

STRATUM SUBDIVISION BLOCK C4
IVANHOE ESTATE, MACQUARIE PARK

BASEMENT 2

- (CA) RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM)
(E) EASEMENT FOR ACCESS (LIMITED IN STRATUM)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
EASEMENT FOR SERVICES (WHOLE OF LOT)
EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION
AND REGISTRATION OF PLAN AT THE LAND REGISTRY SERVICES OFFICE.

SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS.
EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN.

STRATUM BOUNDARIES WILL IN GENERAL RELATE TO THE CENTRE OF THE
CONCRETE FLOOR SLABS AND CENTRE OF WALLS.

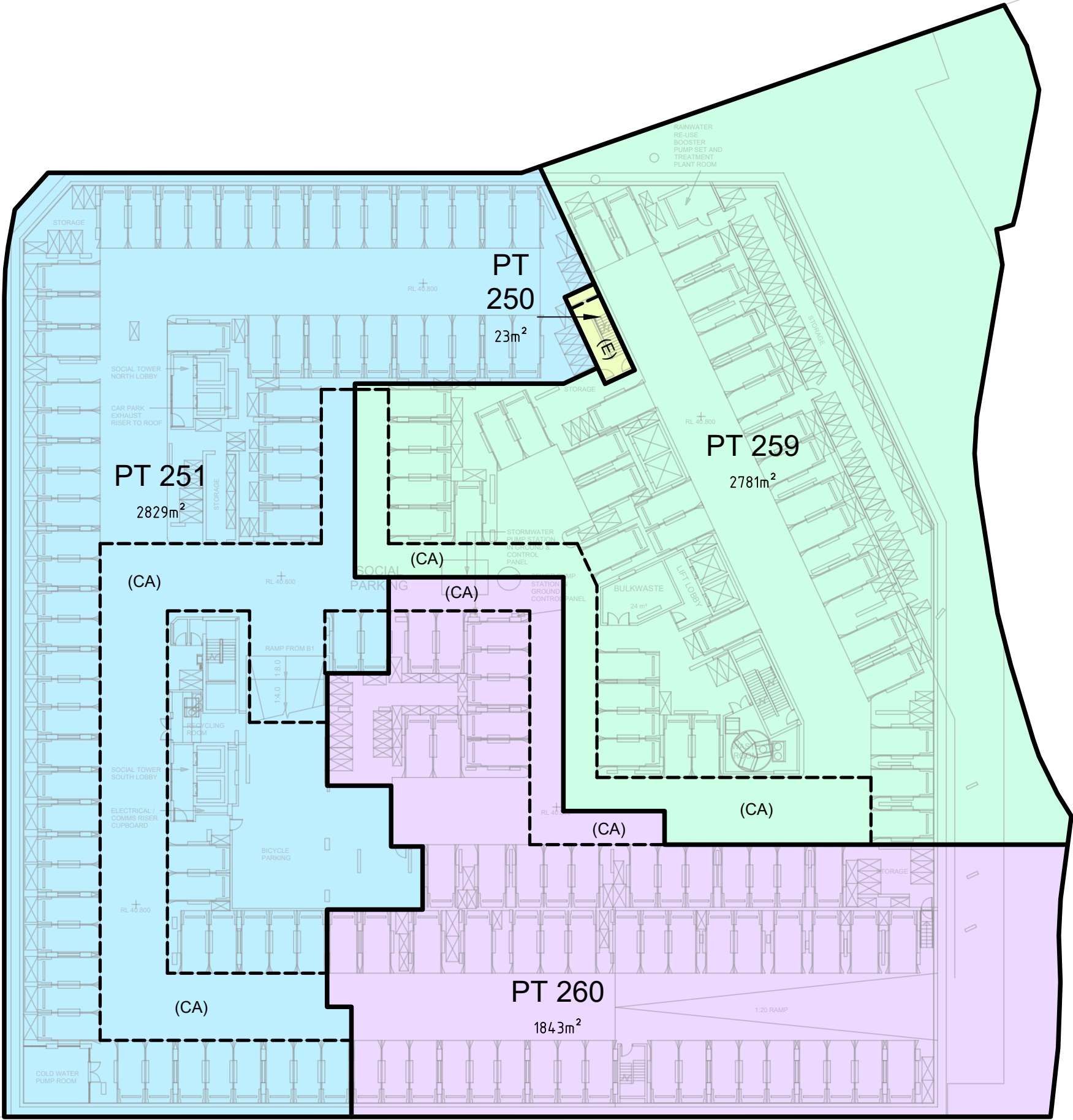
BOUNDARIES ARE CALCULATED FROM ARCHITECTURAL
PLANS AS SUPPLIED AND RECEIVED ON 07.10.2025
A-DA-2051 - BASEMENT 2 PLAN (1)

