

## STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 4 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,</p> <p>* (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.....  Subdivision No.....  Relevant Development Consent No.....  Issued by.....  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:  <del>^ ..... Model By laws.</del>  <del>* Together with, keeping of animals: Option *A/*B/*C</del>  * 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 <i>Surveying and Spatial Information Act, 2002</i>, 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) 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: .....  Date: 5th AUGUST 2014</p> <p>* Strike through if inapplicable.  ^ Insert the Deposited Plan Number or Dealing Number of the instrument that created the easement</p>
Signatures, Seals and Section 88b Statements should appear on STRATA PLAN FORM 3A	<p>SURVEYOR'S REFERENCE: 124792-EPP-STG3-DA</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">SEE PLAN SHEET 1 FOR GENERAL NOTES</div>

## STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 4 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 195D 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 ENTITLEMENTSEE PLAN SHEET 1 FOR  
GENERAL NOTESBUILDING '13'DEVELOPMENT LOT

LOT	U.E.
1	36
2	36
3	35
4	36
5	35
6	35
7	41
8	35
9	35
10	35
11	35
12	35
13	35
14	40
15	35
16	35
17	35
18	35
19	35
20	35
21	41
22	35
23	35
24	35
25	35
26	41
27	35
28	35
29	36
30	36
31	41
32	36
33	36
34	38
35	44
36	36

LOT	U.E.
37	8,691

AGGREGATE 10,000

If space is insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 124792-EPP-STG3-DA

## STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

<b>Registered:</b>  <b>PLAN OF</b> SUBDIVISION OF LOT 12 DP270729.  Subdivision Certificate No: ..... Date of Endorsement: .....	<div style="text-align: right; font-size: small;">Office Use Only</div>       <div style="font-size: x-small;">           This sheet is for the provision of the following information as required:           <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> </div>
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PURSUANT TO SEC.88B OF THE CONVEYANCING ACT 1919 & SEC 7(3)  
 OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973  
 IT IS INTENDED TO CREATE:-

 SEE PLAN SHEET 1 FOR  
 GENERAL NOTES

1. EASEMENT FOR EMERGENCY EGRESS VARIABLE WIDTH

If space is insufficient use additional annexure sheet

*SURVEYOR'S REFERENCE:* 124792-EPP-STG3-DA

## STRATA PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:   PLAN OF SUBDIVISION OF LOT 12 DP270729.  Subdivision Certificate No: ..... Date of Endorsement: .....	<div style="text-align: right;">Office Use Only</div>       This sheet is for the provision of the following information as required: <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>
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References to door numbers have not been investigated in the Department of Lands and do not form part of the plan for the purpose of the Strata Schemes (Freehold Development) Act 1973

## BUILDING '13'

LOT	DOOR
1	G26
2	G27
3	G29
4	G30
5	G31
6	G32
7	G33
8	G34
9	G35
10	129
11	130
12	131
13	132
14	133
15	134
16	135
17	229
18	230
19	231
20	232
21	233
22	234
23	235
24	329
25	330
26	331
27	332
28	333
29	429
30	430
31	431
32	432
33	433
34	529
35	530
36	531

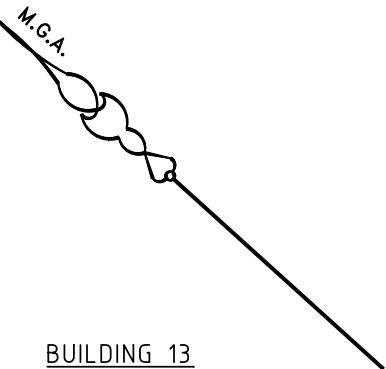
SEE PLAN SHEET 1 FOR  
GENERAL NOTES

If space is insufficient use additional annexure sheet

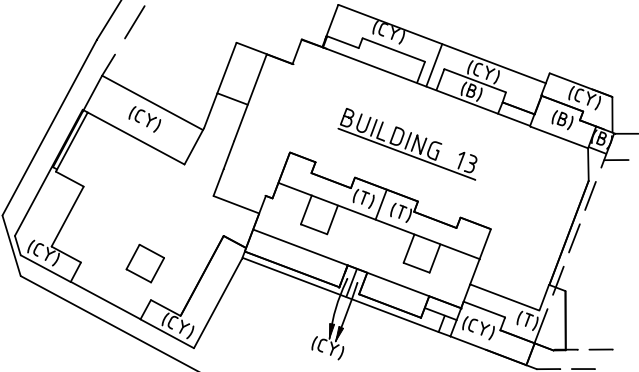
SURVEYOR'S REFERENCE: 124792-EPP-STG3-DA

LOCATION PLAN

1  
DP 582172      SP 88935



BUILDING 13  
7 LEVEL CONCRETE, BRICK & RENDERED  
BRICK RESIDENTIAL BUILDING  
INCORPORATING 1 LEVEL OF  
CARPARKING & PLANT AREAS OVER



13  
DP 270729

GENERAL NOTES:

- 1. THIS PLAN IS PREPARED FROM ARCHITECTURAL DRAWINGS FOR APPROVAL PURPOSES ONLY. CHANGES MAY OCCUR ON THE FINAL PLAN BASED ON FIELD SURVEY.
- 2. 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.
- 3. CARSPACE AND STORE ALLOCATONS MAY CHANGE AS REQUIRED.

