

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 3 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

Office Use Only

Epping 768

Office Use Only

Registered:

Purpose:

SEE SHEET 1 OF THE PLAN SHEETS
FOR GENERAL NOTES

The adopted by-laws for the scheme are:

Model By-laws

* ~~Together with keeping of animals Option A/B/C~~

* By-laws in _____ sheets filed with plan.

* ~~strike out whichever is inapplicable~~* ~~Insert the type to be adopted (Schedule 1 SSM Regulation 2010)~~

Strata Certificate (Approved Form 5)

(1) *The Council of

*The Accredited Certifier

Accreditation Number

has made the required inspections and is satisfied that the requirements of

* (a) Section 37 or 37A Strata Schemes (Freehold Development) Act 1973 and clause 29A Strata schemes (Freehold Development) Regulation 2007.

* (b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata schemes (Leasehold Development) Regulation 2007.

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

* (2) 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.

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

* (4) The building encroaches on a public place and,

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

* (b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachments.

* (5) This approval is given on the condition that lot(s) _____ are created as utility lots in accordance with section 39 of the strata schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date

Subdivision No.

Relevant Development Consent No.

Issued by

Authorised Person/General Manager/Accredited Certifier

* ~~Strike through if inapplicable.~~^ ~~Insert lot numbers of proposed utility lots.~~

PLAN OF

SUBDIVISION OF LOT 136 SP

(BEING A SUBDIVISION OF LOT 2 DP
OF A SUBDIVISION OF LOT 201 OF A
SUBDIVISION OF LOT 100 DP1154297)

LGA: PARRAMATTA

Locality: EPPING

Parish: FIELD OF MARS

County: CUMBERLAND

Surveyor's Certificate (Approved Form 3)

Wayne Allen Dyer-Tuck

JBW Surveyors Pty Ltd

of ACN 001 149 373,

a surveyor registered under the Surveying and Spatial Information 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), and an appropriate easement has been created by _____ to permit the encroachment to remain.

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

Signature:

Date: 4TH AUGUST 2011

* ~~Strike through if inapplicable.~~^ ~~Insert the Deposited Plan Number or Dealing Number of the instrument that created the easement.~~

SURVEYOR'S REFERENCE: 124697-Bldg7&8

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

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Office Use Only

PLAN OF:

SUBDIVISION OF LOT 136 SP

(BEING A SUBDIVISION OF LOT 2 DP
OF A SUBDIVISION OF LOT 201 OF A
SUBDIVISION OF LOT 100 DP1154297)

Office Use Only

Registered:

Strata Certificate Details: Subdivision No:

Date:

SCHEDULE OF UNIT ENTITLEMENT

(If insufficient space use additional annexure sheet)

NOTE: U.E.'S ARE PRELIMINARY ONLY
& ARE SUBJECT TO CHANGE

BUILDING 7

LOT	DOOR	U.E.
	G01	38
	G02	38
	G03	38
	G04	30
	G05	38
	G06	38
	G07	34
	101	37
	102	38
	103	38
	104	30
	105	38
	106	40
	107	37
	201	37
	202	38
	203	38
	204	29
	205	37
	206	38
	207	37
	301	37
	302	38
	303	37
	304	30
	305	37
	306	40
	307	37
	401	38
	402	39
	403	39
	404	30
	405	39
	406	40
	407	39
	501	39
	502	40
	503	40
	504	30
	505	39

LOT	DOOR	U.E.
	506	40
	507	40

BUILDING 8

LOT	DOOR	U.E.
	G09	38
	G10	38
	G11	32
	G12	33
	G13	38
	G14	38
	G15	38
	G16	38
	G17	37
	G18	37
	G19	38
	G20	38
	G21	38
	G23	38
	G24	39
	G25	39
	G26	36
	G27	37
	G28	38
	G29	38
	G30	38
	G31	38
	G32	38
	109	38
	110	37
	111	37
	112	38
	113	38
	114	37
	123	38
	124	38
	125	38
	126	37
	127	37
	128	38
	209	38
	210	38
	211	33
	212	38
	213	38

LOT	DOOR	U.E.
	214	38
	215	38
	216	38
	217	37
	218	38
	219	40
	220	38
	221	38
	223	40
	224	40
	225	40
	226	37
	227	37
	228	38
	229	38
	230	38
	231	38
	232	38
	309	38
	310	37
	311	38
	312	39
	313	39
	314	38
	323	37
	324	38
	409	38
	410	38
	411	35
	412	40
	413	41
	414	41
	415	41
	416	41
	417	38
	423	38
	424	41
	425	41
	426	41
	427	38

LOT	DOOR	U.E.
	428	38
	509	40
	510	38
	524	40
	525	39

AGGREGATE 4787

AGGREGATE OF BUILDINGS 4,5,7 & 8 ~ 10,000

SURVEYOR'S REFERENCE: 124697-Bldg7&8

//Epping-Mobbs Lane/Buildings 7&8/Contract

STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only

PLAN OF

SUBDIVISION OF LOT 136 SP

(BEING A SUBDIVISION OF LOT 2 DP
OF A SUBDIVISION OF LOT 201 OF A
SUBDIVISION OF LOT 100 DP1154297)

Office Use Only

Registered:

Strata Certificate Details: Subdivision No:

Date:

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)

SURVEYOR'S REFERENCE: 124697-Bldg7&8

//Epping-Mobbs Lane/Buildings 7&8/Contract

LOCATION PLAN

1

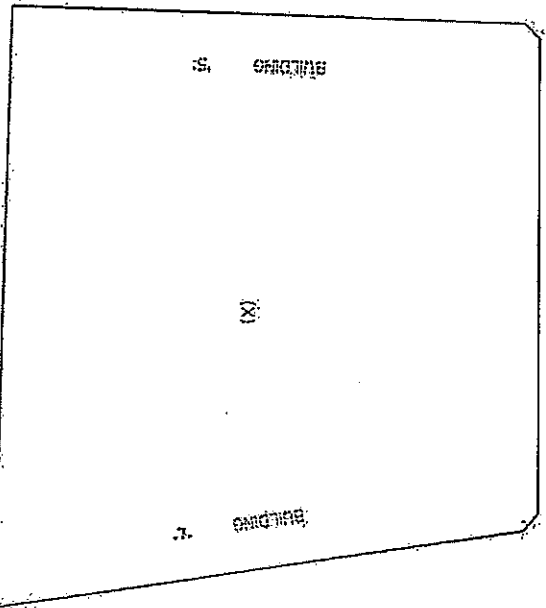
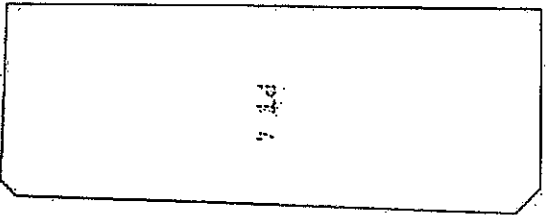
D.P. 5523772

Pt 4

BUILDING 8

(X)

BUILDING 7



- GENERAL NOTES:
1. THIS PLAN IS PREPARED FROM ARCHITECTURAL DRAWINGS. MINOR CHANGES MAY OCCUR DURING CONSTRUCTION.
 2. DIMENSIONS AND AREAS (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
 3. THIS PLAN IS A DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY LAND & PROPERTY INFORMATION. ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.
 4. THIS DEVELOPMENT MAY BE BUILT IN ONE OR MORE STAGES.
 5. THIS DEVELOPMENT COULD BE SUBDIVIDED INTO SEPARATE STRATUM LOTS (PART STRATA). LOTS AND COMMON PROPERTY SHOWN IN THIS DRAFT PLAN MAY BE SITUATED IN DIFFERENT STRATUM LOTS/STRATA SCHEMES.
 6. LOTS AND COMMON PROPERTY SHOWN IN THIS DRAFT PLAN MAY BE CREATED IN ONE OR MORE STAGES OF A STAGED STRATA SCHEME.
 7. IT IS PROPOSED THAT BUILDINGS 7 & 8 COMPRISE A LATER STAGE OF A STRATA SCHEME ALSO COMPRISING BUILDINGS 4, & 5.
 8. LOT NUMBERS TO BE ALLOCATED ON PREPARATION OF THE FINAL STRATA PLAN - DOOR NUMBERS ONLY ARE SHOWN ON THIS PLAN.
 9. THIS DEVELOPMENT IS PROPOSED TO BE A SUBSIDIARY SCHEME WITHIN A COMMUNITY SCHEME.