PRELIMINARY PLAN
PREPARED BY
BEVERIDGE WILLIAMS



www.beveridgewilliams.com.au
PO Box 176
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miranda@bevwill.com.au

- LOT 250 - MARKET
LOT 251 - SOCIAL
LOTS 252-256 - TERRACES
LOT 257 - REAL UTILITIES
LOT 258 - CHP OFFICE
LOT 259 - SOCIAL CHP
LOT 260 - SOCIAL DCJ



Surveyor: DAVID A SMITH
Date of Survey:
Surveyor's Ref: 1601644-LOT 25-C4-DSTR

PLAN OF PROPOSED STRATUM SUBDIVISION
OF LOT 25 UNREGISTERED DP

LGA: RYDE
Locality: MACQUARIE PARK
Reduction Ratio 1:400
Lengths are in metres.

~~Registered~~
Plan compiled from
architectural CAD data.
Plan is subject to final survey
after completion of construction.

DRAFT
PRINTED 23/10/25
Version H
RK - UPDATE L11 & ABOVE & EMT

STRATUM SUBDIVISION BLOCK C4

IVANHOE ESTATE, MACQUARIE PARK

BASEMENT 1

- (D) EASEMENT TO ACCESS & USE LOADING DOCK (LIMITED IN STRATUM)
- (E) EASEMENT FOR ACCESS (LIMITED IN STRATUM)
- (G) POSITIVE COVENANT (GARBAGE COLLECTION)
- (H) EASEMENT TO ACCESS GARBAGE (LIMITED IN STRATUM)
- (CA) RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM)
- (OSD) POSITIVE COVENANT (ON-SITE DETENTION) (LIMITED IN STRATUM)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)

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BOUNDARIES ARE CALCULATED FROM ARCHITECTURAL

PLANS AS SUPPLIED AND RECEIVED ON 07.10.2025

A-DA-2052 - BASEMENT 1 PLAN (1)

PRELIMINARY PLAN

PREPARED BY

BEVERIDGE WILLIAMS



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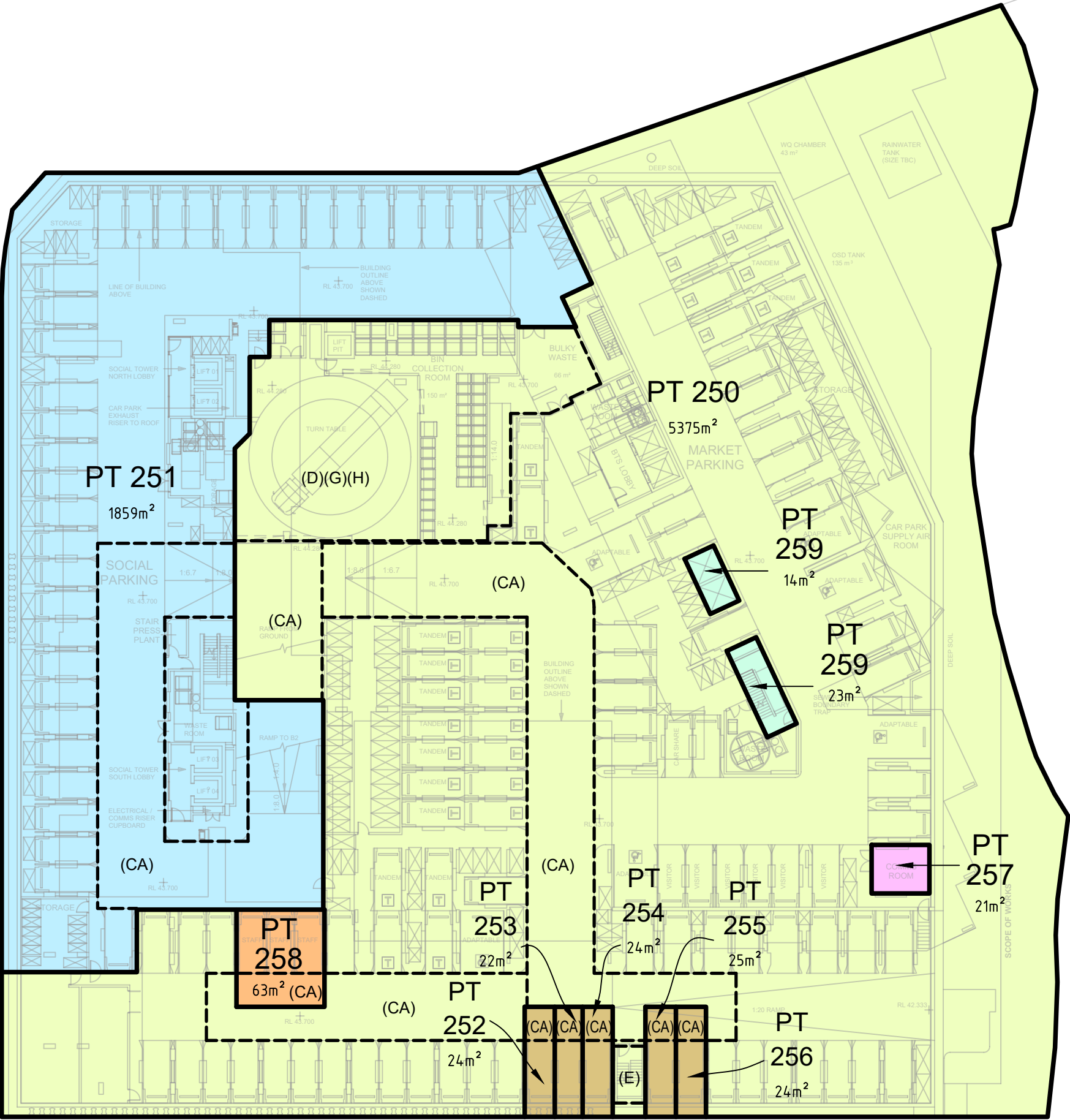
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- LOT 250 - MARKET
- LOT 251 - SOCIAL
- LOTS 252-256 - TERRACES
- LOT 257 - REAL UTILITIES
- LOT 258 - CHP OFFICE
- LOT 259 - SOCIAL CHP
- LOT 260 - SOCIAL DCJ



