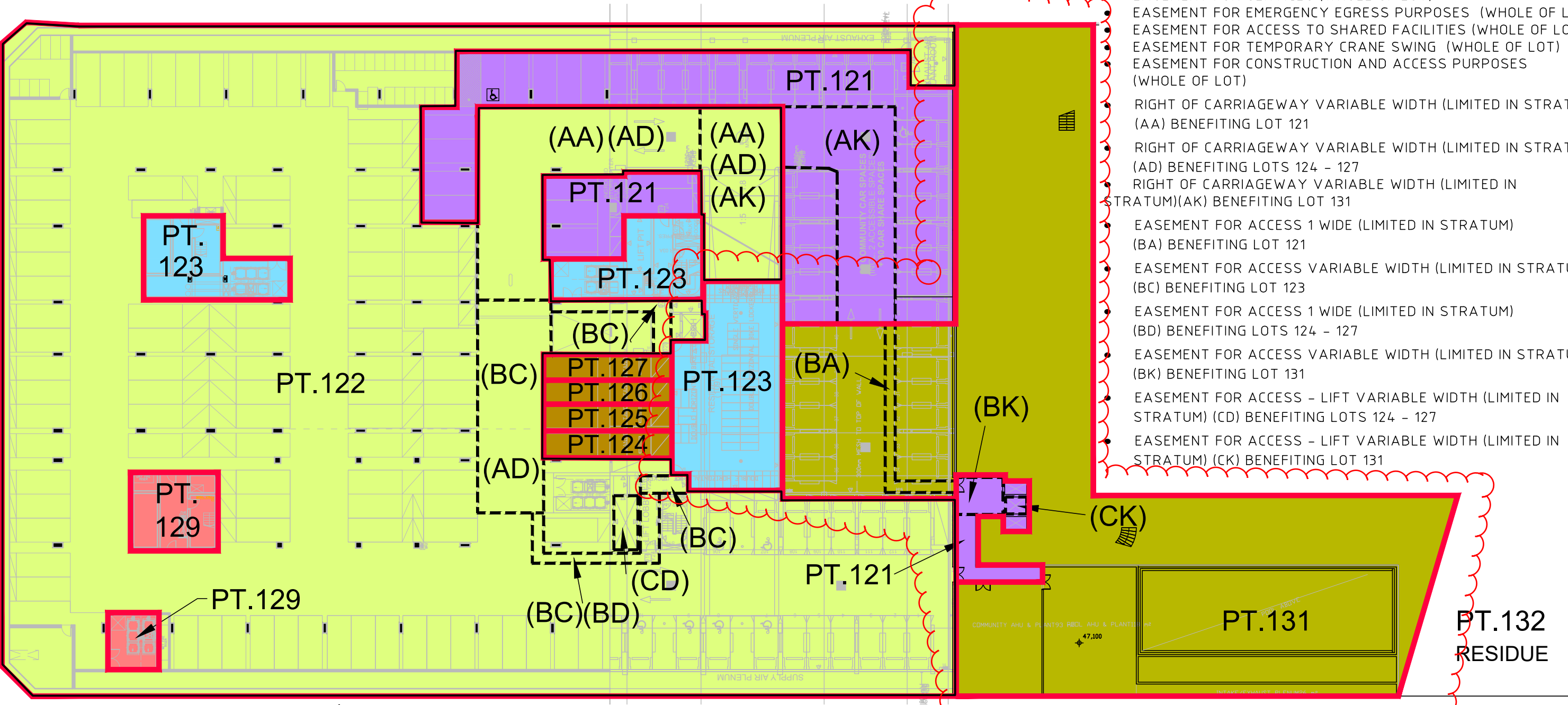


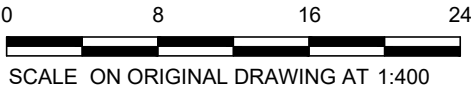


- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE
- LOT 131 - RETAIL

BASEMENT 3

ARCHITECTURAL PLAN: 5800 SA 55-102 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 & 131 ARE STRATUM LOTS AT BASEMENT 3 AND ARE
LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB
THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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Consultants

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CLIENT:
FRASERS PROPERTY
AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

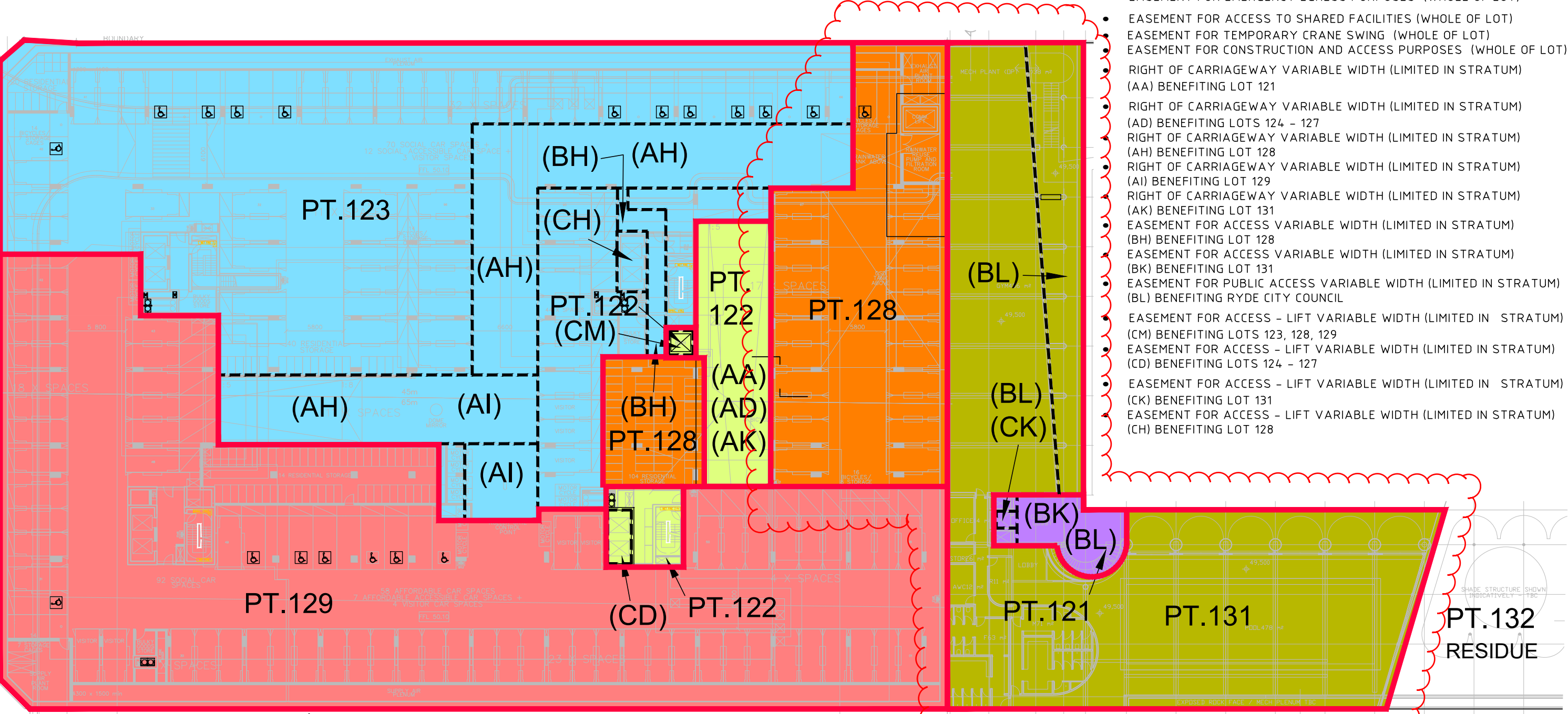
ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 1 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B

