

## STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

Office Use Only		Office Use Only	
Registered: Purpose:			
PLAN OF SUBDIVISION OF LOT 12 DP270729.		LGA: PARRAMATTA Locality: EPPING Parish: FIELD OF MARS County: CUMBERLAND	
<p>Strata Certificate (Approved Form 5)</p> <p>(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 2012, *(b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2012, have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.</p> <p>* (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.</p> <p>* (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.</p> <p>* (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 encroachment.</p> <p>* (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.</p> <p>Date.....</p> <p>Subdivision No.....</p> <p>Relevant Development Consent No.....</p> <p>Issued by.....</p> <p>Signature..... Authorised Person/General Manager/Accredited Certifier</p> <p>* Strike through if inapplicable. ^ Insert lot numbers of proposed utility lots.</p>		<p>Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)</p> <p>The Owners – Strata Plan No</p> <p>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 through if inapplicable * Insert the type to be adopted (Schedule 2-7 Strata Schemes Management Regulation 2010)</p>	
		<p>Surveyor's Certificate (Approved Form 3)</p> <p>I, Wayne Allen Diver-Tuck ..... of JBW Surveyors Pty Ltd ..... ACN 001 149 373 a surveyor registered under the Surveying and Spatial Information Act, 2002, hereby certify that:</p> <p>(1) Each applicable requirement of * Schedule 1A of the Strata Schemes (Freehold Development) Act 1973 has been met * <del>Schedule 1A of the Strata Schemes (Leasehold Development)</del> <del>Act 1986 has been met;</del></p> <p>(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.</p> <p>(3) * the survey information recorded in the accompanying location plan is accurate.</p> <p>Signature: .....</p> <p>Date: 21ST MARCH 2014</p> <p>* Strike through if inapplicable. ^ Insert the Deposited Plan Number or Dealing Number of the instrument that created the easement</p>	
<p>Signatures, Seals and Section 88b Statements should appear on STRATA PLAN FORM 3A</p>		<p>SURVEYOR'S REFERENCE: 124792-EPP-STG3</p> <p>SEE PLAN SHEET 1 FOR GENERAL NOTES</p>	

## STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:

PLAN OF

SUBDIVISION OF LOT 12 DP270729.

This sheet is for the provision of the following information as required:

- A Schedule of Unit Entitlements
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919.
- Signatures and seals-see 1950 Conveyancing Act 1919.
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate No: .....

Date of Endorsement: .....

## SCHEDULE OF UNIT ENTITLEMENT

SEE PLAN SHEET 1 FOR  
GENERAL NOTES

## BUILDING '12'

## BUILDING '13'

## BUILDING '14'

LOT	DOOR	U.E.	LOT	DOOR	U.E.	LOT	DOOR	U.E.	LOT	DOOR	U.E.
	G11	32		312	35		G26	36		G37	35
	G12	35		313	35		G27	36		G38	35
	G13	35		314	35		G29	35		G40	35
	G14	35		315	35		G30	36		G41	35
	G15	35		316	35		G31	35		G42	38
	G16	35		318	35		G32	35		G43	35
	G18	35		319	31		G33	41		G44	35
	G19	31		320	35		G34	35		G45	35
	G20	35		321	35		G35	35		G46	35
	G21	35		322	35		129	35		140	35
	G22	35		323	35		130	35		141	35
	G23	36		324	35		131	35		142	37
	G24	35		411	34		132	35		143	35
	111	33		412	35		133	40		144	35
	112	35		413	35		134	35		145	36
	113	35		414	35		135	35		146	35
	114	35		415	35		229	35		240	35
	115	35		416	35		230	35		241	35
	116	35		418	35		231	35		242	37
	118	35		419	31		232	35		243	35
	119	30		420	35		233	41		244	35
	120	35		421	35		234	35		245	36
	121	35		422	35		235	35		246	36
	122	35		423	35		329	35		340	35
	123	35		424	35		330	35		341	35
	124	35		511	34		331	41		342	37
	211	33		512	36		332	35		343	35
	212	35		513	36		333	35		344	35
	213	35		514	36		429	36		440	35
	214	35		515	36		430	36		441	35
	215	35		516	36		431	41		442	38
	216	35		518	36		432	36		443	35
	218	35		519	31		433	36		444	35
	219	30		520	36		529	38		528	38
	220	35		521	36		530	44		540	36
	221	35		522	36		531	36		541	44
	222	35		523	36						
	223	35		524	36						
	224	35									
	311	33									

BUILDINGS 11,15,16: 4,698

AGGREGATE : 10,000 (TOTAL SCHEME)

If space is insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 124792-EPP-STG3



## STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Registered:	Office Use Only
PLAN OF SUBDIVISION OF LOT 12 DP270729.	Office Use Only
Subdivision Certificate No: ..... Date of Endorsement: .....	<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> <li>• A Schedule of Unit Entitlements</li> <li>• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919.</li> <li>• Signatures and seals-see 195D Conveyancing Act 1919.</li> <li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>

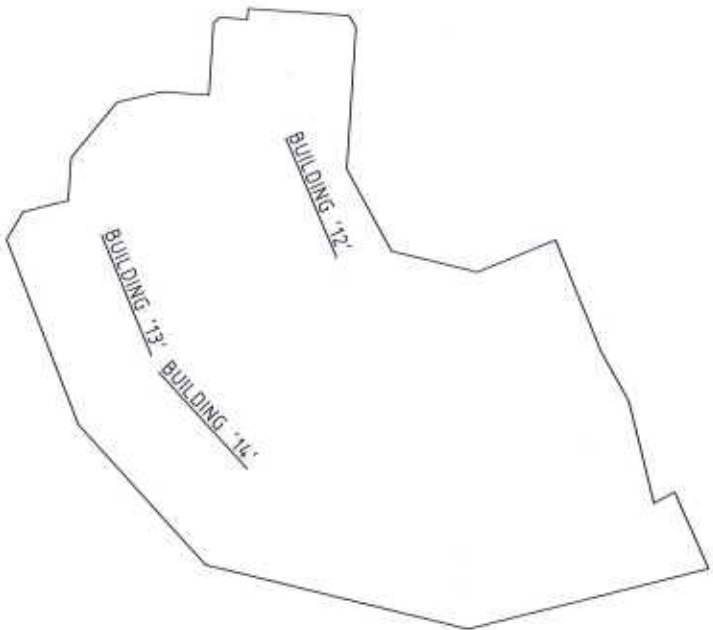
SEE PLAN SHEET 1 FOR  
GENERAL NOTES

If space is insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 124792-EPP-STG3

M.G.A.

LOCATION PLAN



GENERAL NOTES:

- 1. THIS PLAN IS PREPARED FROM ARCHITECTURAL DRAWINGS. MINOR CHANGES MAY OCCUR DURING THE APPROVAL AND/OR CONSTRUCTION PROCESS.
- 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 WILL 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. LOT NUMBERS TO BE ALLOCATED ON PREPARATION OF FINAL STRATA PLAN - DOOR NUMBERS ONLY ARE SHOWN ON THIS PLAN.
- 8. UNIT ENTITLEMENTS SHOWN ARE PRELIMINARY ONLY & MAY CHANGE.
- 9. THIS DEVELOPMENT IS PROPOSED TO BE A SUBSIDIARY SCHEME WITHIN A COMMUNITY SCHEME - SEE DP 270729.
- 10. THIS PLAN DOES NOT SHOW ANY EASEMENTS, RESTRICTIONS OR POSITIVE COVENANTS WHICH MAY BE REQUIRED TO BE CREATED ON OR BEFORE THE FINAL STRATA PLAN.
- 11. OTHER BUILDINGS (B11,B15,B16) HAVE NOT BEEN SHOWN ON THIS DRAFT PLAN
- 12. PARCEL BOUNDARIES SHOWN ARE CONCEPTUAL ONLY AND MAY CHANGE.

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

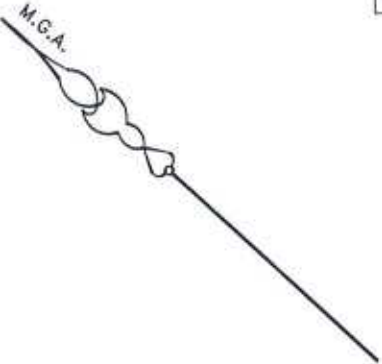
Registered

SP

Lengths are in metres. Reduction Ratio 1:2,000

SEE SHEET 1 FOR  
GENERAL NOTES

LOWER GROUND LEVEL



(D) DENOTES DISABLED PARKING  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