Surveyor: DAVID A SMITH

Date of Survey:

Surveyor's Ref: 1601644-LOT 25-C4-DSTR

PLAN OF PROPOSED STRATUM SUBDIVISION

OF LOT 25 UNREGISTERED DP

LGA: RYDE

Locality: MACQUARIE PARK

Reduction Ratio 1:400

Lengths are in metres.

~~Registered~~

Plan compiled from

architectural CAD data.

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PRINTED 23/10/25

Version H

RK - UPDATE L11 & ABOVE & EMT

STRATUM SUBDIVISION BLOCK C4

IVANHOE ESTATE, MACQUARIE PARK

GROUND LEVEL

- (A) EASEMENT FOR INDOOR SUBSTATION (LIMITED IN STRATUM)
- (B) EASEMENT FOR CABLES (LIMITED IN STRATUM)
- (CA) RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM)
- (CB) RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM)
- (D) EASEMENT TO ACCESS & USE LOADING DOCK (LIMITED IN STRATUM)
- (E) EASEMENT FOR ACCESS (LIMITED IN STRATUM)
- (G) POSITIVE COVENANT (GARBAGE COLLECTION)
- (G1) EASEMENT FOR GARBAGE (LIMITED IN STRATUM)
- (H) EASEMENT TO ACCESS GARBAGE (LIMITED IN STRATUM)

EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)

EASEMENT FOR SERVICES (WHOLE OF LOT)

EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)

EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)

EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)

EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)

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BOUNDARIES ARE CALCULATED FROM ARCHITECTURAL

PLANS AS SUPPLIED AND RECEIVED ON 07.10.2025

A-DA-2100 - GROUND FLOOR PLAN (I)