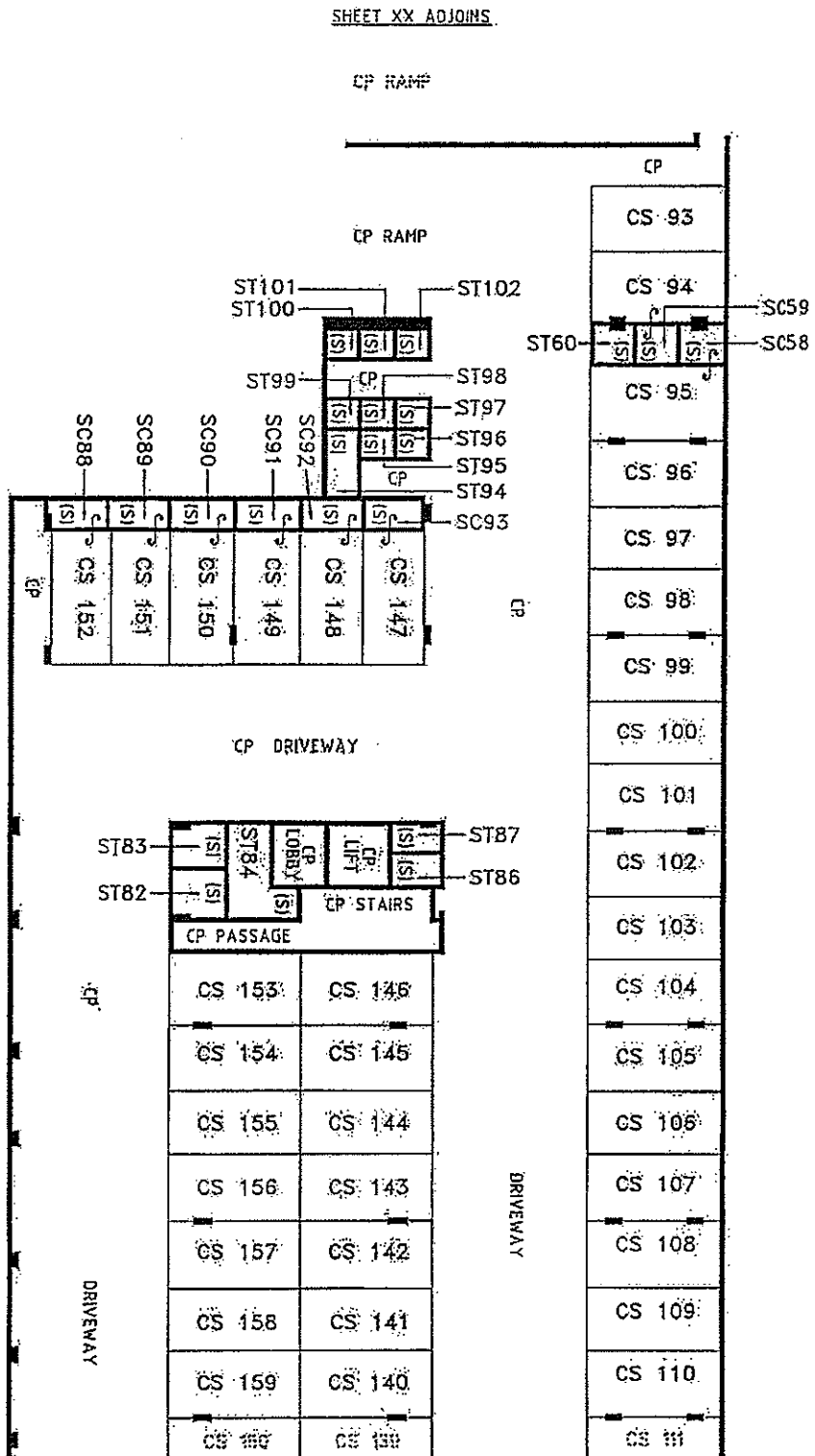
(X) DENOTES LAND WITHIN THIS STRATA SCHEME.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124697-Bldgs7&8
Subdivision No:
Lengths are in metres (reduction ratio 1:200)

Registered

SP

CARPARKING
LEVEL 2SEE SHEET 1 FOR
GENERAL NOTES(S) DENOTES STORE
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120

140

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124697-81dgs718
Subdivision No:
Lengths are in metres Reduction Ratio: 1:200

Registered

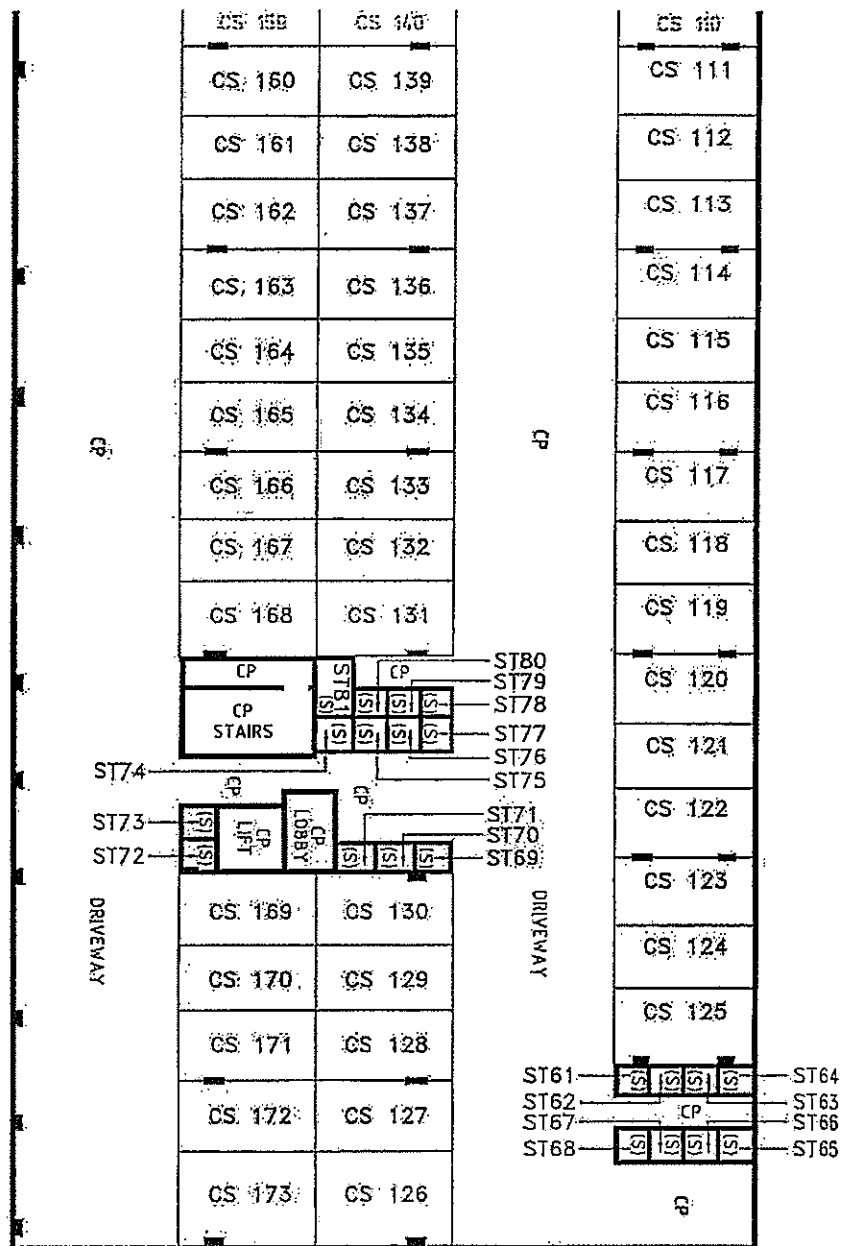
SP

//Epping-Melb Lane/Buildings 748/Contract

CARPARKING
LEVEL 2

SEE SHEET 1 FOR
GENERAL NOTES

SHEET 2 ADJOINS



(S) DENOTES STORE
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120

140

Surveyor: Wayne Allen Diver - Tuck
Surveyor's Ref: 124697-Bldgs/288
Subdivision No:
Lengths are in metres. Reduction Ratio: 1:200