(B) DENOTES BALCONY  
(T) DENOTES TERRACE  
(CY) DENOTES COURTYARD

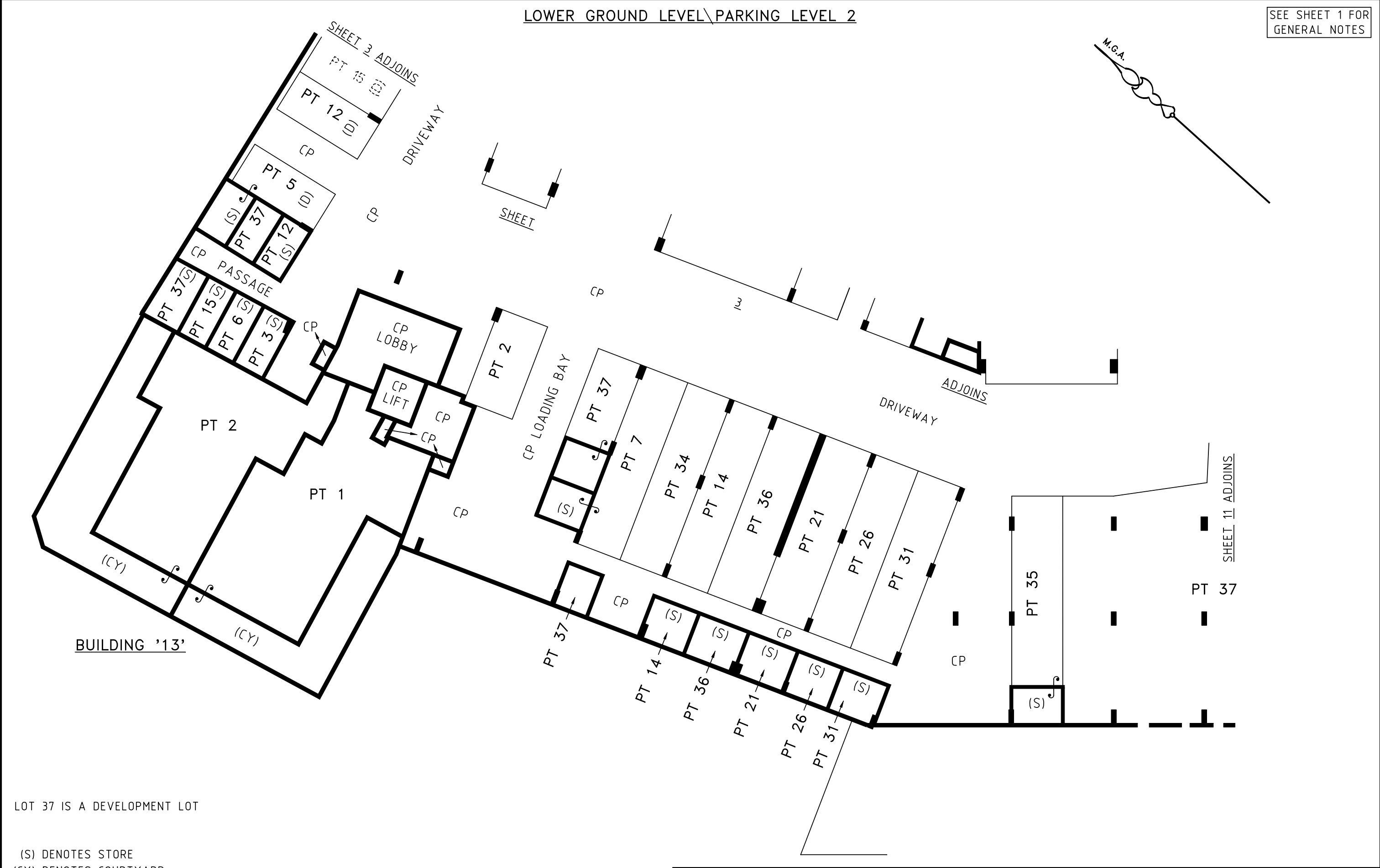
Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3-DA  
Subdivision No:

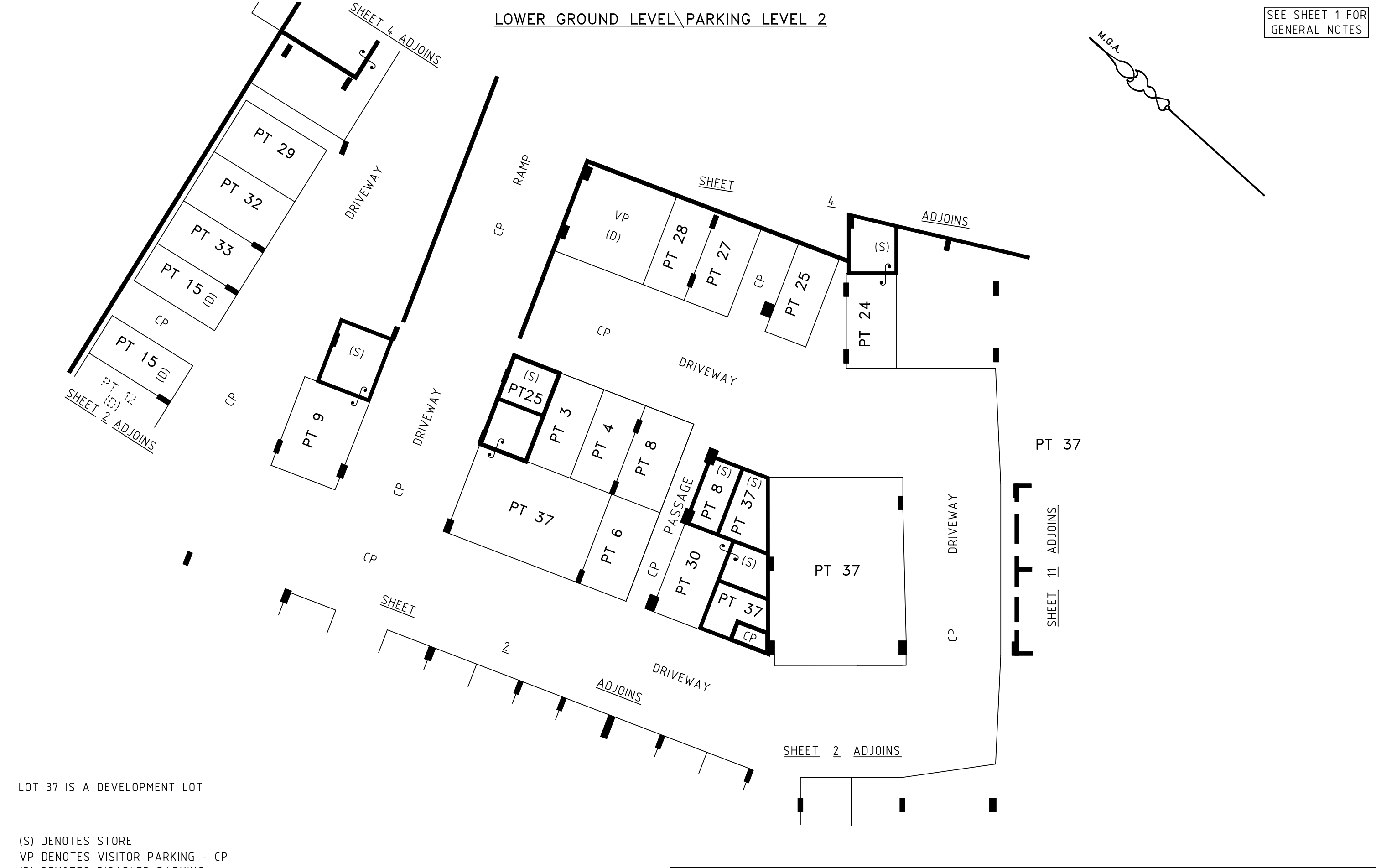
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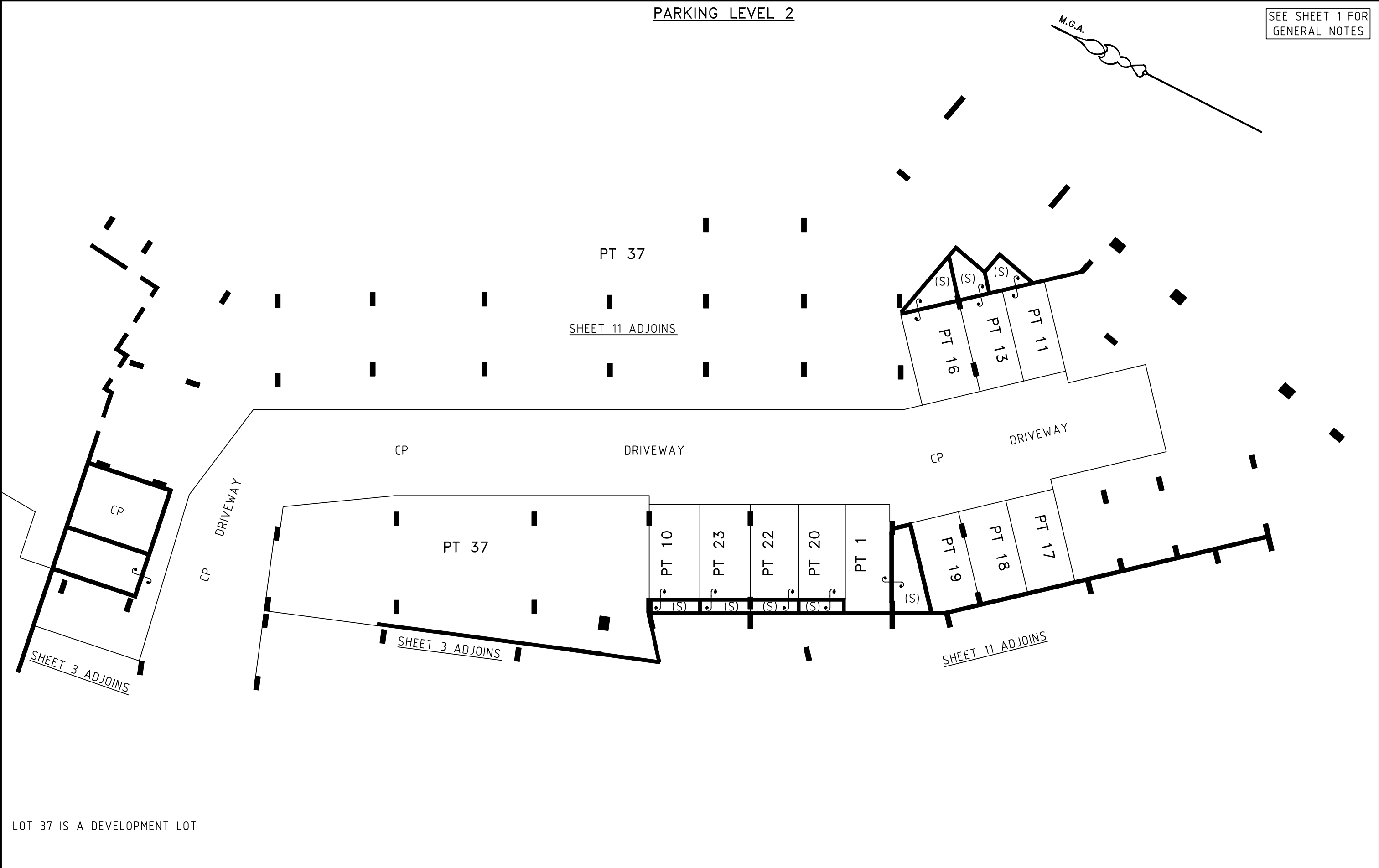
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Lengths are in metres. Reduction Ratio 1:700