PRELIMINARY PLAN

PREPARED BY

BEVERIDGE WILLIAMS



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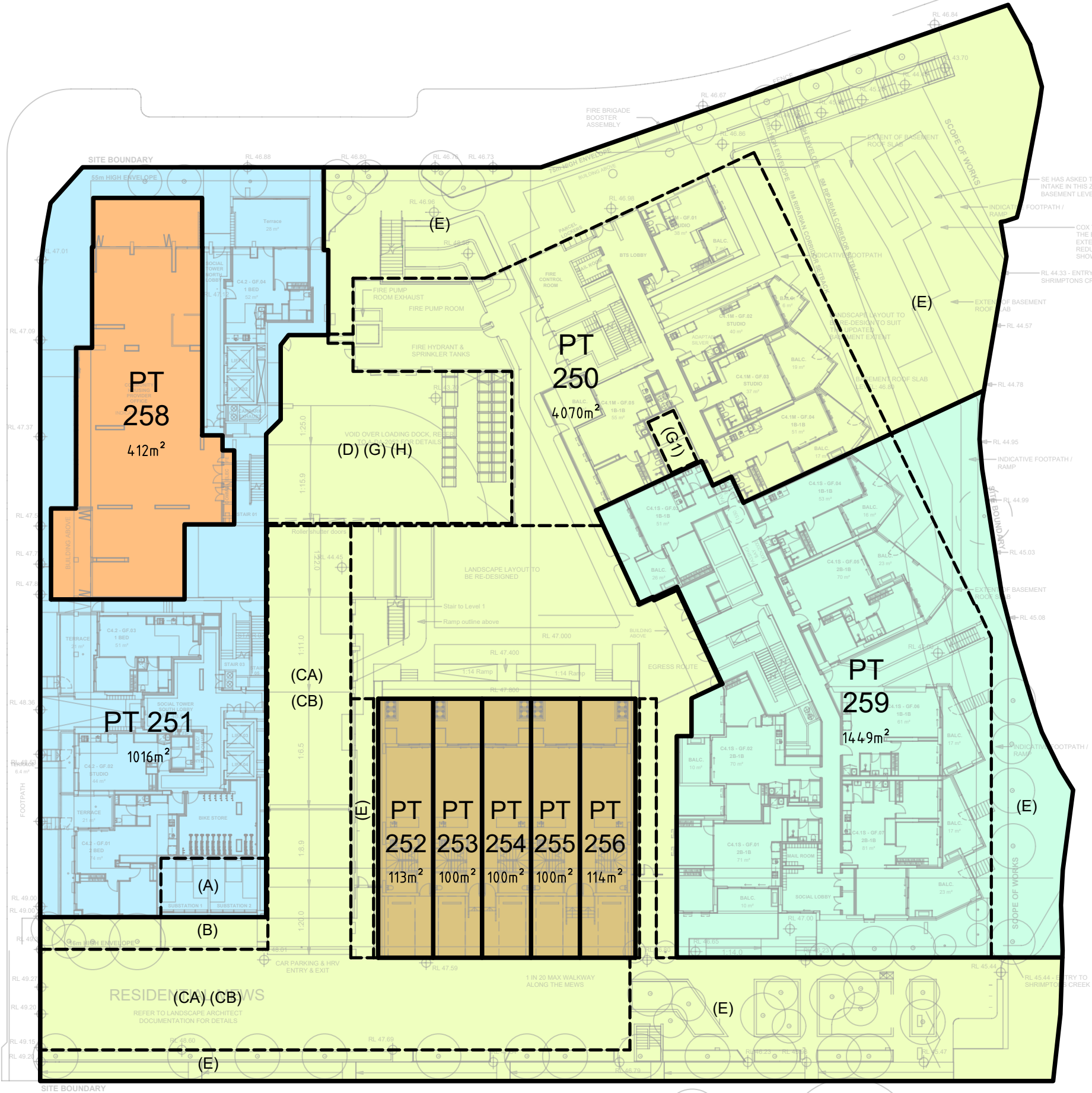
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miranda@bevwill.com.au

- LOT 250 - MARKET
- LOT 251 - SOCIAL
- LOTS 252-256 - TERRACES
- LOT 257 - REAL UTILITIES
- LOT 258 - CHP OFFICE
- LOT 259 - SOCIAL CHP
- LOT 260 - SOCIAL DCJ



Surveyor: DAVID A SMITH

Date of Survey:

Surveyor's Ref: 1601644-LOT 25-C4-DSTR

PLAN OF PROPOSED STRATUM SUBDIVISION

OF LOT 25 UNREGISTERED DP

LGA: RYDE

Locality: MACQUARIE PARK

Reduction Ratio 1:400

Lengths are in metres.

~~Registered~~

Plan compiled from

architectural CAD data.

Plan is subject to final survey

after completion of construction.

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PRINTED 23/10/25

Version H

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STRATUM SUBDIVISION BLOCK C4
IVANHOE ESTATE, MACQUARIE PARK

LEVEL 1

(E) EASEMENT FOR ACCESS (LIMITED IN STRATUM)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)