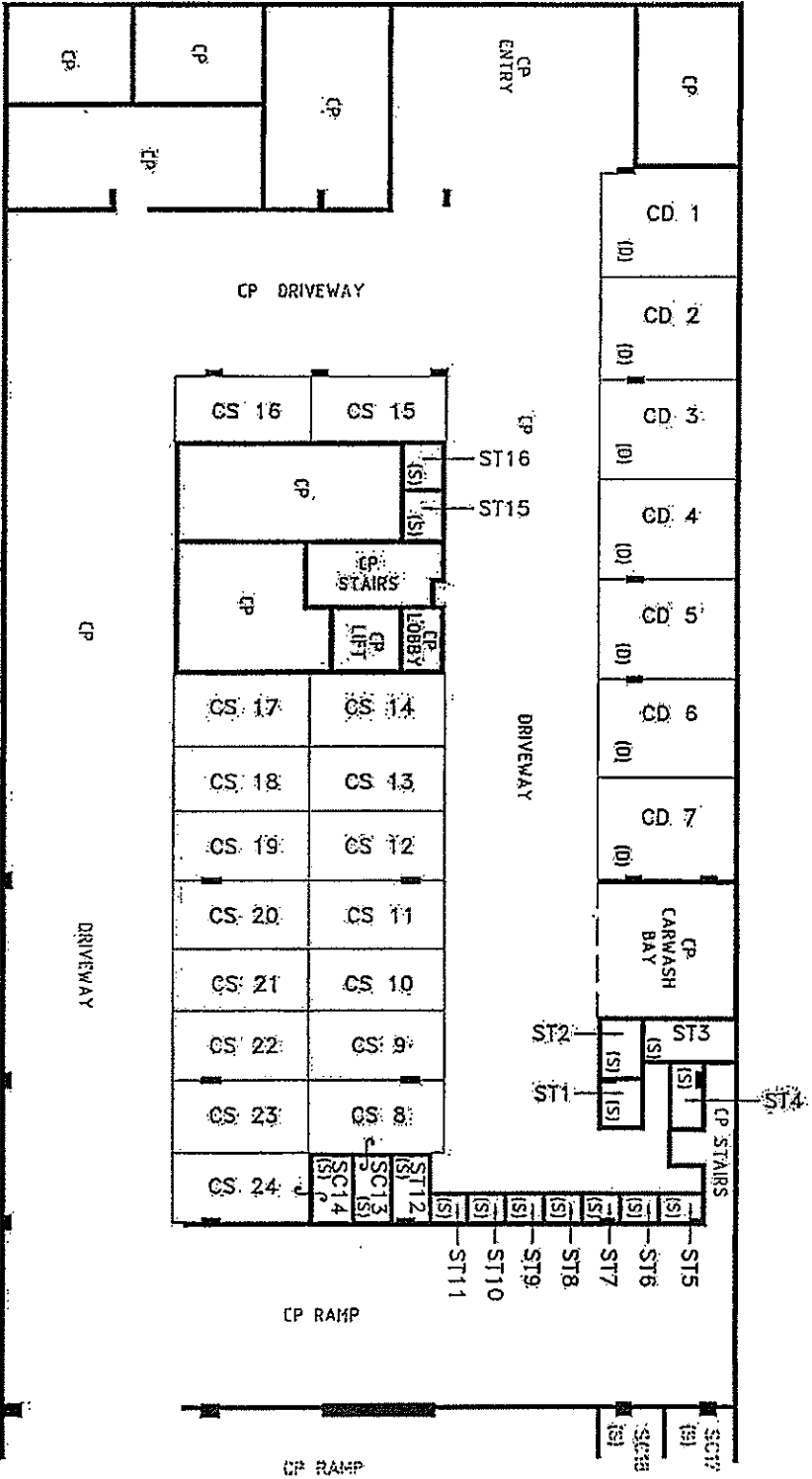
Registered

SP

//Epping-Hobbs Lane/Buildings 128/Contract

CARPARKING
LEVEL 1 LOWER

SEE SHEET 1 FOR
GENERAL NOTES



SHEET 5 ADJOINS

(S) DENOTES STORE
(D) DENOTES DISABLED PARKING
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 140

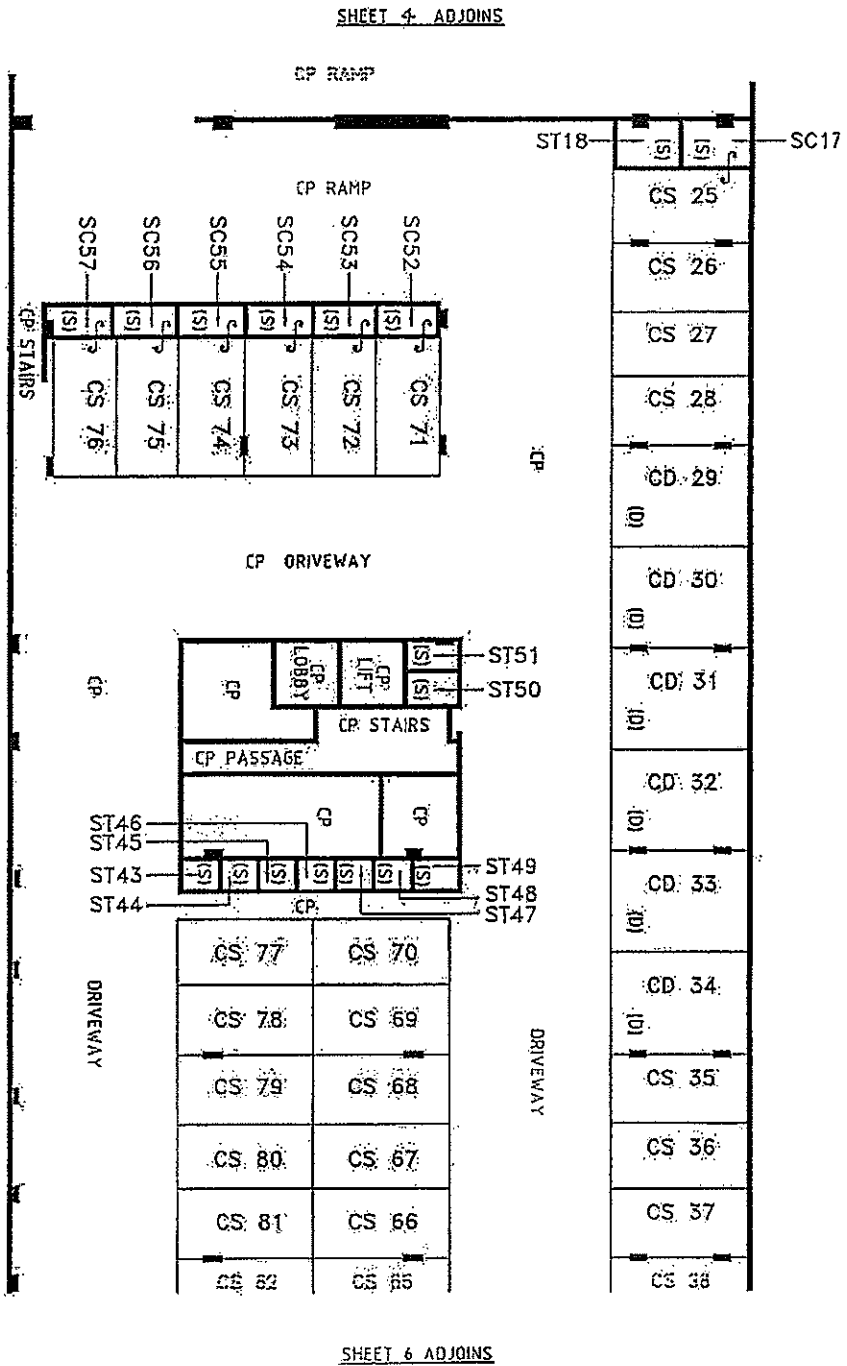
Surveyor: Wayne Allen Dyer-Juck
Surveyor's Ref: 124697-Bldgs/28
Subdivision No:

Registered

SP

CARPARKING
LEVEL 1 UPPER

SEE SHEET 1 FOR
GENERAL NOTES



(S) DENOTES STORE
(D) DENOTES DISABLED PARKING
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120

Lengths are in metres. Reduction Ratio 1:200.

Surveyor: Wayne Allen Dyer-Tuck
Surveyor's Ref: 124697-Bldgs/78
Subdivision No:

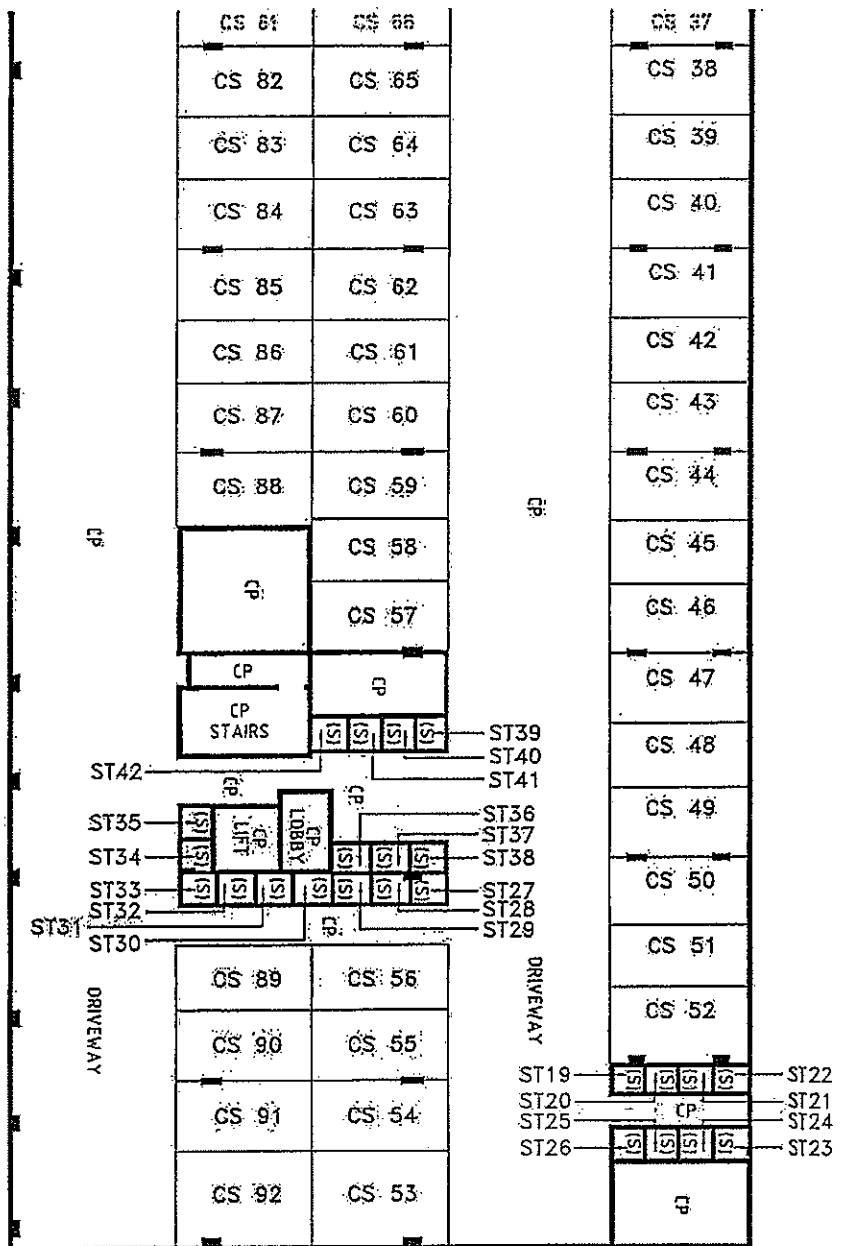
Registered

SP:

CARPARKING
LEVEL 1 UPPER

SEE SHEET 1 FOR
GENERAL NOTES

SHEET 5 ADJOINS



(S) DENOTES STORE
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120

140

Surveyor: Wayne Allen Oliver-Tuck
Surveyor's Ref: 124697-Bldgs728
Subdivision No:

Registered

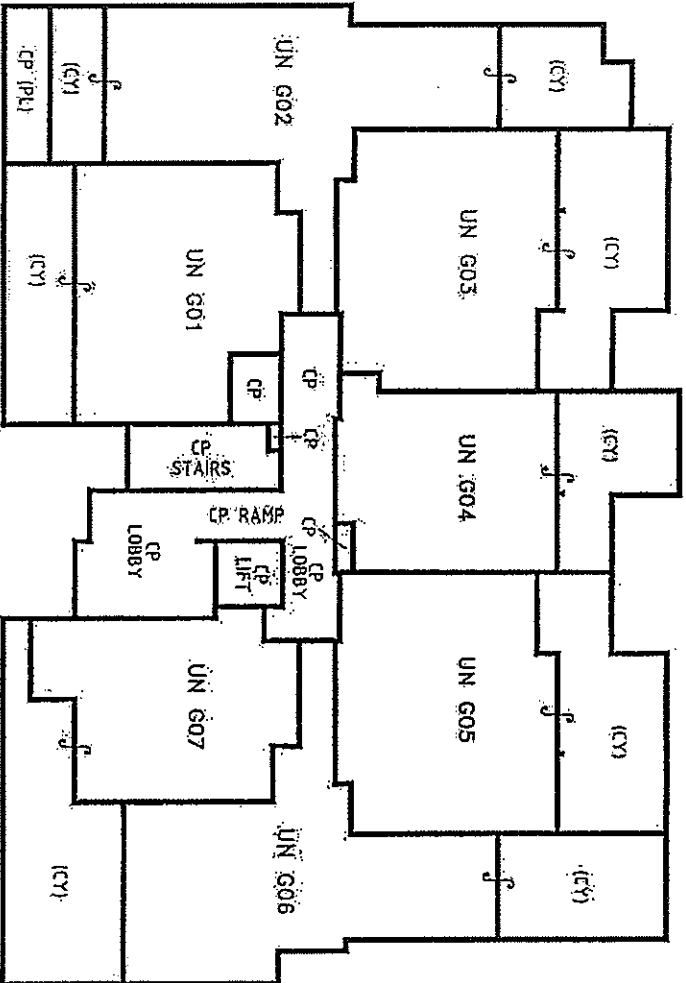
SP

Lengths are in metres, Reduction Ratio 1:200

Leppington Hobbs Lane/Buildings 728/Contract

BUILDING 7
GROUND LEVEL

SEE SHEET 1 FOR
GENERAL NOTES



(PL) DENOTES PLANTER
(CY) DENOTES COURTYARD
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of mm

Surveyor: Wayne Allen Dyer-Tuck
Surveyor's Ref: 124697-Bldgs728
Subdivision No:

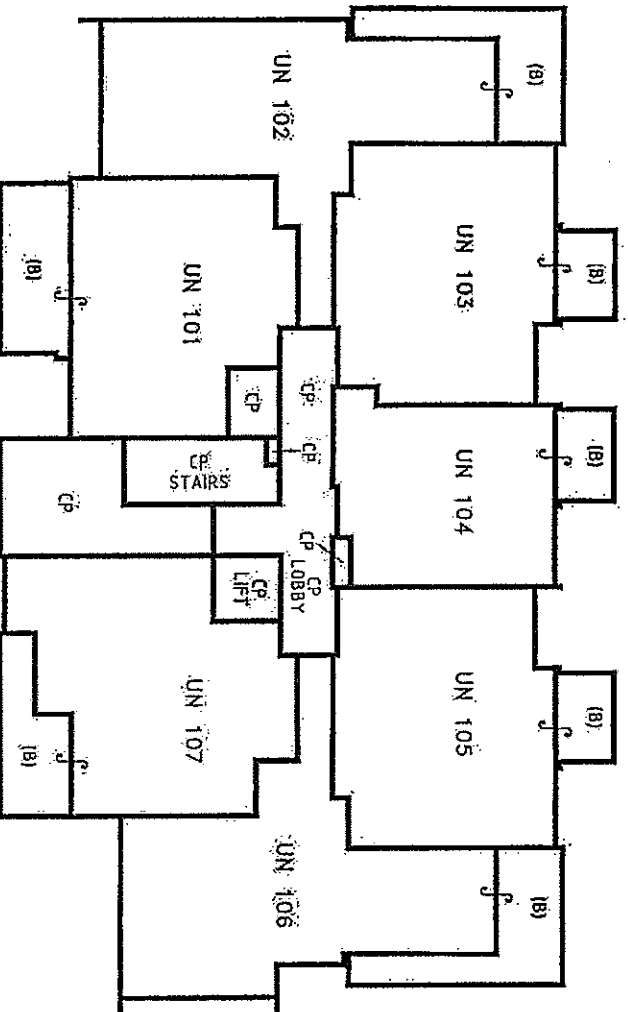
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

BUILDING '72'
LEVEL 1

SEE SHEET 1 FOR
GENERAL NOTES



(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120

140

Surveyor: Wayne Allen Oliver-Tuck
Surveyor's Ref: 124697-81095728
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200

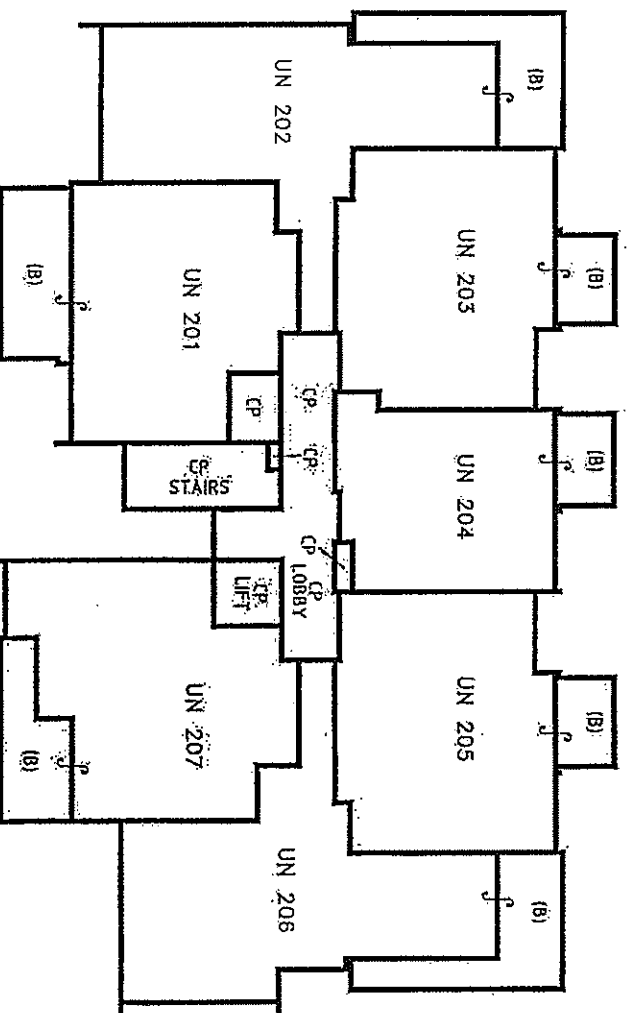
Registered

SP

//Epping-Motbs Lane/Building 748/Contract

BUILDING 71
LEVEL 2

SEE SHEET 1 FOR
GENERAL NOTES



(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124697-81665728
Subdivision No:
Lengths are in metres. Reduction Ratio: 1:200

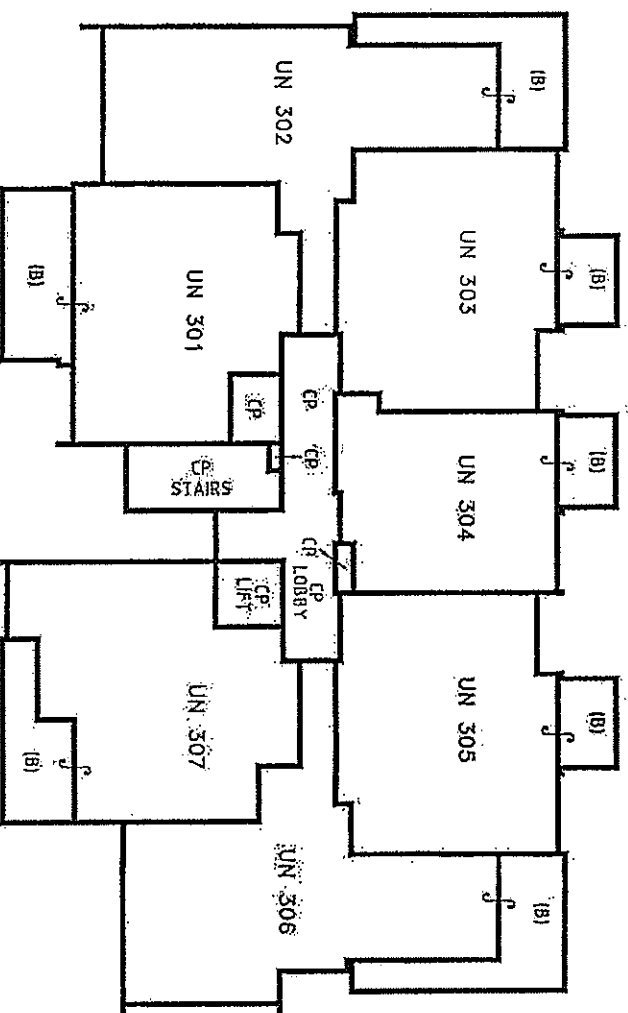
Registered

SP

Leppington, Hobbs Lane/Buildings 128/Contract

BUILDING 171
LEVEL 3

SEE SHEET 1 FOR
GENERAL NOTES



(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120

130

Surveyor: Wayne Allen Dyer-Tuck
Surveyor's Ref: 124697-81dgs728
Subdivision No:

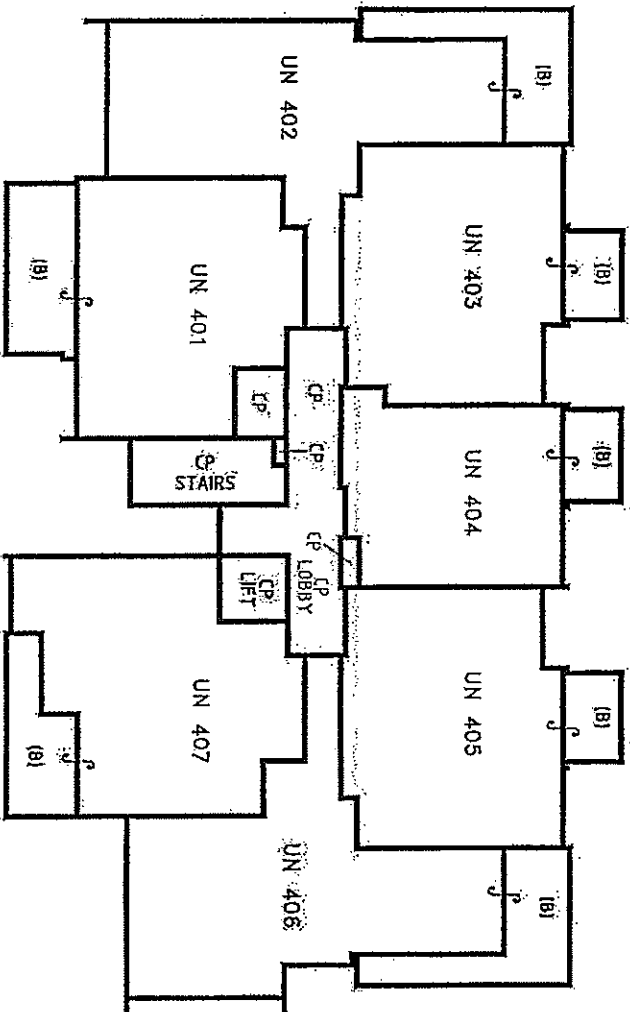
Registered

SP:

Lengths are in metres. Reduction Ratio 1:200.
//Epping-Mobbs Lane/Bldgs 728/Contract

BUILDING 177
LEVEL 4

SEE SHEET 1 FOR
GENERAL NOTES



(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120

140

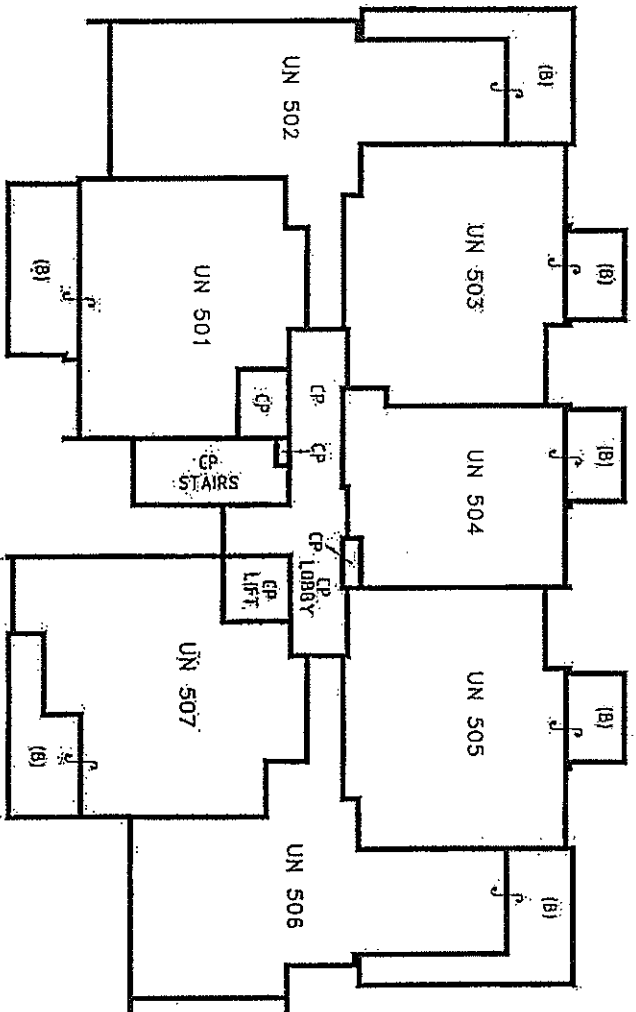
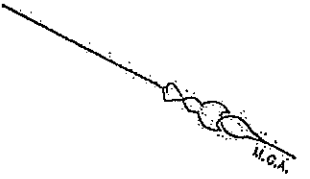
Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124697-Bldgs128
Subdivision No:
Lengths are in metres. Reduction Ratio: 1:200

Registered

SP

BUILDING '7'
LEVEL 5

SEE SHEET 1 FOR
GENERAL NOTES



(b) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10	20	30	40	50	60	70	80	90	100	110	120	140
Table of mm												

Surveyor: Wayne Allen Dyer-Tuck
Surveyor's Ref: 124697-81dgs768
Subdivision No:

Registered

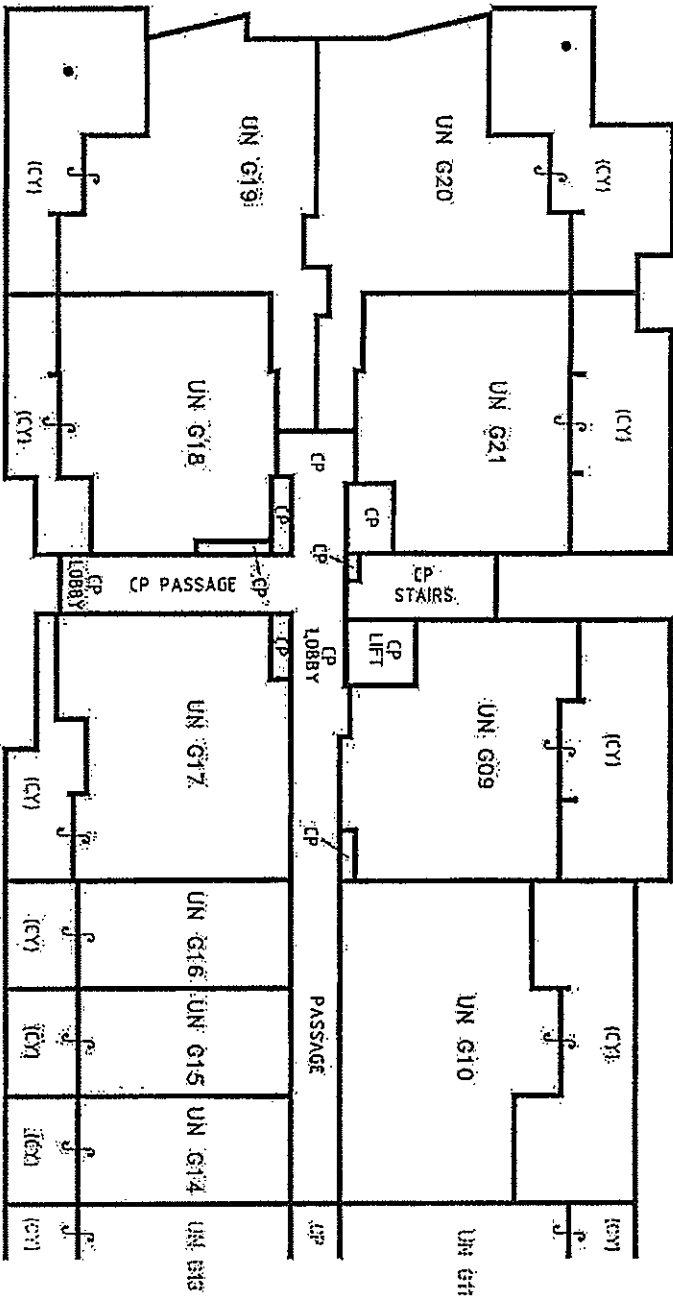
SP

Lengths are in metres. Reduction Ratio: 1:200

//Epping-Wobbs Lane/Buildings 7&8/Contract

BUILDING 18
GROUND LEVEL

SEE SHEET 1 FOR
GENERAL NOTES



(CY) DENOTES COURTYARD
CP DENOTES COMMON PROPERTY

0 20 30 40 50 60 70 80 90 100 110 120

140

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124697-Bldgs728
Subdivision No:
Lengths are in metres. Reduction Ratio: 1:200.