Registered

SP



LOWER GROUND LEVEL

SEE SHEET 1 FOR  
GENERAL NOTES



(D) DENOTES DISABLED PARKING  
(CY) DENOTES COURTYARD  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

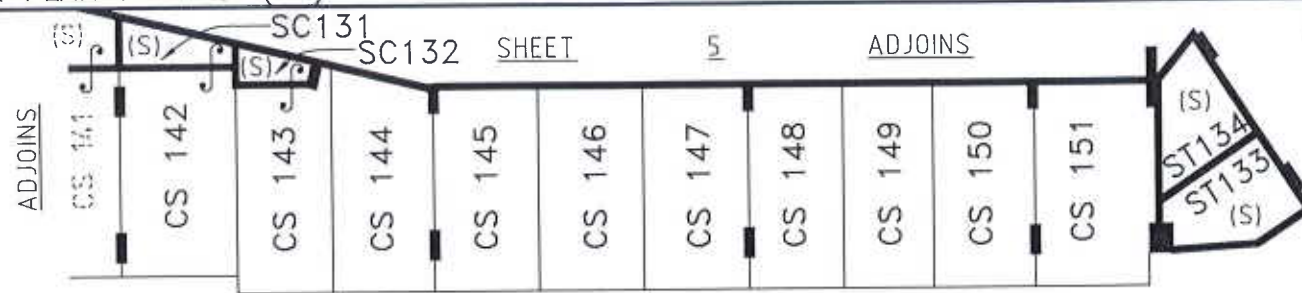
Registered

SP

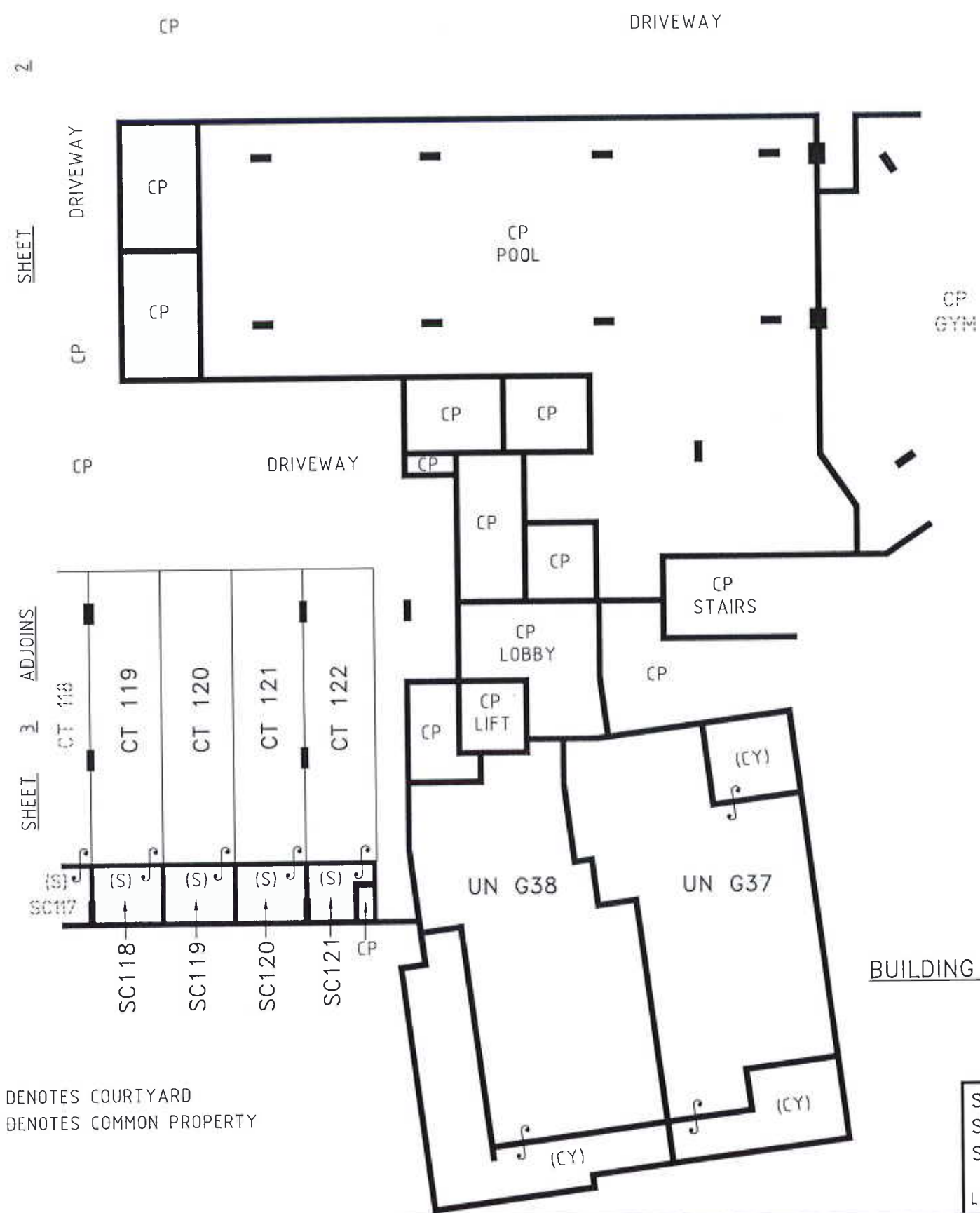
Lengths are in metres. Reduction Ratio 1:200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

SEE SHEET 1 FOR  
GENERAL NOTES



LOWER GROUND LEVEL



(CY) DENOTES COURTYARD  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

Lengths are in metres. Reduction Ratio 1: 200

Registered

SP

PARKING LEVEL 2

SEE SHEET 1 FOR  
GENERAL NOTES



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

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

Lengths are in metres. Reduction Ratio 1:200

Registered

SP



SEE SHEET 1 FOR  
GENERAL NOTES.



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

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

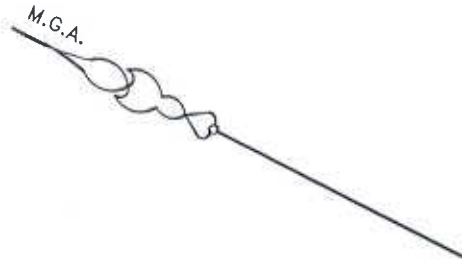
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

PARKING LEVEL 2

SEE SHEET 1 FOR  
GENERAL NOTES



SHEET 6 ADJOINS

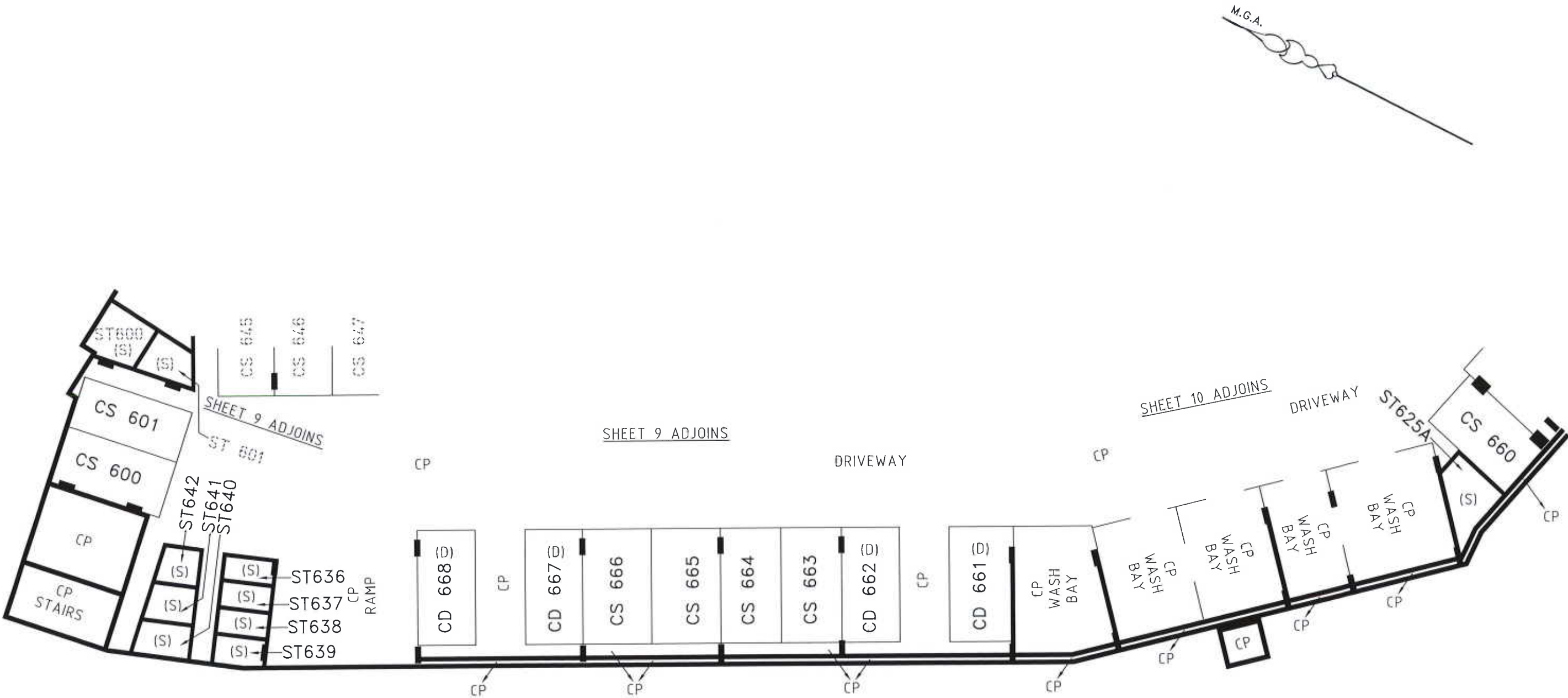
SHEET 5 ADJOINS

(S) DENOTES STORE  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3 Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP
--	------------	----

PARKING LEVEL 1

SEE SHEET 1 FOR  
GENERAL NOTES



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

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

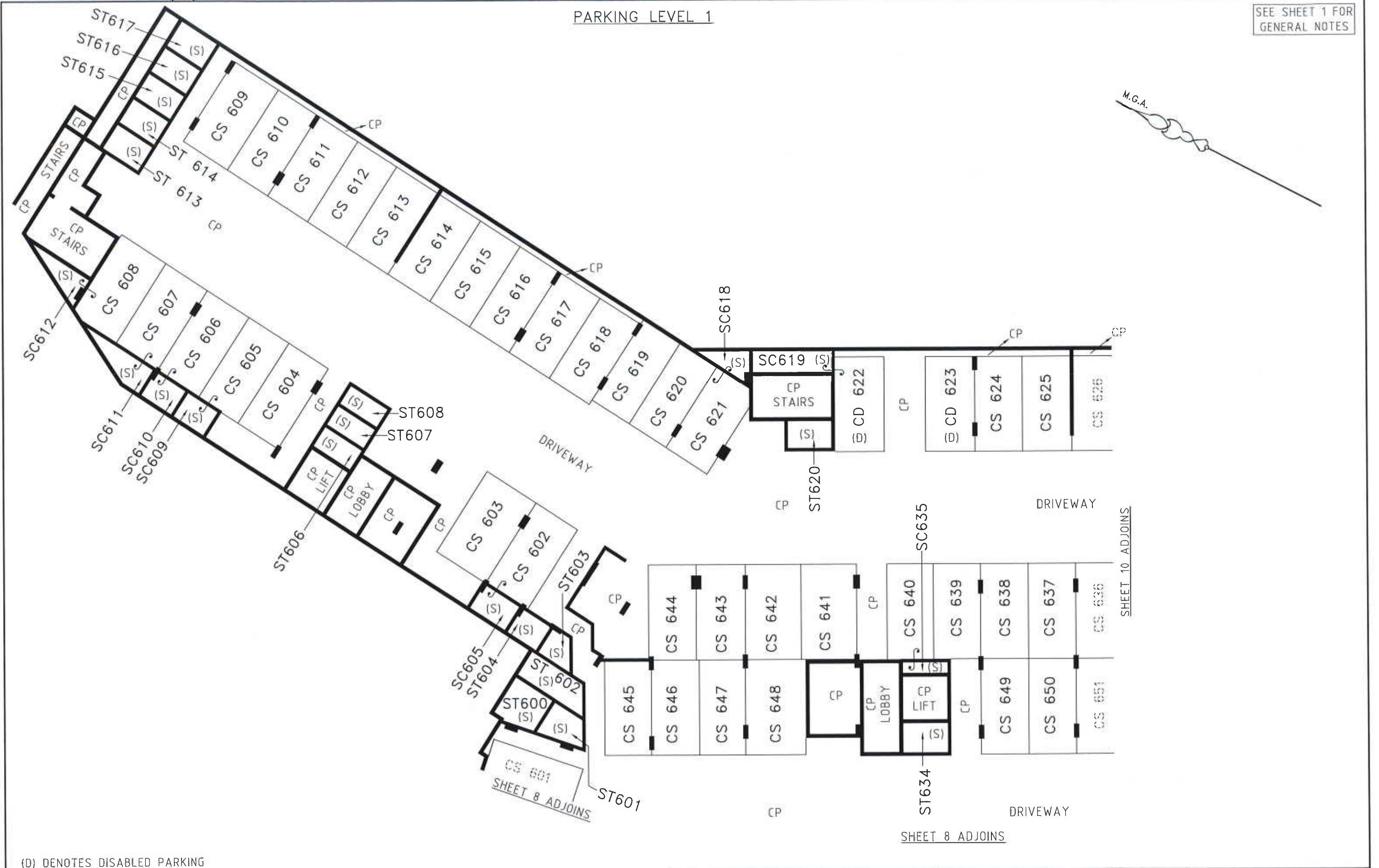
Registered

SP

Lengths are in metres. Reduction Ratio 1:200

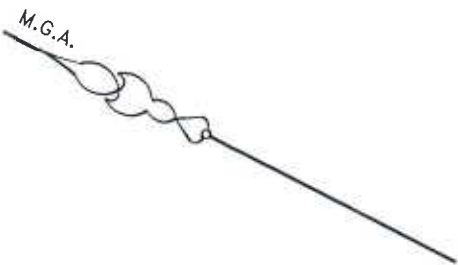
10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----