	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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PARKING LEVEL 2

SEE SHEET 1 FOR  
GENERAL NOTES

LOT 37 IS A DEVELOPMENT LOT

(S) DENOTES STORE  
CP DENOTES COMMON PROPERTY

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

Registered

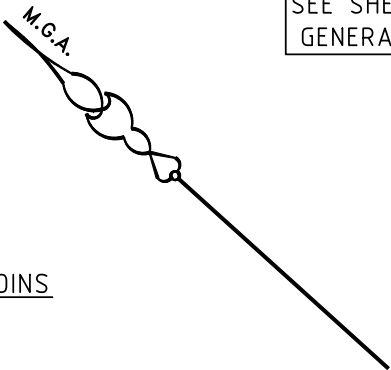
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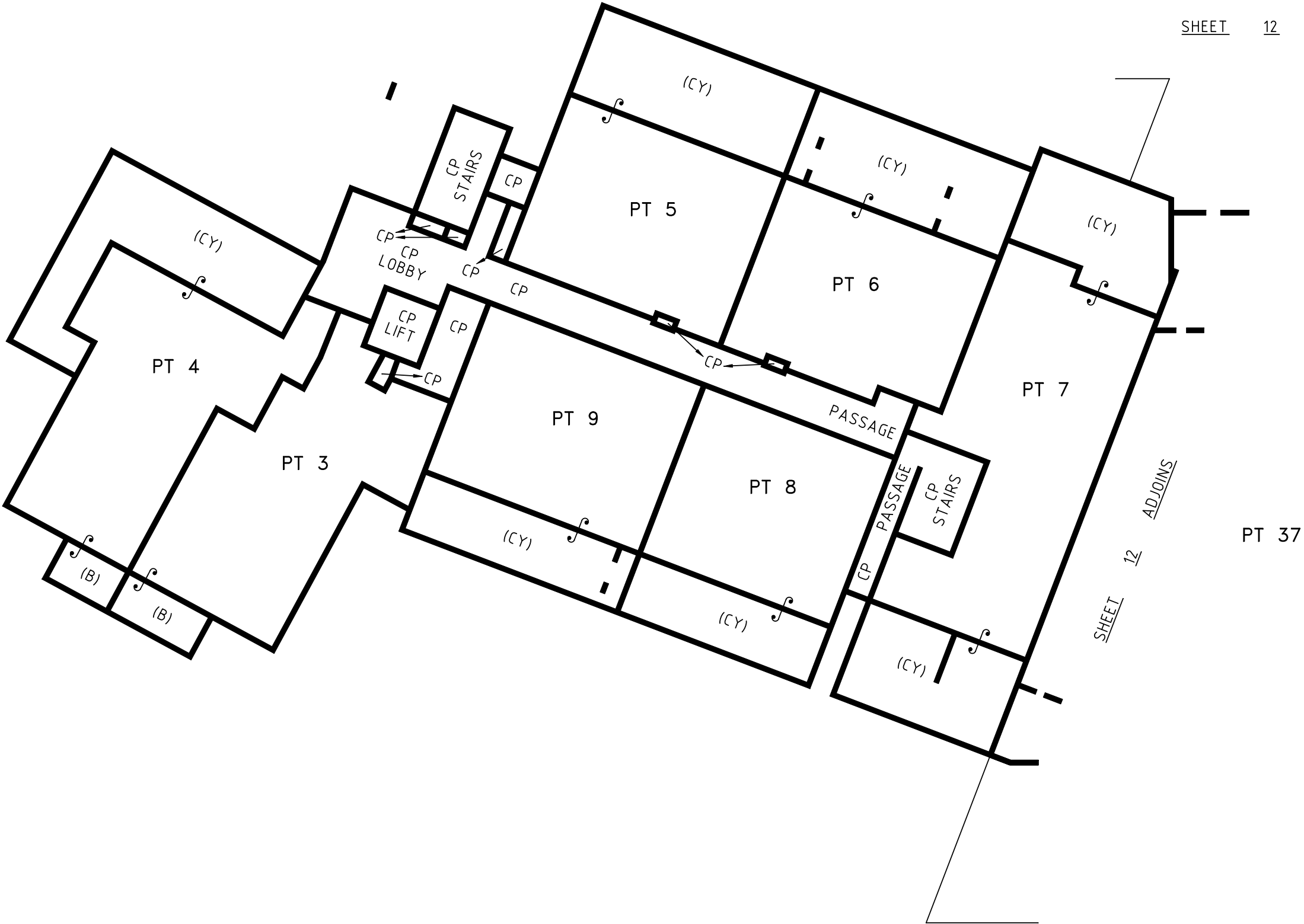