Registered

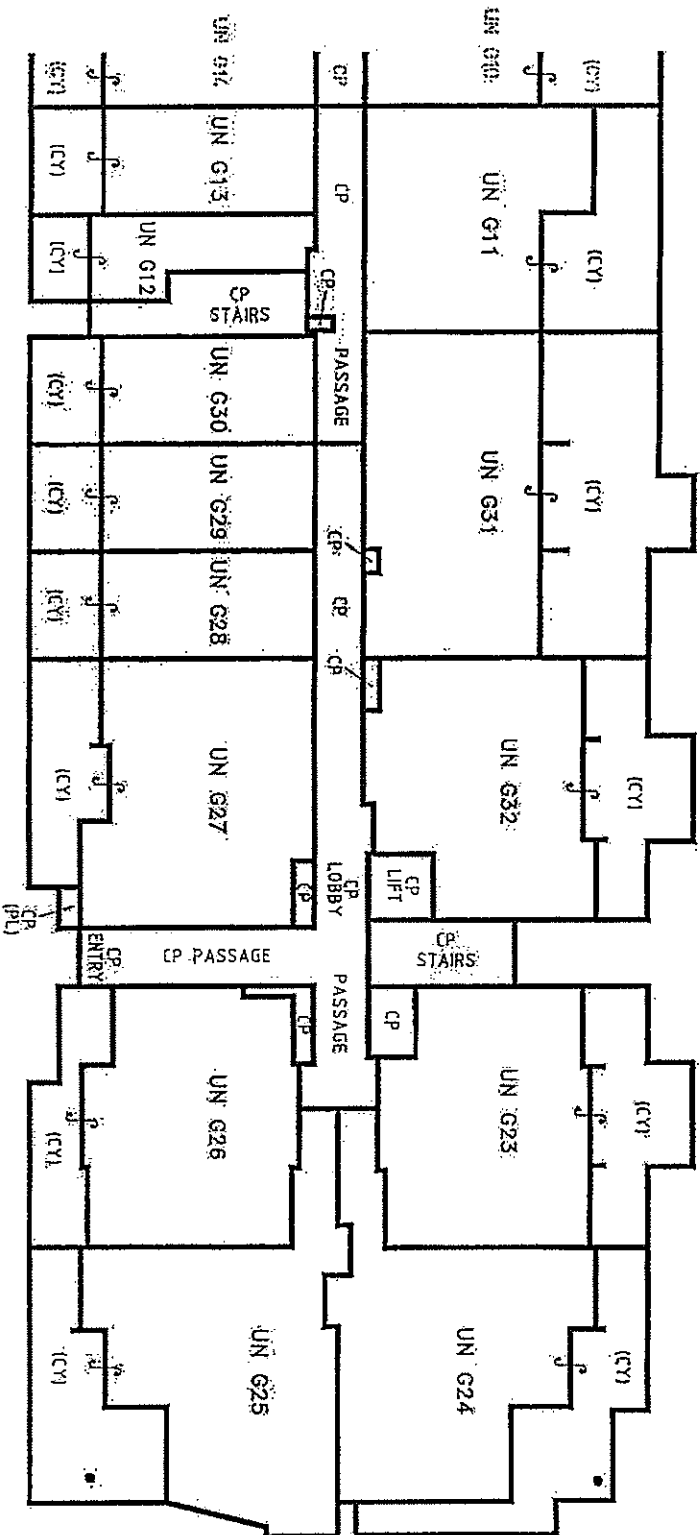
SP

//Epping-Hobbs Lane/Bldgs 728/Contract

BUILDING 'B'
GROUND LEVEL

SEE SHEET 1 FOR
GENERAL NOTES

SHEET 13 ADJOINS



(PL) DENOTES PLANTER
(CY) DENOTES COURTYARD
CP DENOTES COMMON PROPERTY

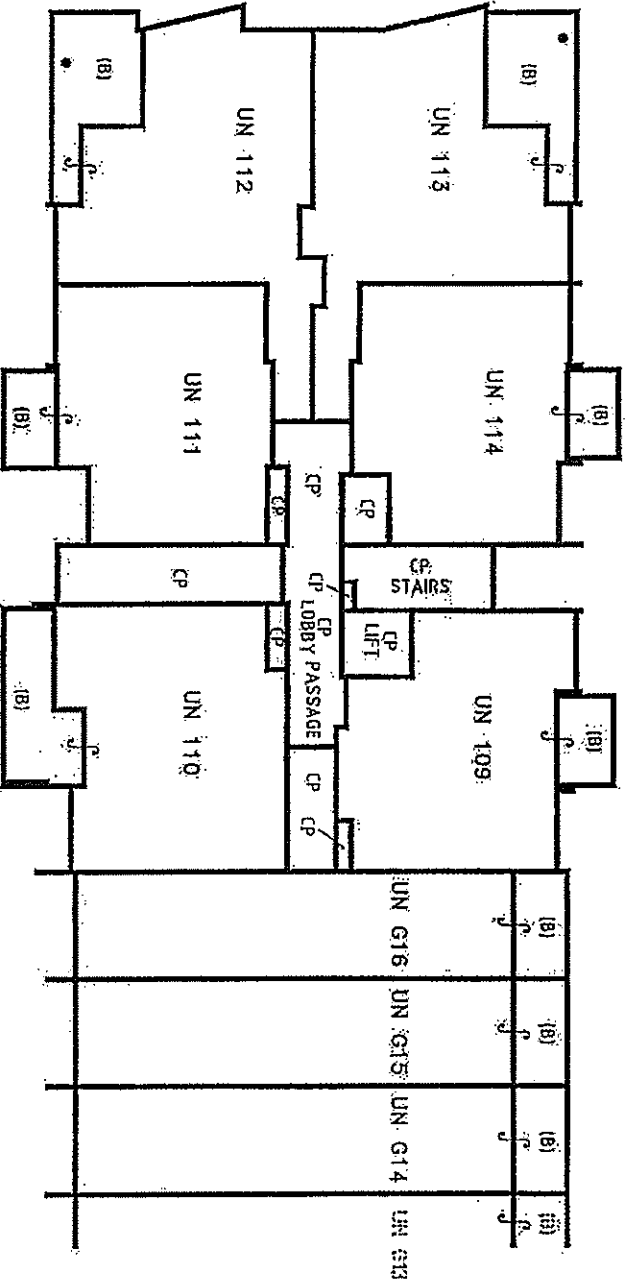
Surveyor: Wayne Allen Dyer-Tuck
Surveyor's Ref: 124697-Bldgs7&8
Subdivision No:
Lengths are in metres. Reduction Ratio: 1:200

Registered

SP

BUILDING '8'
LEVEL 1

SEE SHEET 1 FOR
GENERAL NOTES



SHEET 16 ADJOINS

(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of mm

Surveyor: Wayne Allen Dyer-Tuck
Surveyor's Ref: 124697-810657A8
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

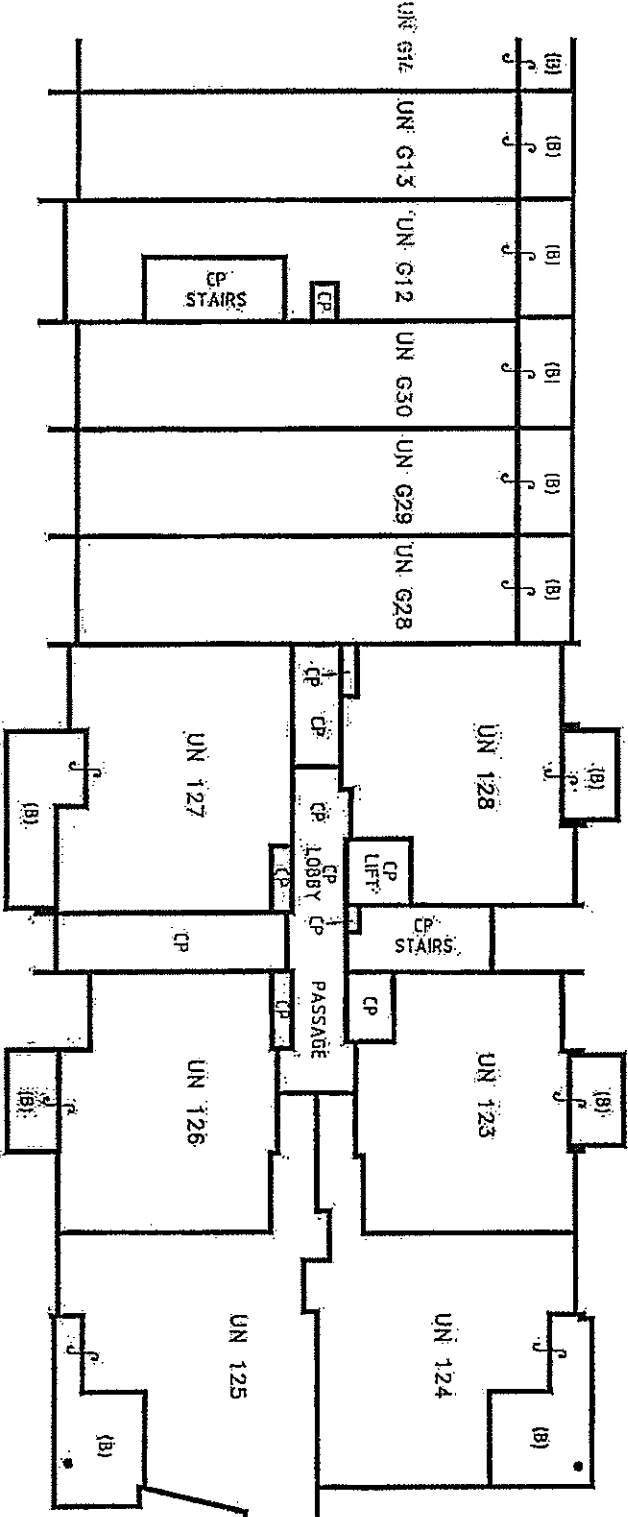
//Epping-Mobbs Lane/Buildings 128/Contract

BUILDING '8'
LEVEL 1

SEE SHEET 1 FOR
GENERAL NOTES

M.G.A.

SHEET 15 ADJOINS



(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: Wayne Allen Oliver-Tuck
Surveyor's Ref: 124697-Bldgs728
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200

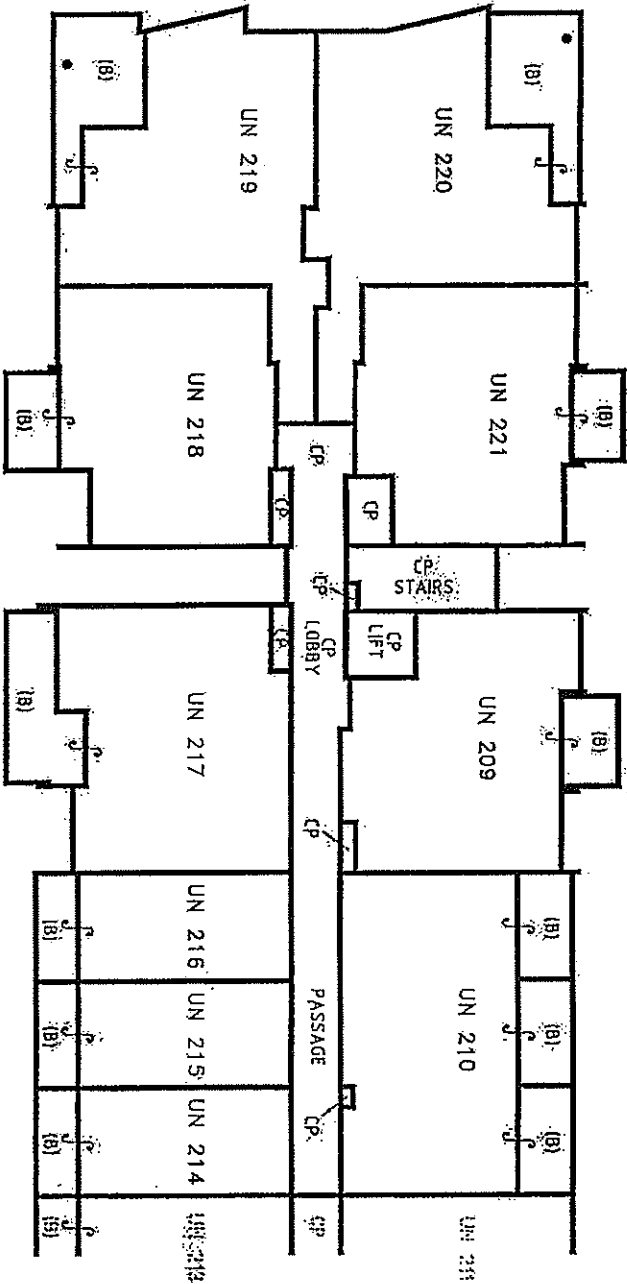
Registered

SP

///Epping-Hobbs Lane/Bldgs 728/Contract

BUILDING 18'
LEVEL 2

SEE SHEET 1 FOR
GENERAL NOTES



SHEET 18 ADJOINS

(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10	20	30	40	50	Table of mm	90	100	110	120
						140			

Table of mm	90	100	110	120
-------------	----	-----	-----	-----

140

Surveyor: Wayne Allen Dixer-Tuck
Surveyor's Ref: 124697-Bldgs728
Subdivision No:
Lengths are in inches. Reduction Ratio 1:200.