PARKING LEVEL 1

SEE SHEET 1 FOR  
GENERAL NOTES



(S) DENOTES STORE  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

Registered

SP

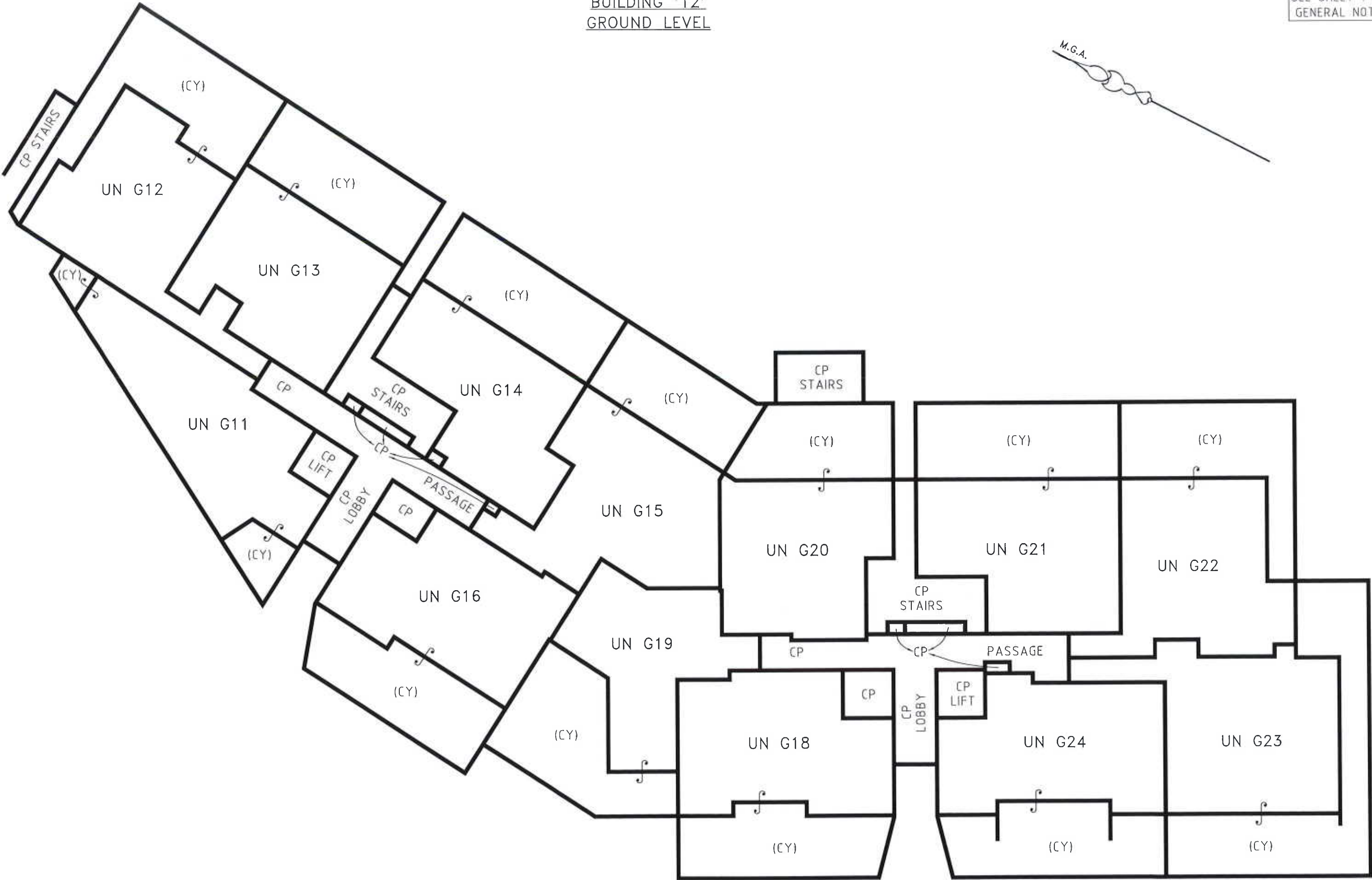
Lengths are in metres. Reduction Ratio 1:200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----



BUILDING '12'  
GROUND LEVEL

SEE SHEET 1 FOR  
GENERAL NOTES



(CY) DENOTES COURTYARD  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

Registered

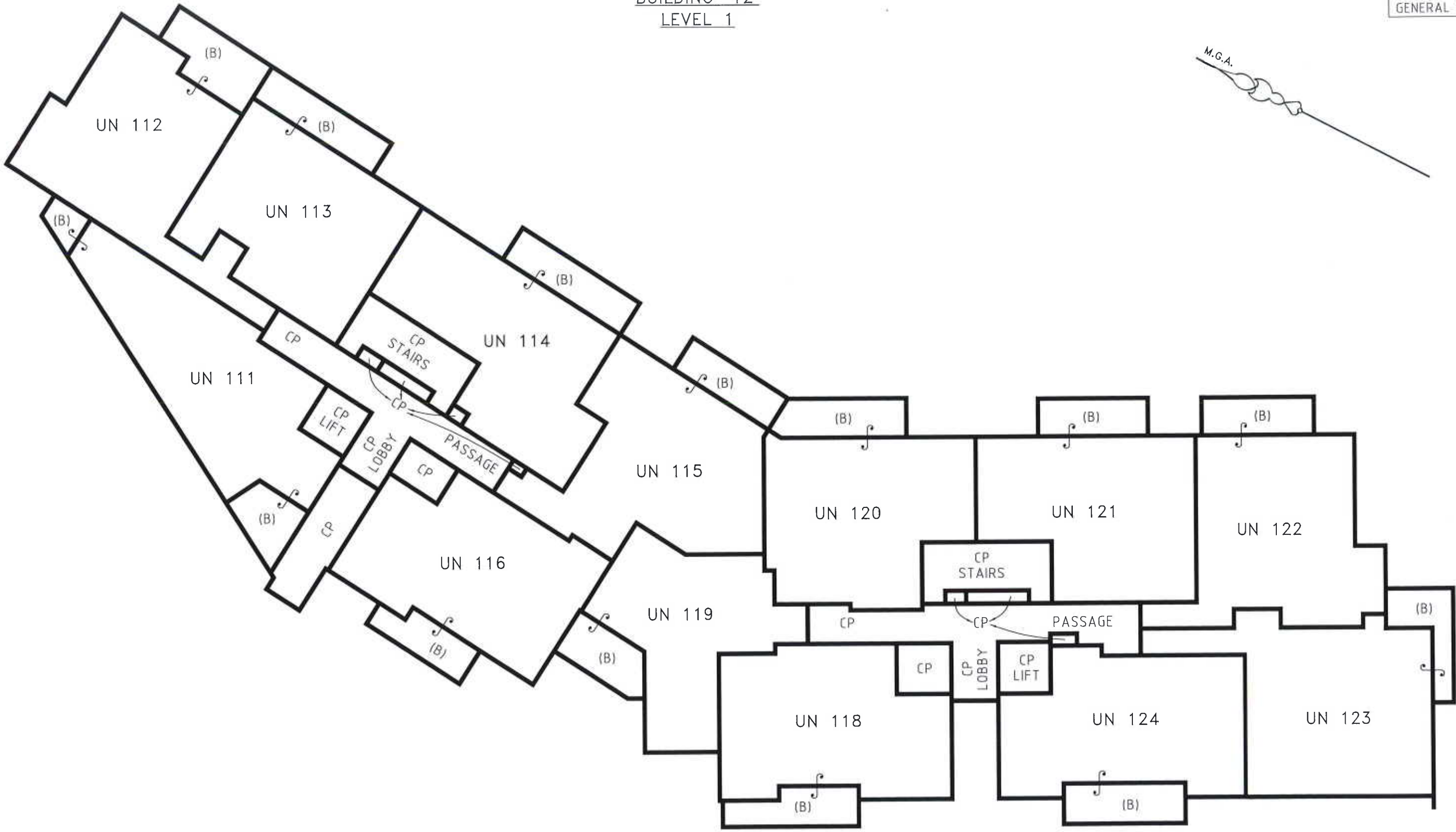
SP

Lengths are in metres. Reduction Ratio 1:200



BUILDING '12'  
LEVEL 1

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

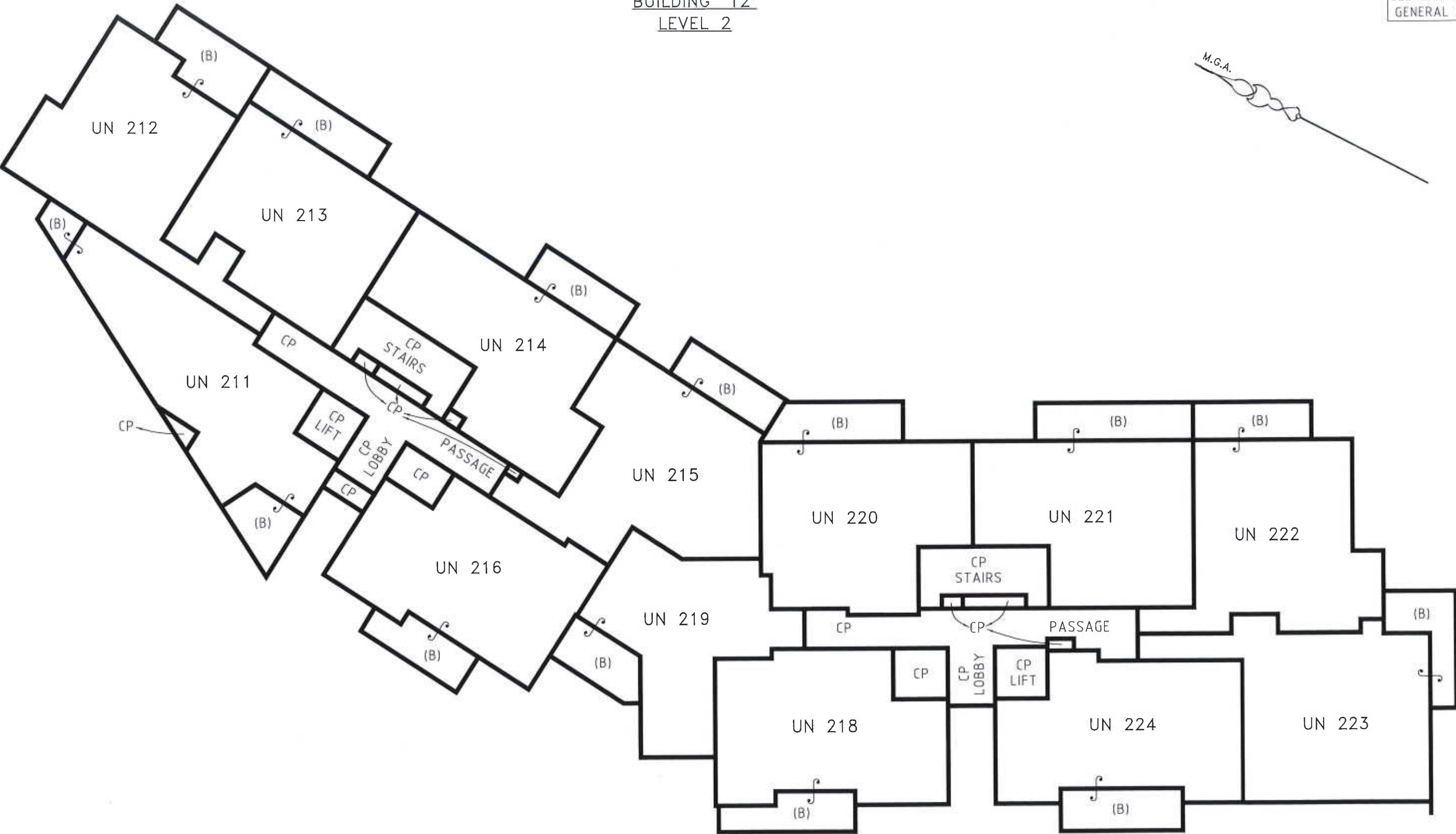
Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