BUILDING '13'  
GROUND LEVEL

SEE SHEET 1 FOR  
GENERAL NOTES



SHEET 12 ADJOINS



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

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

Registered

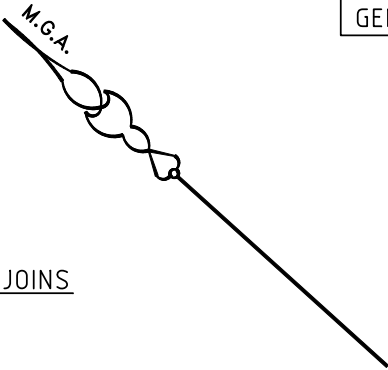
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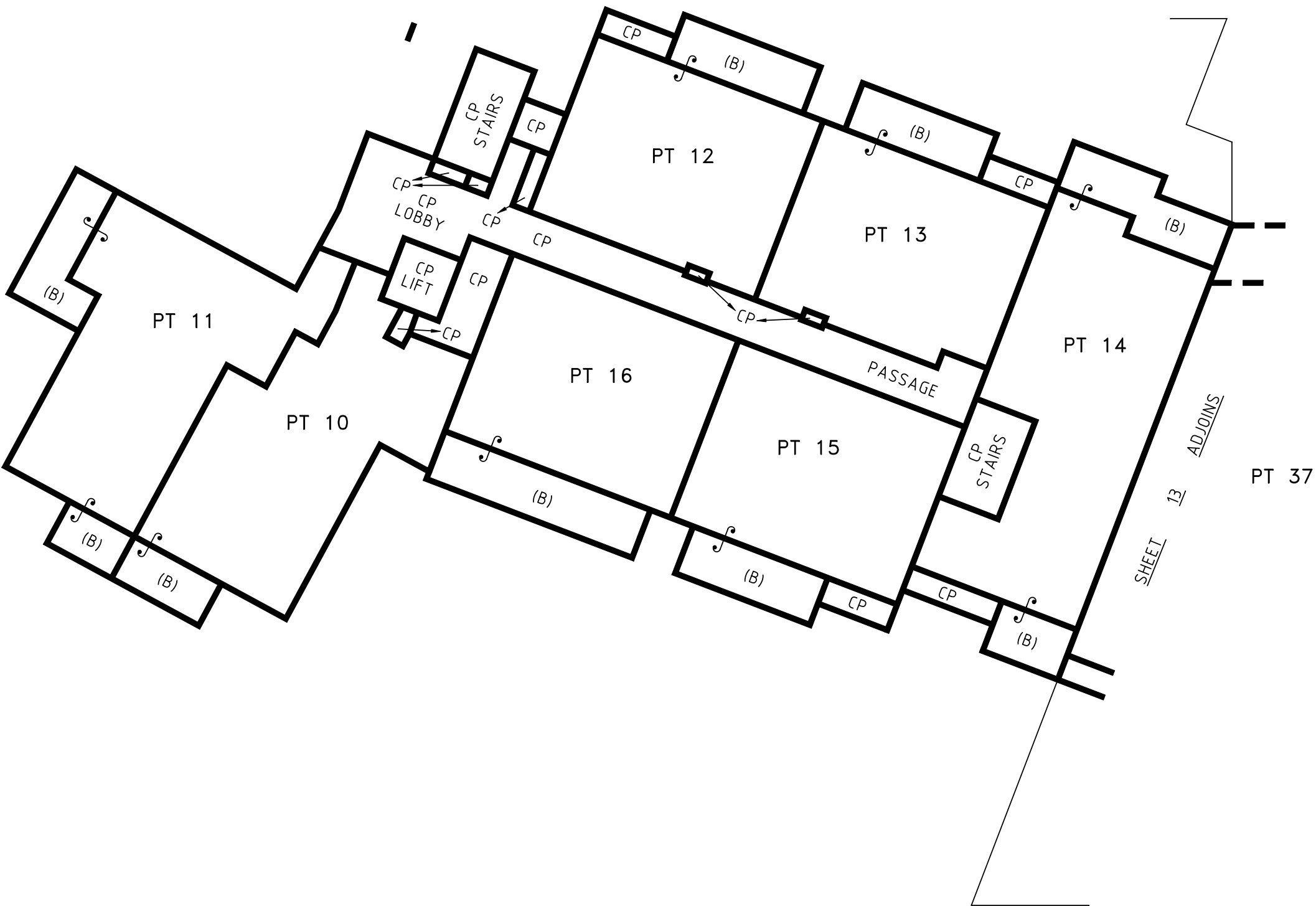
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BUILDING '13'  
LEVEL 1