- 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 CONSTRUCTION AND ACCESS PURPOSES (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) (AH) BENEFITING LOT 128
 - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AI) BENEFITING LOT 129
 - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AK) BENEFITING LOT 131
 - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BH) BENEFITING LOT 128
 - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK) BENEFITING LOT 131
 - EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL) BENEFITING RYDE CITY COUNCIL
 - EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CM) BENEFITING LOTS 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) (CK) BENEFITING LOT 131
 - EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128

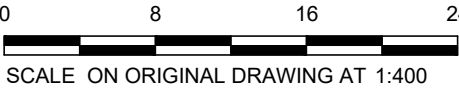


- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE
- LOT 131 - RETAIL

BASEMENT 2

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 & 131 ARE STRATUM LOTS AT BASEMENT 2 AND ARE
LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB
THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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Consultants

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CLIENT:
FRASERS PROPERTY
AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

ORIGINAL
SCALE
1:400

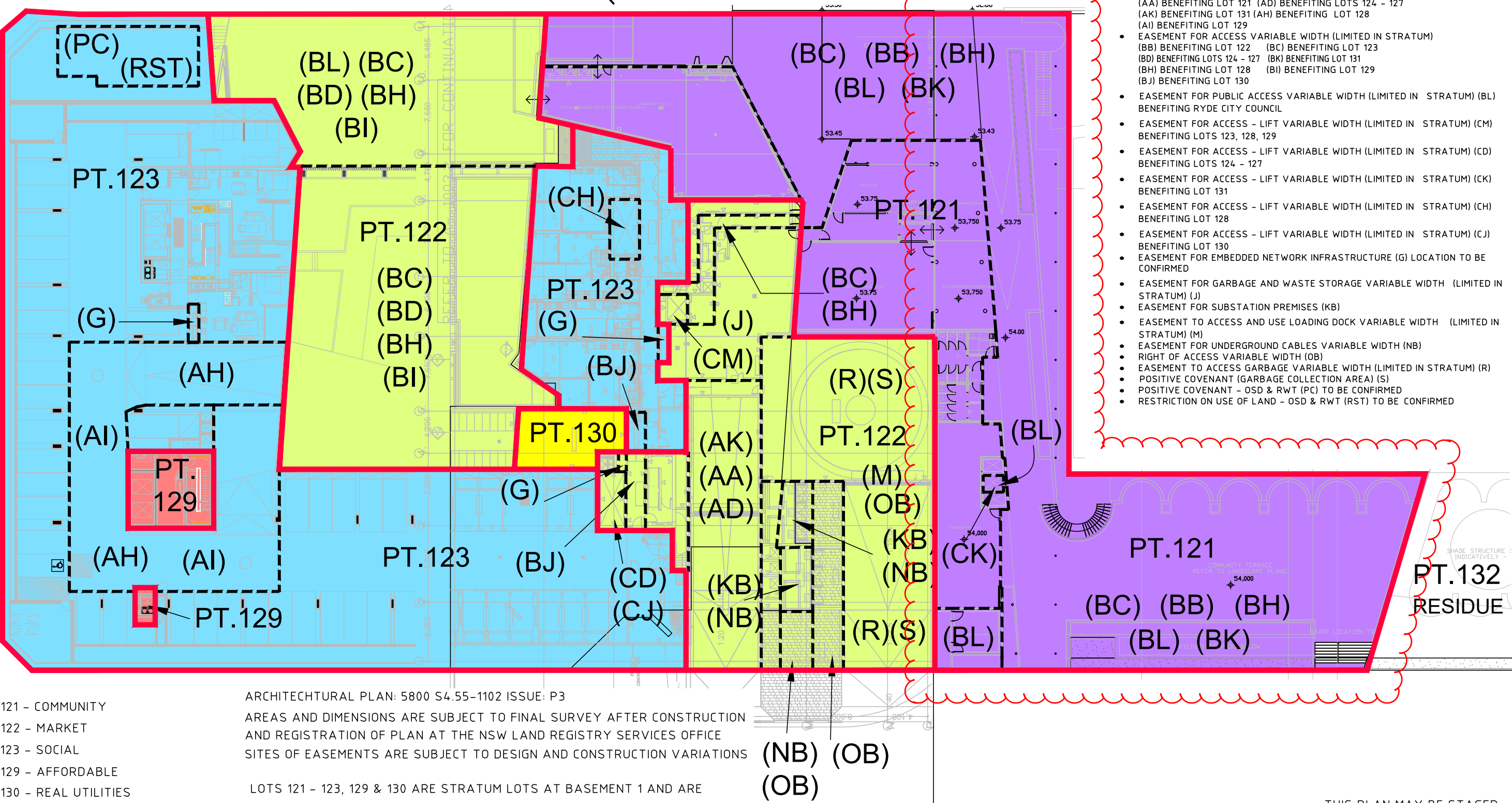
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 2 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B

DRAFT PLAN OF SUBDIVISION
17-02-2022

STRATUM SUBDIVISION BLOCK C1 & C2
IVANHOE ESTATE, MACQUARIE PARK



- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 129 - AFFORDABLE
- LOT 130 - REAL UTILITIES

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

- 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 CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
 - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
(AA) BENEFITING LOT 121 (AD) BENEFITING LOTS 124 - 127
(AK) BENEFITING LOT 131 (AH) BENEFITING LOT 128
(AI) BENEFITING LOT 129
 - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BB) BENEFITING LOT 122 (BC) BENEFITING LOT 123
(BD) BENEFITING LOTS 124 - 127 (BK) BENEFITING LOT 131
(BH) BENEFITING LOT 128 (BI) BENEFITING LOT 129
(BJ) BENEFITING LOT 130
 - EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL)
BENEFITING RYDE CITY COUNCIL
 - EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CM)
BENEFITING LOTS 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) (CK)
BENEFITING LOT 131
 - 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 NETWORK INFRASTRUCTURE (G) LOCATION TO BE
CONFIRMED
 - EASEMENT FOR GARBAGE AND WASTE STORAGE VARIABLE WIDTH (LIMITED IN
STRATUM) (J)
 - EASEMENT FOR SUBSTATION PREMISES (KB)
 - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN
STRATUM) (M)
 - EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (NB)
 - RIGHT OF ACCESS VARIABLE WIDTH (OB)
 - EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R)
 - POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S)
 - POSITIVE COVENANT - OSD & RWT (PC) TO BE CONFIRMED
 - RESTRICTION ON USE OF LAND - OSD & RWT (RST) TO BE CONFIRMED

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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CLIENT:

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AUSTRALIA

DETAILS:

PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

ORIGINAL
SCALE
1:400

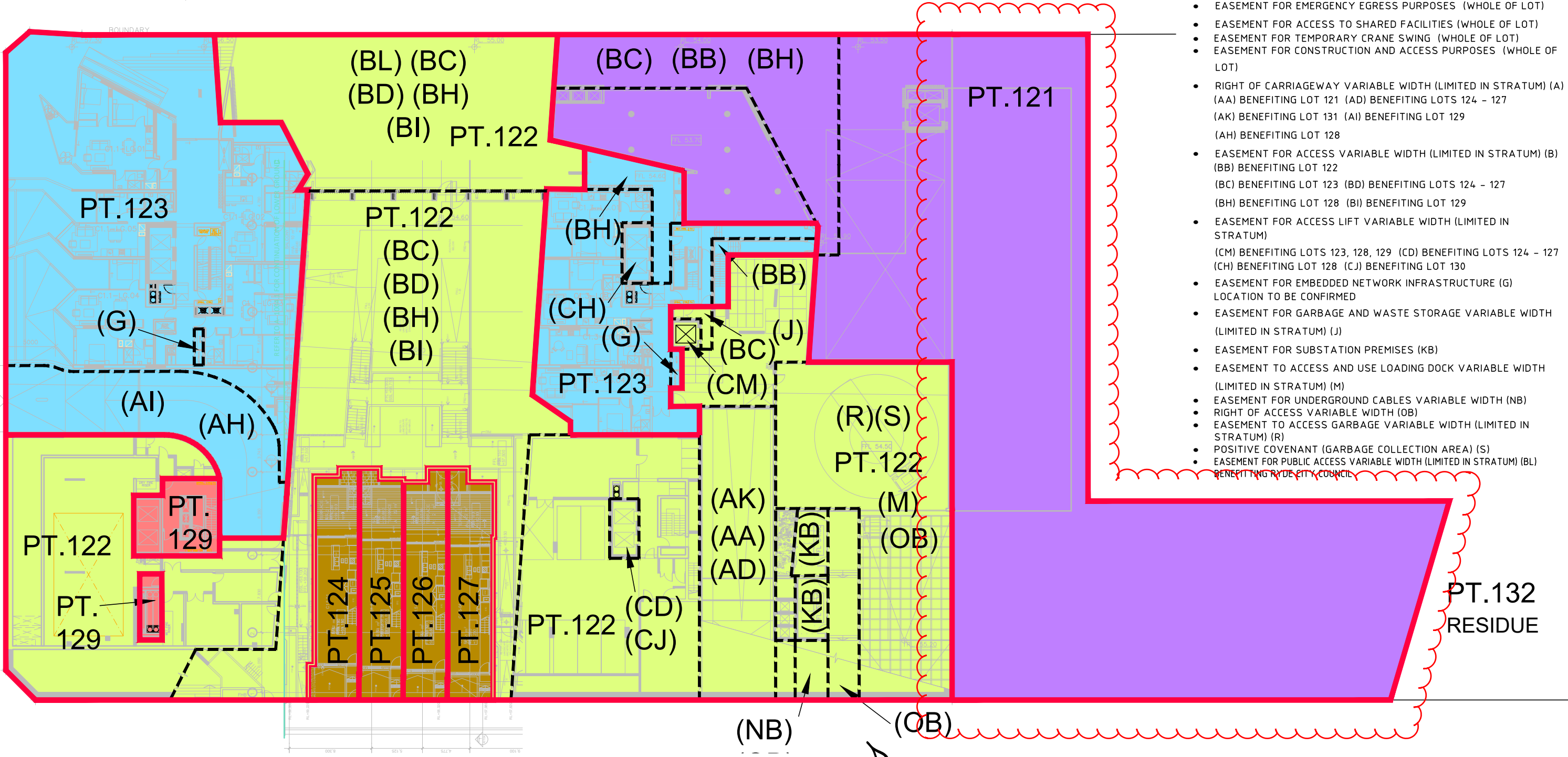
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 3 OF 13	

PROJECT No.
1601644

DRAWING REF.
LOT 12 - STRATUM

VERSION
18B



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 CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (A) (AA) BENEFITING LOT 121 (AD) BENEFITING LOTS 124 - 127 (AK) BENEFITING LOT 131 (AI) BENEFITING LOT 129 (AH) BENEFITING LOT 128
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (B) (BB) BENEFITING LOT 122 (BC) BENEFITING LOT 123 (BD) BENEFITING LOTS 124 - 127 (BH) BENEFITING LOT 128 (BI) BENEFITING LOT 129
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CM) BENEFITING LOTS 123, 128, 129 (CD) BENEFITING LOTS 124 - 127 (CH) BENEFITING LOT 128 (CJ) BENEFITING LOT 130
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) LOCATION TO BE CONFIRMED
- EASEMENT FOR GARBAGE AND WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (J)
- EASEMENT FOR SUBSTATION PREMISES (KB)
- EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M)
- EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (NB)
- RIGHT OF ACCESS VARIABLE WIDTH (OB)
- EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R)
- POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S)
- EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL) BENEFITING RYDE CITY COUNCIL

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

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.



LOWER GROUND FLOOR

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 LOWER GROUND FLOOR AND ARE
LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB
THAT FORMS THE FLOOR & CEILING.

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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CLIENT:
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AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

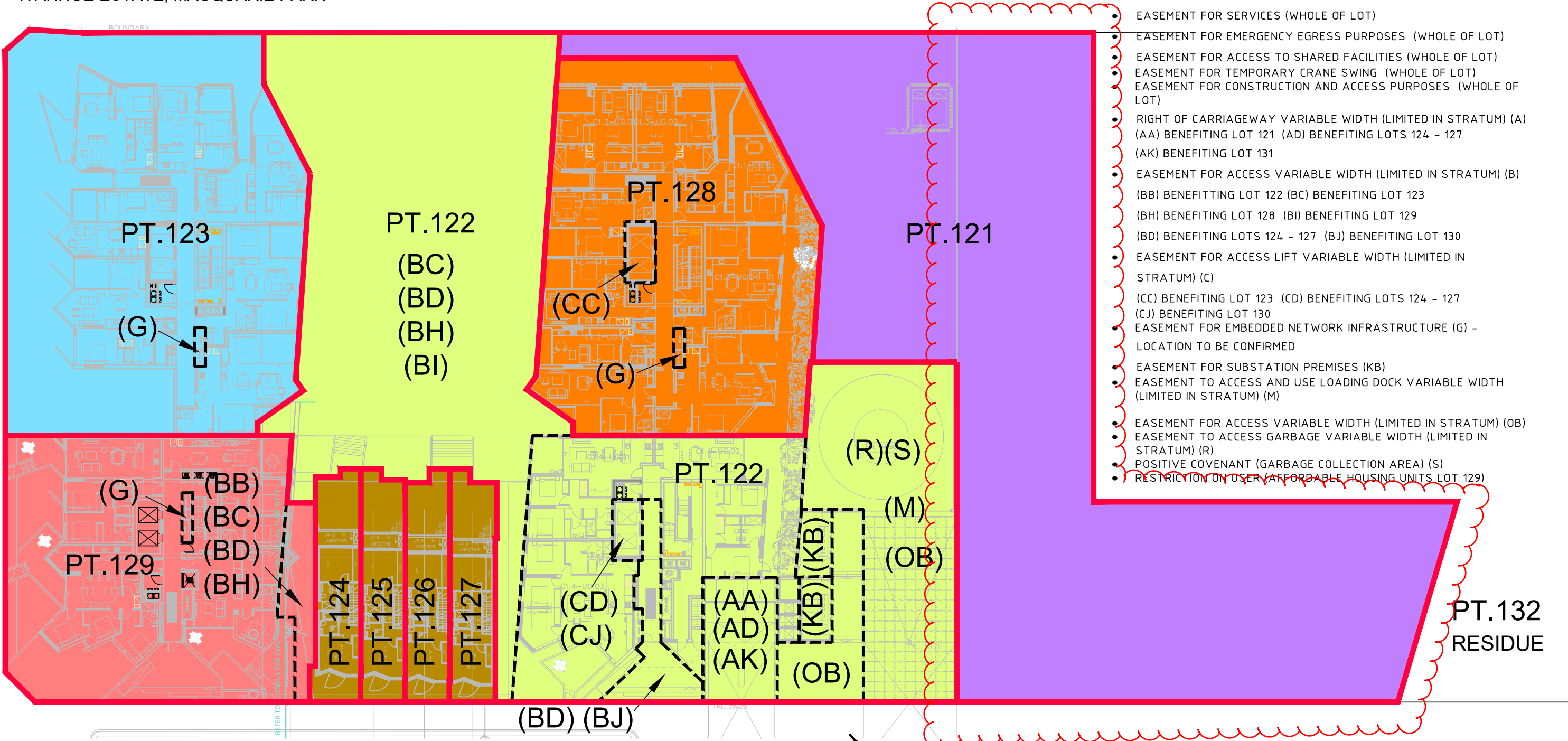
ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 4 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B

