

EXISTING EASEMENTS:
(F) EASEMENT FOR DRAINAGE (R507051)

NOTES:
SERVICE EASEMENTS TO BE CREATED TO RELEVANT UTILITY AUTHORITIES REQUIREMENTS.
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF PLAN AT LAND AND PROPERTY INFORMATION OFFICE.
BASED ON DRAFT PLAN OF SUBDIVISION DATED: 22.7.19

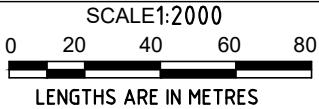


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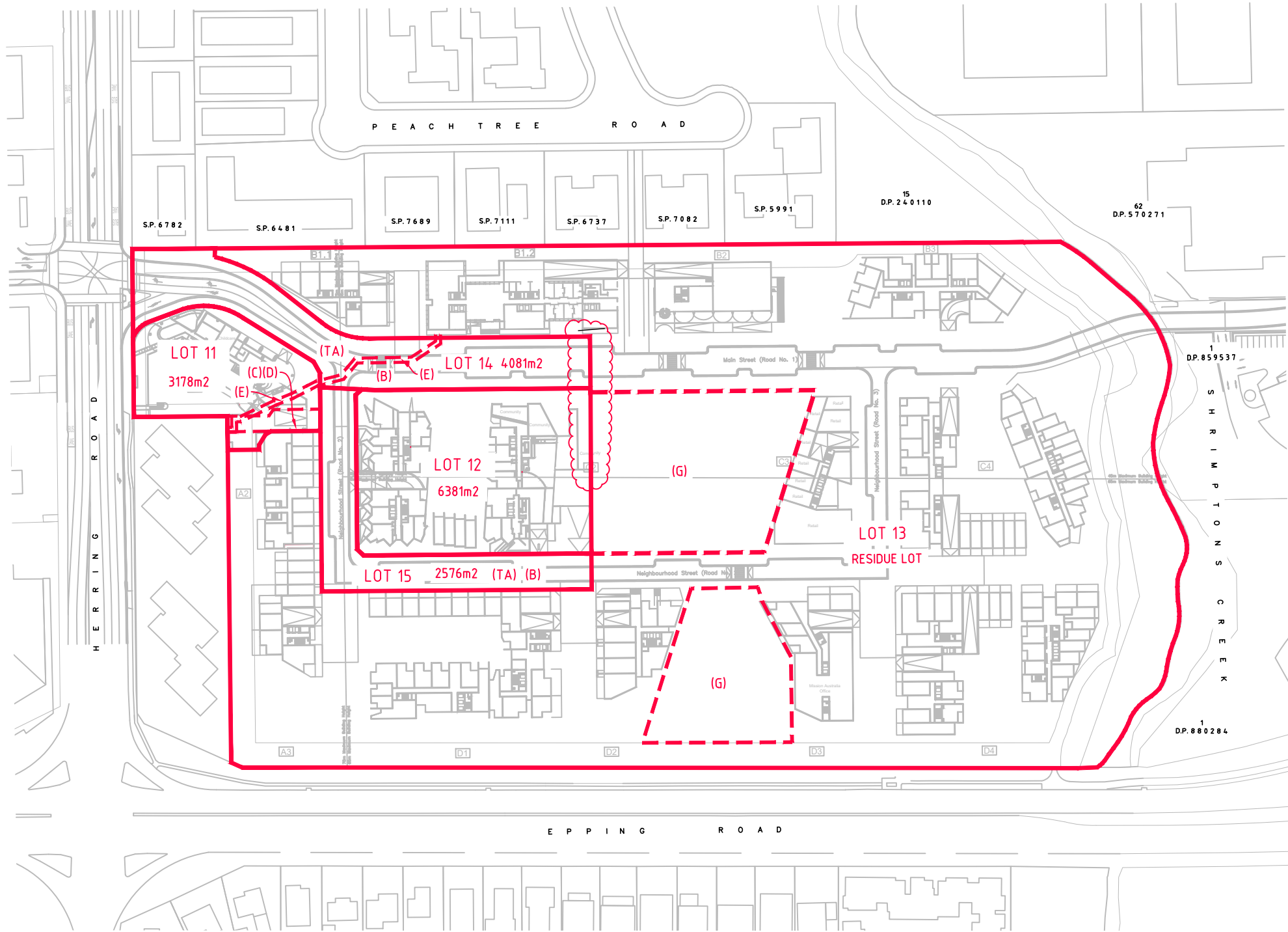
CAD REFERENCE: 1601644-STAGING-200128.dwg

SURVEYORS REF. 1601644
VERSION 10
SURVEYOR: PM
DRAWN: RK
ORIGINAL SHEET SIZE A3
CHECKED: PM
DATE: 14.12.20



FRASERS PROPERTY AUSTRALIA

PLAN OF PROPOSED SUBDIVISION OF
LOT 1 DP859537, LOTS 6-8, 10-20 DP861433,
LOT 5 DP740753, LOT 100 DP1223787 AND
LOT 101 DP1247443



PROPOSED EASEMENTS:

- (A) EASEMENT FOR PUBLIC ACCESS
- (B) EASEMENT FOR SERVICES
- (C) EASEMENT FOR OVERLAND FLOW & EASEMENT DRAIN WATER
- (D) RIGHT OF CARRIAGEWAY
- (G) EASEMENT FOR PUBLIC PARK
- (TA) TEMPORARY EASEMENT FOR PUBLIC ACCESS

EXISTING EASEMENTS:

- (E) EASEMENT TO DRAIN WATER 2 WIDE & VARIABLE (D.P.1244080)

LOTS 10, 12 DP861433, LOT 100 DP1223787 AND LOT 101 DP1247443 HAVE EXISTING EASEMENTS NOT SHOWN ON THIS PLAN

NOTES:

IT IS INTENDED TO DEDICATE LOT 14 AS PUBLIC ROAD WITHIN 24 MONTHS OF THE COMPLETION OF STAGE 3.
IT IS INTENDED TO DEDICATE LOT 15 AS PUBLIC ROAD AT THE COMPLETION OF THE PROJECT.

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF PLAN AT LAND AND PROPERTY INFORMATION OFFICE.

BASED ON ARCHITECTURAL PLAN AS SUPPLIED:
BATES SMART ARCHITECTS
DRAWING No.DA02.MP.000
ISSUE 12 DATED 26.08.19



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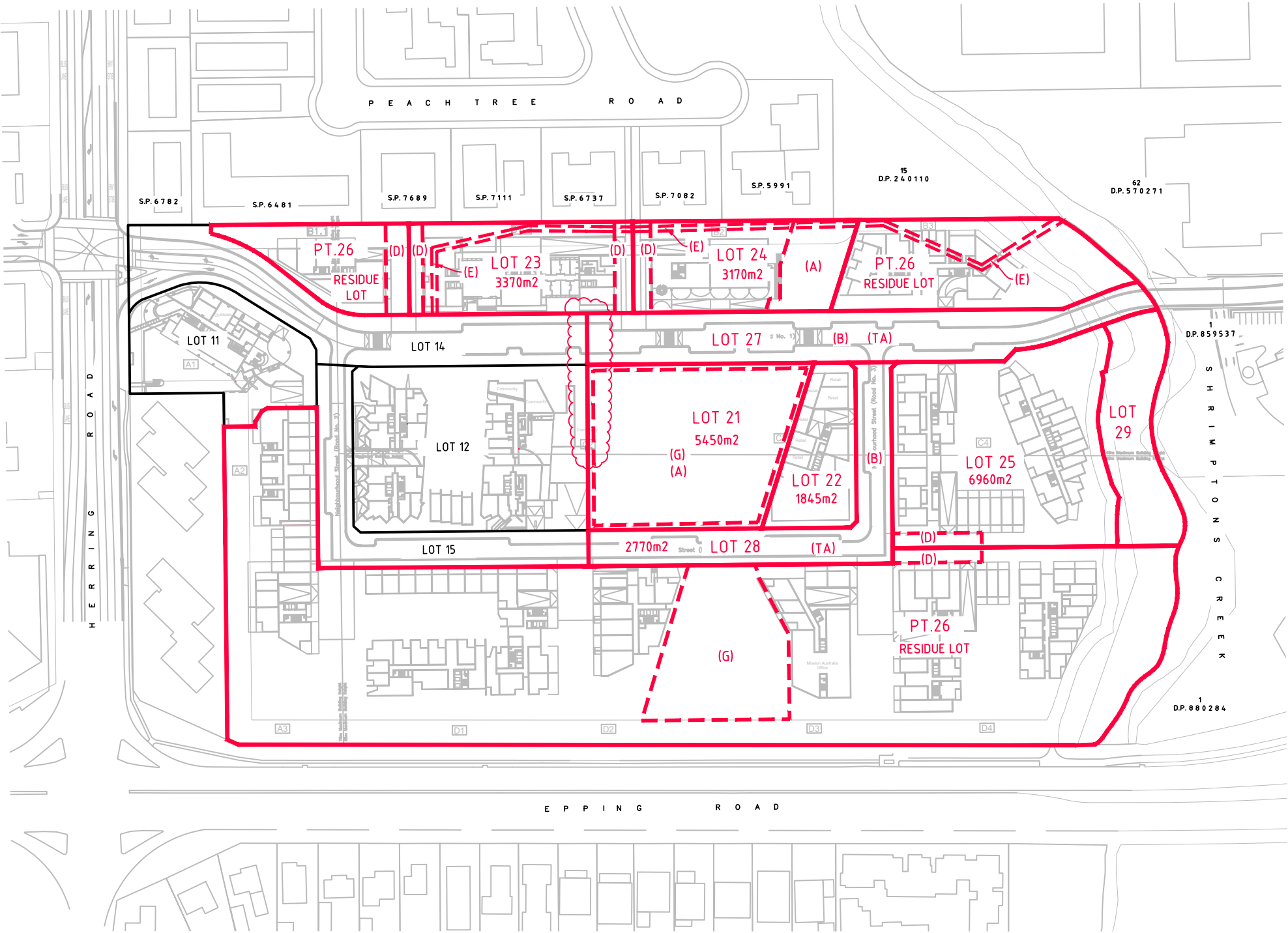
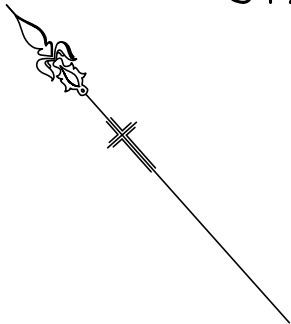
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VERSION 10
SURVEYOR: PM
DRAWN: RK
ORIGINAL SHEET SIZE A3
CHECKED: PM
DATE: 14.12.20

SCALE 1:2000
0 20 40 60 80
LENGTHS ARE IN METRES

FRASERS PROPERTY AUSTRALIA

PLAN OF PROPOSED SUBDIVISION OF
LOT 1 DP859537, LOTS 6-8, 10-20 DP861433,
LOT 5 DP740753, LOT 100 DP1223787 AND
LOT 101 DP1247443



PROPOSED EASEMENTS:

- (A) EASEMENT FOR PUBLIC ACCESS
- (B) EASEMENT FOR SERVICES
- (D) RIGHT OF CARRIAGEWAY
- (G) EASEMENT FOR PUBLIC PARK
- (TA) TEMPORARY EASEMENT FOR PUBLIC ACCESS

EXISTING EASEMENTS:

- (E) EASEMENT TO DRAIN WATER 2 WIDE & VARIABLE (D.P.1244080)

LOTS 10, 12 DP861433, LOT 100 DP1223787 AND LOT 101 DP1247443 HAVE EXISTING EASEMENTS NOT SHOWN ON THIS PLAN

NOTES:

LOT 29 TO BE DEDICATED AS PUBLIC RESERVE AT A LATER DATE.

SERVICE EASEMENTS TO BE CREATED TO RELEVANT UTILITY AUTHORITIES REQUIREMENTS.

IT IS INTENDED TO DEDICATE LOT 27 AS PUBLIC ROAD WITHIN 24 MONTHS OF THE COMPLETION OF STAGE 3. IT IS INTENDED TO DEDICATE LOT 28 AS PUBLIC ROAD AT THE COMPLETION OF THE PROJECT.

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF PLAN AT LAND AND PROPERTY INFORMATION OFFICE.