SEE SHEET 1 FOR  
GENERAL NOTES



SHEET 13 ADJOINS



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

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

Registered

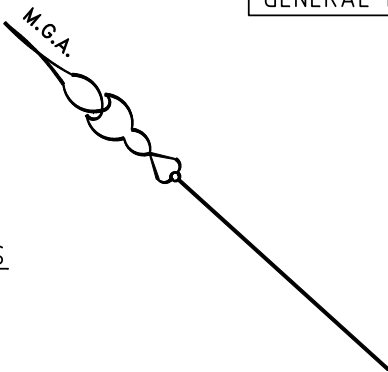
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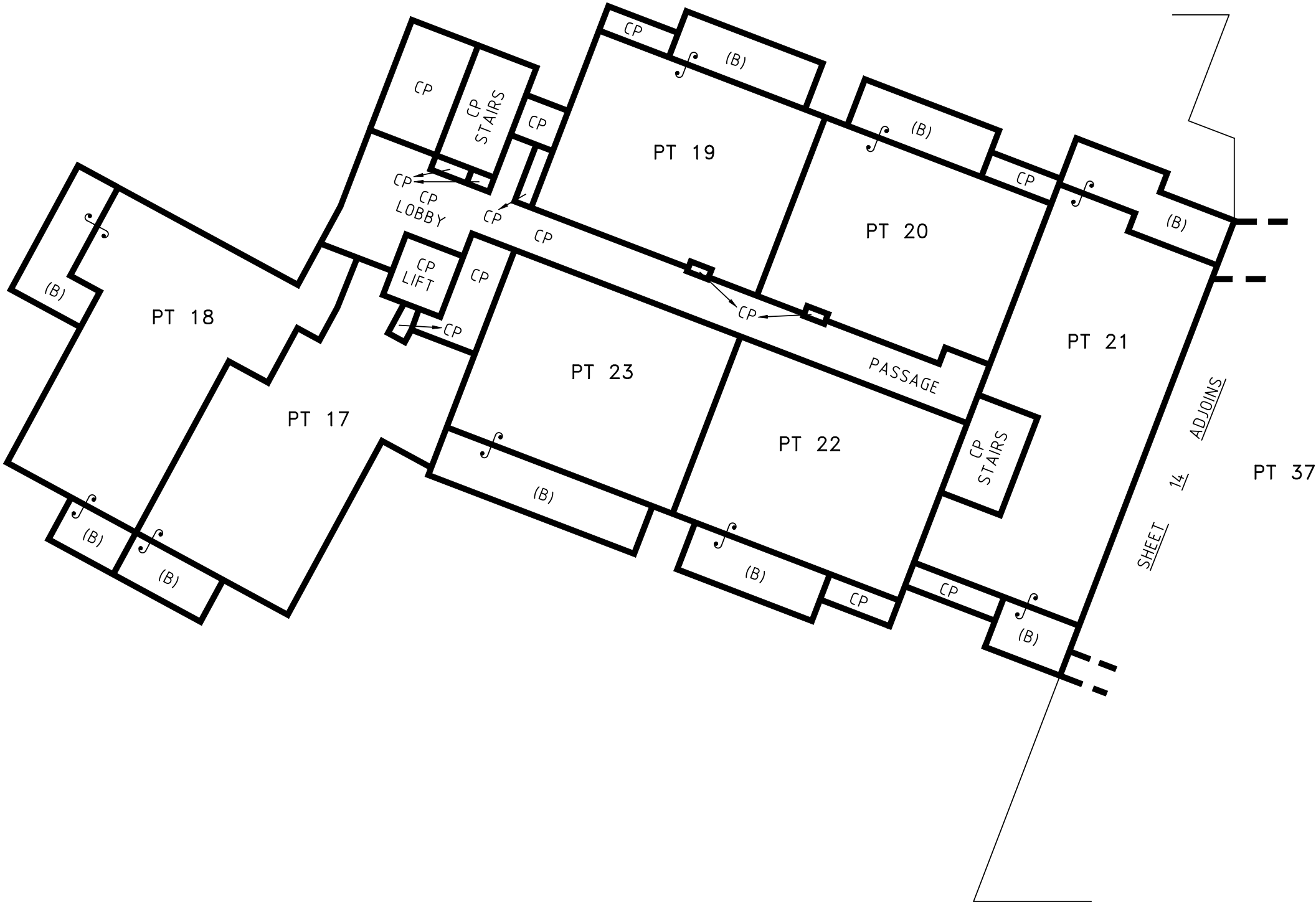
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BUILDING '13'  
LEVEL 2