- 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 CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
 - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (A)
(AA) BENEFITING LOT 121 (AD) BENEFITING LOTS 124 - 127
(AK) BENEFITING LOT 131
 - 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 NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
 - EASEMENT FOR SUBSTATION PREMISES (KB)
 - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M)
 - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (OB)
 - EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R)
 - POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S)
 - RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)



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

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.

0 8 16 24
SCALE ON ORIGINAL DRAWING AT 1:400

UPPER GROUND FLOOR

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.

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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CLIENT:
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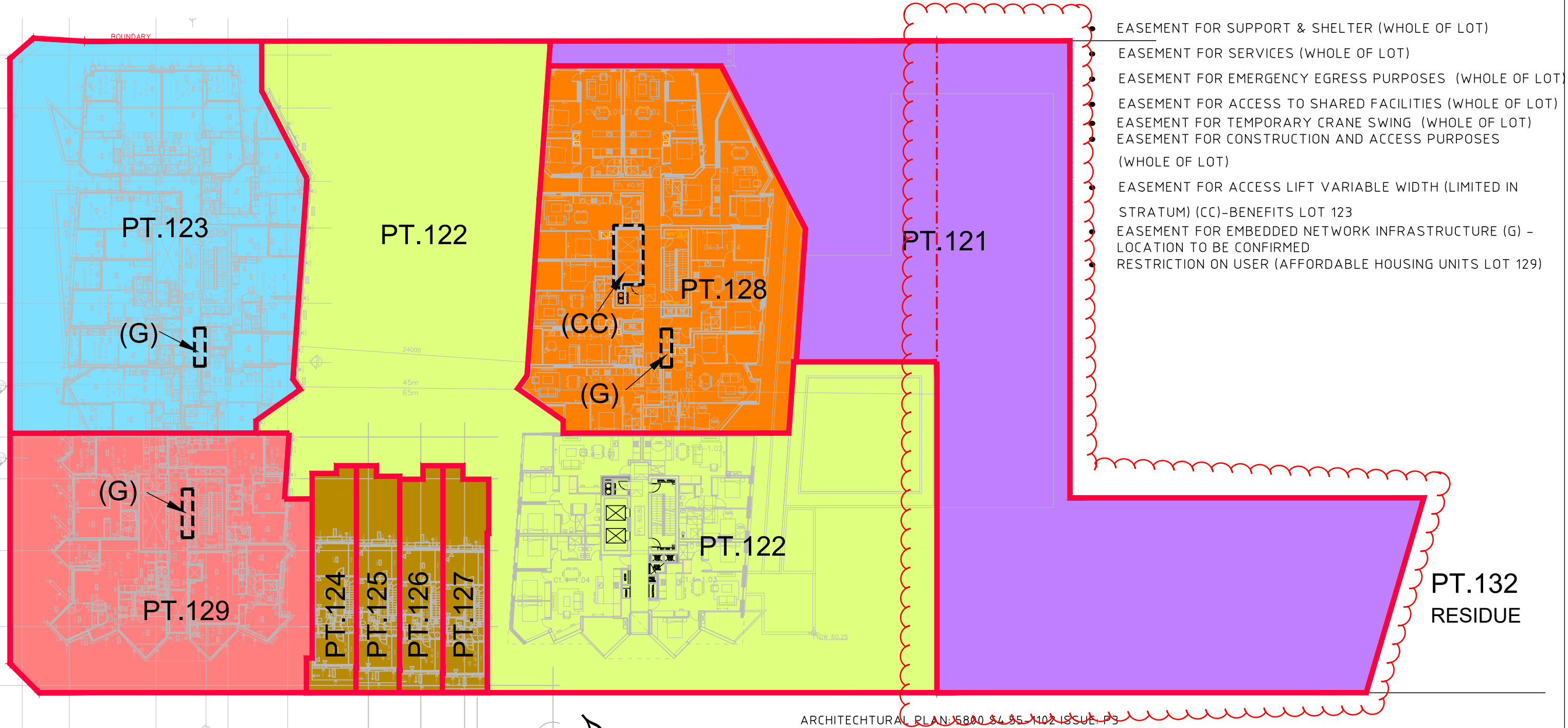
DETAILS:
PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 5 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B



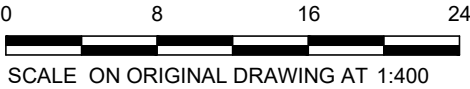
- EASEMENTS (at this level)
- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
 - EASEMENT FOR SERVICES (WHOLE OF LOT)
 - EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
 - EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
 - EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
 - EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
 - EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC)-BENEFITS LOT 123
 - EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
 - RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)

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

LEVEL 1

ARCHITECTURAL PLAN: 5800 84 35 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.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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Registered Surveyors
Land Development
Consultants

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CLIENT:
FRASERS PROPERTY
AUSTRALIA