BASED ON ARCHITECTURAL PLAN AS SUPPLIED:
BATES SMART ARCHITECTS
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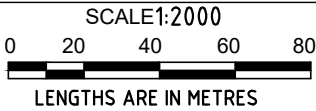


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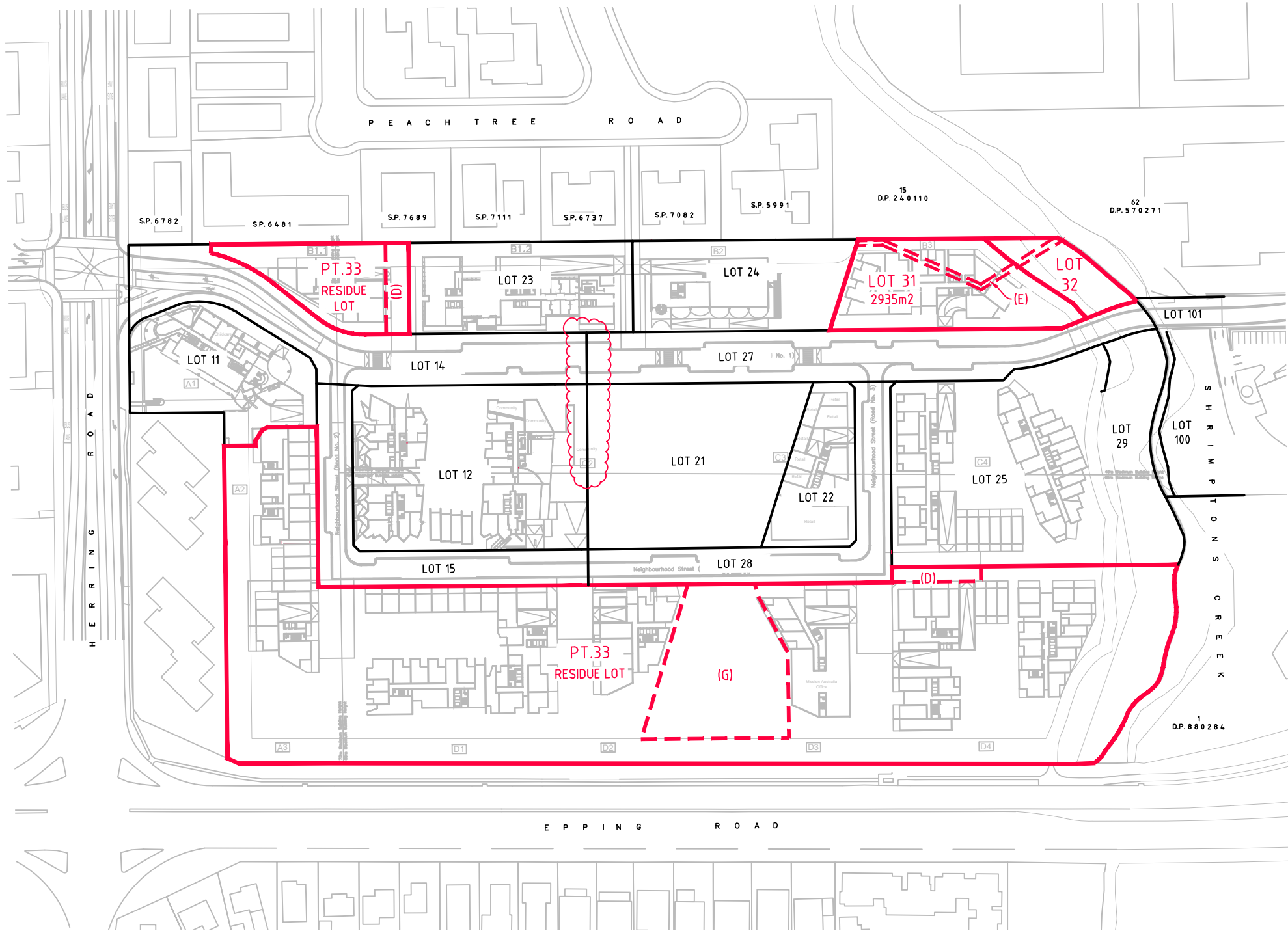
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LOT 1 DP859537, LOTS 6-8, 10-20 DP861433,
LOT 5 DP740753, LOT 100 DP1223787 AND
LOT 101 DP1247443



PROPOSED EASEMENTS:

- (A) EASEMENT FOR PUBLIC ACCESS
- (B) EASEMENT FOR SERVICES
- (D) RIGHT OF CARRIAGEWAY
- (G) EASEMENT FOR PUBLIC PARK
- (TA) TEMPORARY EASEMENT FOR PUBLIC ACCESS

EXISTING EASEMENTS:

- (E) EASEMENT TO DRAIN WATER 2 WIDE & VARIABLE (D.P.1244080)

LOTS 10, 12 DP861433, LOT 100 DP1223787 AND LOT 101 DP1247443 HAVE EXISTING EASEMENTS NOT SHOWN ON THIS PLAN

NOTES:

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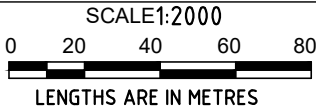


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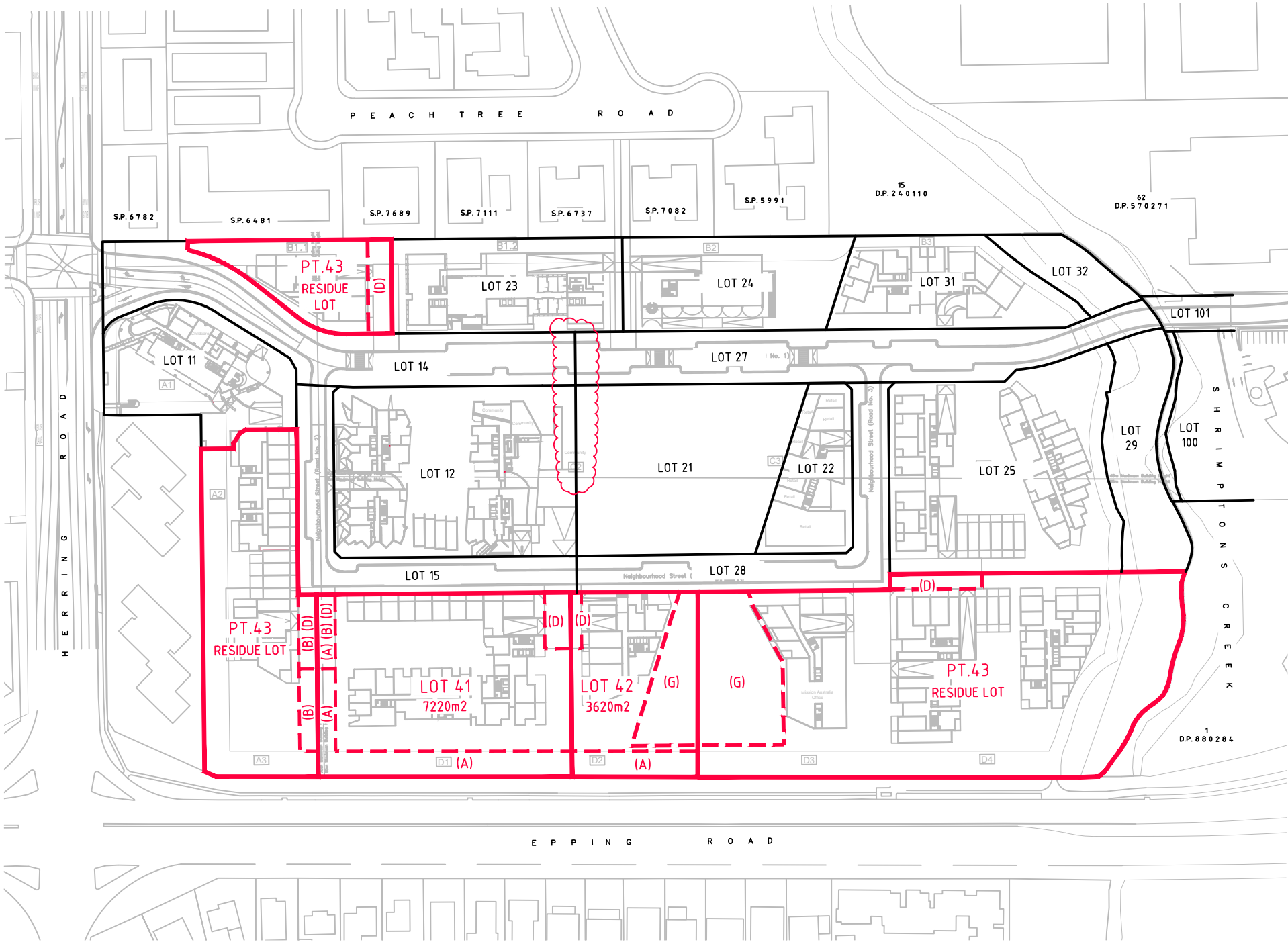
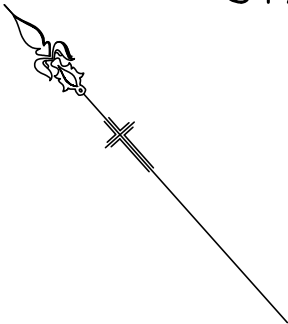
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SURVEYORS REF. 1601644
VERSION 10
SURVEYOR: PM
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DATE: 28.01.20



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LOT 1 DP859537, LOTS 6-8, 10-20 DP861433,
LOT 5 DP740753, LOT 100 DP1223787 AND
LOT 101 DP1247443



PROPOSED EASEMENTS:

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EXISTING EASEMENTS:

- (E) EASEMENT TO DRAIN WATER 2 WIDE & VARIABLE (D.P.1244080)

LOTS 10, 12 DP861433, LOT 100 DP1223787 AND LOT 101 DP1247443 HAVE EXISTING EASEMENTS NOT SHOWN ON THIS PLAN

NOTES:

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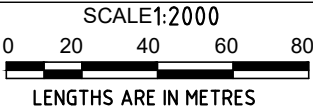


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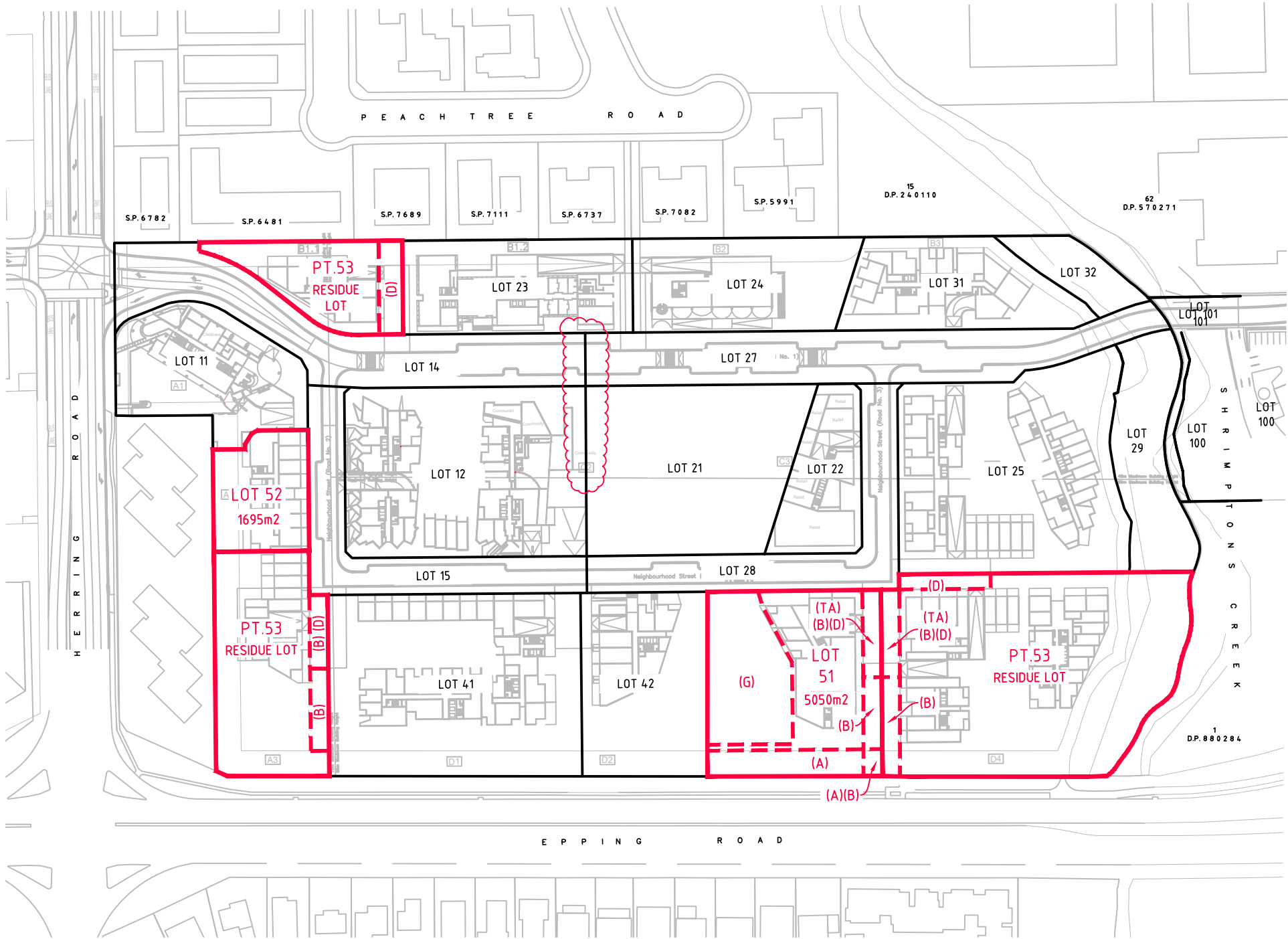
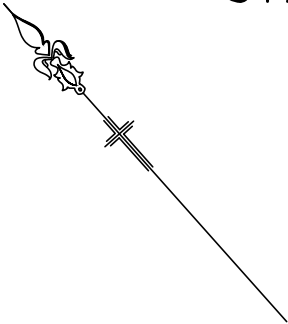
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EXISTING EASEMENTS:

LOTS 10, 12 DP861433, LOT 100 DP1223787 AND LOT 101 DP1247443 HAVE EXISTING EASEMENTS NOT SHOWN ON THIS PLAN

NOTES:

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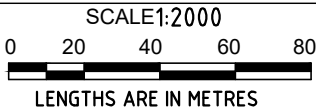
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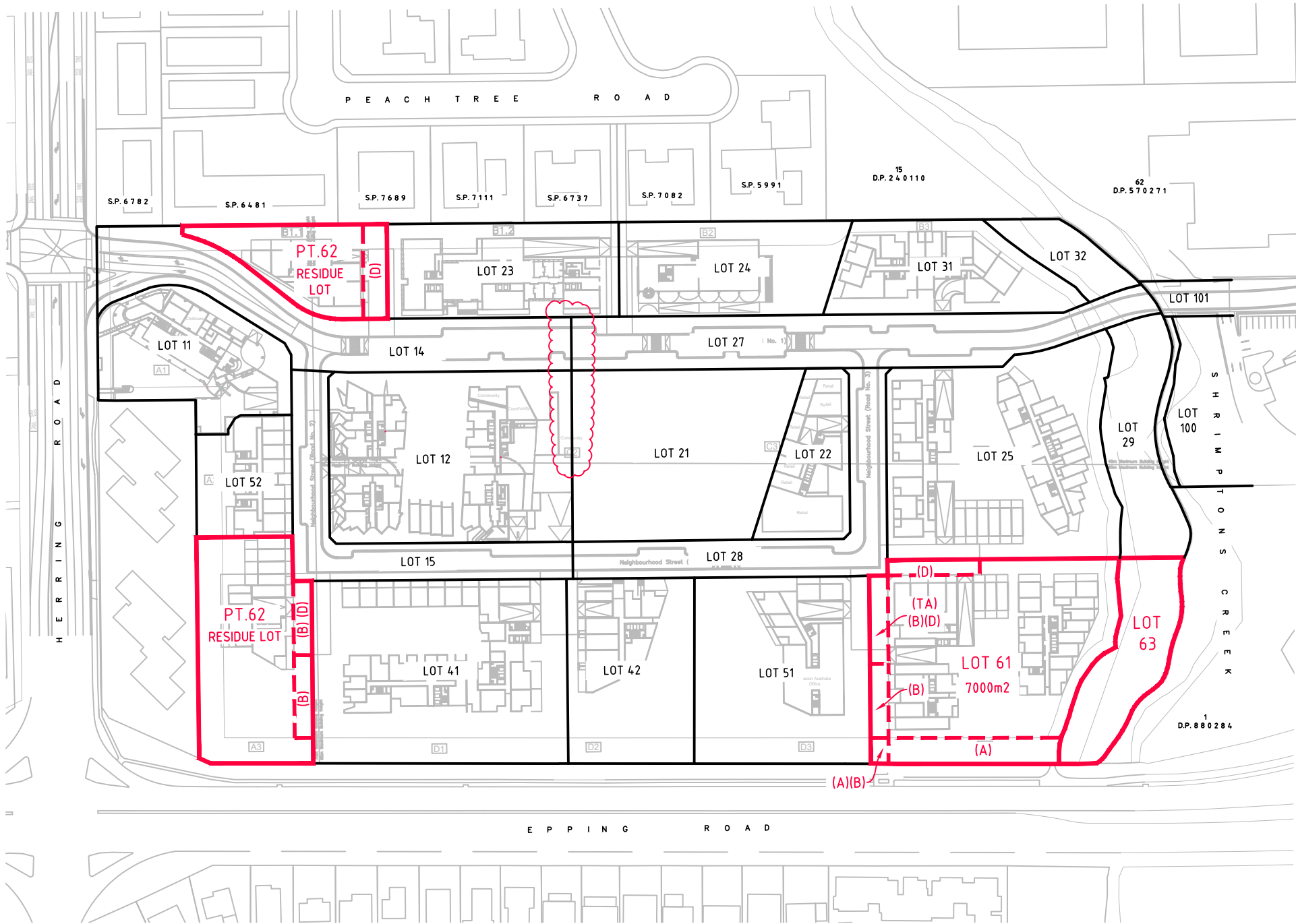
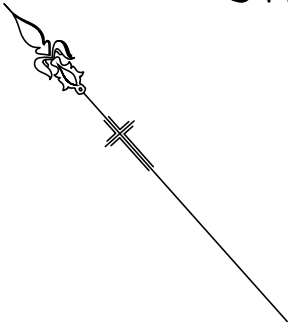
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EXISTING EASEMENTS:

LOTS 10, 12 DP861433, LOT 100 DP1223787 AND LOT 101 DP1247443 HAVE EXISTING EASEMENTS NOT SHOWN ON THIS PLAN

NOTES:

LOT 63 IS TO BE DEDICATED AS PUBLIC RESERVE AT A LATER DATE.

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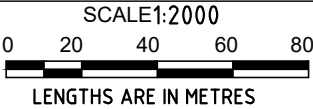


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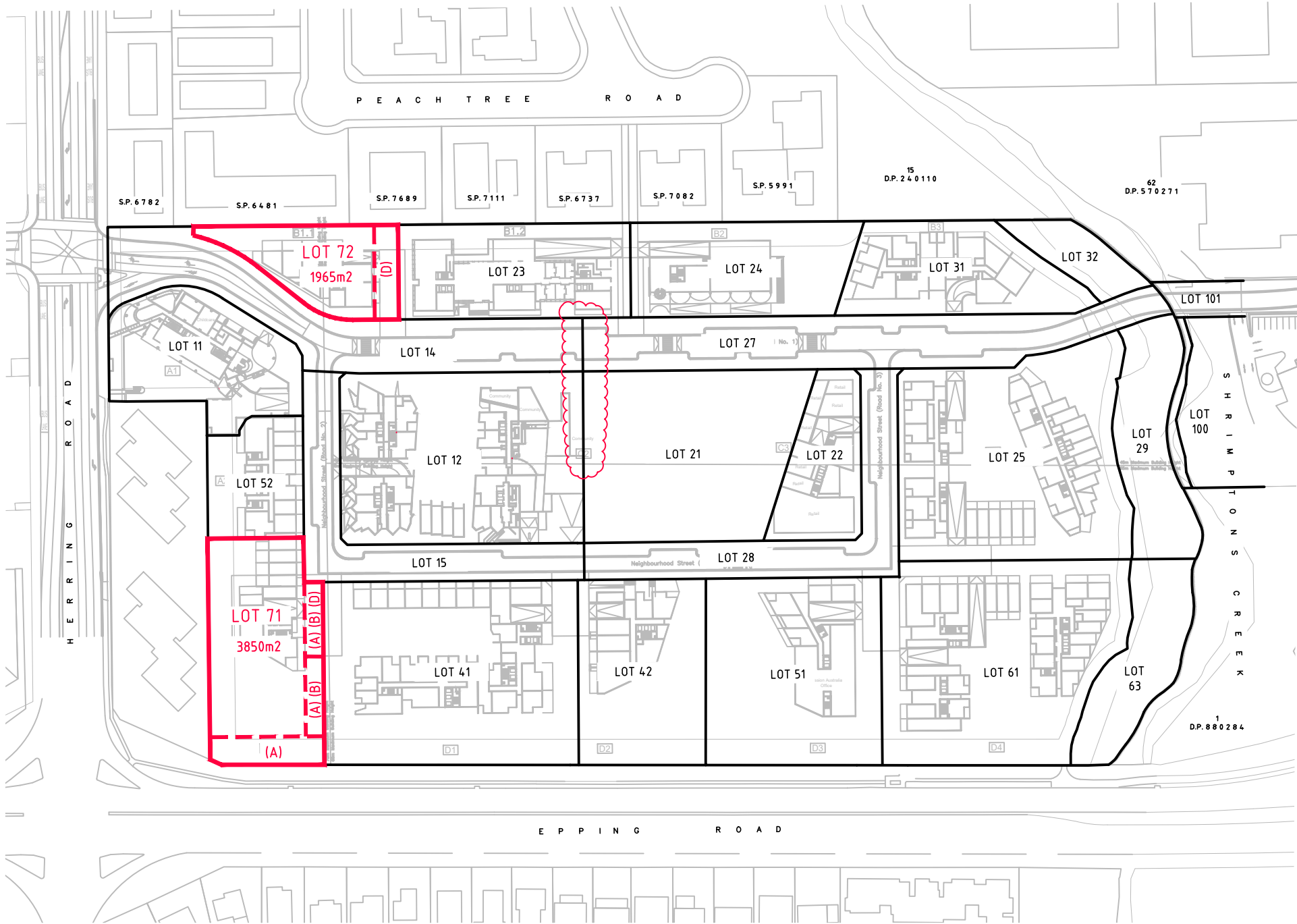
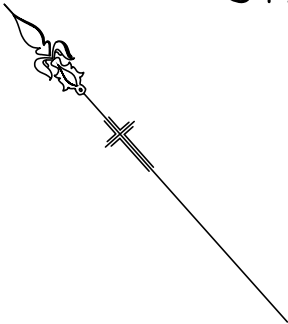
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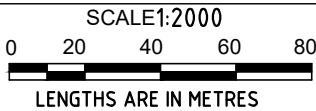