SEE SHEET 1 FOR  
GENERAL NOTES



SHEET 14 ADJOINS



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

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

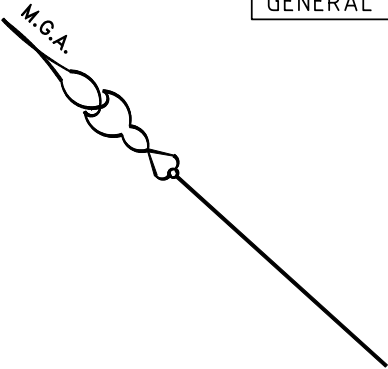
Registered

SP

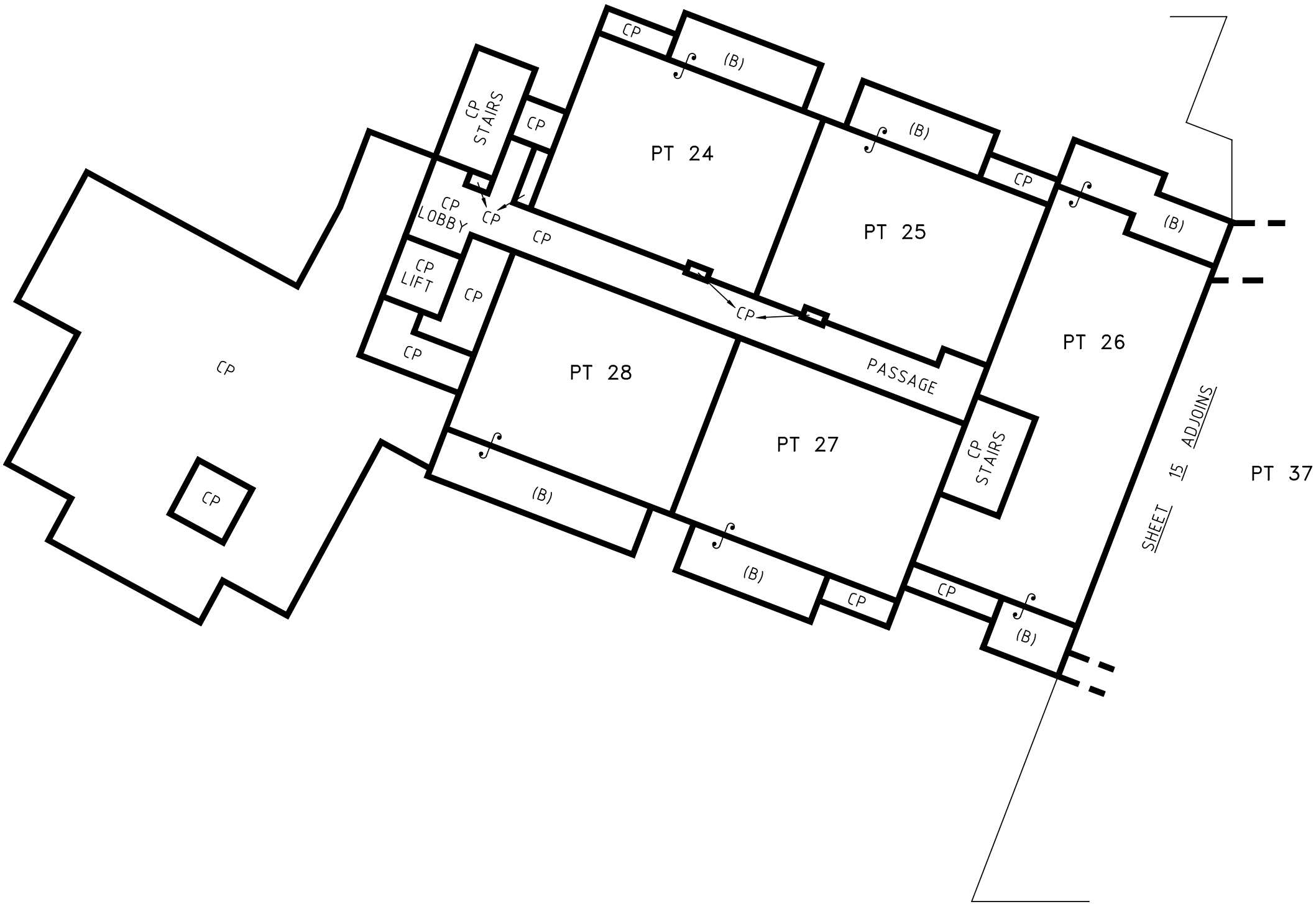
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BUILDING '13'  
LEVEL 3

SEE SHEET 1 FOR  
GENERAL NOTES



SHEET 15 ADJOINS



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

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

Registered

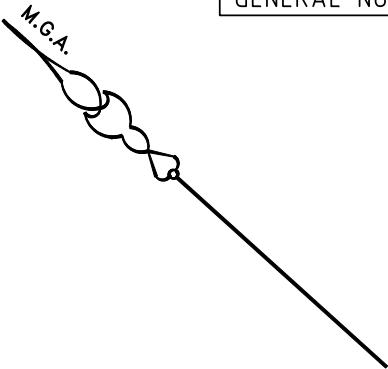
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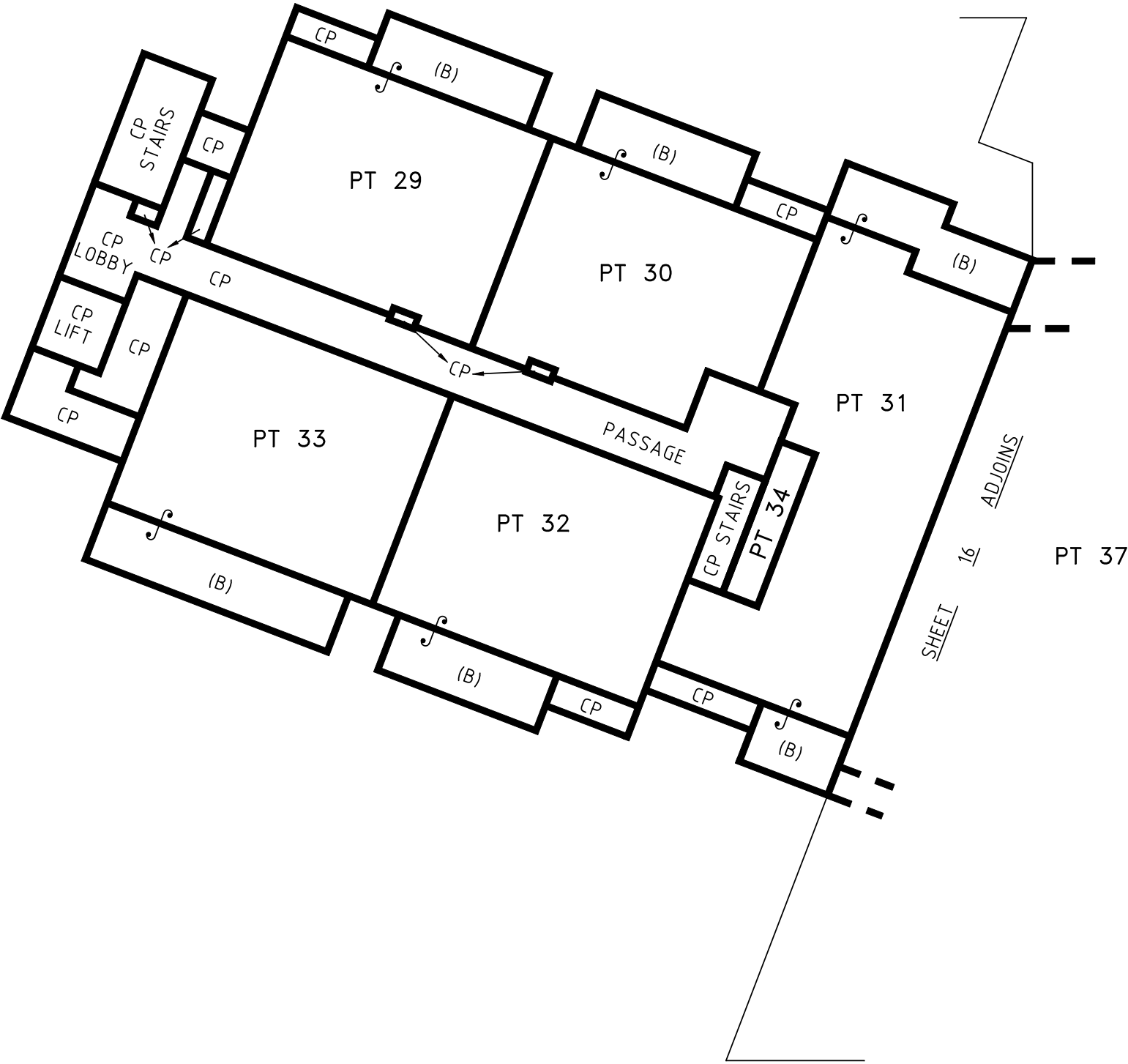
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BUILDING '13'  
LEVEL 4