BUILDING '12'  
LEVEL 2

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

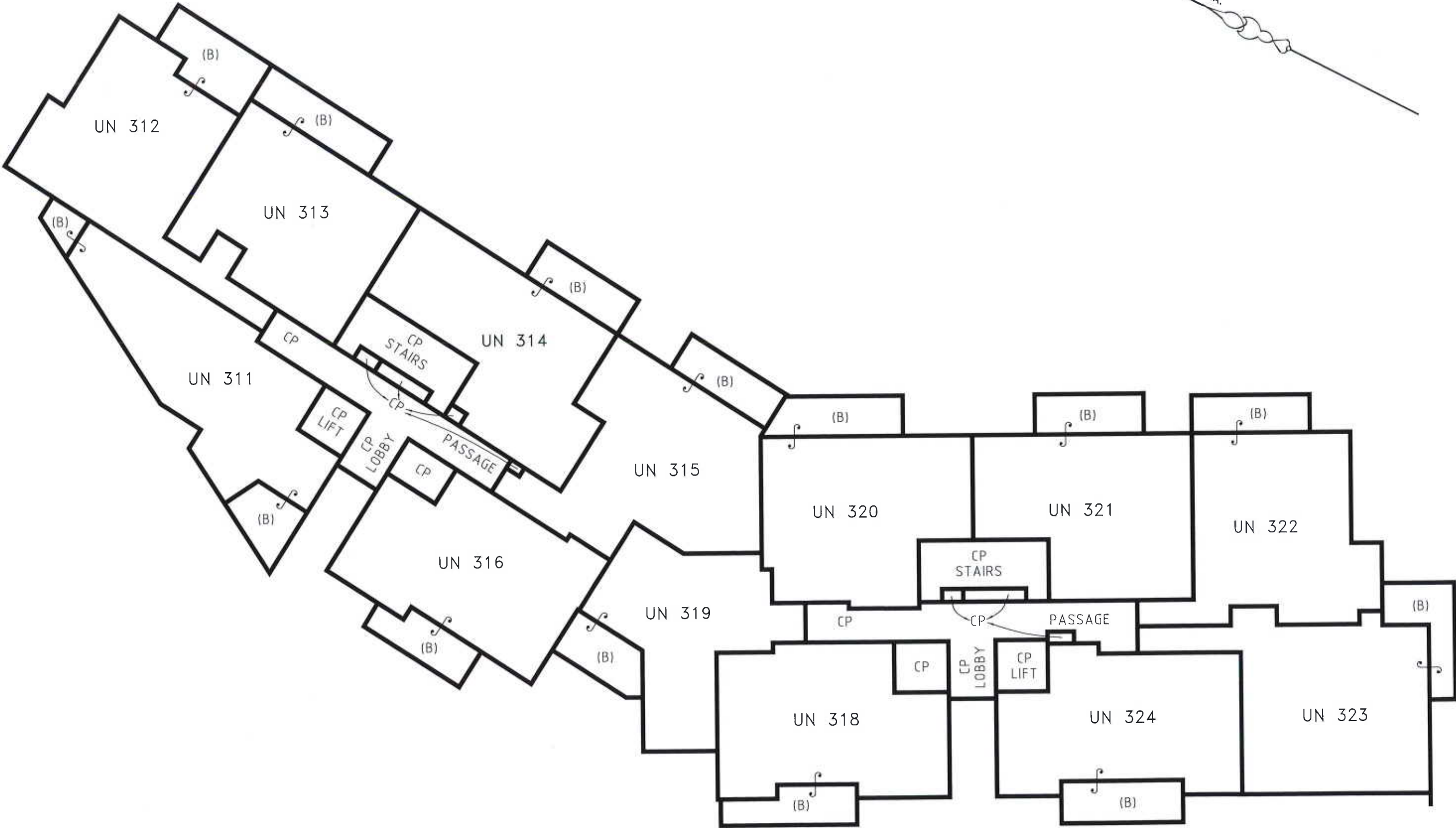
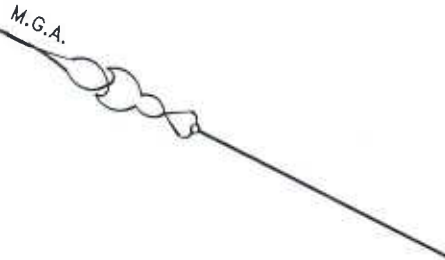
Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

BUILDING '12'  
LEVEL 3

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

Registered

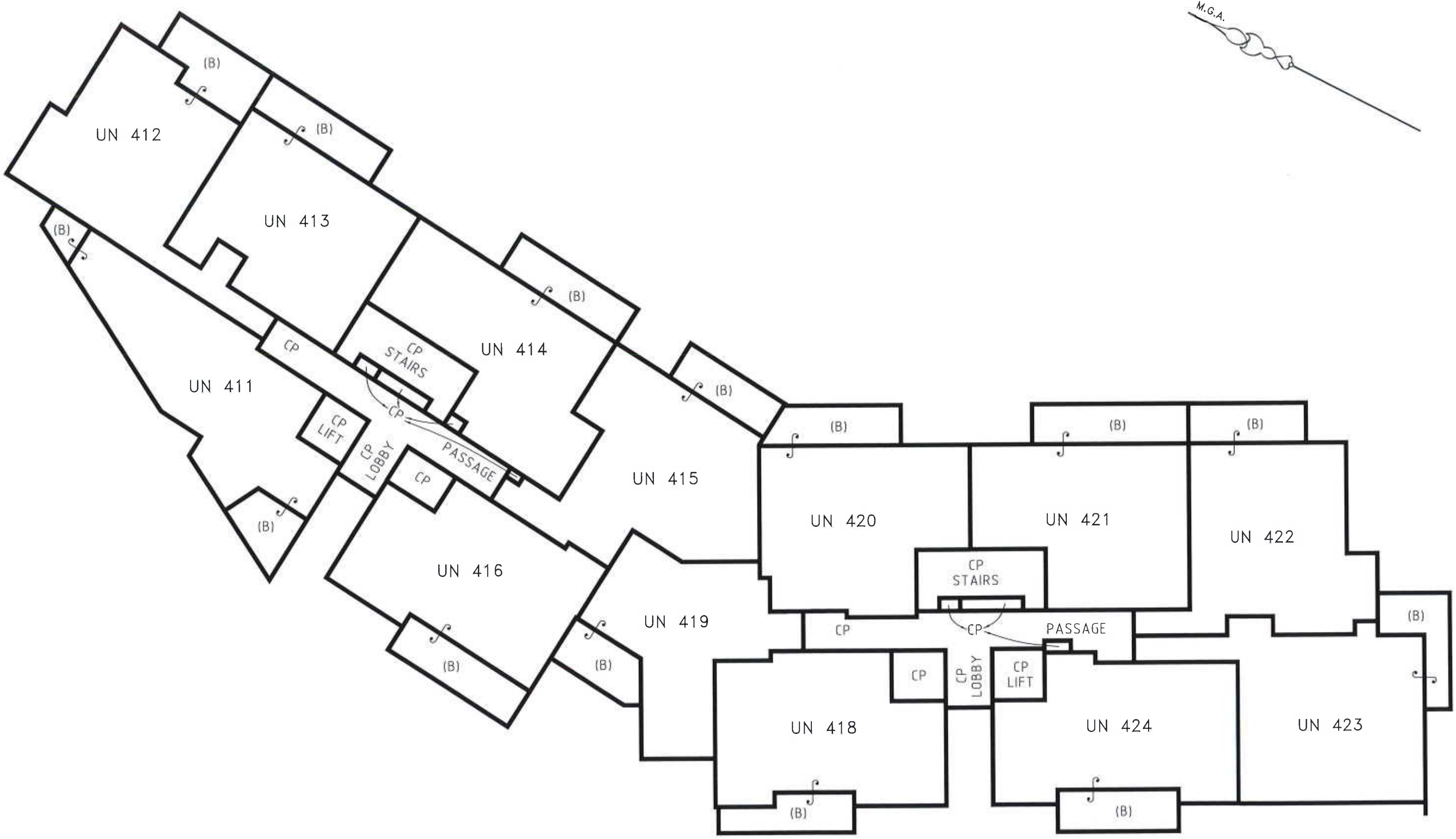
SP

Lengths are in metres. Reduction Ratio 1:200



BUILDING '12'  
LEVEL 4

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

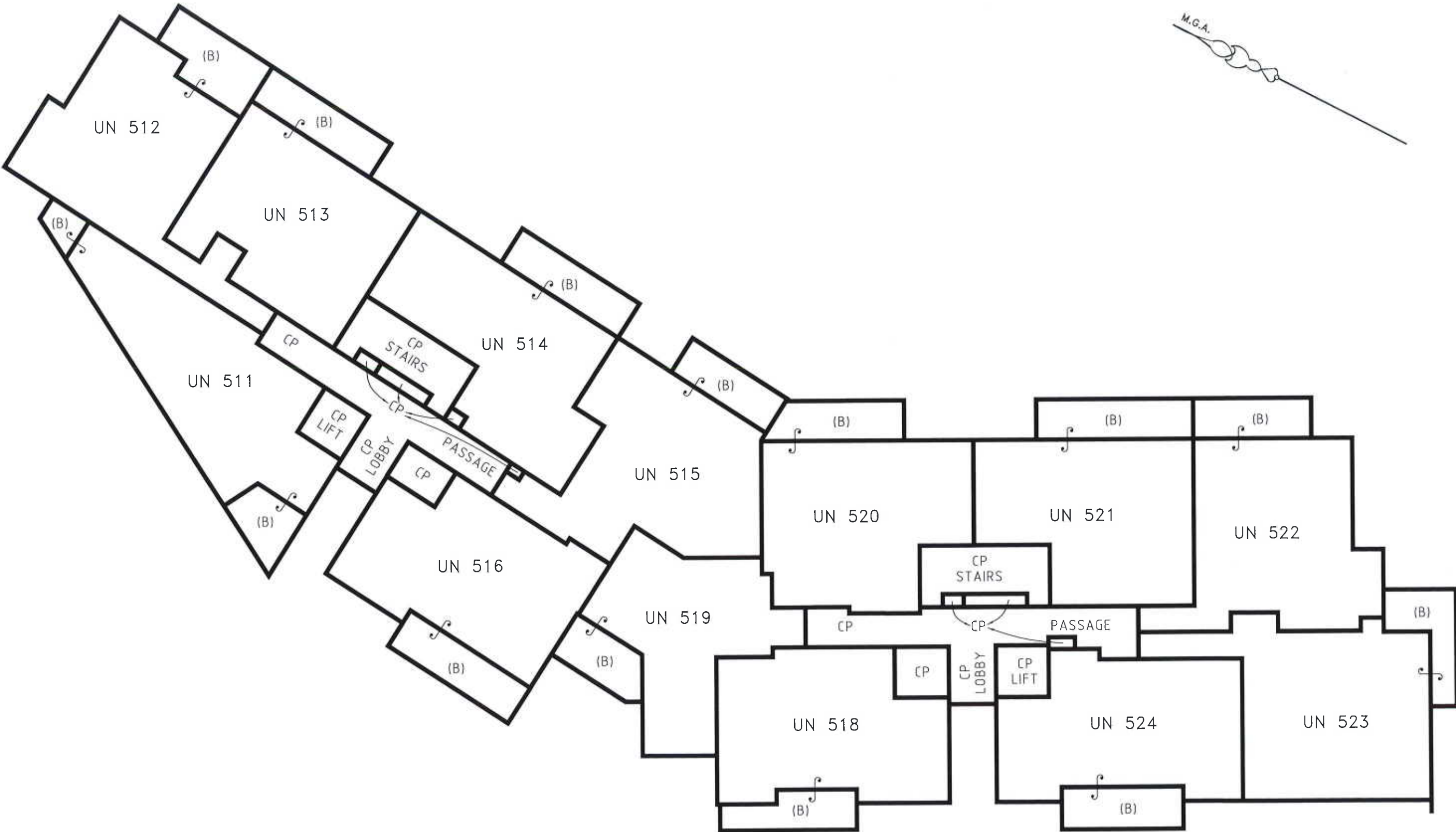
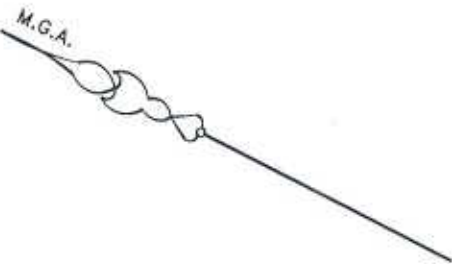
Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