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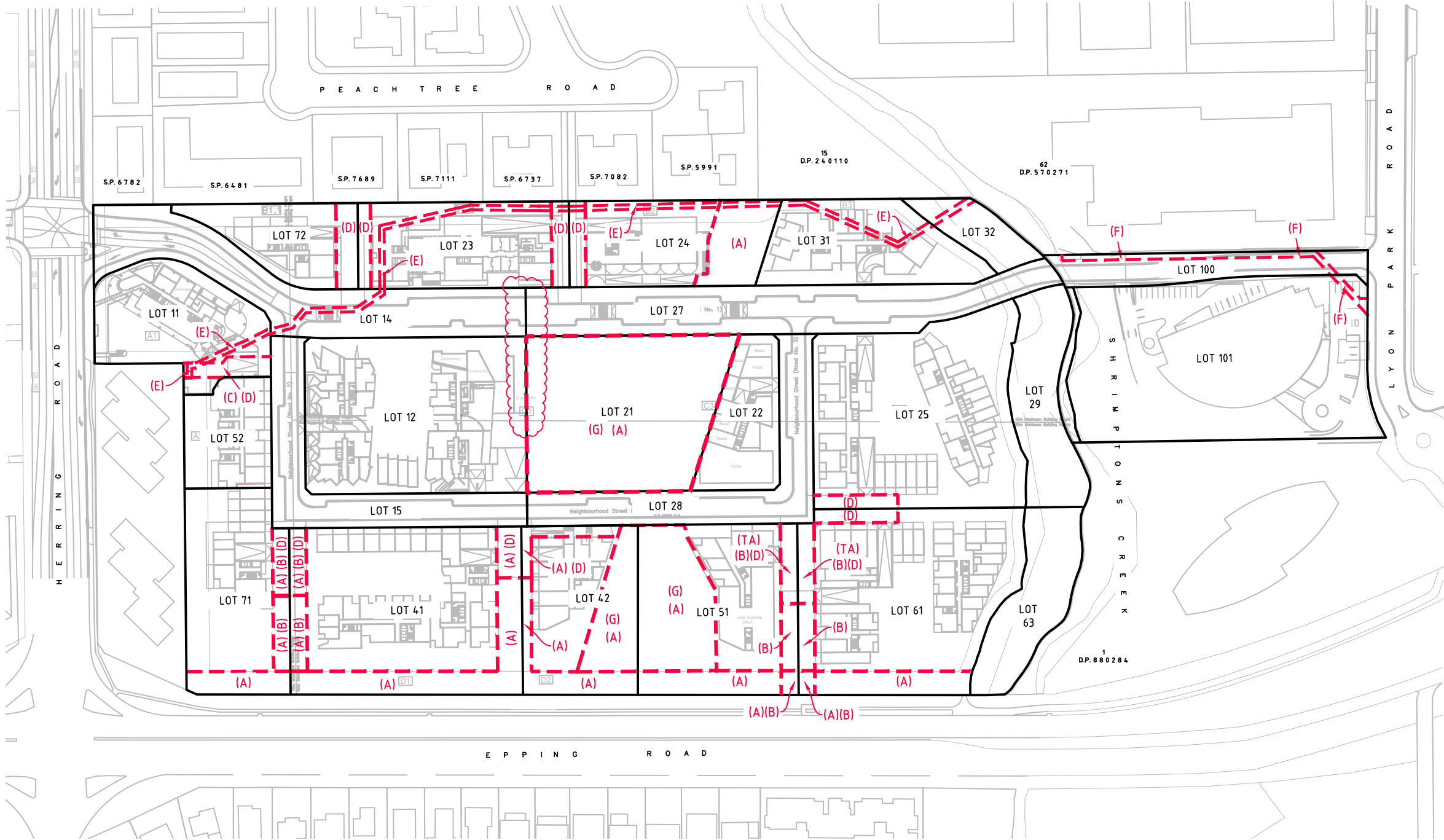
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ORIGINAL SHEET SIZE A3
CHECKED: PM
DATE: 14.12.20



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LOT 101 DP1247443



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- (B) EASEMENT FOR SERVICES
- (C) EASEMENT FOR OVERLAND FLOW & EASEMENT TO DRAIN WATER
- (D) RIGHT OF CARRIAGEWAY
- (G) EASEMENT FOR PUBLIC PARK
- (TA) TEMPORARY EASEMENT FOR PUBLIC ACCESS

EXISTING EASEMENTS:

- (E) EASEMENT TO DRAIN WATER 2 WIDE & VARIABLE (D.P.1244080)
- (F) EASEMENT FOR DRAINAGE (R507051)

NOTES:

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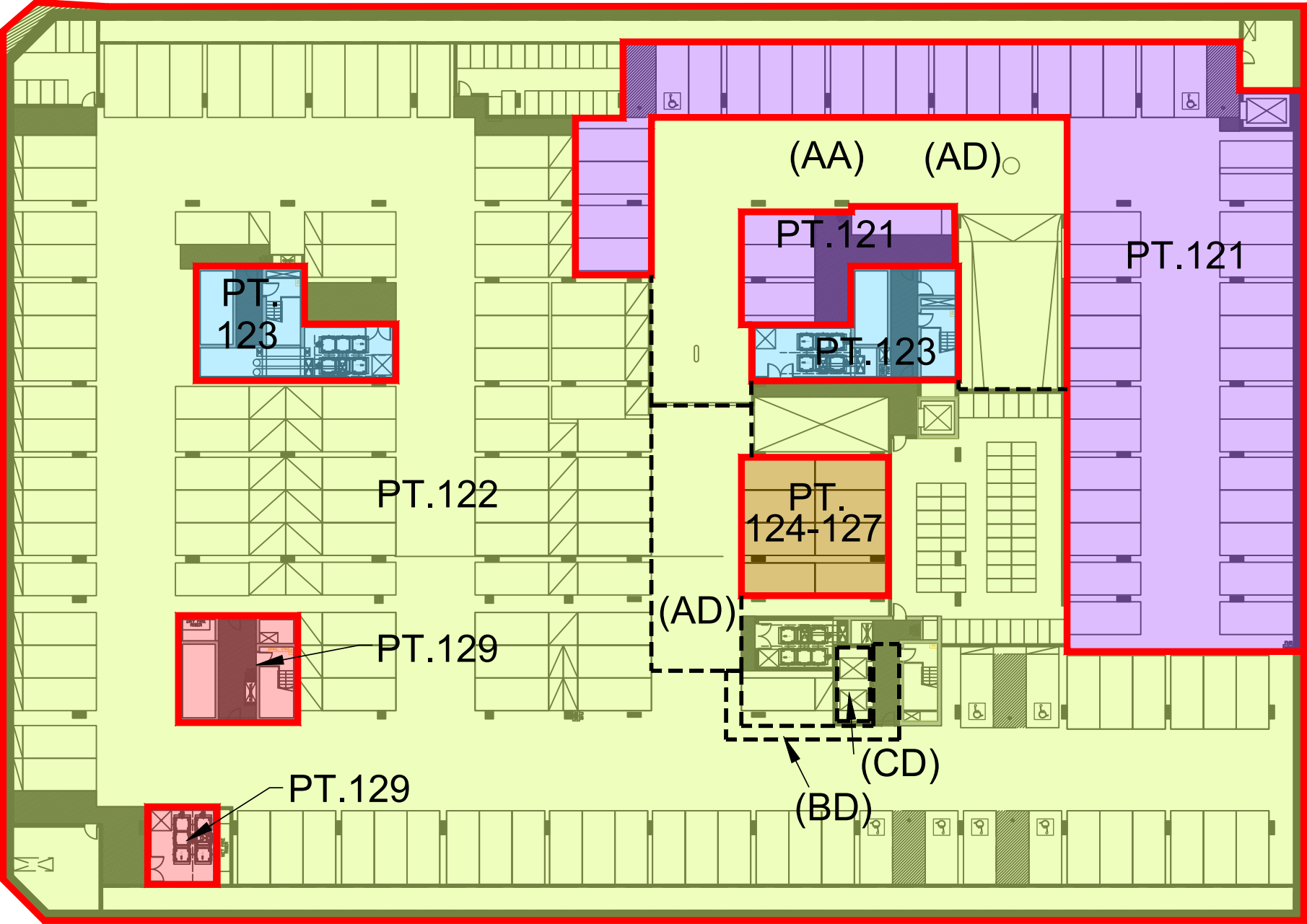
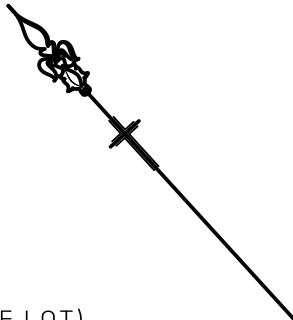
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SURVEYOR: PM
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ORIGINAL SHEET SIZE A3
CHECKED: PM
DATE: 28.01.20

SCALE 1:2000
0 20 40 60 80
LENGTHS ARE IN METRES

FRASERS PROPERTY AUSTRALIA

PLAN OF PROPOSED SUBDIVISION OF
LOT 1 DP859537, LOTS 6-8, 10-20 DP861433,
LOT 5 DP740753, LOT 100 DP1223787 AND
LOT 101 DP1247443



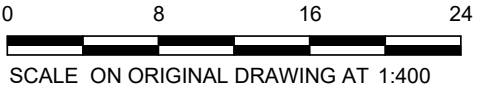
EASEMENTS (at this level)

- 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)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AA) BENEFITING LOT 121
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS 1 WIDE (LIMITED IN STRATUM) (BD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124 - 127

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
LOTS 121-127 & 129 ARE STRATUM LOTS AT BASEMENT 3 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE

BASEMENT 3



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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CLIENT:
FRASERS PROPERTY
AUSTRALIA

DETAILS:
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

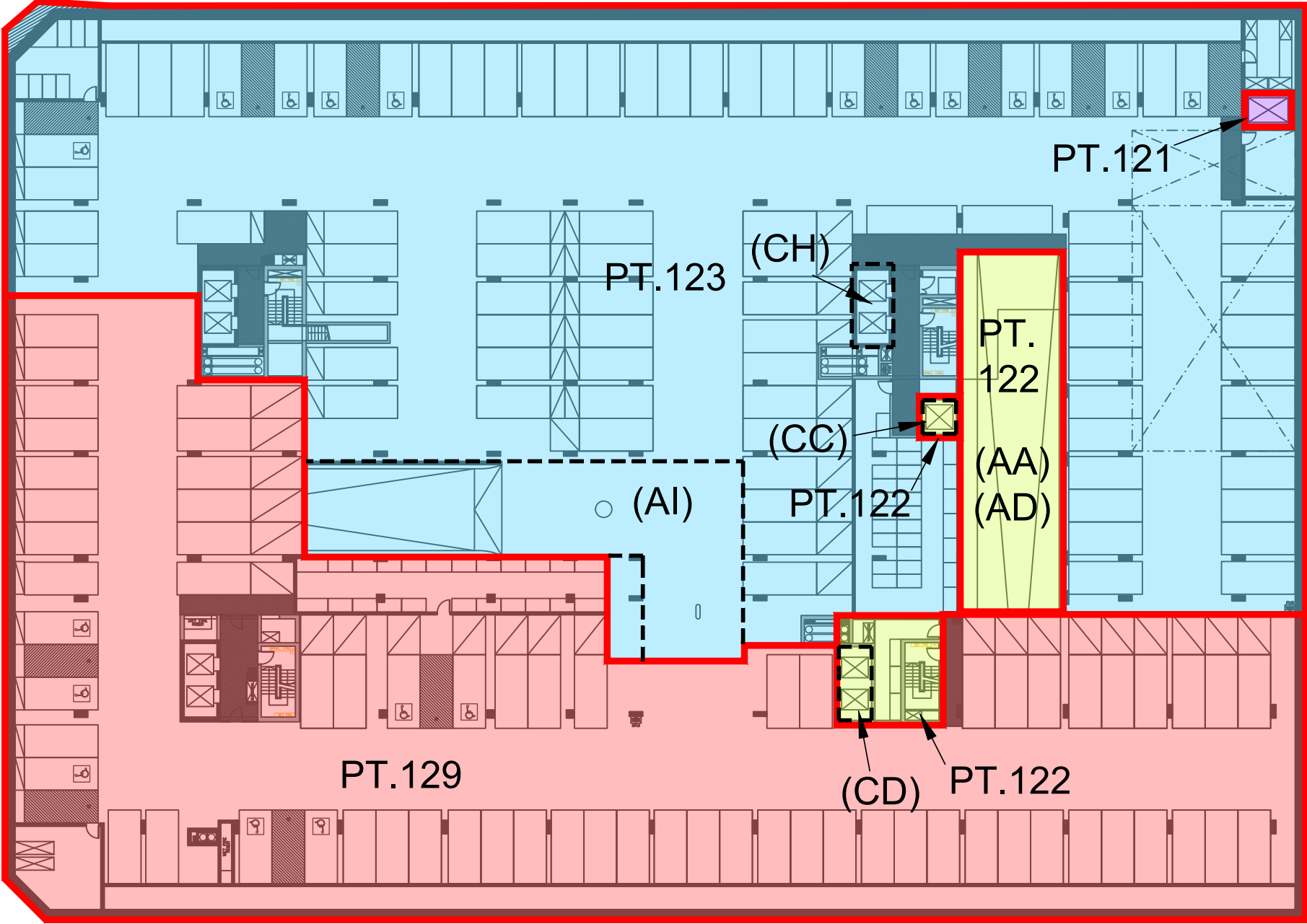
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SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123