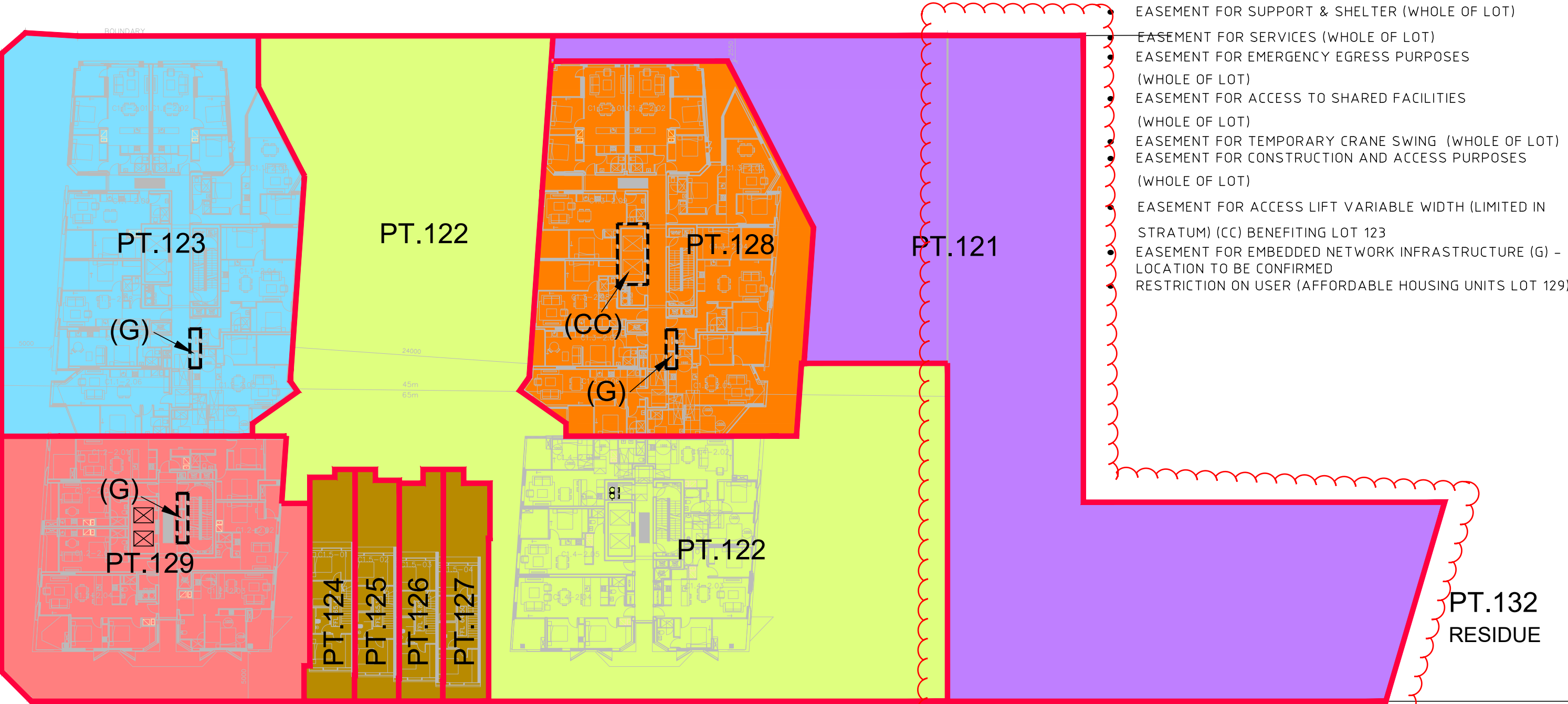
DETAILS:
PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 6 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B



- 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)
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)

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

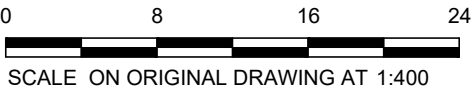
LEVEL 2

ARCHITECTURAL PLAN: 5800 94 95-1102 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.

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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CLIENT:
FRASERS PROPERTY
AUSTRALIA

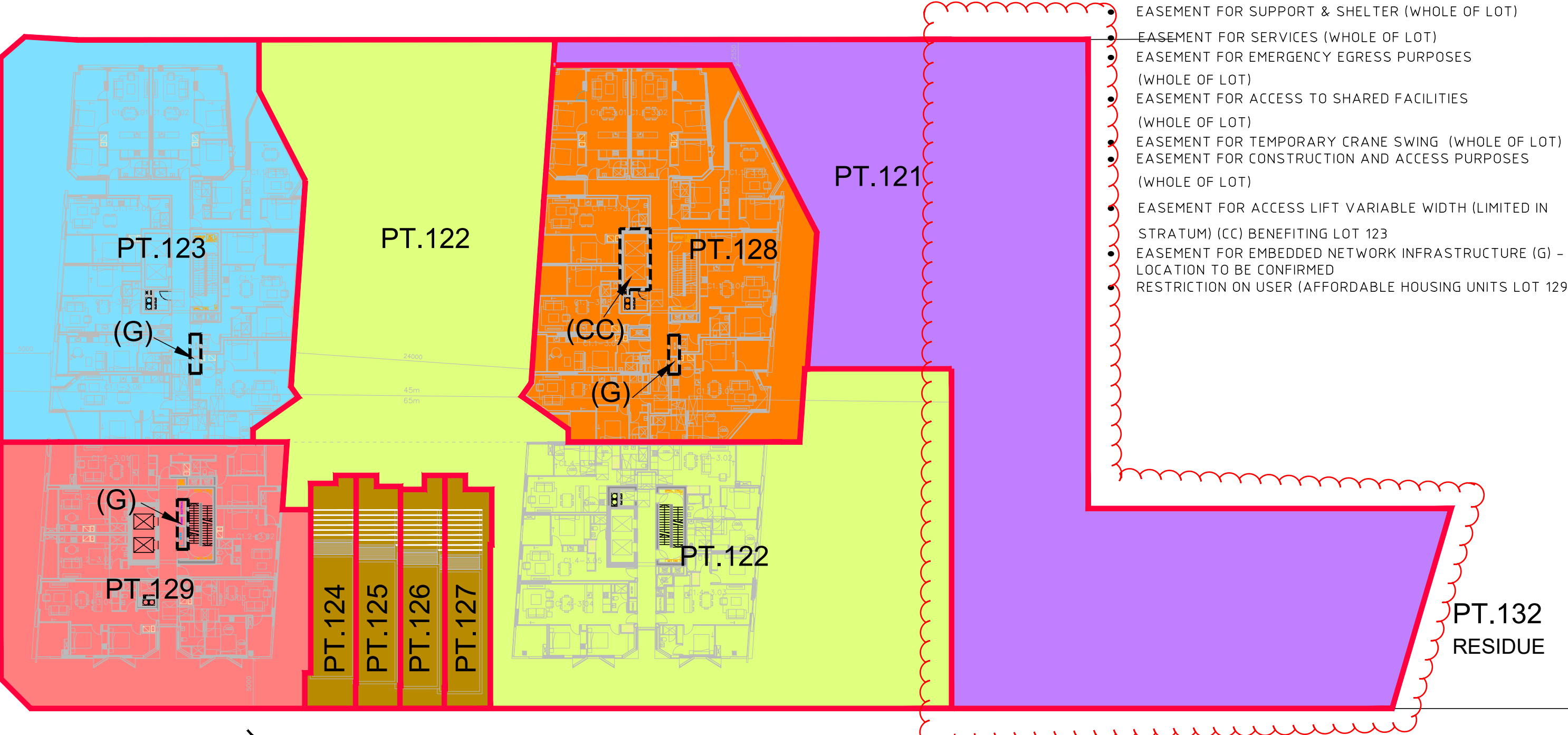
DETAILS:
PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 7 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B



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

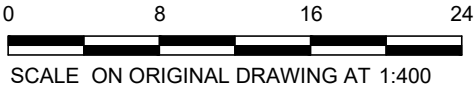
LEVELS 3 & 4

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.