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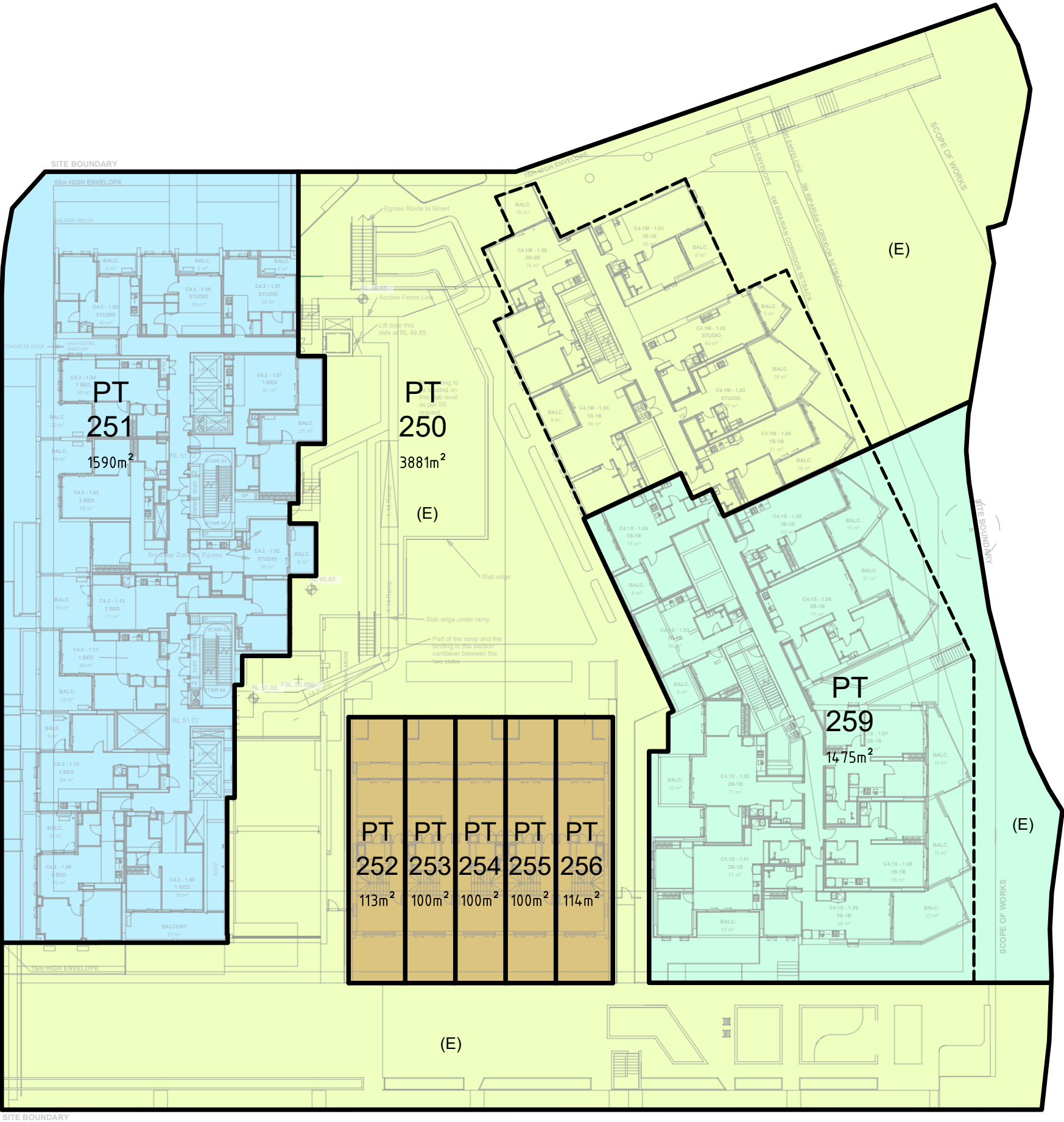
BOUNDARIES ARE CALCULATED FROM ARCHITECTURAL
PLANS AS SUPPLIED AND RECEIVED ON 07.10.2025
A-DA-2101 - LEVEL 1 PLAN (I)

PRELIMINARY PLAN
PREPARED BY
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sydney@bevwill.com.au

- LOT 250 - MARKET
- LOT 251 - SOCIAL
- LOTS 252-256 - TERRACES
- LOT 257 - REAL UTILITIES
- LOT 258 - CHP OFFICE
- LOT 259 - SOCIAL CHP
- LOT 260 - SOCIAL DCJ



Surveyor: DAVID A SMITH
Date of Survey:
Surveyor's Ref: 1601644-LOT 25-C4-DSTR

PLAN OF PROPOSED STRATUM SUBDIVISION
OF LOT 25 UNREGISTERED DP

LGA: RYDE
Locality: MACQUARIE PARK
Reduction Ratio 1:400
Lengths are in metres.

~~Registered~~

Plan compiled from
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PRINTED 23/10/25

Version H

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STRATUM SUBDIVISION BLOCK C4
IVANHOE ESTATE, MACQUARIE PARK

LEVEL 2 & LEVEL 3

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)