SHEET 1 OF 13

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10



- LOT 121 – COMMUNITY
- LOT 122 – MARKET
- LOT 123 – SOCIAL
- LOT 129 – AFFORDABLE

BASEMENT 2

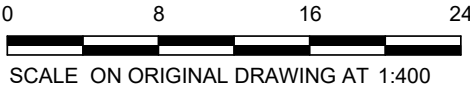
EASEMENTS (at this level)

- 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)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AA) BENEFITING LOT 121
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AD) BENEFITING LOTS 124 – 127
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AI) BENEFITING LOT 129
- EASEMENT FOR ACCESS – LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123, 128, 129
- EASEMENT FOR ACCESS – LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124 – 127
- EASEMENT FOR ACCESS – LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128

NOTE

- LOT 128 (SOCIAL ILU) REQUIRES RIGHTS FOR ACCESS AND PARKING AT THIS LEVEL WITHIN LOT 123 (SOCIAL) TO BE INCORPORATED INTO THE MANAGEMENT STATEMENTS THAT ACCOMPANY THE STRATUM AND STRATA PLANS

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
LOTS 121 – 123 & 129 ARE STRATUM LOTS AT BASEMENT 2 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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CLIENT:
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AUSTRALIA

DETAILS:
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123

SHEET 2 OF 13

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10

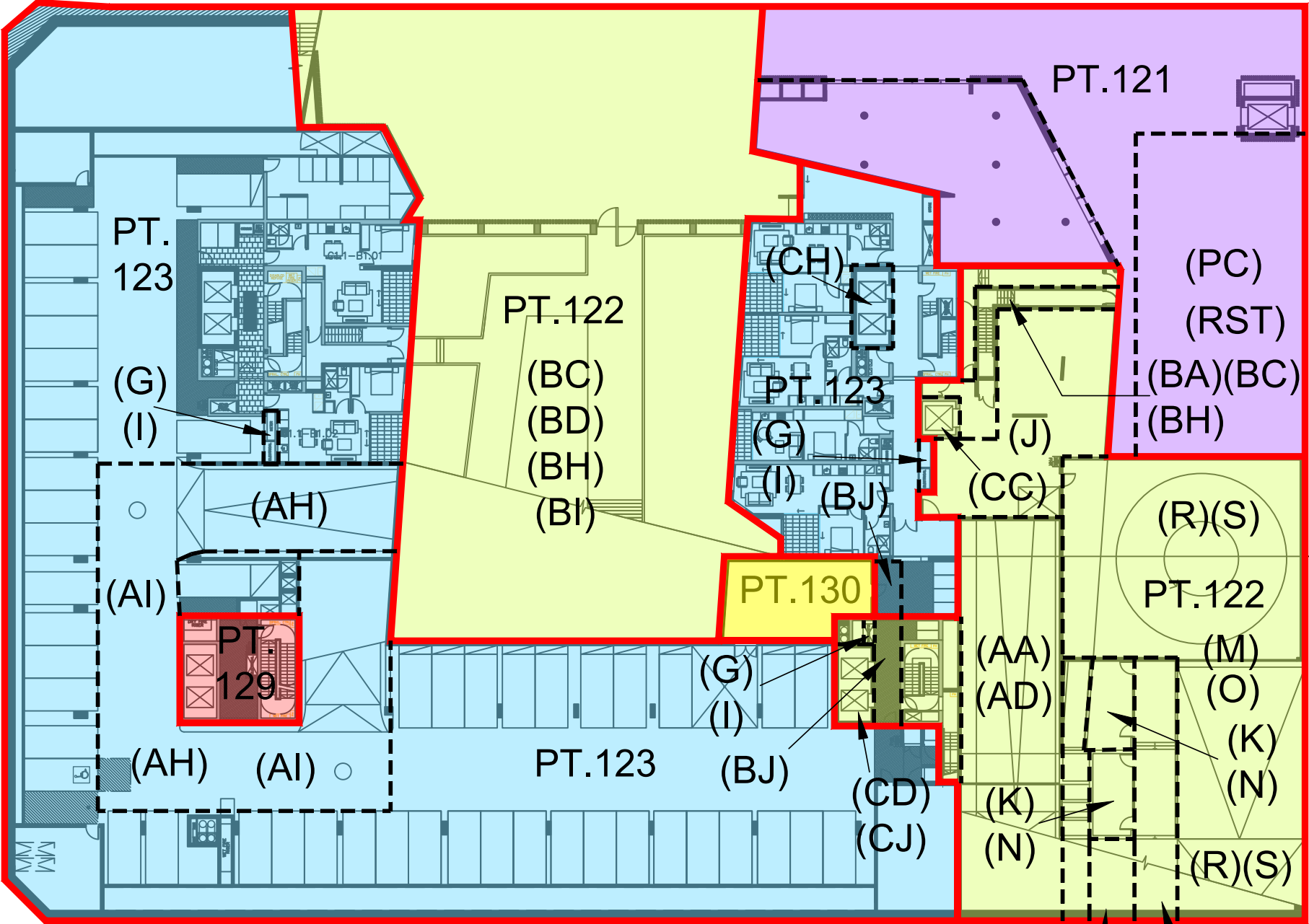
NOTE

- LOT 128 (SOCIAL ILU) REQUIRES RIGHTS FOR ACCESS AND PARKING AT THIS LEVEL WITHIN LOT 123 (SOCIAL) TO BE INCORPORATED INTO THE MANAGEMENT STATEMENTS THAT ACCOMPANY THE STRATUM AND STRATA PLANS

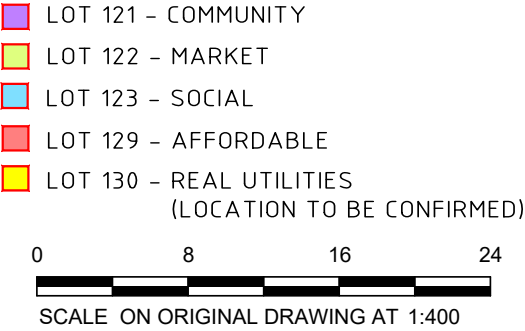
STRATUM SUBDIVISION BLOCK C1
IVANHOE ESTATE, MACQUARIE PARK

EASEMENTS (at this level)

- 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)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
(AA) BENEFITING LOT 121 (AD) BENEFITING LOTS 124 - 127
(AH) BENEFITING LOT 128 (AI) BENEFITING LOT 129
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BA) BENEFITING LOT 121 (BC) BENEFITING LOT 123
(BH) BENEFITING LOT 128 (BI) BENEFITING LOT 129
(BD) BENEFITING LOTS 124 - 127 (BJ) BENEFITING LOT 130
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123, 128, 129
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CJ) BENEFITING LOT 130
- EASEMENT FOR EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE (G) LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) LOCATION TO BE CONFIRMED
- EASEMENT FOR GARBAGE AND WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (J)
- EASEMENT FOR SUBSTATION PREMISES (K)
- EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M)
- EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (N)
- RIGHT OF ACCESS VARIABLE WIDTH (O)
- POSITIVE COVENANT - OSD (PC) TO BE CONFIRMED
- RESTRICTION ON USE OF LAND - OSD & RWT (RST) TO BE CONFIRMED
- EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R)
- POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S)



ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION
AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
LOTS 121 - 123, 129 & 130 ARE STRATUM LOTS AT BASEMENT 1 AND ARE
LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB
THAT FORMS THE FLOOR & CEILING.



BASEMENT 1

VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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CLIENT:
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AUSTRALIA

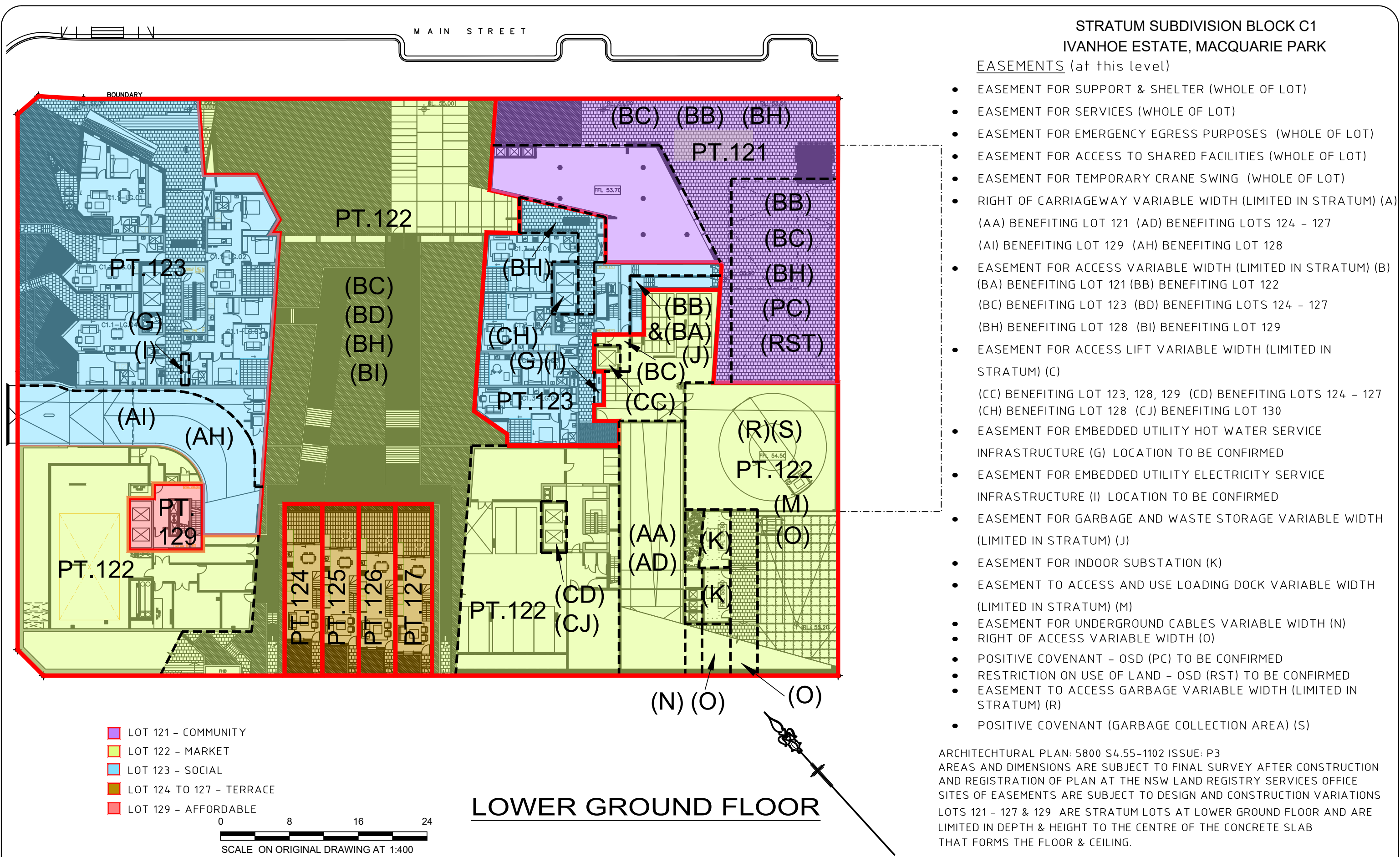
DETAILS:
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP


ORIGINAL
SCALE
1:400

SHEET SIZE
A3

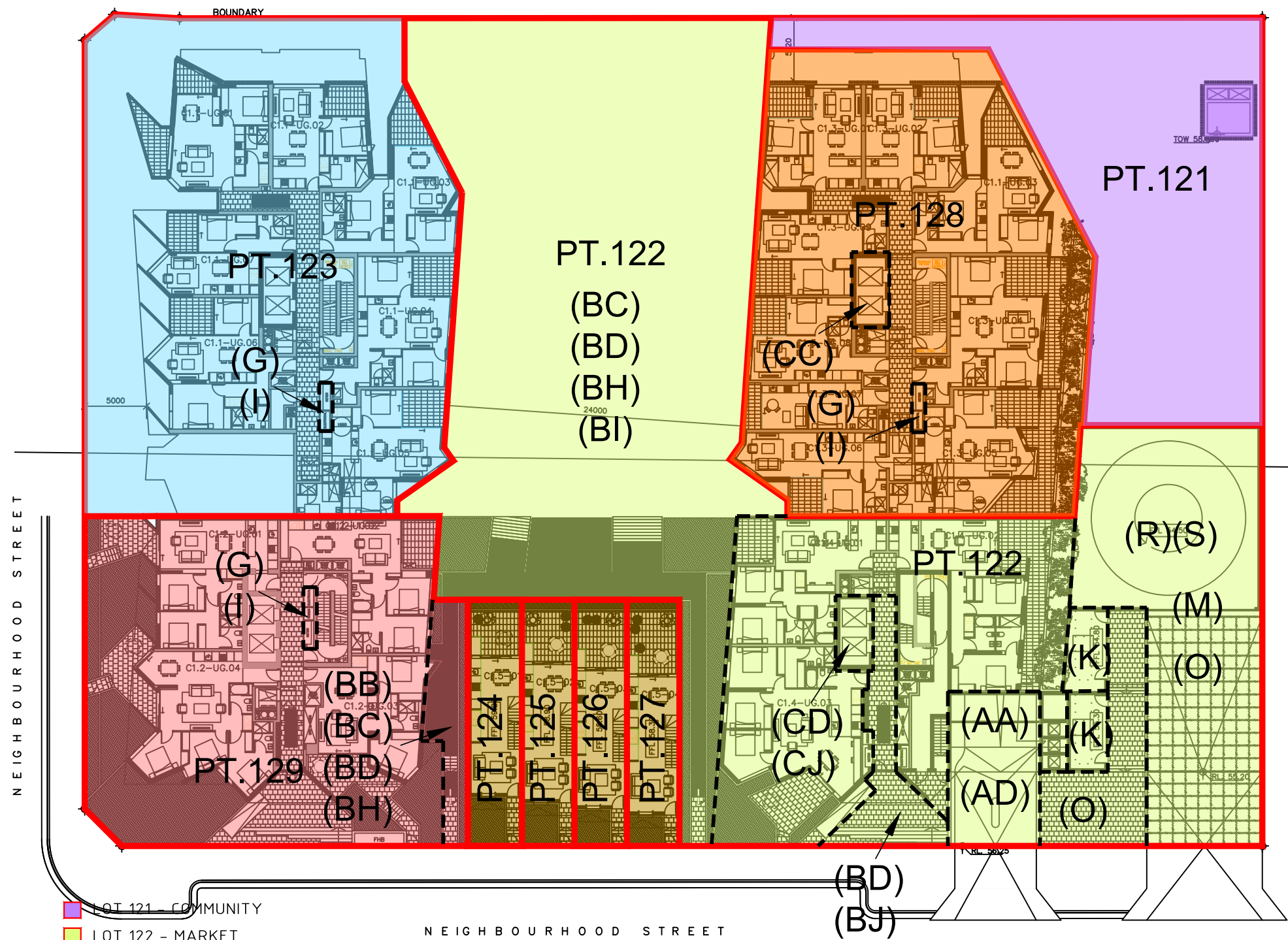
SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123
SHEET 3 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10



VER	BY	AMENDMENTS	DATE	<div><div>Beveridge Williams</div><div>Registered Surveyors Land Development Consultants</div><div>(02) 9283 6677 www.beveridgewilliams.com.au</div></div>	CLIENT: FRASERS PROPERTY AUSTRALIA	DETAILS: PLAN OF PROPOSED STRATUM SUBDIVISION OF LOT 12 DP	ORIGINAL SCALE 1:400	SHEET SIZE A3	SURVEYOR:	D.G.W.	PROJECT No. 1601644	
9	D.W.	S4.55 AMENDMENTS	24.11.20						DRAWN:	J.T.		DRAWING REF. LOT 12 - STRATUM
10	D.W.	AMENDMENTS	2.12.20						CHECKED:	P.J.M.		
									SURVEY DATE:	12/11/2020		VERSION 10
									CAD REFERENCE:	1601644_STRATUM_201123		
									SHEET 4 OF 13			

STRATUM SUBDIVISION BLOCK C1
IVANHOE ESTATE, MACQUARIE PARK



EASEMENTS (at this level)

- 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)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (A) (AA) BENEFITING LOT 121 (AD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (B) (BB) BENEFITING LOT 122 (BC) BENEFITING LOT 123 (BH) BENEFITING LOT 128 (BI) BENEFITING LOT 129 (BD) BENEFITING LOTS 124 - 127 (BJ) BENEFITING LOT 130
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (C) (CC) BENEFITING LOT 123 (CD) BENEFITING LOTS 124 - 127 (CJ) BENEFITING LOT 130
- EASEMENT FOR EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) - LOCATION TO BE CONFIRMED
- EASEMENT FOR SUBSTATION PREMISES (K)
- EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M)
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (O)
- EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R)
- POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S)

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
LOTS 121 - 129 ARE STRATUM LOTS AT UPPER GROUND FLOOR AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

UPPER GROUND FLOOR

VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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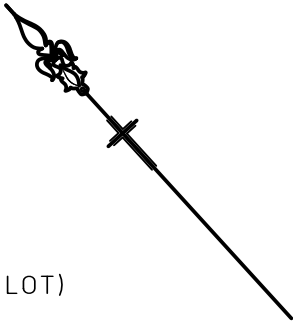
DETAILS:
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123
SHEET 5 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10



EASEMENTS (at this level)

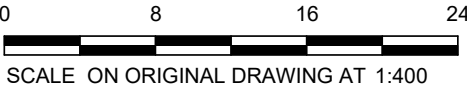
- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC)-BENEFITS LOT 123
- EASEMENT FOR EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) - LOCATION TO BE CONFIRMED

ARCHITECHTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

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

SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 129 ARE STRATUM LOTS AT LEVEL 1 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.



- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE

LEVEL 1

VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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DETAILS:
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL
SCALE
1:400

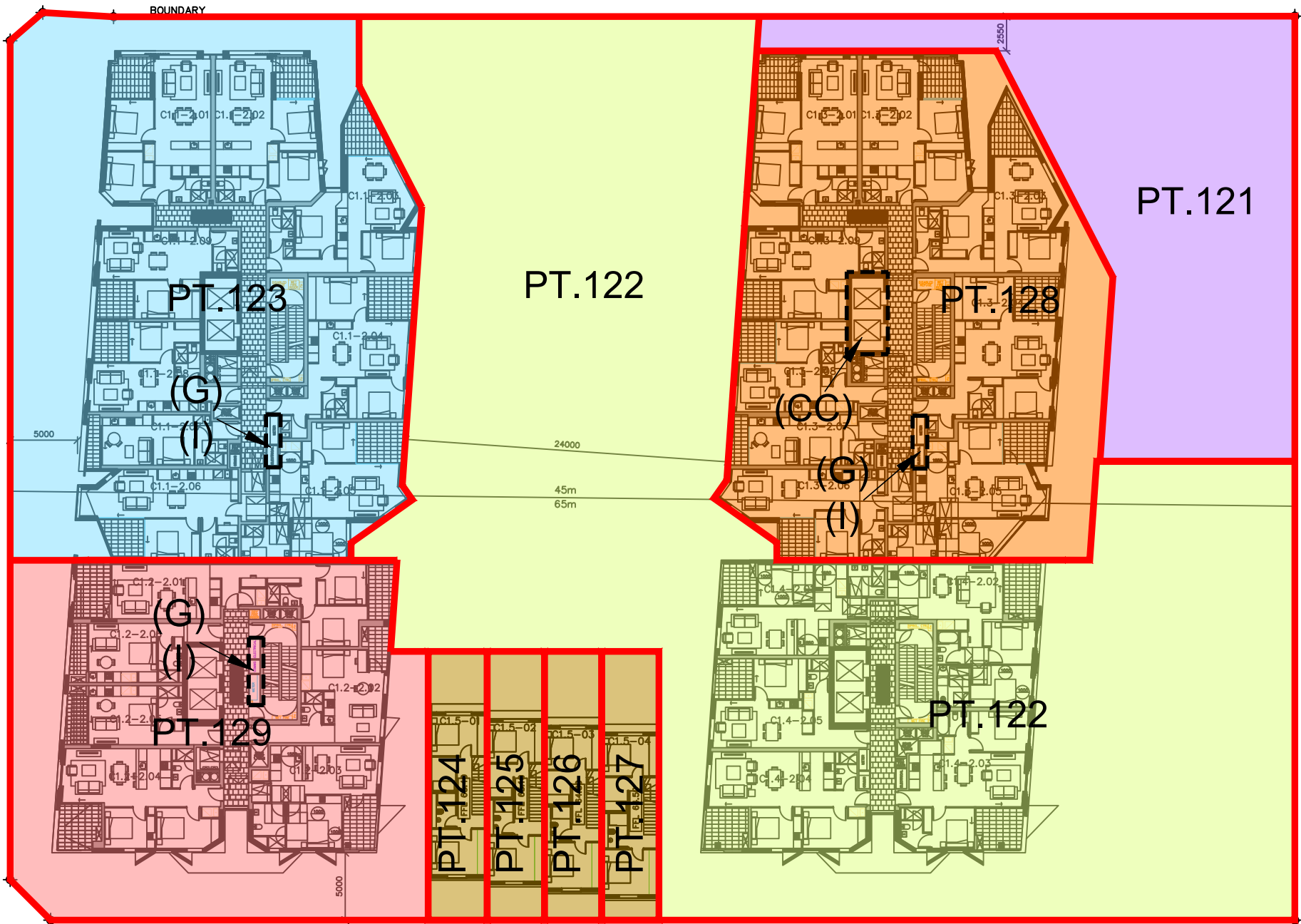
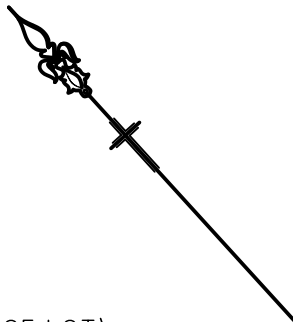
SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123

SHEET 6 OF 13

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10

STRATUM SUBDIVISION BLOCK C1
IVANHOE ESTATE, MACQUARIE PARK



EASEMENTS (at this level)

- 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 ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123
- EASEMENT FOR EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) - LOCATION TO BE CONFIRMED

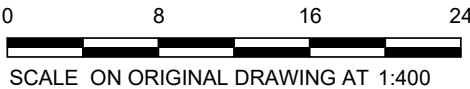
ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 129 ARE STRATUM LOTS AT LEVEL 2 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE

LEVEL 2



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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DETAILS:
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

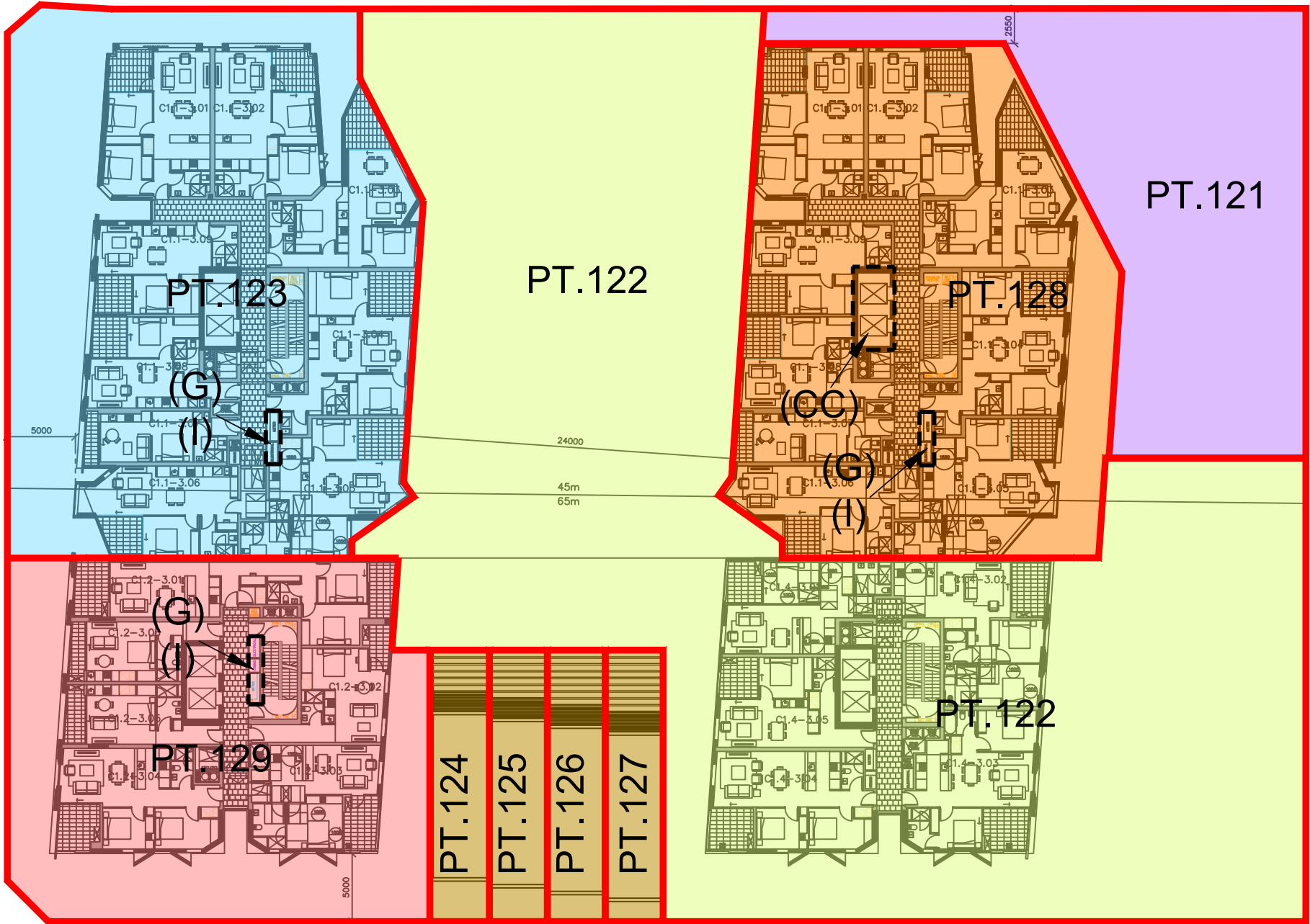
ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123