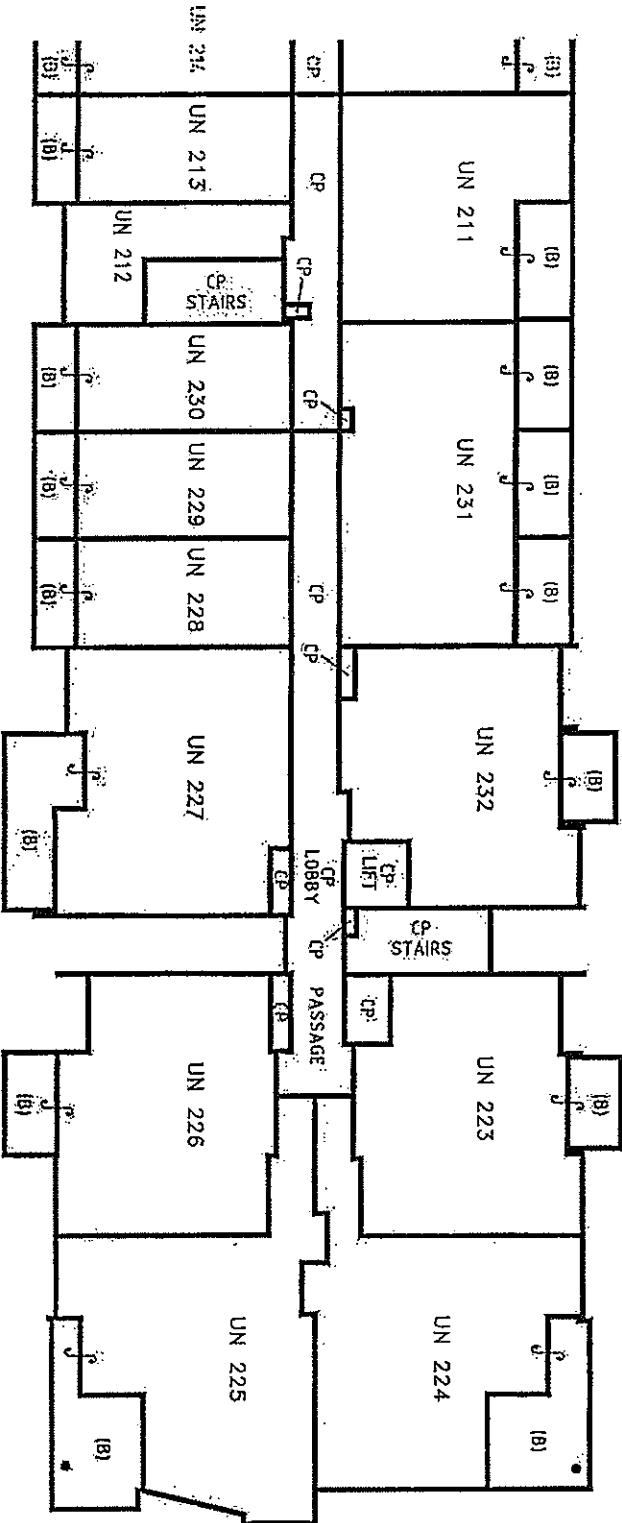
Registered

5
D

BUILDING 187
LEVEL 2

SEE SHEET 1 FOR
GENERAL NOTES

SHEET 17 ADJOINS



(b) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Scale of mm

140

Surveyor: Wayne Allen Dyer-Tuck
Surveyor's Ref: 124697-Bldg8728
Subdivision No:

Registered

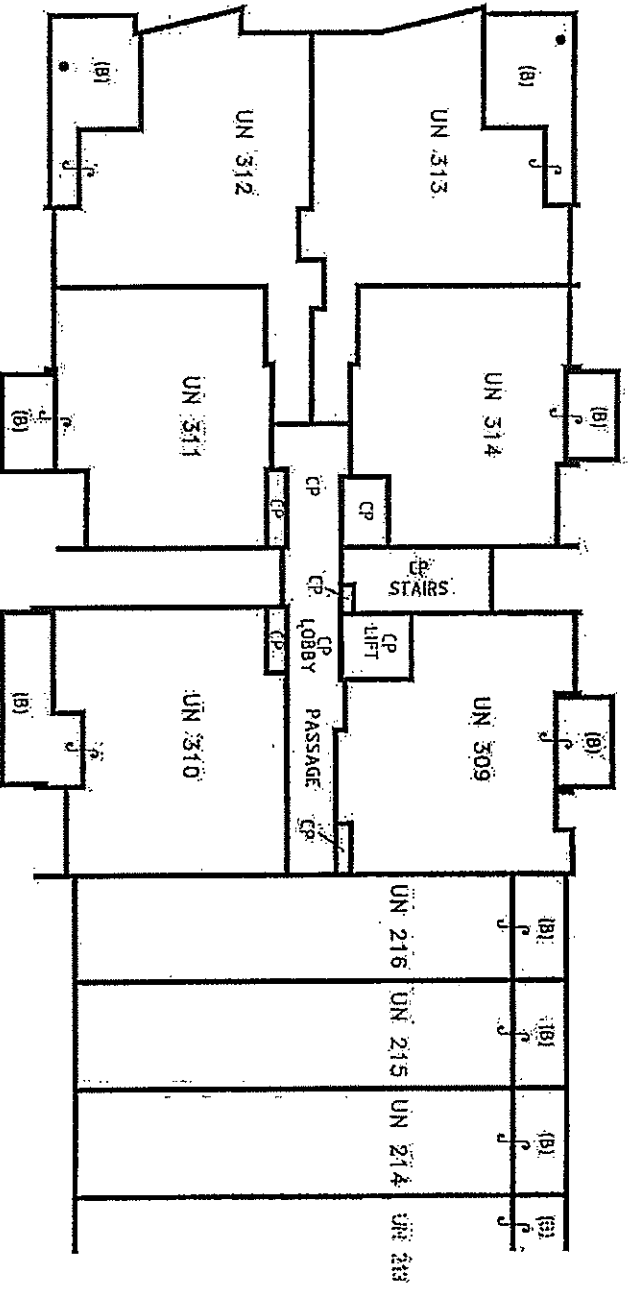
SP

Lengths are in metres. Reduction Ratio: 1:200

///Epping-Moehs Lane/Buildings 168/Contract

BUILDING 'B'
LEVEL 3

SEE SHEET 1 FOR
GENERAL NOTES



SHEET 20 ADJOINS

(b) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120

130

Surveyor: Wayne Allan Oliver-Tuck
Surveyor's Ref: 124697-Bldgs7&8
Subdivision No:

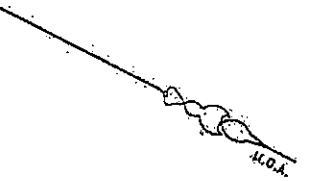
Registered

SP

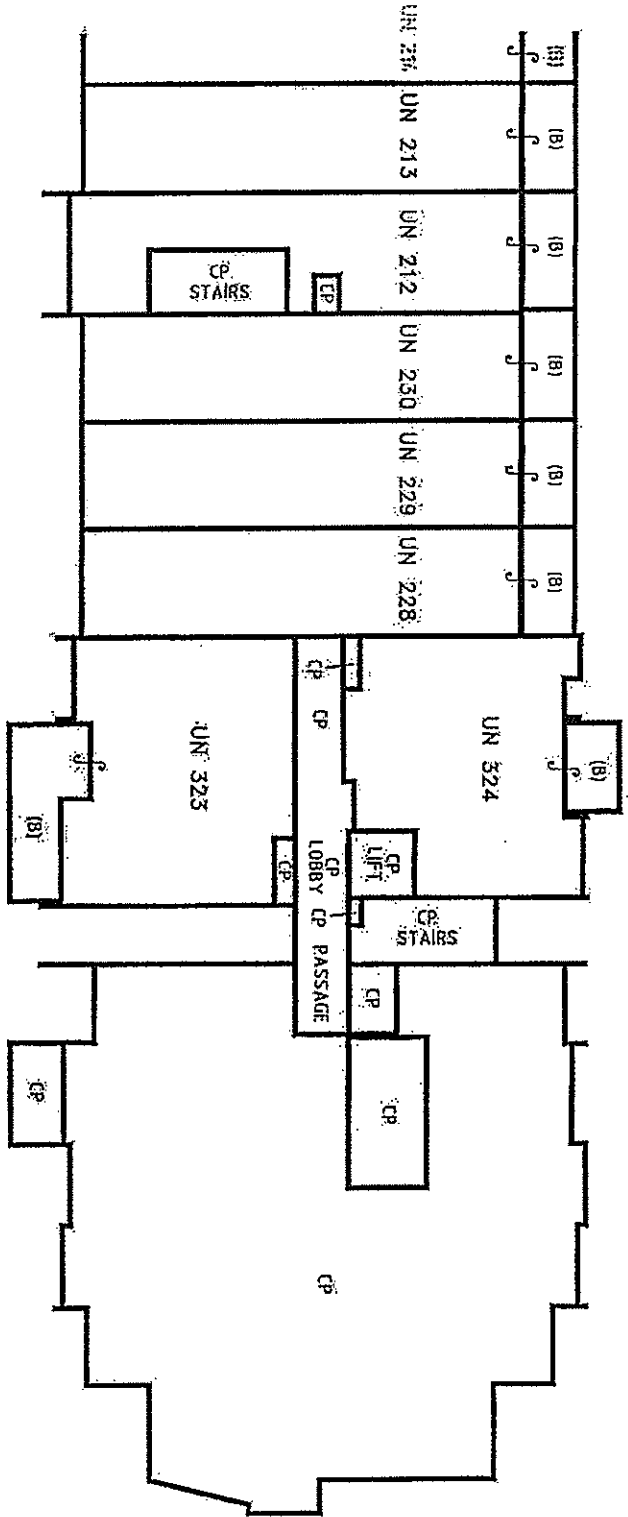
Lengths are in metres. Reduction Ratio 1:200
// Copying - Hobbs Lane/Buildings 7&8/Contract

BUILDING '8'
LEVEL 3

SEE SHEET 1 FOR
GENERAL NOTES.



