59		80	
18		39		60		81	
19		40		61		82	
20		41		62		83	
21		42		63		84	
						AGG	

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants
(if insufficient space use additional annexure sheet)

* OFFICE USE ONLY