SEE SHEET 1 FOR  
GENERAL NOTES



SHEET 16 ADJOINS



(B) DENOTES BALCONY  
CP DENOTES COMMON PROPERTY

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

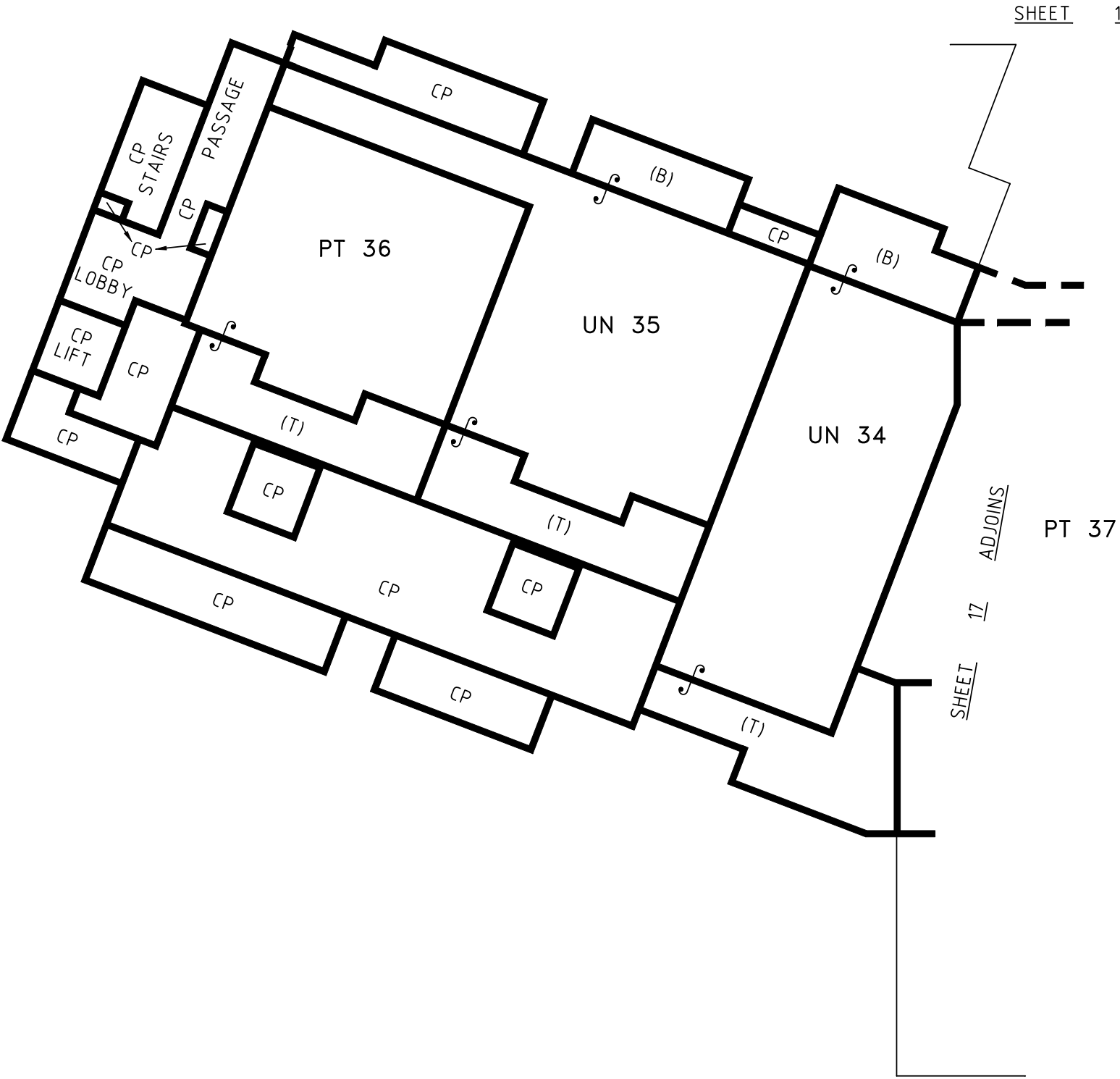
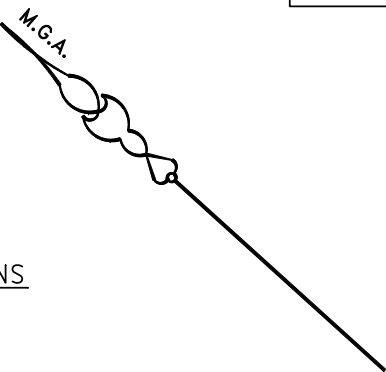
Registered

SP

	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING '13'  
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-DA  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