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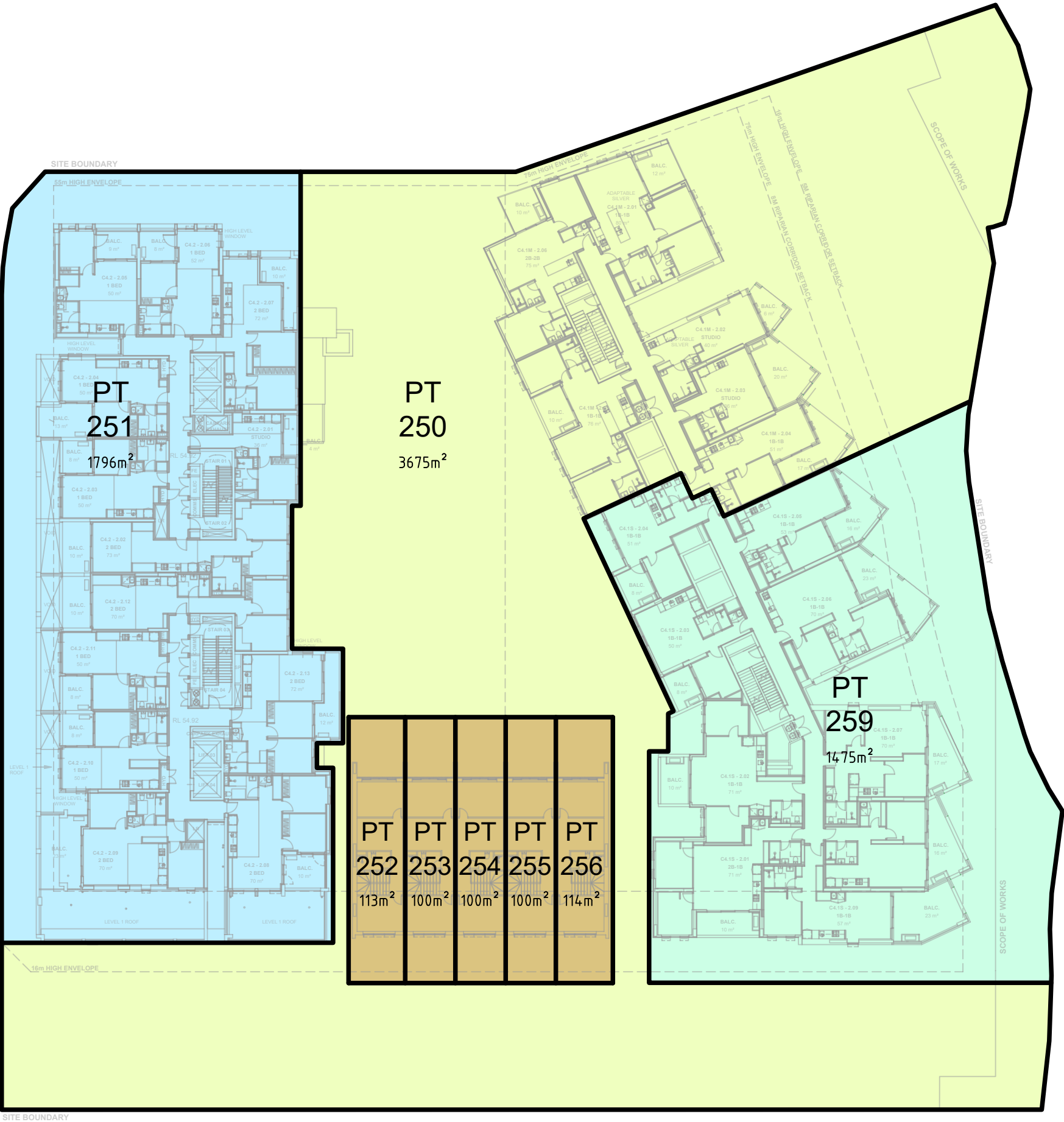
BOUNDARIES ARE CALCULATED FROM ARCHITECTURAL
PLANS AS SUPPLIED AND RECEIVED ON 07.10.2025
A-DA-2102 - LEVEL 2 PLAN (I)

PRELIMINARY PLAN
PREPARED BY
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- LOT 250 - MARKET
- LOT 251 - SOCIAL
- LOTS 252-256 - TERRACES
- LOT 257 - REAL UTILITIES
- LOT 258 - CHP OFFICE
- LOT 259 - SOCIAL CHP
- LOT 260 - SOCIAL DCJ



Surveyor: DAVID A SMITH

Date of Survey:

Surveyor's Ref: 1601644-LOT 25-C4-DSTR

PLAN OF PROPOSED STRATUM SUBDIVISION
OF LOT 25 UNREGISTERED DP

LGA: RYDE

Locality: MACQUARIE PARK

Reduction Ratio 1:400

Lengths are in metres.

~~Registered~~

Plan compiled from
architectural CAD data.

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STRATUM SUBDIVISION BLOCK C4
IVANHOE ESTATE, MACQUARIE PARK

LEVEL 4 - LEVEL 10

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)