BUILDING '12'  
LEVEL 5

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

Registered

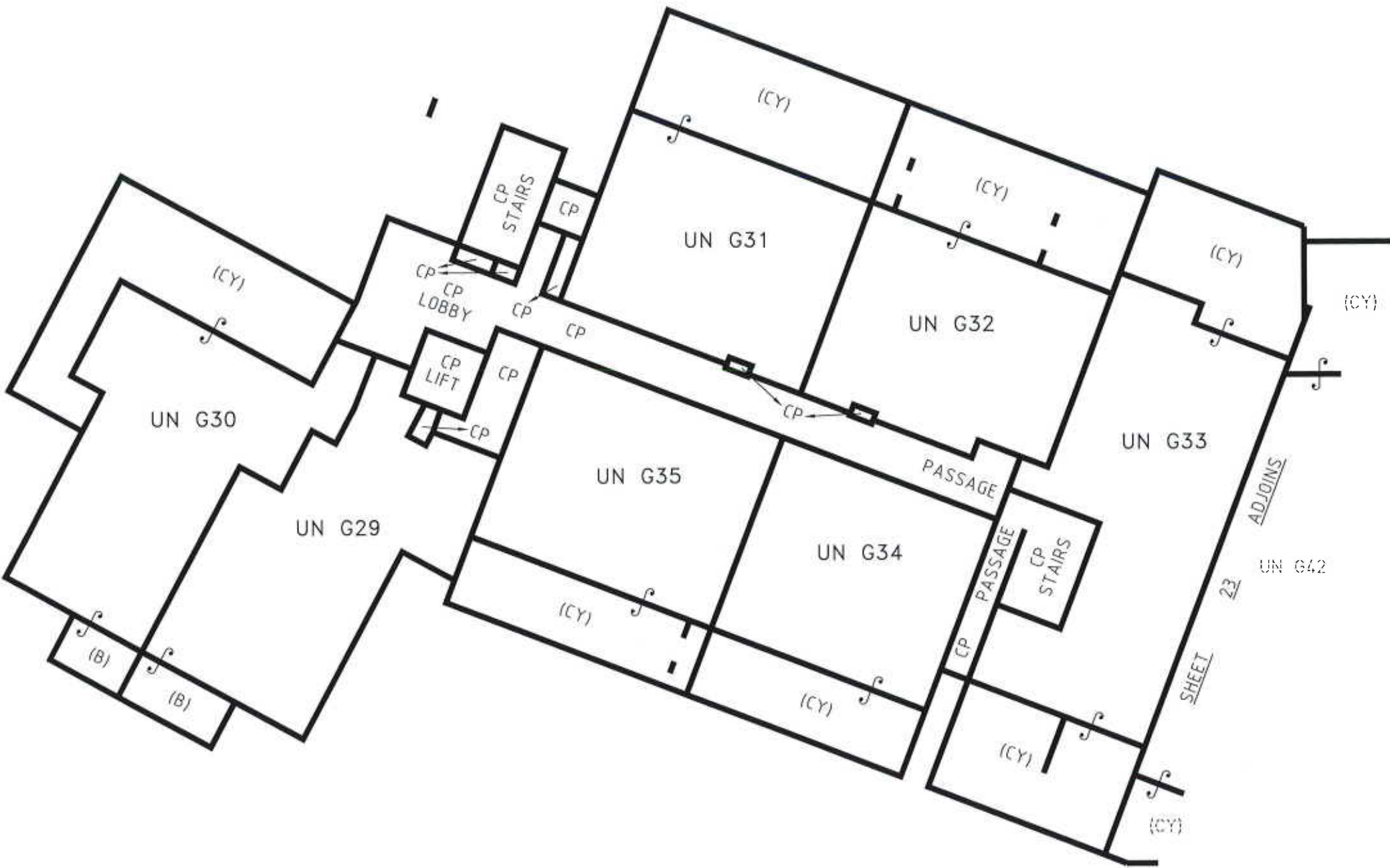
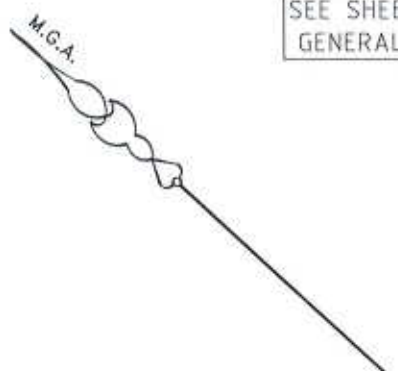
SP

Lengths are in metres. Reduction Ratio 1:200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

BUILDING '13'  
GROUND LEVEL

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
(CY) DENOTES COURTYARD  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

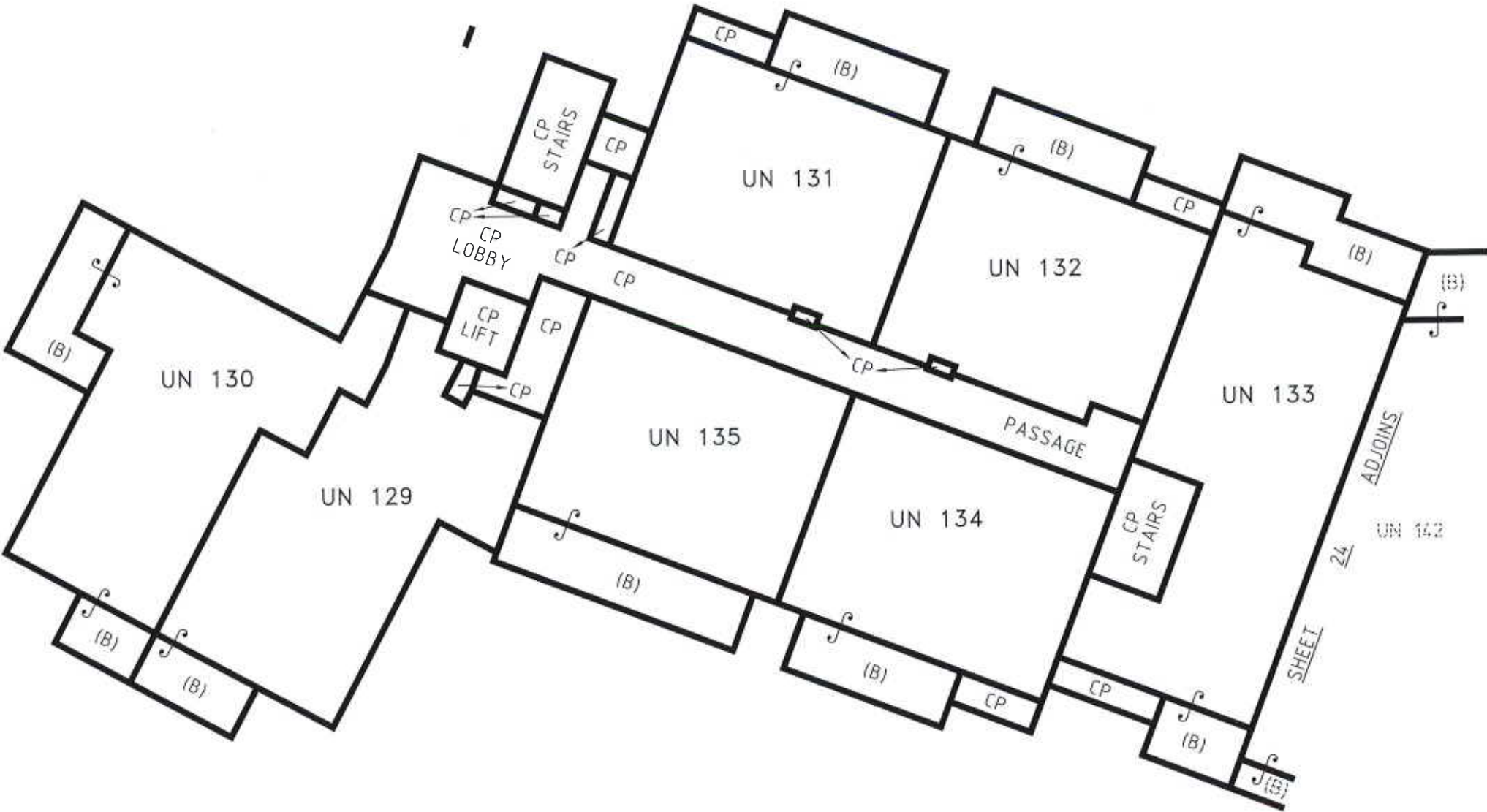
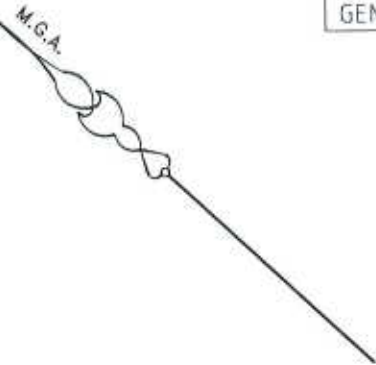
Registered