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



Beveridge Williams
Registered Surveyors
Land Development
Consultants

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CLIENT:
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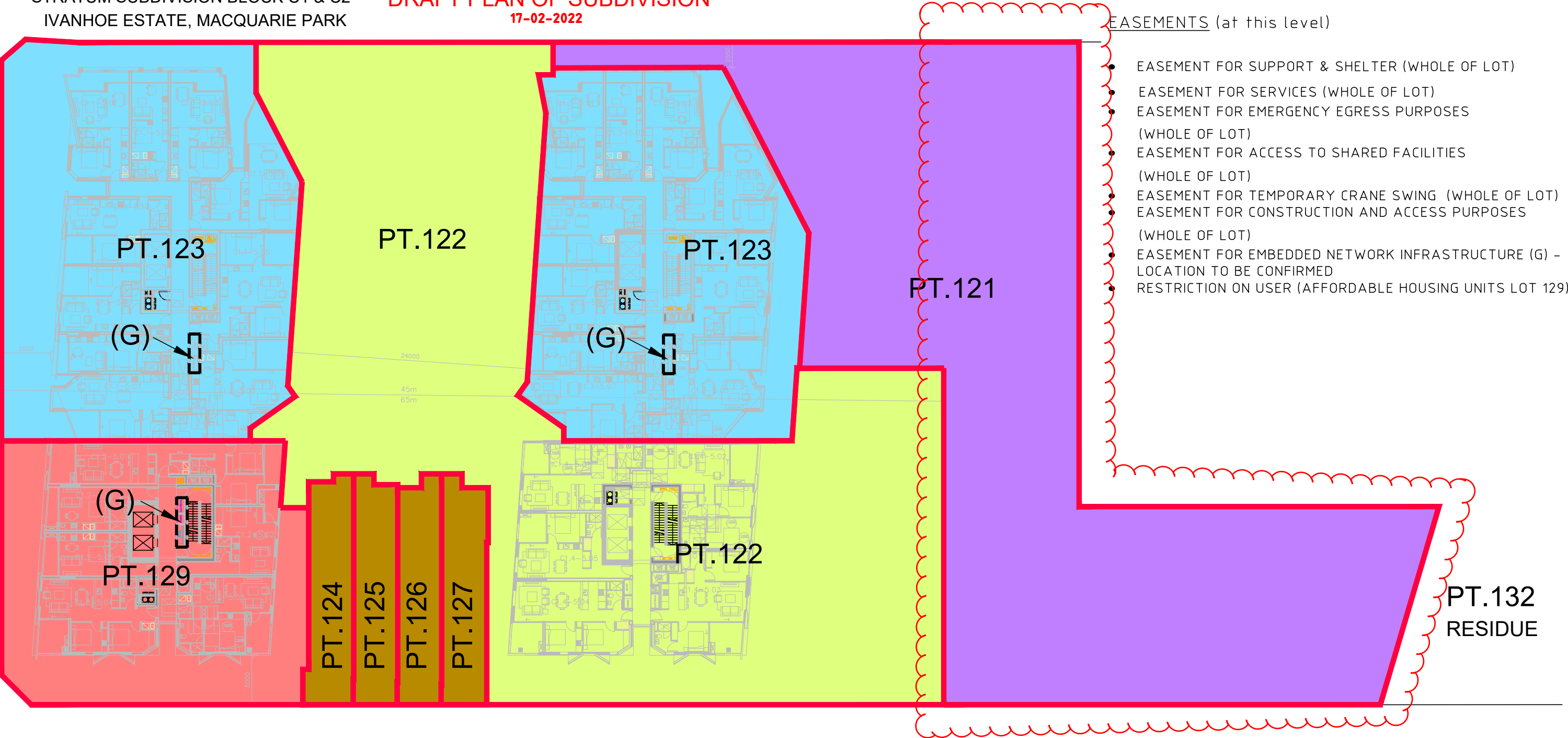
DETAILS:
PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 8 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B



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 5 - 12 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.

0 8 16 24
SCALE ON ORIGINAL DRAWING AT 1:400

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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CLIENT:

FRASERS PROPERTY AUSTRALIA

DETAILS:

**PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599**

ORIGINAL
SCALE
1:400

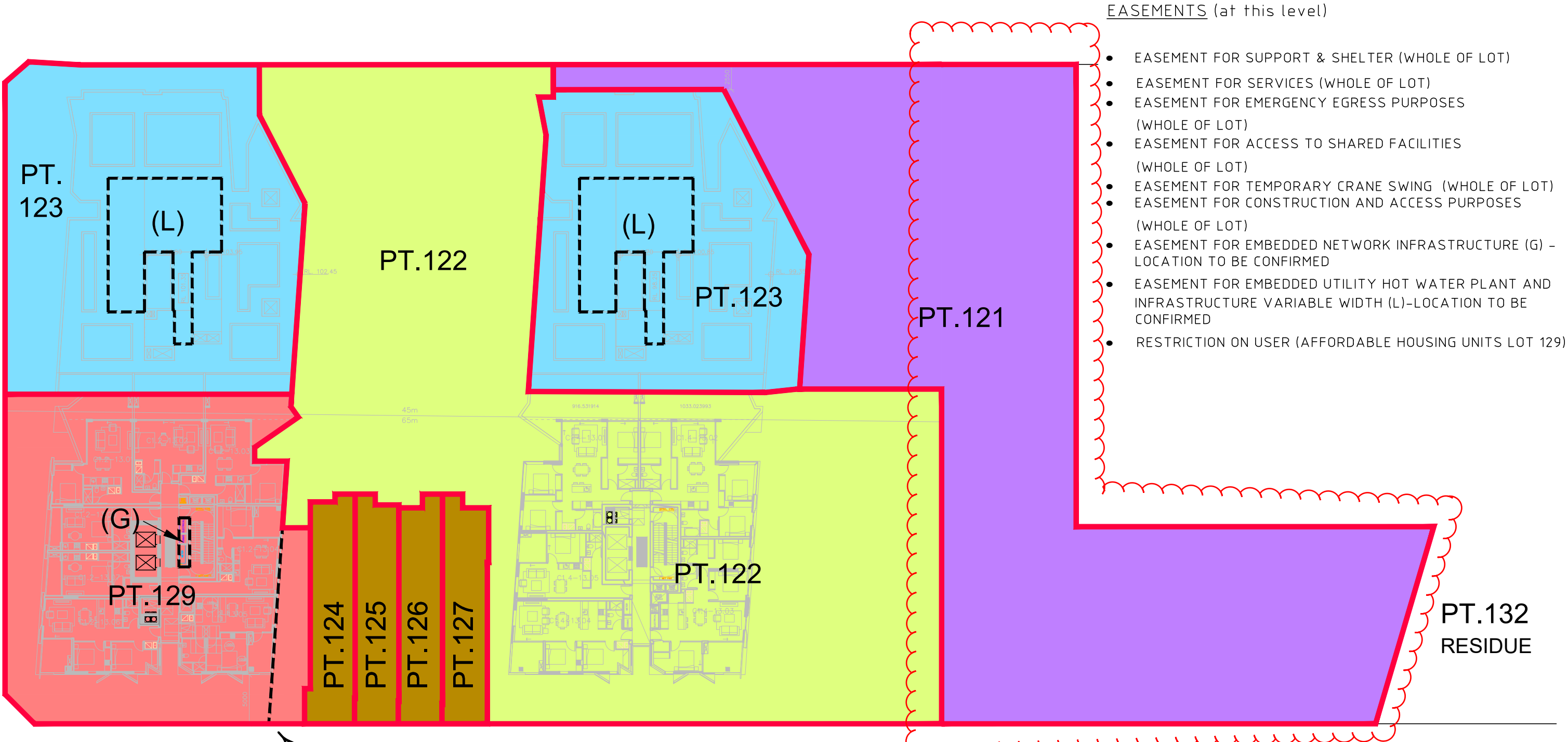
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 9 OF 13	