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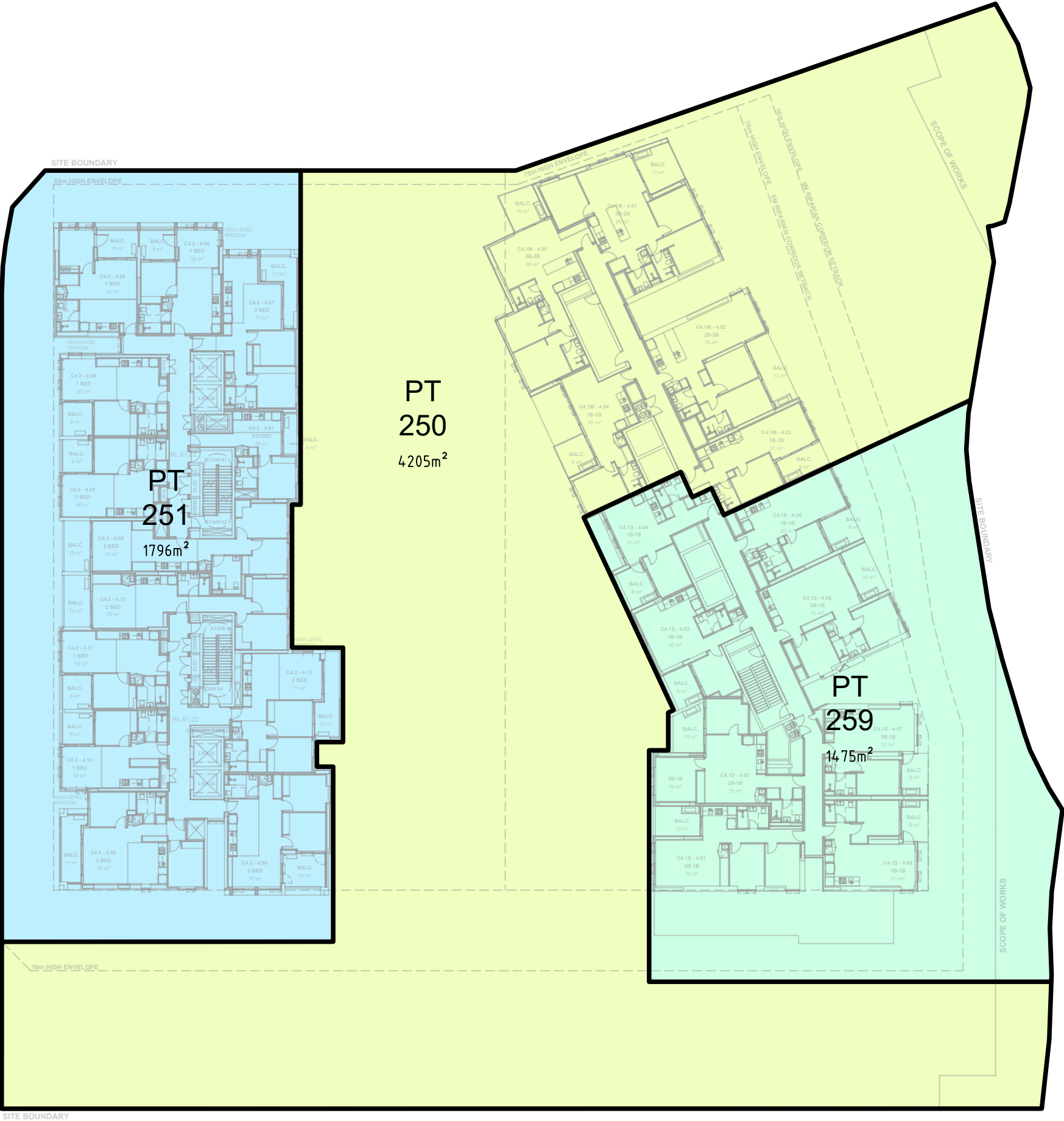
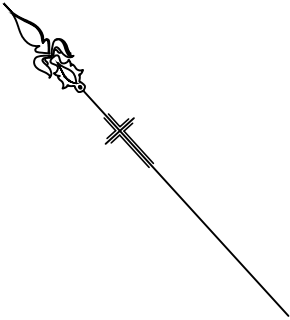
BOUNDARIES ARE CALCULATED FROM ARCHITECTURAL
PLANS AS SUPPLIED AND RECEIVED ON 07.10.2025
A-DA-2104 - LEVEL 4 PLAN (I)

PRELIMINARY PLAN
PREPARED BY
BEVERIDGE WILLIAMS



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- LOT 250 - MARKET
- LOT 251 - SOCIAL
- LOTS 252-256 - TERRACES
- LOT 257 - REAL UTILITIES
- LOT 258 - CHP OFFICE
- LOT 259 - SOCIAL CHP
- LOT 260 - SOCIAL DCJ



Surveyor: DAVID A SMITH
Date of Survey:
Surveyor's Ref: 1601644-LOT 25-C4-DSTR

PLAN OF PROPOSED STRATUM SUBDIVISION
OF LOT 25 UNREGISTERED DP

LGA: RYDE
Locality: MACQUARIE PARK
Reduction Ratio 1:400
Lengths are in metres.