SP



BUILDING '13'  
LEVEL 1

SEE SHEET 1 FOR  
GENERAL NOTES

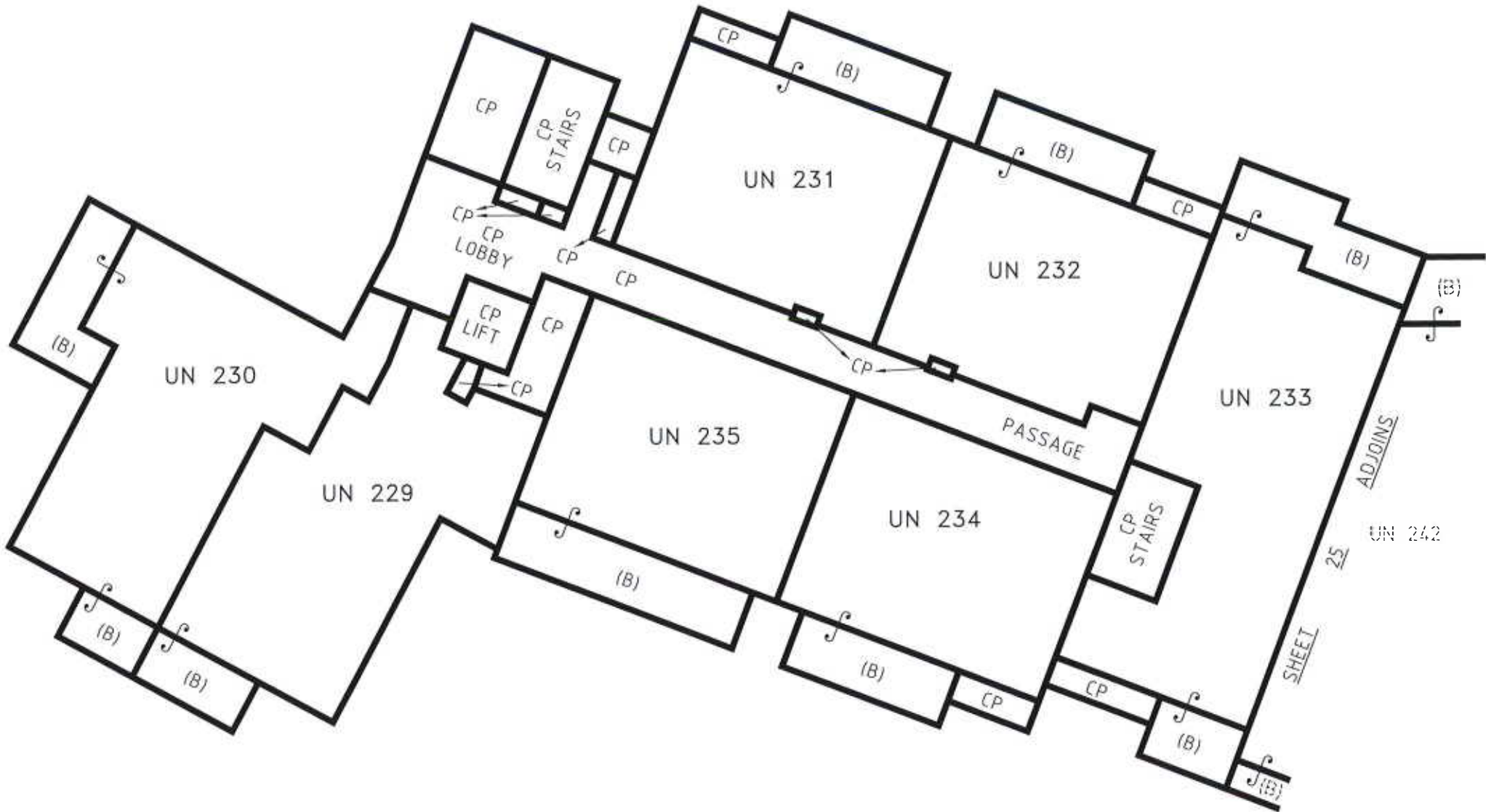
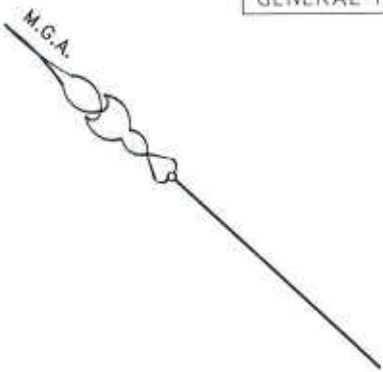


(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3 Subdivision No:  Lengths are in metres. Reduction Ratio 1:200	Registered	SP
--	------------	----

BUILDING '13'  
LEVEL 2

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

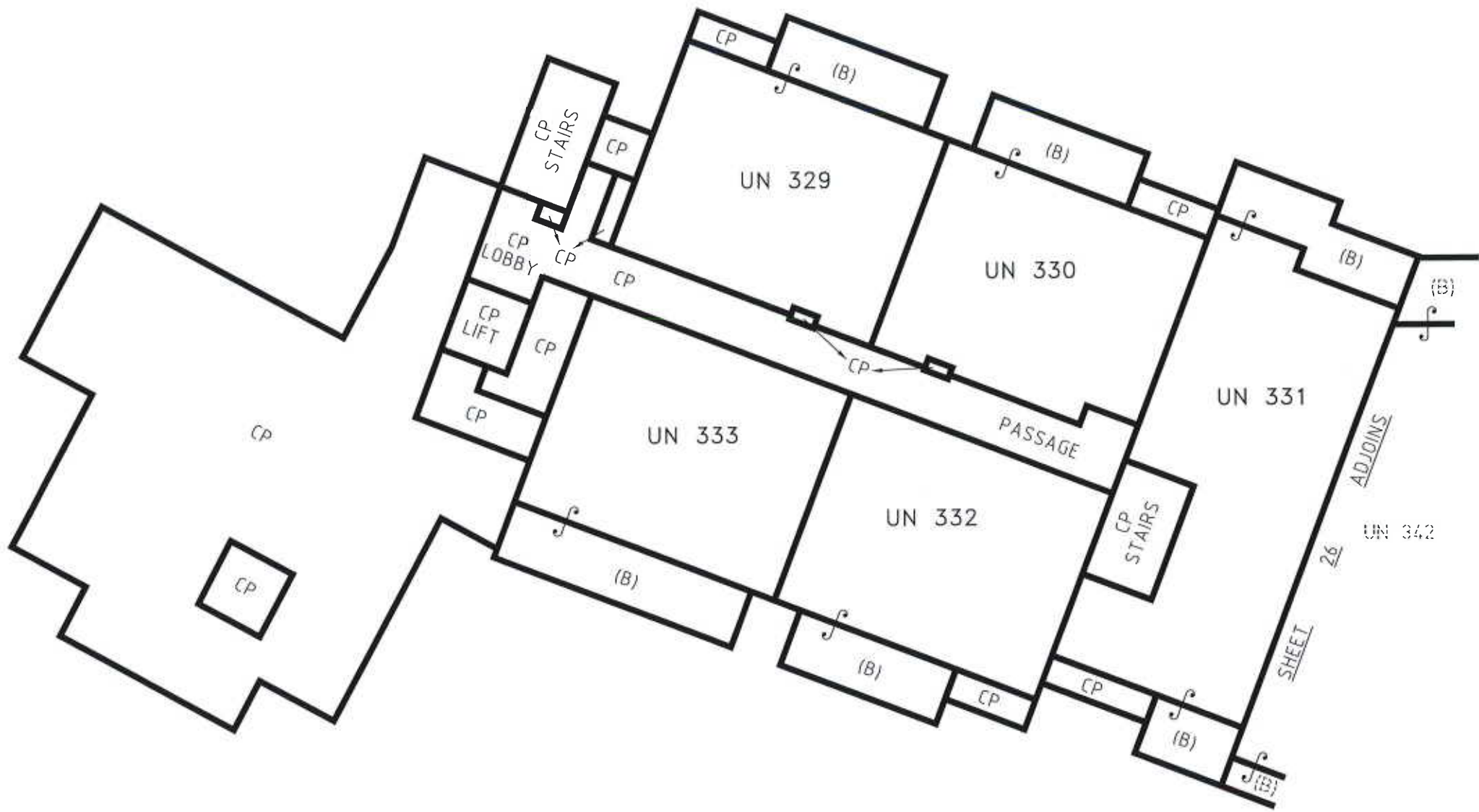
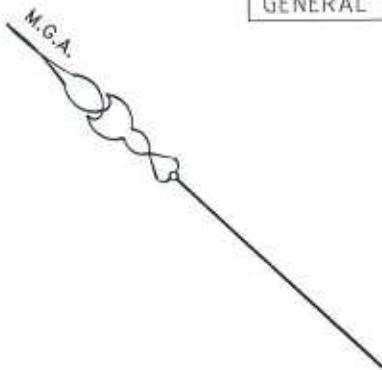
Registered

SP

Lengths are in metres. Reduction Ratio 1:200

BUILDING '13'  
LEVEL 3

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

Registered

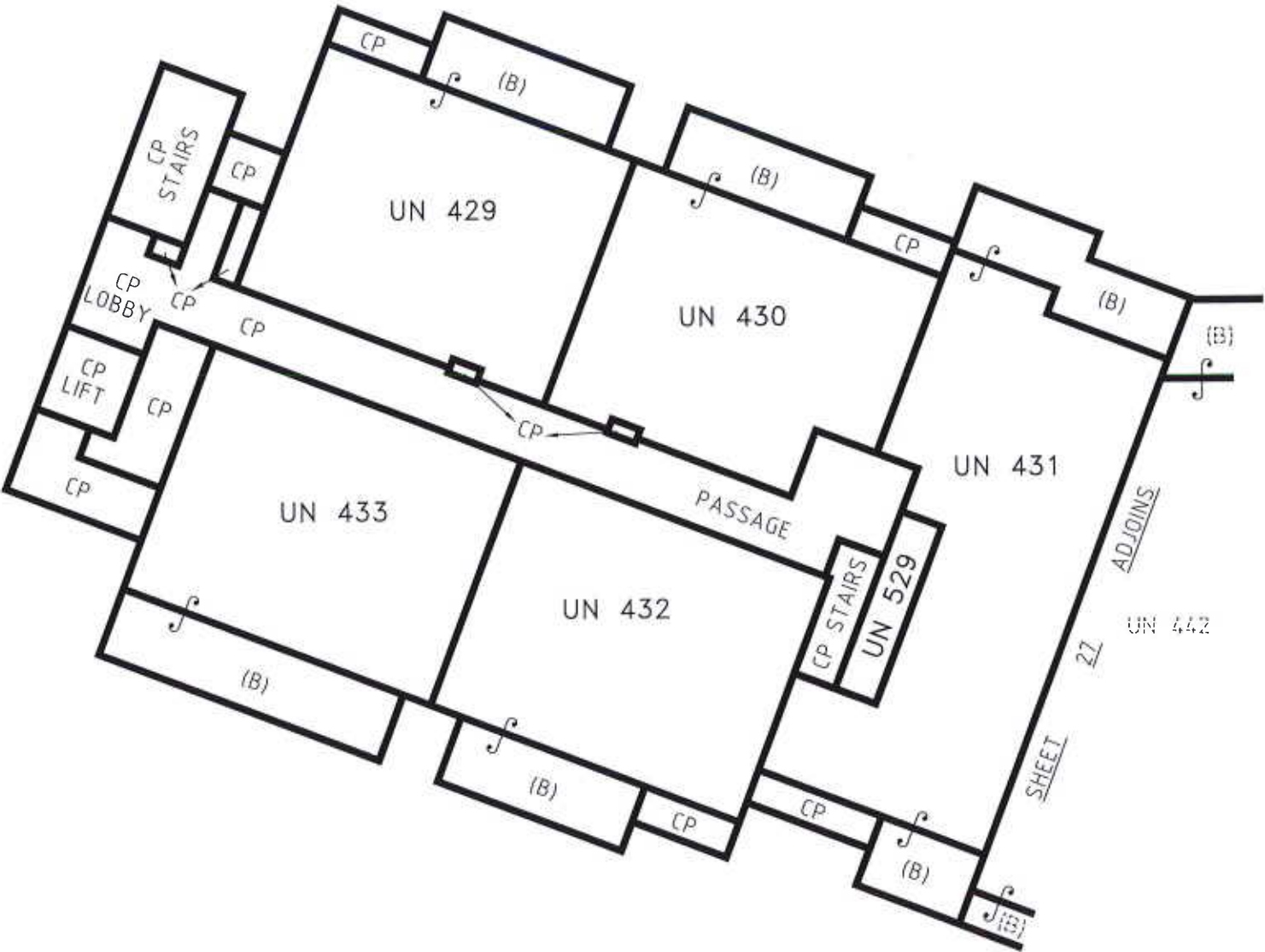
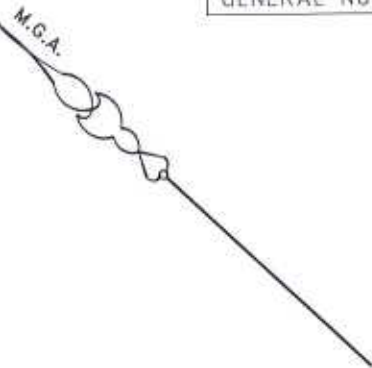
SP