PROJECT No.
1601644

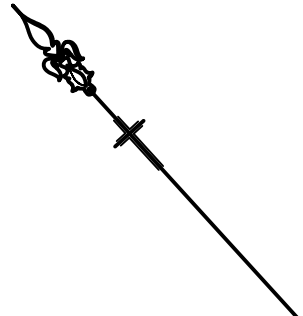
DRAWING REF.
LOT 12 - STRATUM

VERSION
18B



- 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 CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
 - EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
 - EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT AND INFRASTRUCTURE VARIABLE WIDTH (L)-LOCATION TO BE CONFIRMED
 - RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)

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

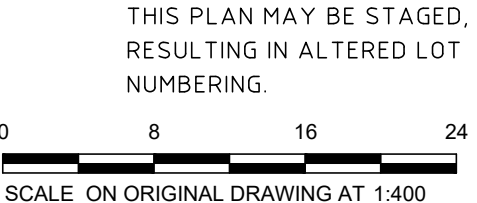


LEVEL 13

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.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
**PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599**

ORIGINAL
SCALE
1:400

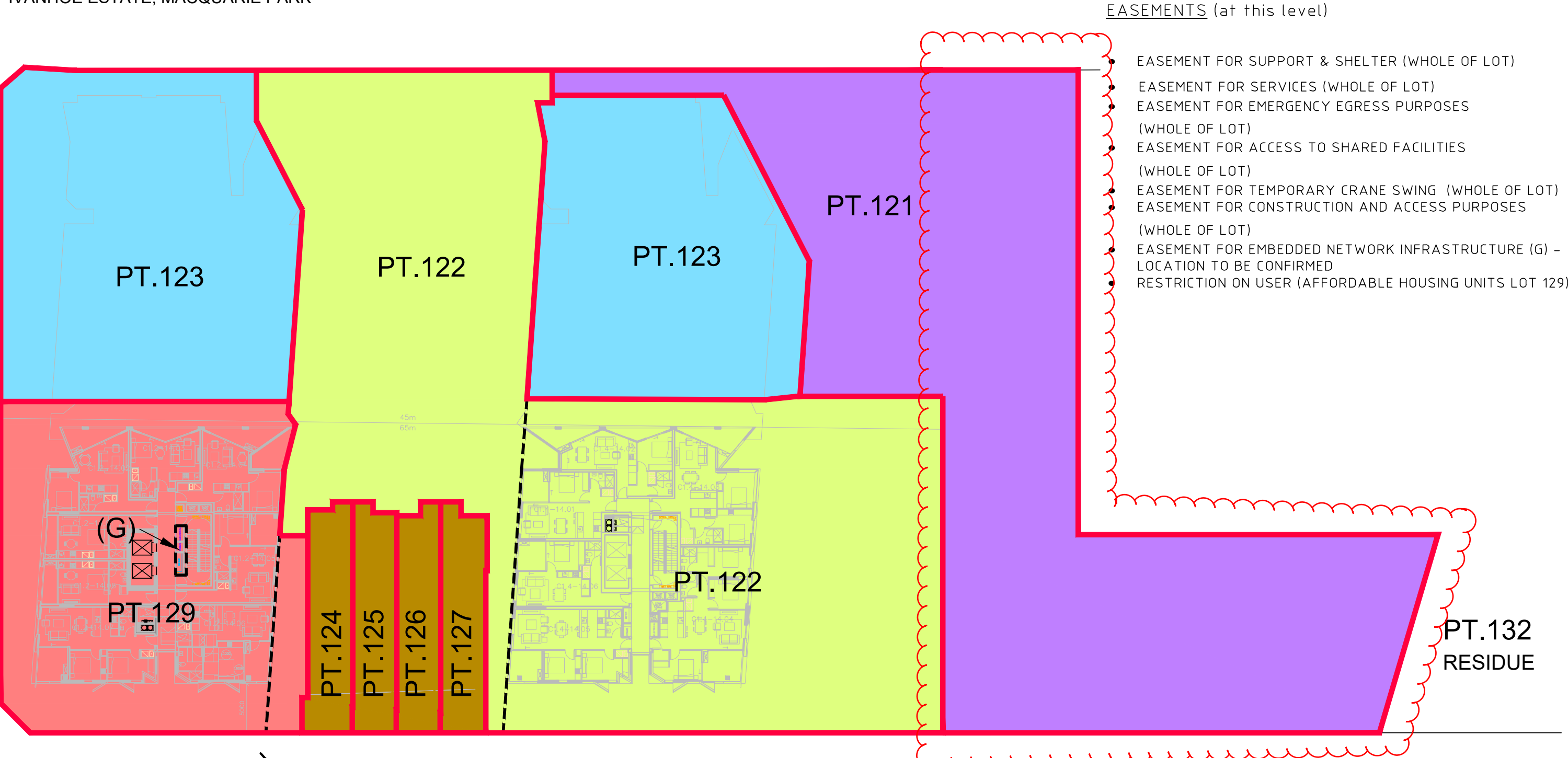
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 10 OF 13	

PROJECT No.
1601644

DRAWING REF.
LOT 12 - STRATUM

VERSION
18B



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

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

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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.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.

0 8 16 24
SCALE ON ORIGINAL DRAWING AT 1:400

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
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DETAILS:

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OF LOT 12 AND 13 IN
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ORIGINAL
SCALE
1:400