SHEET 7 OF 13

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10



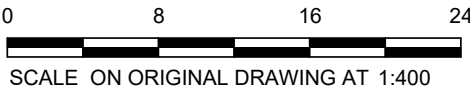
EASEMENTS (at this level)

- 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 ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123
- EASEMENT FOR EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) - LOCATION TO BE CONFIRMED

ARCHITECHTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
LOTS 121 - 129 ARE STRATUM LOTS AT LEVELS 3 & 4 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE

LEVELS 3 & 4



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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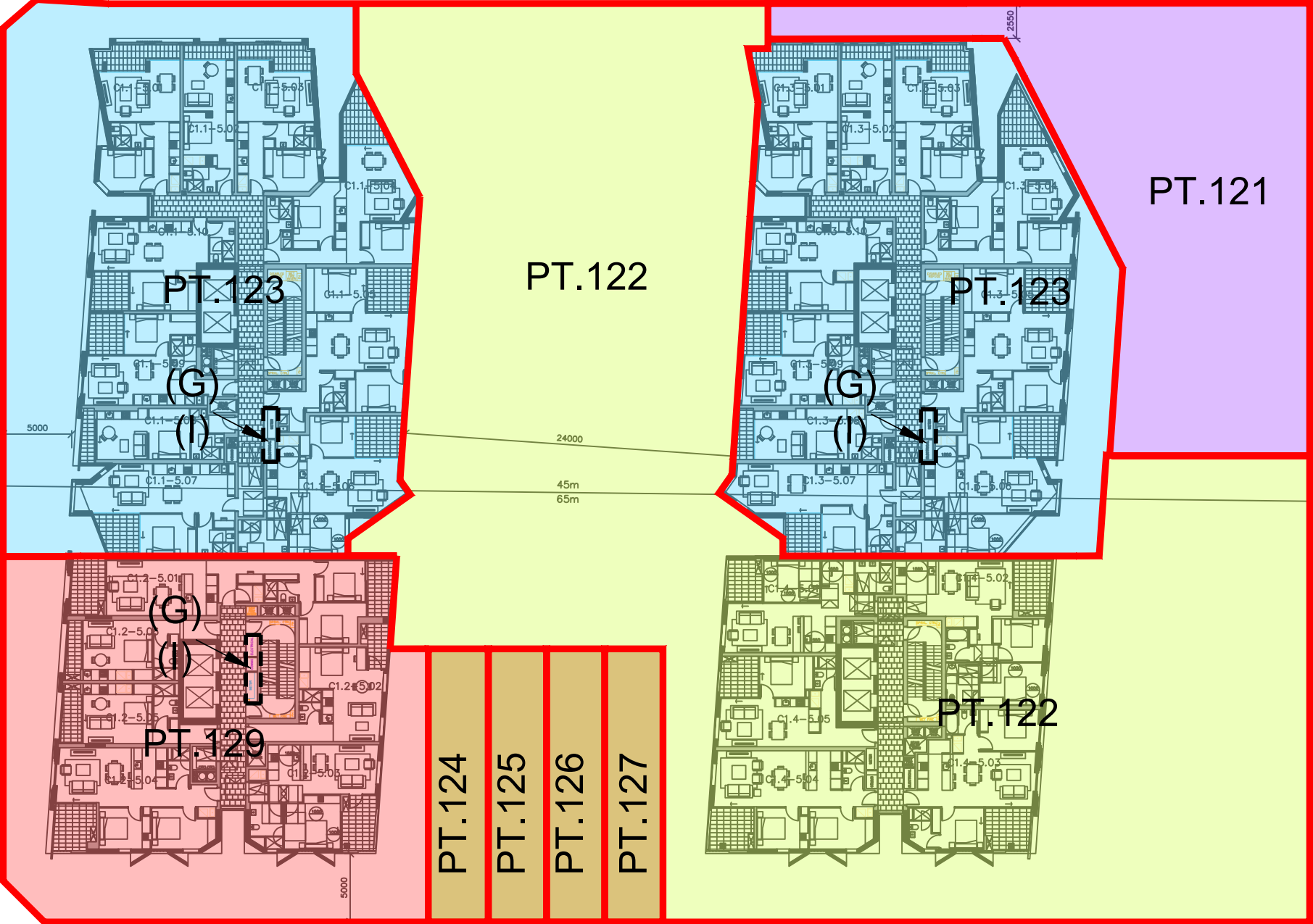
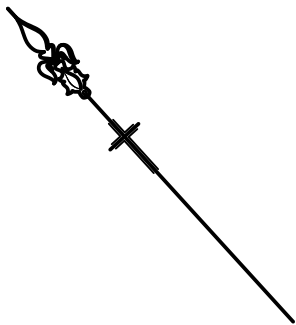
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123
SHEET 8 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10



EASEMENTS (at this level)

- 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 EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) - LOCATION TO BE CONFIRMED

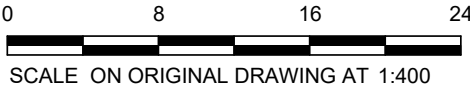
ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 127 & 129 ARE STRATUM LOTS AT LEVELS 5 - 12 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE

LEVELS 5 TO 12



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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DETAILS:

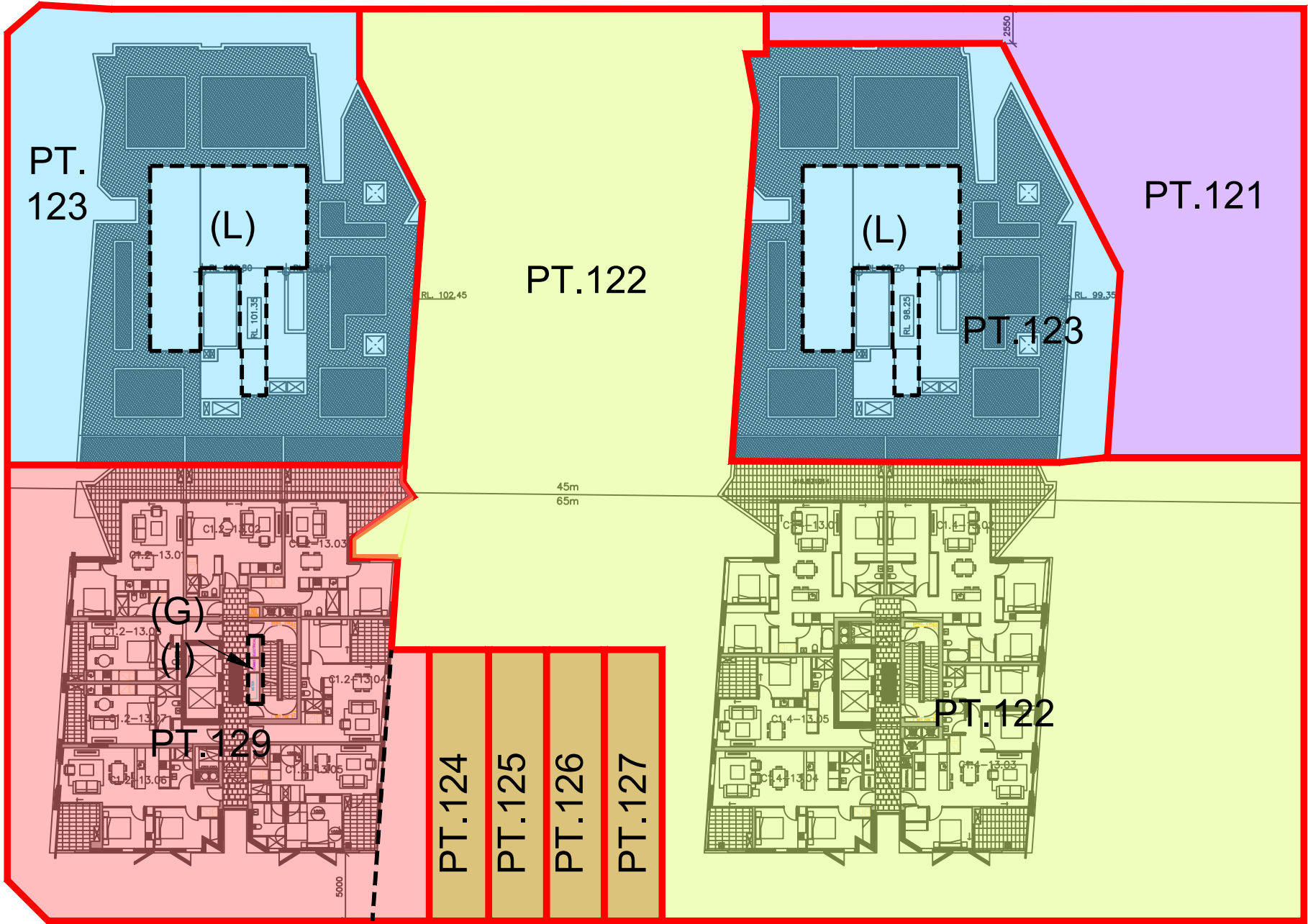
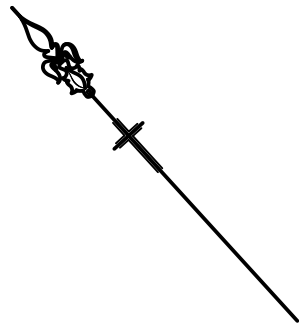
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123
SHEET 9 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10



EASEMENTS (at this level)

- 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 EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE (G) – LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) – LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT AND INFRASTRUCTURE VARIABLE WIDTH (L)–LOCATION TO BE CONFIRMED

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

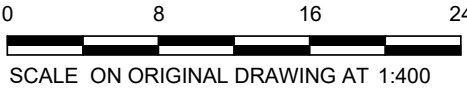
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE

SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 – 127 & 129 ARE STRATUM LOTS AT LEVEL 13 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

- LOT 121 – COMMUNITY
- LOT 122 – MARKET
- LOT 123 – SOCIAL
- LOT 124 TO 127 – TERRACE
- LOT 129 – AFFORDABLE

LEVEL 13



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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DETAILS:

PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

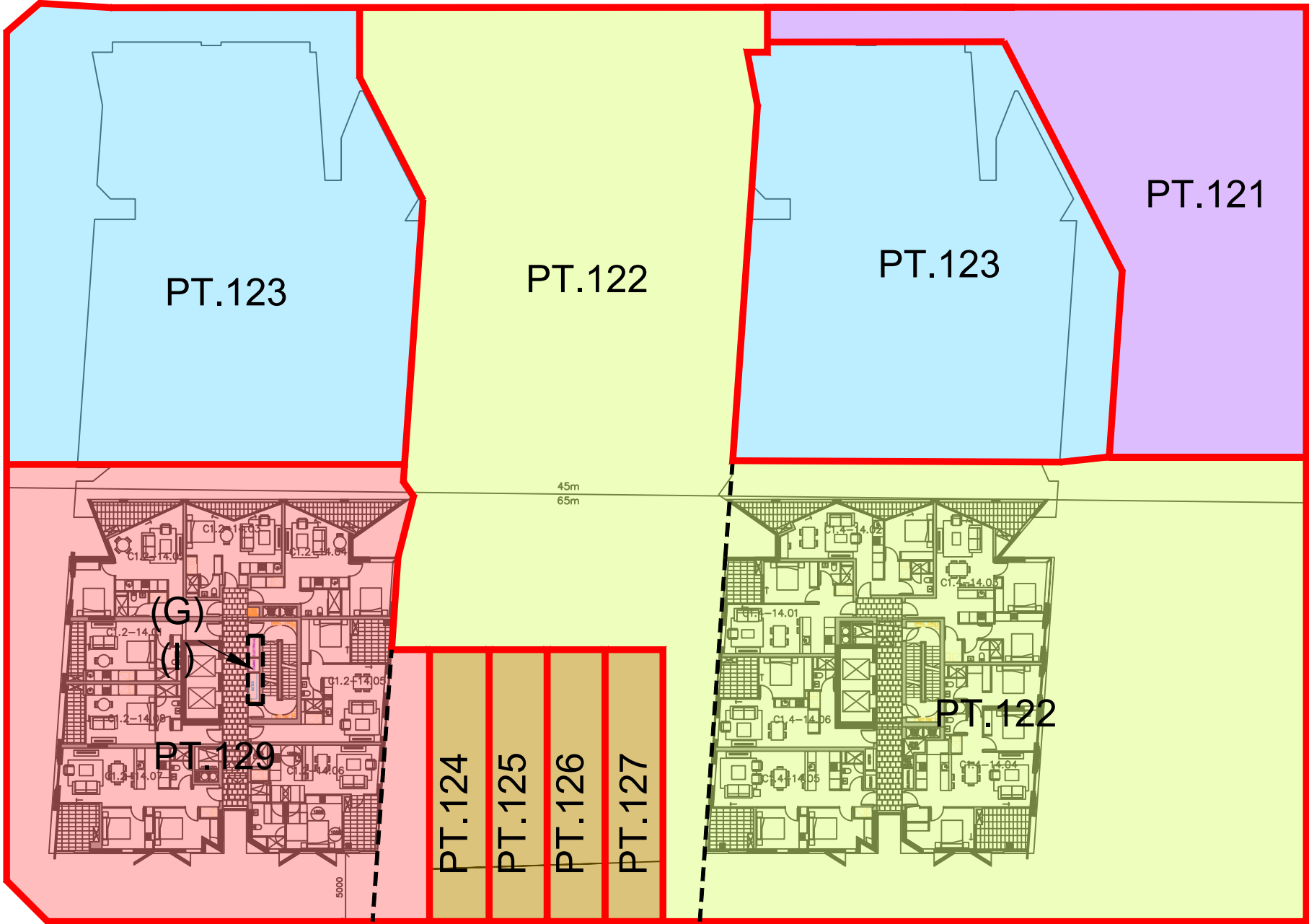
SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123

SHEET 10 OF 13

PROJECT No.
1601644

DRAWING REF.
LOT 12 - STRATUM

VERSION
10



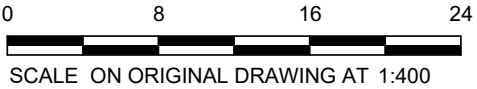
EASEMENTS (at this level)

- 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 EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) - LOCATION TO BE CONFIRMED

ARCHITECHTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
LOTS 121 - 127 & 129 ARE STRATUM LOTS AT LEVELS 14-19 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE

LEVELS 14 TO 19



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



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DETAILS:

PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

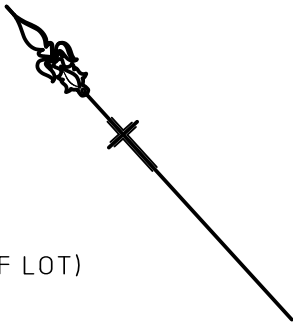
SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123

SHEET 11 OF 13

PROJECT No.
1601644

DRAWING REF.
LOT 12 - STRATUM

VERSION
10

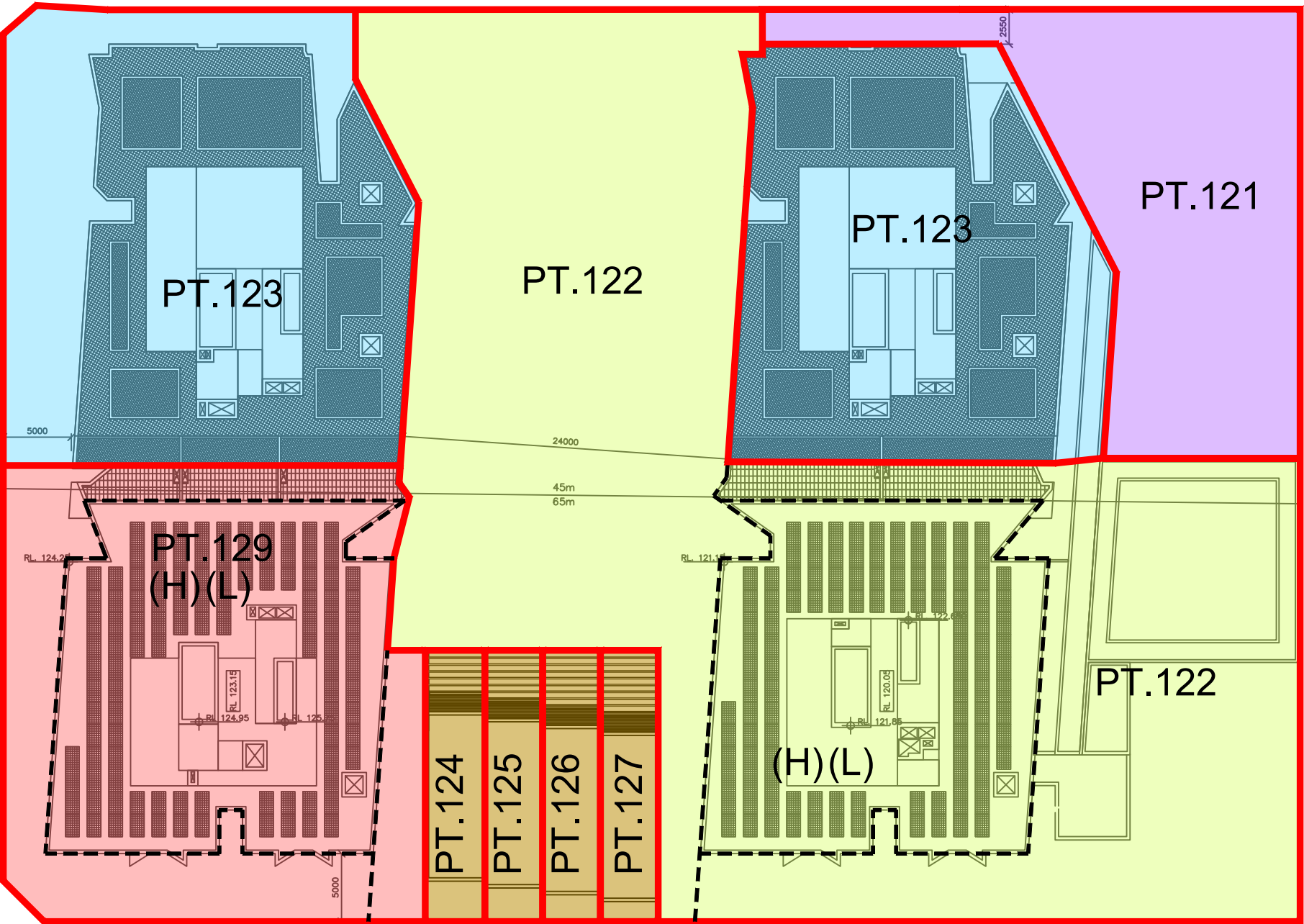


EASEMENTS (at this level)

- 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 EMBEDDED UTILITY SOLAR GENERATION INFRASTRUCTURE VARIABLE WIDTH (LIMITED IN STRATUM) (H)
- EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT AND INFRASTRUCTURE VARIABLE WIDTH (LIMITED IN STRATUM) (L)

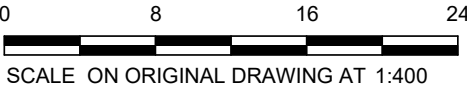
ARCHITECHTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 – 129 ARE STRATUM LOTS AT LEVEL 1 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.



- LOT 121 – COMMUNITY
- LOT 122 – MARKET
- LOT 123 – SOCIAL
- LOT 124 TO 127 – TERRACE
- LOT 129 – AFFORDABLE

ROOF LEVEL



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20



Beveridge Williams
Registered Surveyors
Land Development
Consultants

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CLIENT:
FRASERS PROPERTY
AUSTRALIA

DETAILS:
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	12/11/2020
CAD REFERENCE:	1601644_STRATUM_201123

SHEET 12 OF 13

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	10

PROPOSED EASEMENTS

STRATUM SUBDIVISION BLOCK C1
IVANHOE ESTATE, MACQUARIE PARK

- (1) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- (2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- (3) EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- (4) EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- (5) EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- (6) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AA) BENEFITING LOT 121 BURDENS LOT 122
- (7) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AD) BENEFITING LOTS 124-127 BURDENS LOT 122
- (8) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AH) BENEFITING LOT 128 BURDENS LOT 123
- (9) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AI) BENEFITING LOT 129 BURDENS LOT 123
- (10) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BA) BENEFITING LOT 121 BURDENS LOTS 122, 123
- (11) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BB) BENEFITING LOT 122 BURDENS LOTS 121, 123, 129
- (12) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC) BENEFITING LOT 123 BURDENS LOTS 121, 123, 129
- (13) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BD) BENEFITING LOTS 124-127 (INCL.) BURDENS LOTS 122, 129
- (14) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BH) BENEFITING LOT 128 BURDENS LOTS 121, 122, 123, 129
- (15) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BI) BENEFITING LOT 129 BURDENS LOTS 122
- (16) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BJ) BENEFITING LOT 130 BURDENS LOTS 122, 123
- (17) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123, 128, 129 BURDENS LOTS 122, 128
- (18) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124-127 (INCL.) BURDENS LOT 122
- (19) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128 BURDENS LOT 123
- (20) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CJ) BENEFITING LOT 130 BURDENS LOT 122
- (21) EASEMENT FOR EMBEDDED UTILITY HOT WATER SERVICE INFRASTRUCTURE(G) BENEFITING LOT 130 BURDENS LOT 122, 123, 128, 129 LOCATION TO BE CONFIRMED
- (22) EASEMENT FOR EMBEDDED UTILITY SOLAR GENERATION (H) BENEFITING LOT 130 BURDENS LOT 122, 129
- (23) EASEMENT FOR EMBEDDED UTILITY ELECTRICITY SERVICE INFRASTRUCTURE (I) BENEFITING LOT 130 BURDENS LOT 122, 123, 128, 129 LOCATION TO BE CONFIRMED
- (24) EASEMENT FOR GARBAGE AND WASTE STORAGE (J) BENEFITING LOT EVERY OTHER LOT BURDENS LOT 122
- (25) EASEMENT FOR SUBSTATION PREMISES VARIABLE WIDTH (LIMITED IN STRATUM) (K) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (26) EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT & INFRASTRUCTURE (L) BENEFITING LOT 130 BURDENS LOT 122, 123, 129
- (27) EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M) BENEFITING LOT EVERY OTHER LOT BURDENS LOT 122
- (28) EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (LIMITED IN STRATUM)(N) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (29) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM (O) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (30) POSITIVE COVENANT (ON-SITE DETENTION) (PC) (TBC) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 121
- (31) RESTRICTION ON THE USE OF LAND (ON-SITE DETENTION & RAINWATER TANK) (TBC) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 121
- (32) EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 122
- (33) POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 122

NOTE

- LOT 128 (SOCIAL ILU) REQUIRES RIGHTS FOR ACCESS AND PARKING WITHIN LOT 123 (SOCIAL) AT BASEMENT LEVELS 1 & 2 TO BE INCORPORATED INTO THE MANAGEMENT STATEMENTS THAT ACCOMPANY THE STRATUM AND STRATA PLANS

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