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----



BUILDING '13'  
LEVEL 4

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

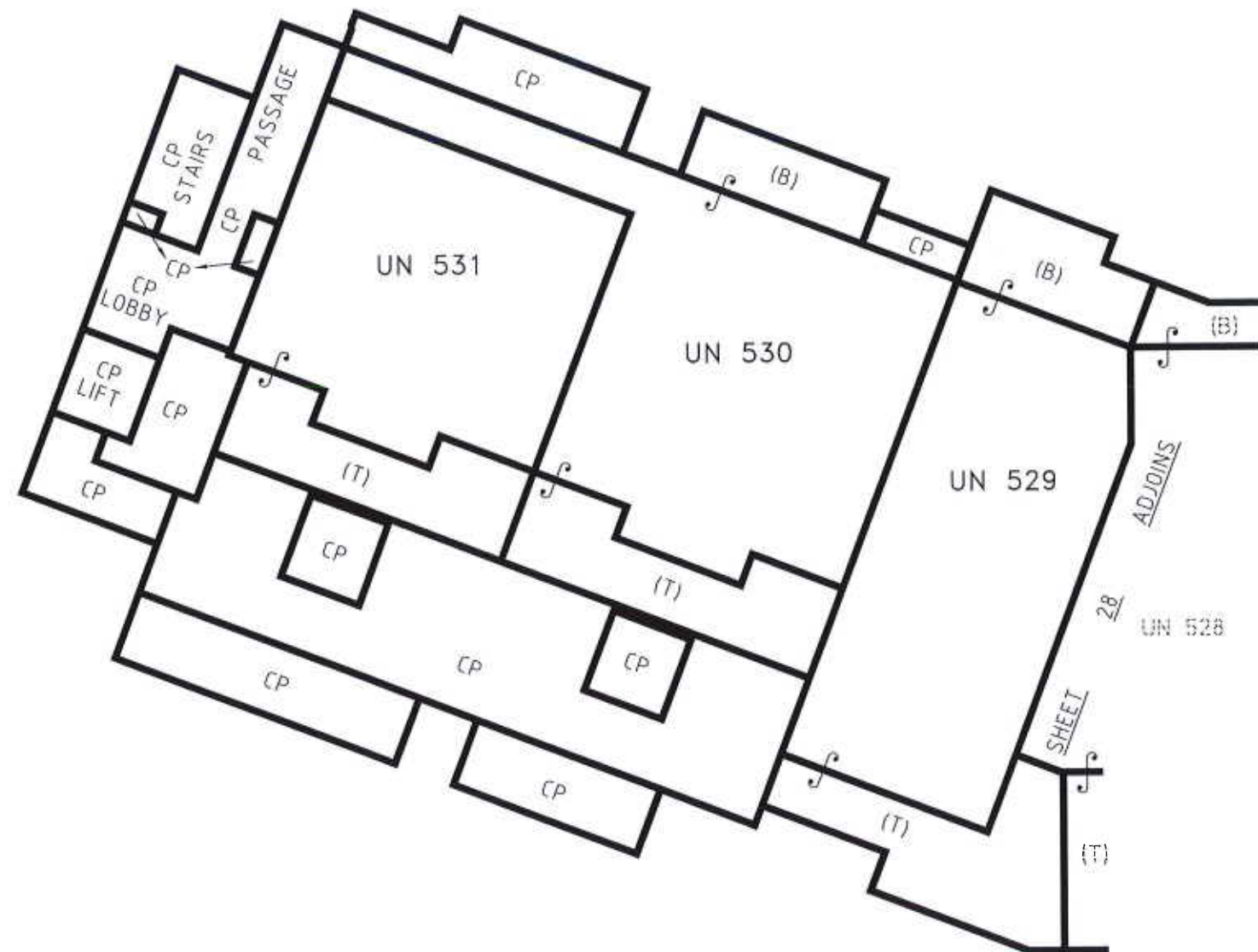
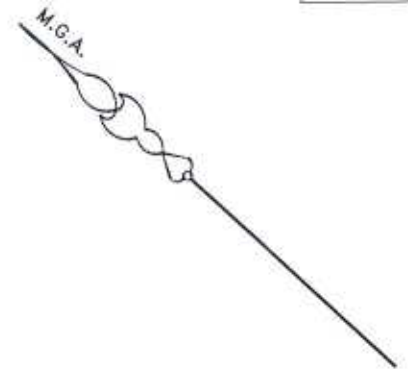
Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

Registered

SP

Lengths are in metres. Reduction Ratio 1:200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

BUILDING '13'  
LEVEL 5SEE SHEET 1 FOR  
GENERAL NOTES

(T) DENOTES TERRACE  
(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

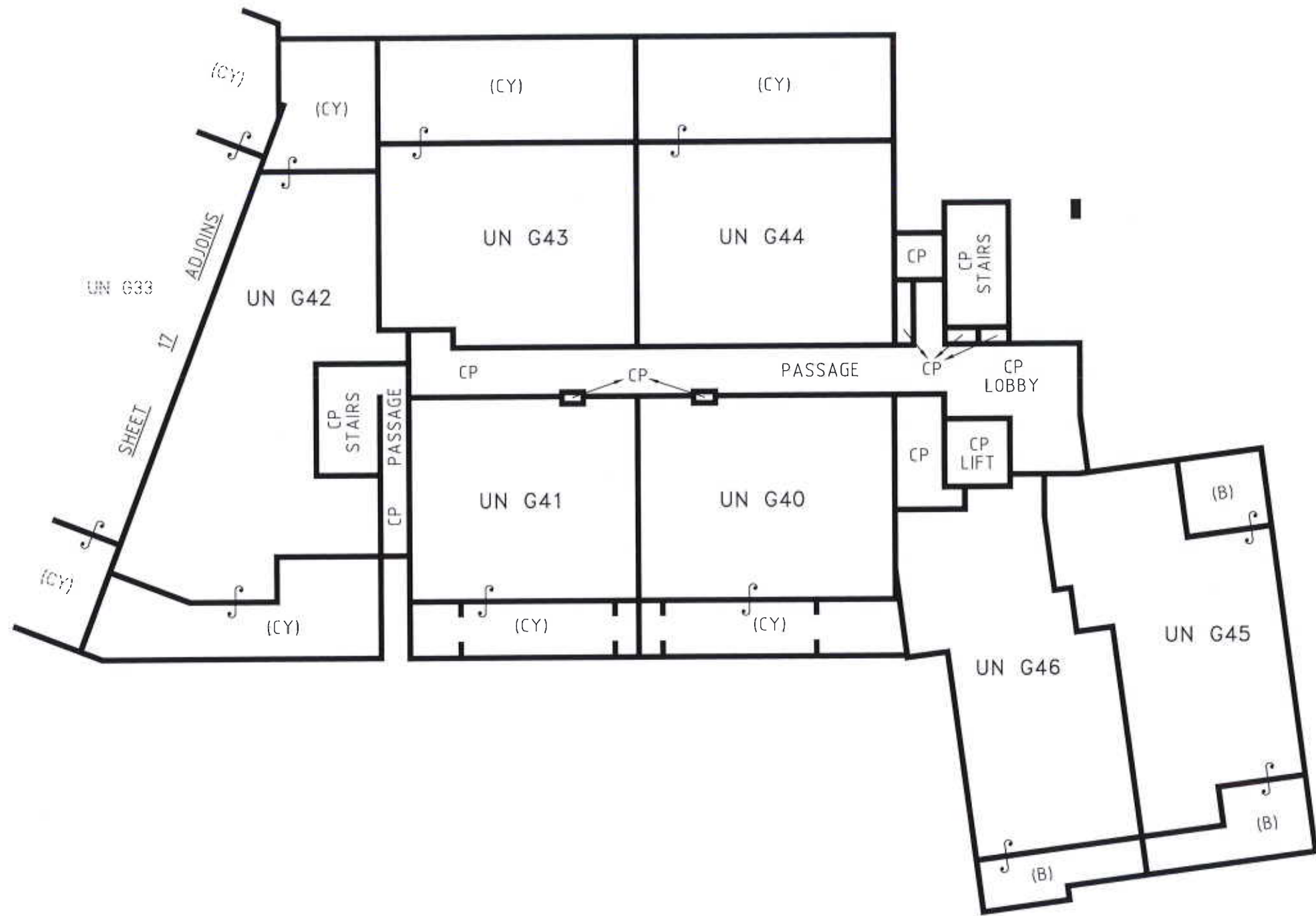
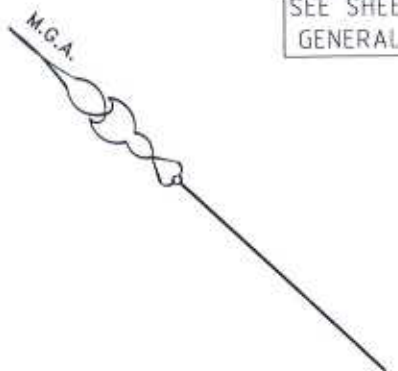
Registered

SP

Lengths are in metres, Reduction Ratio 1:200

BUILDING '14'  
GROUND LEVEL

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
(CY) DENOTES COURTYARD  
CP DENOTES COMMON PROPERTY

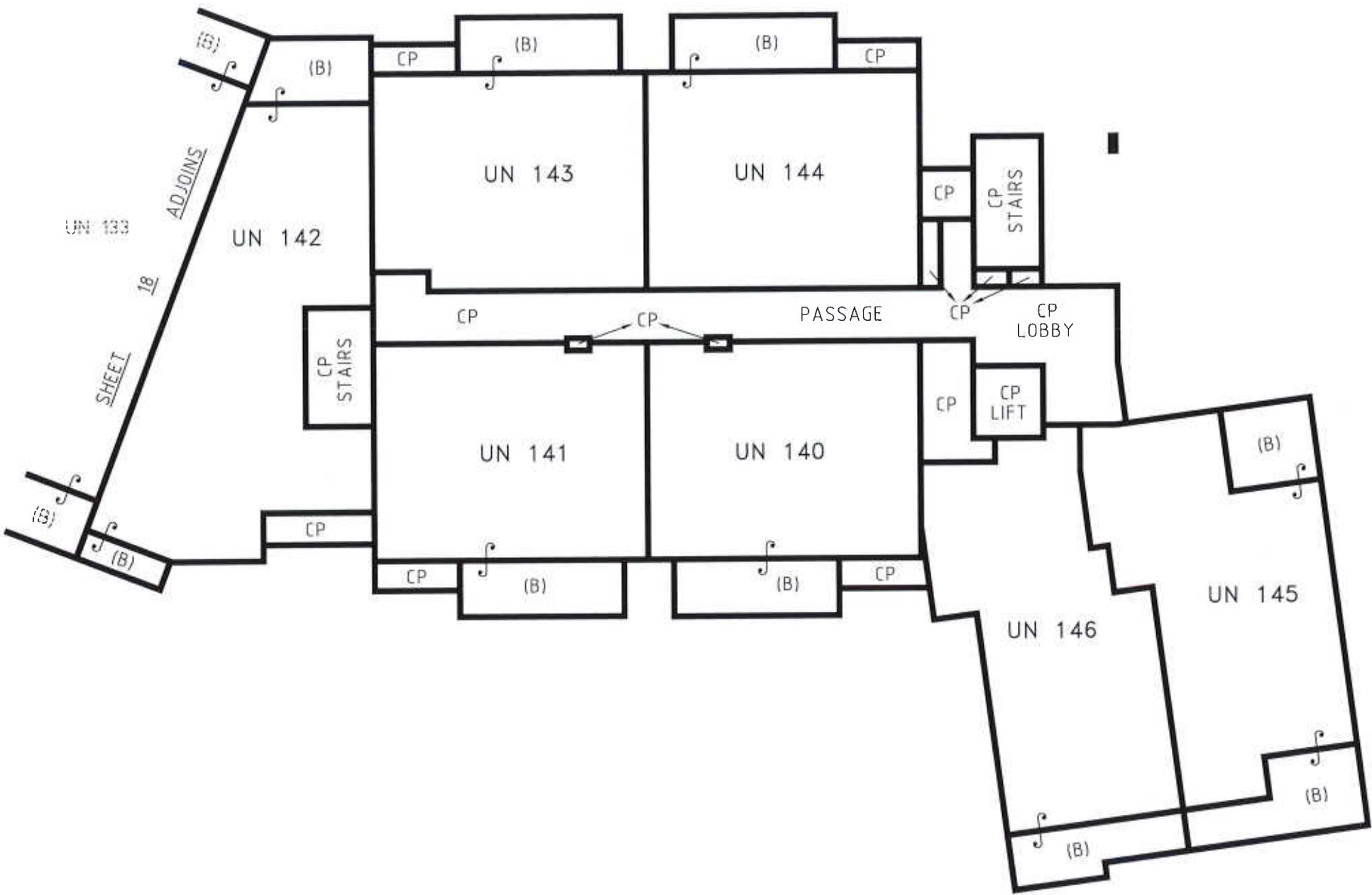
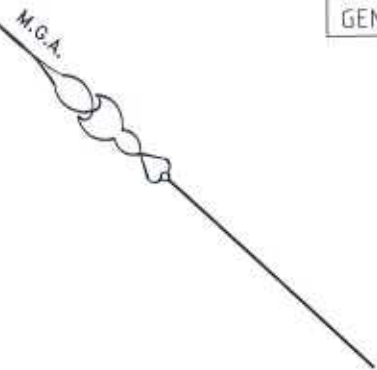
Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3 Subdivision No:	Registered	SP
Lengths are in metres. Reduction Ratio 1:200		