SHEET 19 ADJOINS



(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140

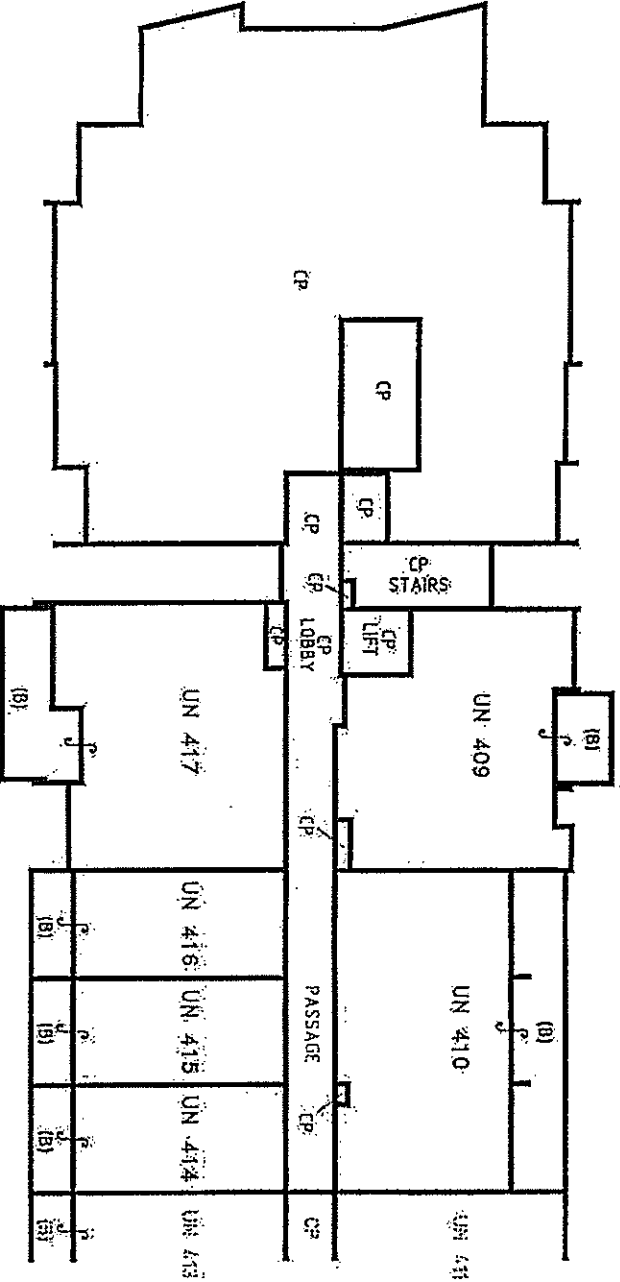
Surveyor: Wayne Allen Oliver-Tuck
Surveyor's Ref: 124697-8465788
Subdivision No:
Lengths are in metres. Reducing Ratio 1:200

Registered

SP

BUILDING 'B'
LEVEL 4

SEE SHEET 3 FOR
GENERAL NOTES



SHEET 22 ADJOINS

(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: Wayne Allan Diver-Tuck
Surveyor's Ref: 124697-81698728
Subdivision No:
Lengths are in metres, Reduction Ratio 1:200

Registered

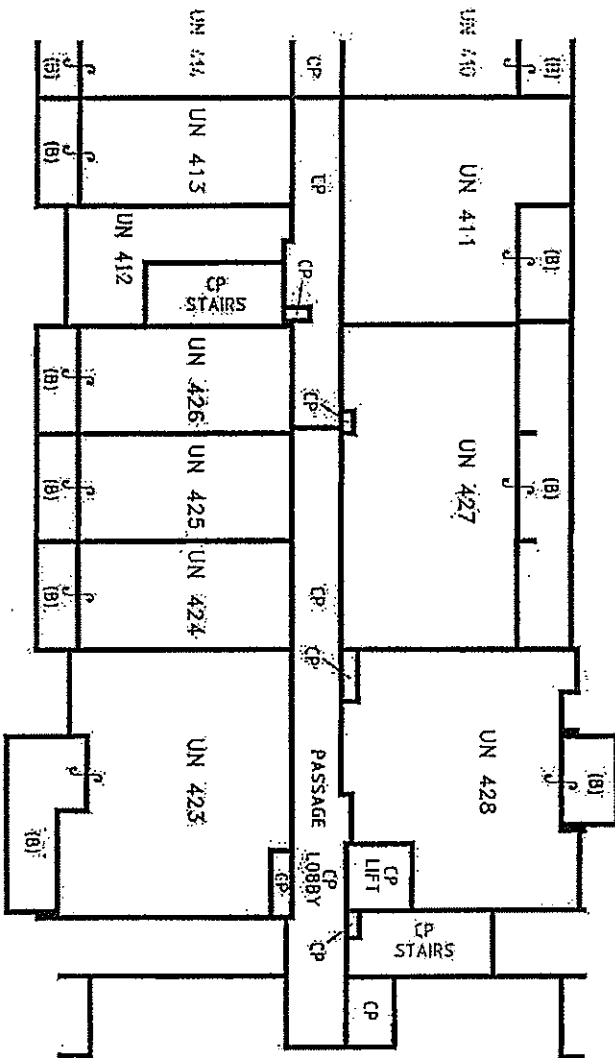
SP.

BUILDING 'B'
LEVEL 4

SEE SHEET 1 FOR
GENERAL NOTES



SHEET 21 ADJOINS



(b) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of mm

140

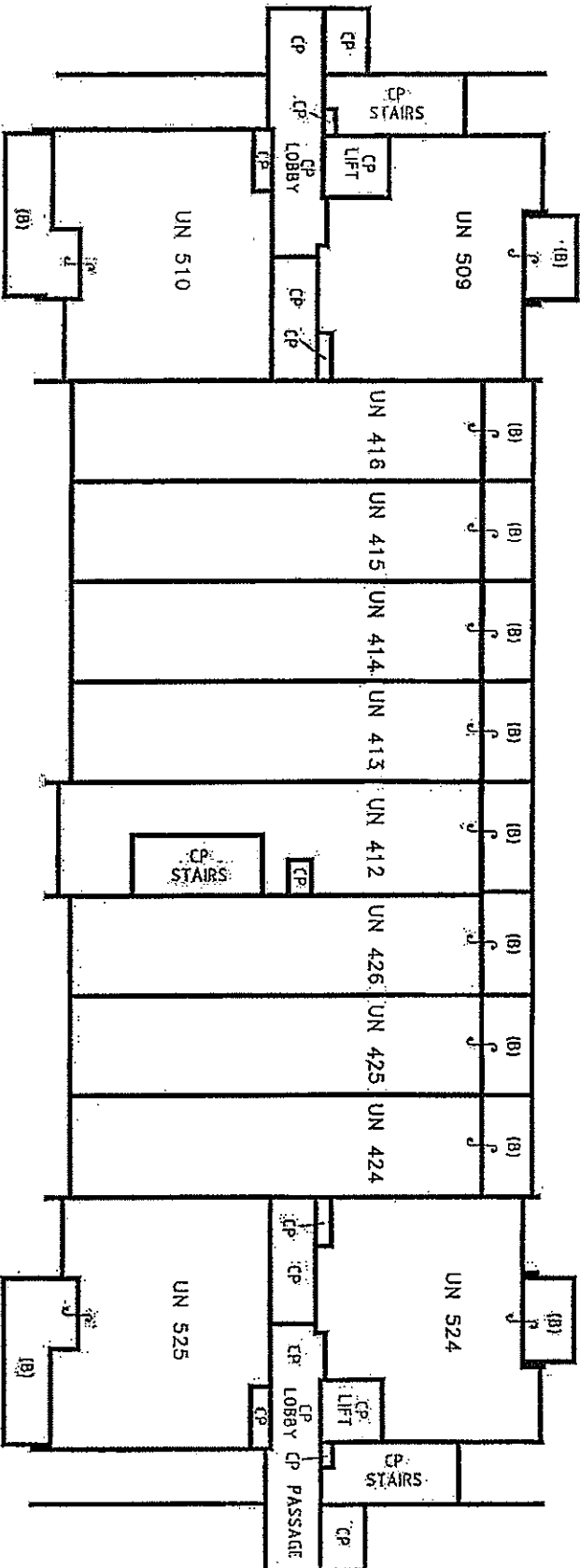
Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124697-Bldgs7a8
Subdivision No:
Lengths are in metres Reduction Ratio: 1:200

Registered

SP

BUILDING 'B'
LEVEL 5

SEE SHEET 3 FOR
GENERAL NOTES



(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124697-Bldgs768
Subdivision No:

Registered

SP

Lengths are in metres. Reduction Ratio: 1:200

//Epping-Holmes Lane/Buildings 768/Contract