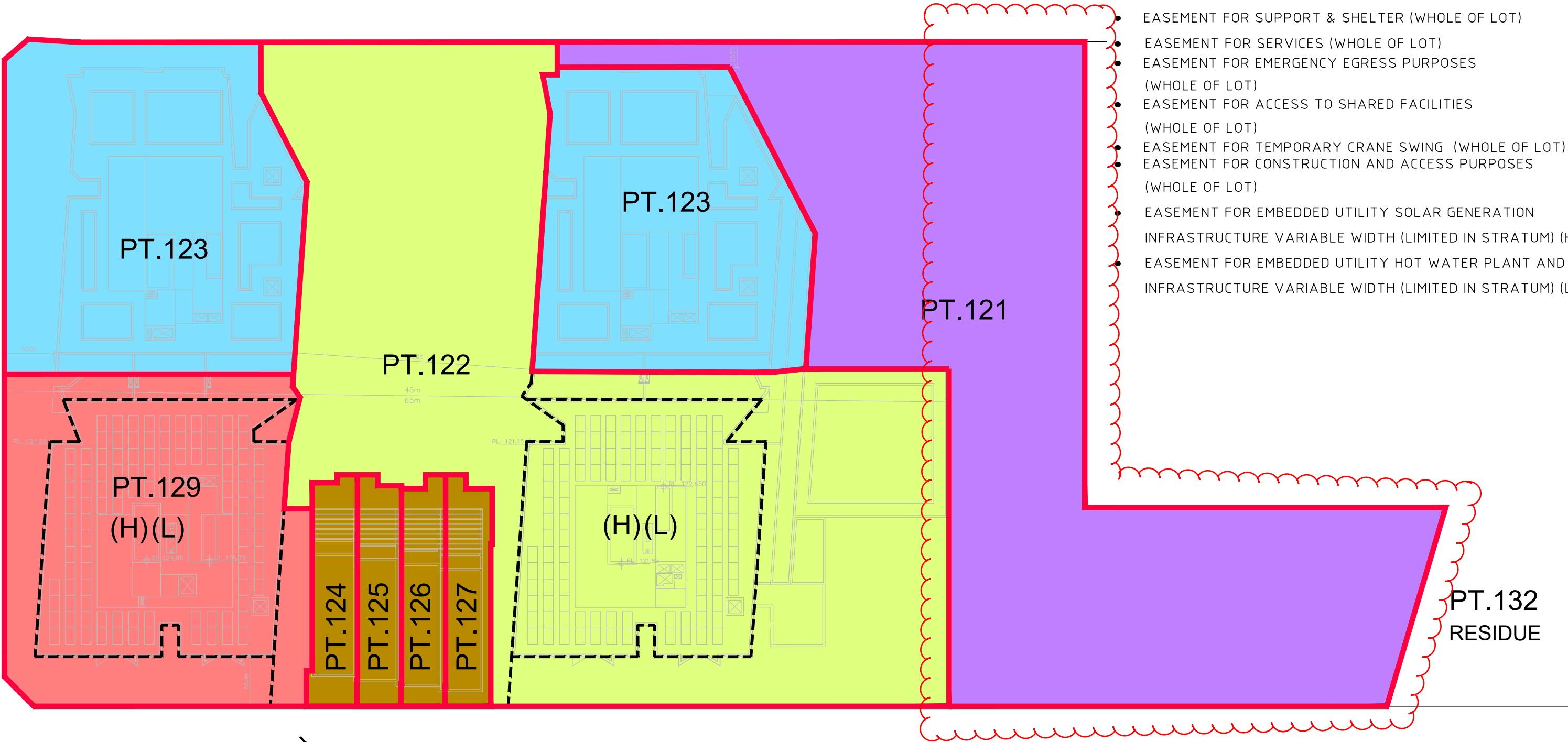
SHEET SIZE
A3

SURVEYOR:	P.J.M.
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CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 11 OF 13	

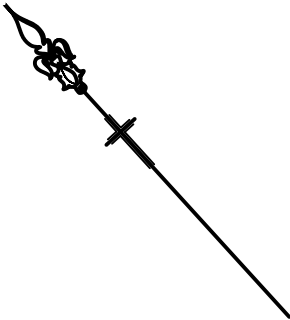
PROJECT No.
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DRAWING REF.
LOT 12 - STRATUM

VERSION
18B



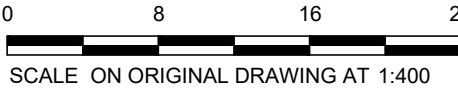
- LOT 121 – COMMUNITY
- LOT 122 – MARKET
- LOT 123 – SOCIAL
- LOT 124 TO 127 – TERRACE
- LOT 129 – AFFORDABLE



ROOF LEVEL

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 1 AND ARE
LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB
THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 – 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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SHEET 12 OF 13

PROJECT No.
1601644

DRAWING REF.
LOT 12 - STRATUM

VERSION
18B

PROPOSED EASEMENTS

DRAFT PLAN OF SUBDIVISION
17-02-2022

STRATUM SUBDIVISION BLOCK C1 & C2
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) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AK) BENEFITING LOT 131 BURDENS LOTS 121,122
- (11) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BA) BENEFITING LOT 121 BURDENS LOT 131
- (12) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BB) BENEFITING LOT 122 BURDENS LOTS 121, 123, 129
- (13) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC) BENEFITING LOT 123 BURDENS LOTS 121, 122, 129
- (14) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BD) BENEFITING LOTS 124-127 (INCL.) BURDENS LOTS 122, 129
- (15) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BH) BENEFITING LOT 128 BURDENS LOTS 121, 122, 123, 129
- (16) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BI) BENEFITING LOT 129 BURDENS LOT 122
- (17) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BJ) BENEFITING LOT 130 BURDENS LOTS 122, 123
- (18) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK) BENEFITING LOT 131 BURDENS LOT 121
- (19) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 121
- (20) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123 BURDENS LOT 128
- (21) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124-127 (INCL.) BURDENS LOT 122
- (22) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128 BURDENS LOT 123
- (23) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CJ) BENEFITING LOT 130 BURDENS LOT 122
- (24) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CK) BENEFITING LOT 131 BURDENS LOT 121
- (25) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CM) BENEFITING LOTS 123, 128, 129 BURDENS LOT 122
- (26) EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) BENEFITING LOT 130 BURDENS LOTS 122, 123, 128, 129 LOCATION TO BE CONFIRMED
- (27) EASEMENT FOR EMBEDDED UTILITY SOLAR GENERATION (H) BENEFITING LOT 130 BURDENS LOTS 122, 129
- (28) EASEMENT FOR GARBAGE AND WASTE STORAGE (J) BENEFITING LOT EVERY OTHER LOT BURDENS LOT 122
- (29) EASEMENT FOR SUBSTATION PREMISES VARIABLE WIDTH (LIMITED IN STRATUM) (KB) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (30) EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT & INFRASTRUCTURE (L) BENEFITING LOT 130 BURDENS LOTS 122, 123, 129
- (31) EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M) BENEFITING EVERY OTHER LOT BURDENS LOT 122
- (32) EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (LIMITED IN STRATUM) (NB) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (33) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (OB) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (34) POSITIVE COVENANT (ON-SITE DETENTION & RAINWATER TANK) (PC) (TBC) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 123
- (35) RESTRICTION ON THE USE OF LAND (ON-SITE DETENTION & RAINWATER TANK) (RST) (TBC) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 123
- (36) EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 122
- (37) POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 122
- (38) RESTRICTION ON THE USER (LOT TO BE USED FOR AFFORDABLE HOUSING) BENEFITS NSW LAND & HOUSING CORPORATION (LAHC) AND BURDENS LOT 129
- (39) EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT) BENEFITS LOTS 121 & 131 AND BURDENS EVERY OTHER LOT
- (40) EASEMENT FOR SUBSTATION PREMISES VARIABLE WIDTH (LIMITED IN STRATUM) (KA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121
- (41) EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (LIMITED IN STRATUM) (NA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121
- (42) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (OA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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CLIENT:

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DETAILS:

PLAN OF SUBDIVISION OF LOT 12 AND 13 IN DP 1271599

ORIGINAL SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 13 OF 13	

PROJECT No.
1601644

DRAWING REF.
LOT 12 - STRATUM

VERSION
18B