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----



BUILDING '14'  
LEVEL 1

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:

Registered

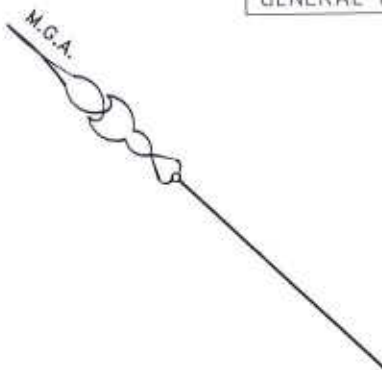
SP

Lengths are in metres. Reduction Ratio 1:200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

BUILDING '14'  
LEVEL 2

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

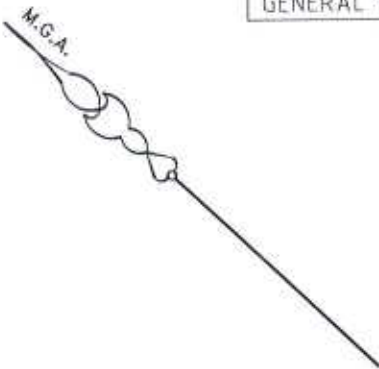
Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

BUILDING '14'  
LEVEL 3

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

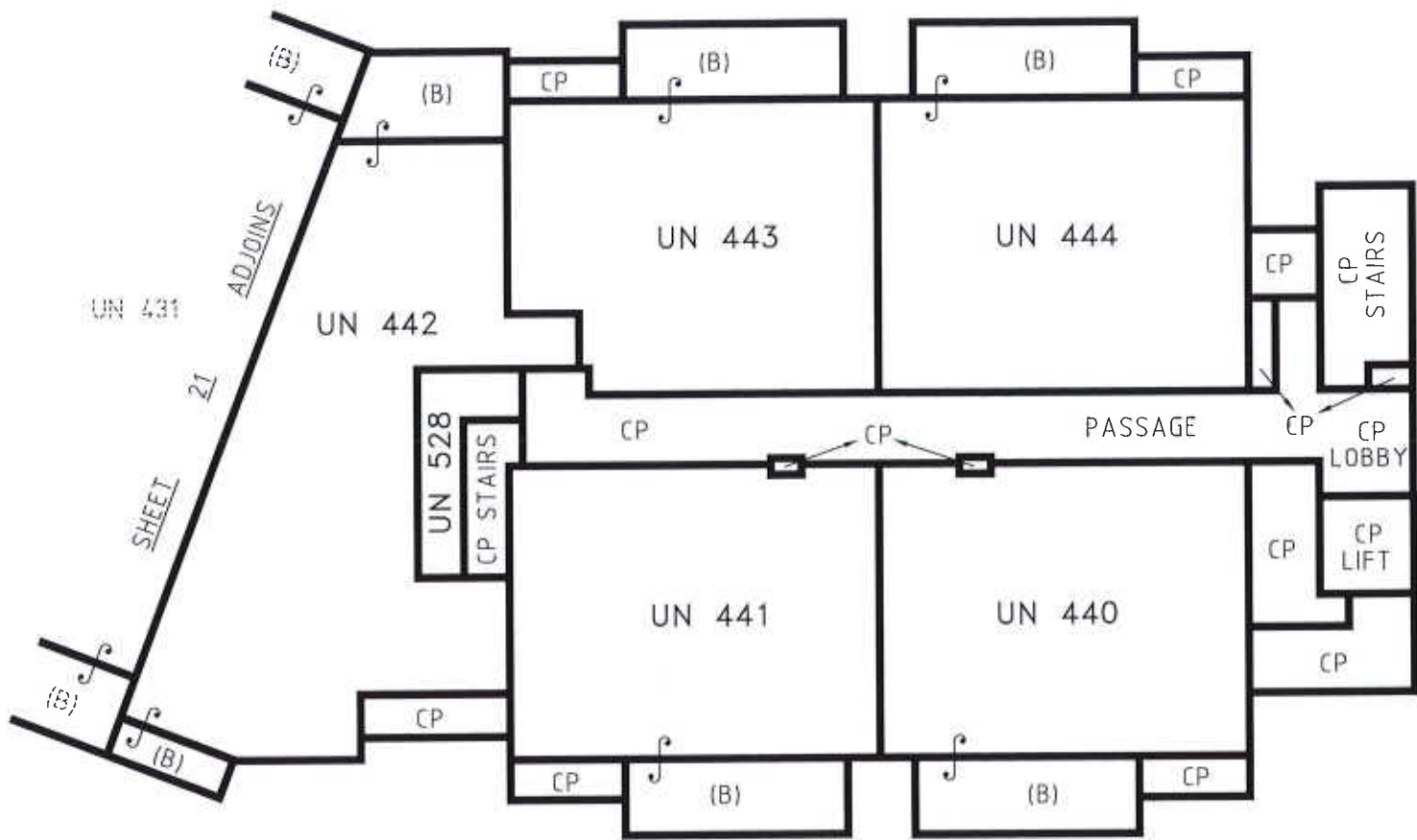
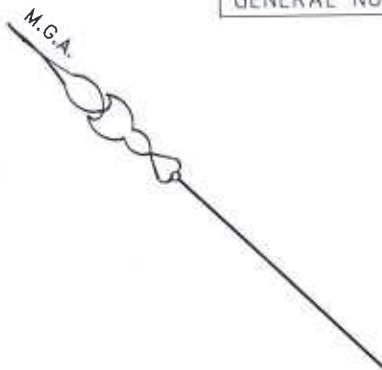
Registered

SP



BUILDING '14'  
LEVEL 4

SEE SHEET 1 FOR  
GENERAL NOTES



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

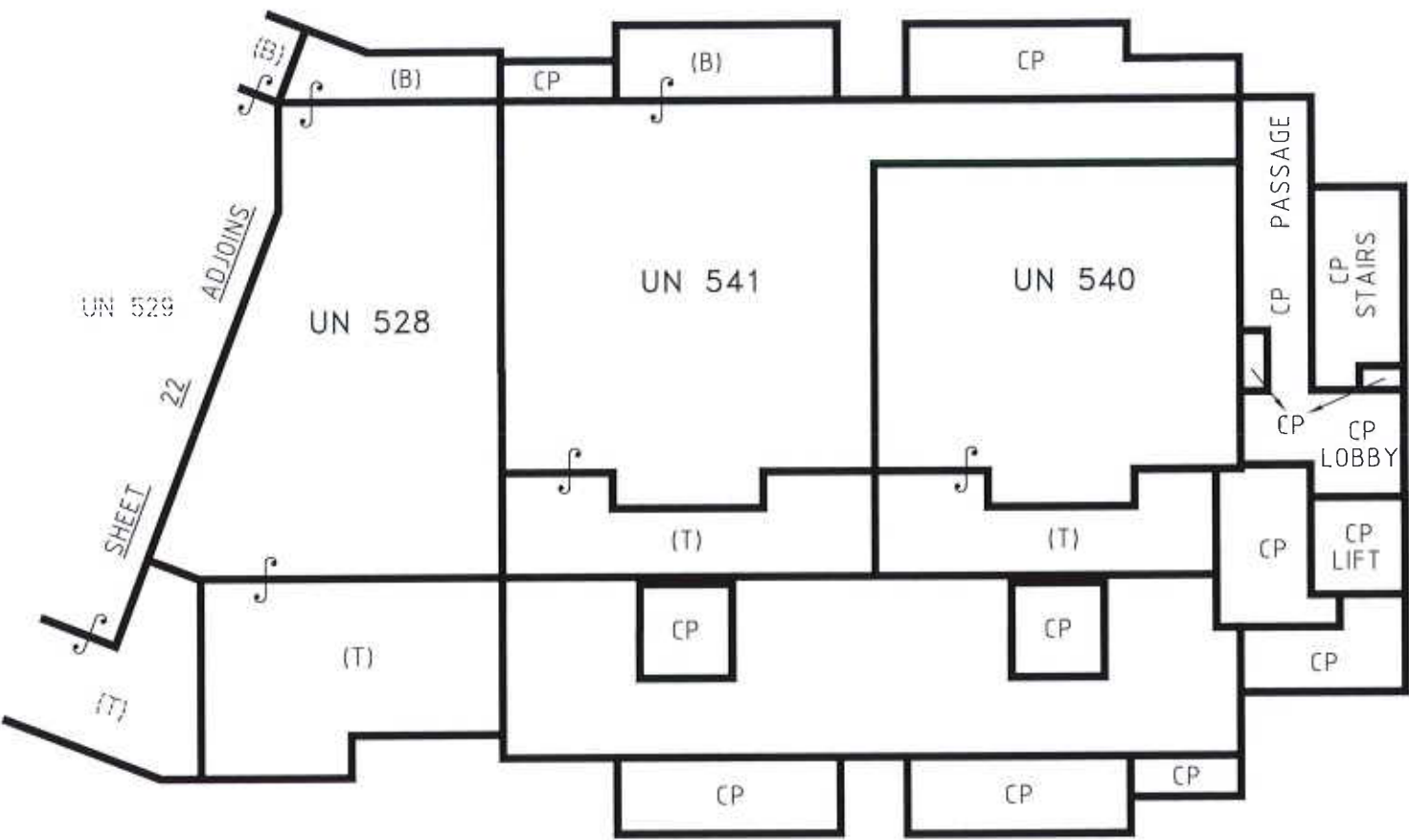
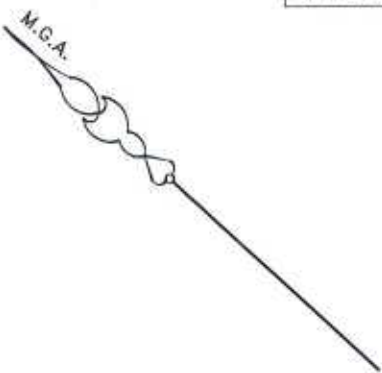
Registered

SP

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

BUILDING '14'  
LEVEL 5

SEE SHEET 1 FOR  
GENERAL NOTES



(T) DENOTES TERRACE  
(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3  
Subdivision No:  
Lengths are in metres, Reduction Ratio 1:200

Registered

SP