~~Registered~~
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PRINTED 23/10/25
Version H
RK - UPDATE L11 & ABOVE & EMT

STRATUM SUBDIVISION BLOCK C4
IVANHOE ESTATE, MACQUARIE PARK

LEVEL 11 & ABOVE

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)

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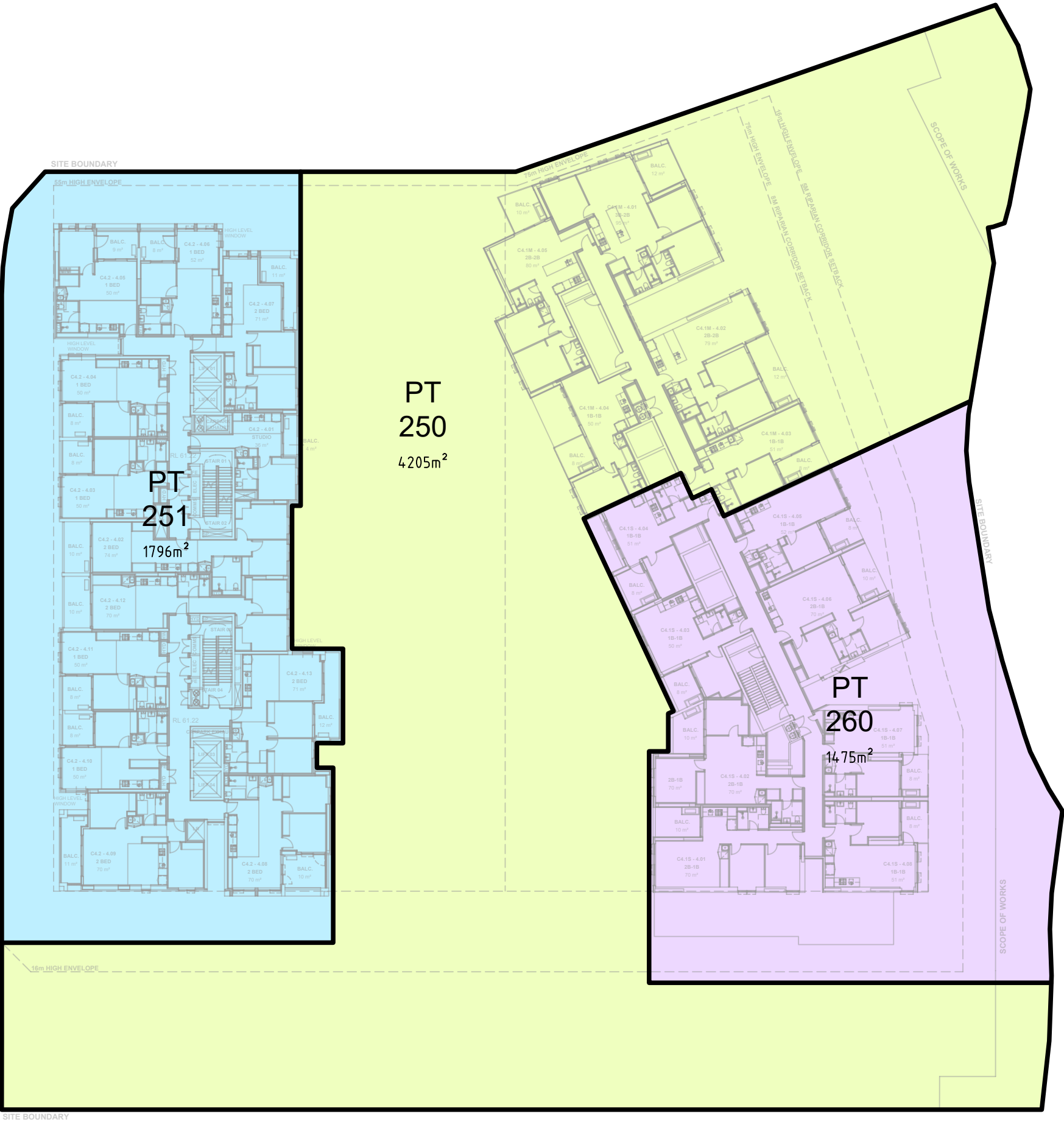
BOUNDARIES ARE CALCULATED FROM ARCHITECTURAL
PLANS AS SUPPLIED AND RECEIVED ON 07.10.2025
A-DA-2104 - LEVEL 4 PLAN ()

PRELIMINARY PLAN
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- LOT 257 - REAL UTILITIES
- LOT 258 - CHP OFFICE
- LOT 259 - SOCIAL CHP
- LOT 260 - SOCIAL DCJ



Surveyor: DAVID A SMITH
Date of Survey:
Surveyor's Ref: 1601644-LOT 25-C4-DSTR

PLAN OF PROPOSED STRATUM SUBDIVISION
OF LOT 25 UNREGISTERED DP

LGA: RYDE
Locality: MACQUARIE PARK
Reduction Ratio 1:400
Lengths are in metres.

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