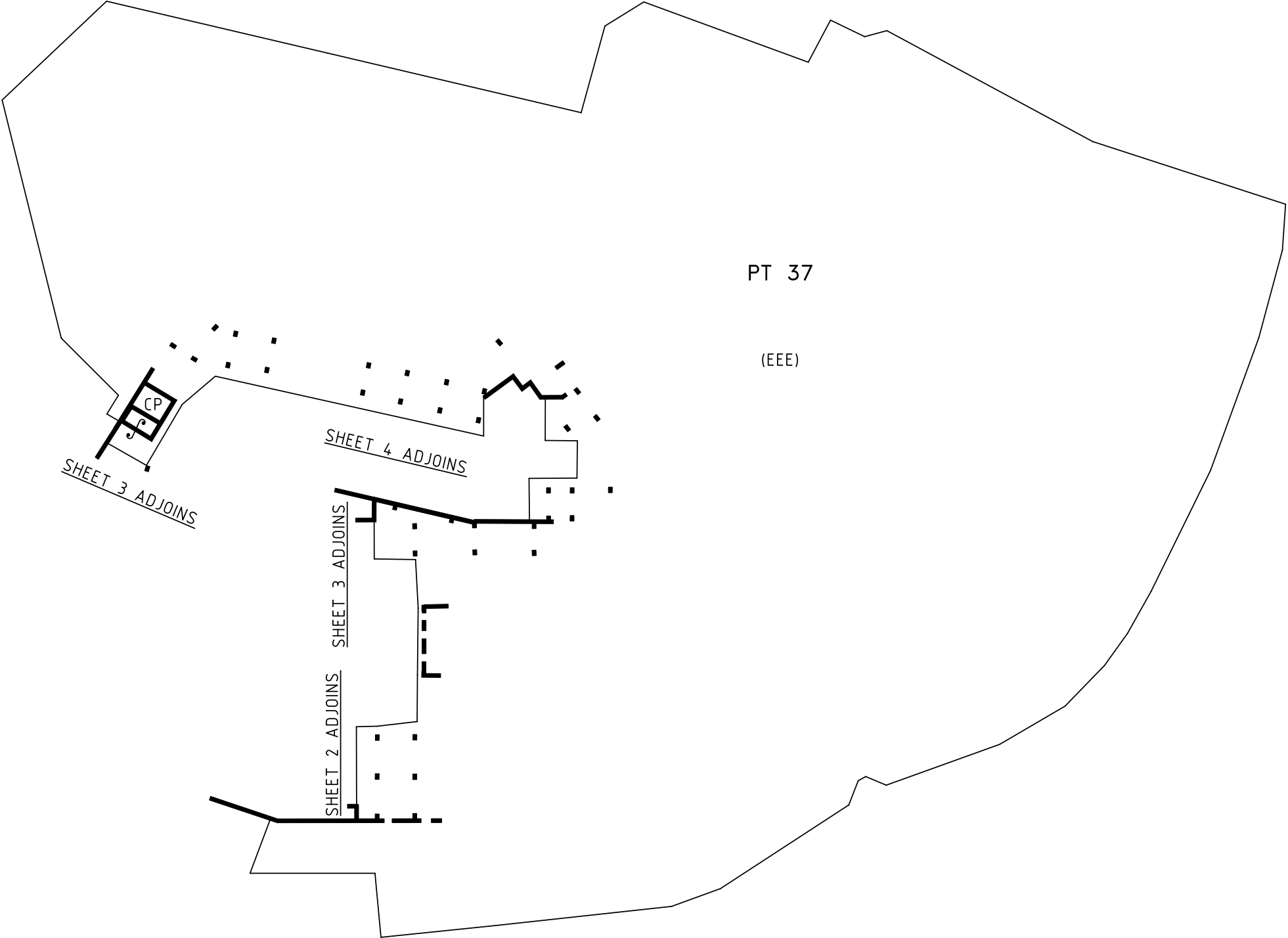
Registered

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	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DEVELOPMENT LOT  
LOWER GROUND LEVEL\ PARKING LEVEL 2

M.G.A.  
SEE SHEET 1 FOR  
GENERAL NOTES



(EEE) EASEMENT FOR EMERGENCY EGRESS VARIABLE WIDTH

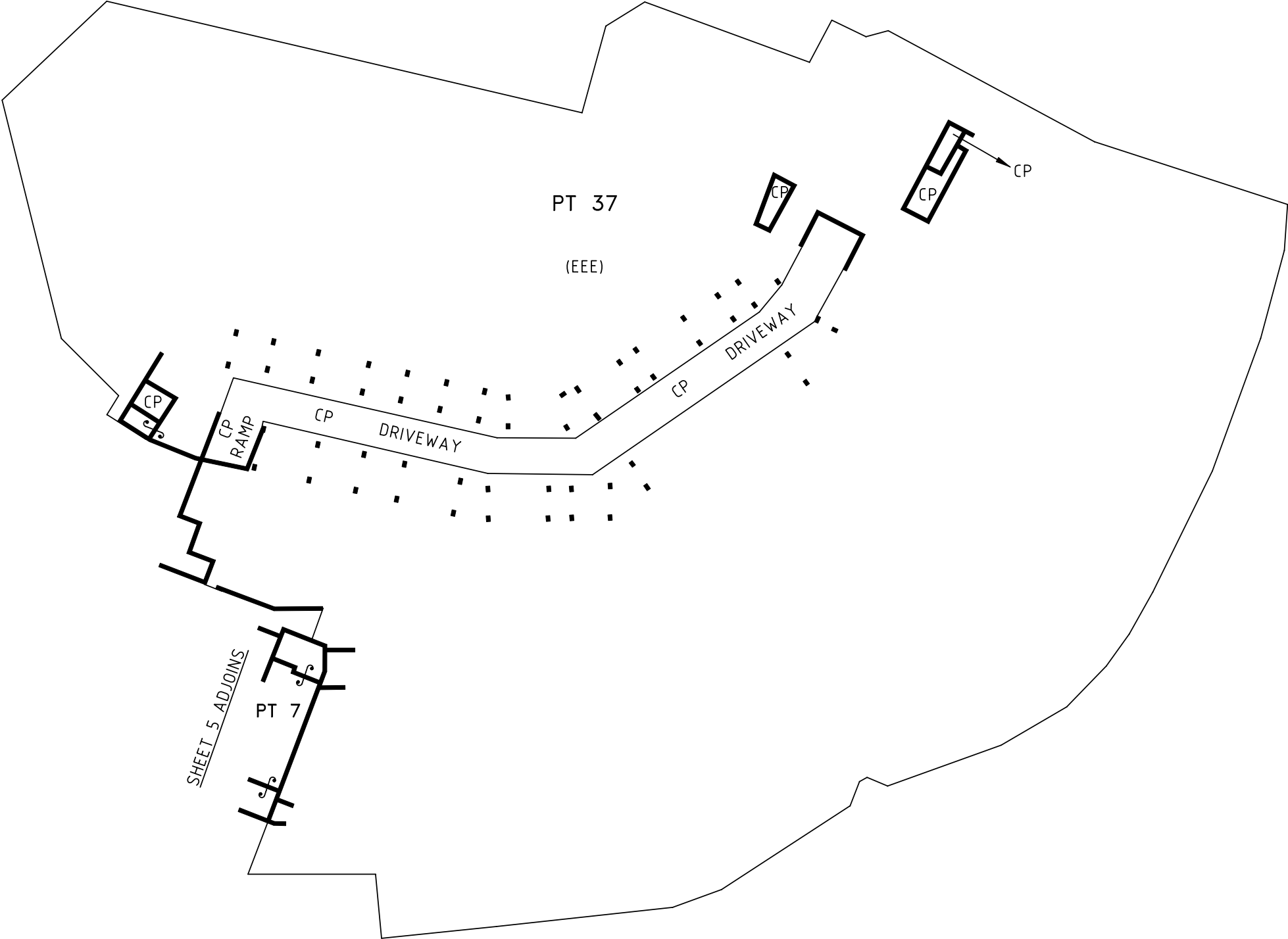
LOT 37 IS A DEVELOPMENT LOT  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3-DA Subdivision No:  Lengths are in metres. Reduction Ratio 1:700	Registered	SP
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	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DEVELOPMENT LOT  
GROUND LEVEL(BLDG 13)\PARKING LEVEL 1

M.G.A.  
SEE SHEET 1 FOR  
GENERAL NOTES



(EEE) EASEMENT FOR EMERGENCY EGRESS VARIABLE WIDTH

LOT 37 IS A DEVELOPMENT LOT  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck  
Surveyor's Ref: 124792-EPP-STG3-DA  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:700

Registered

SP

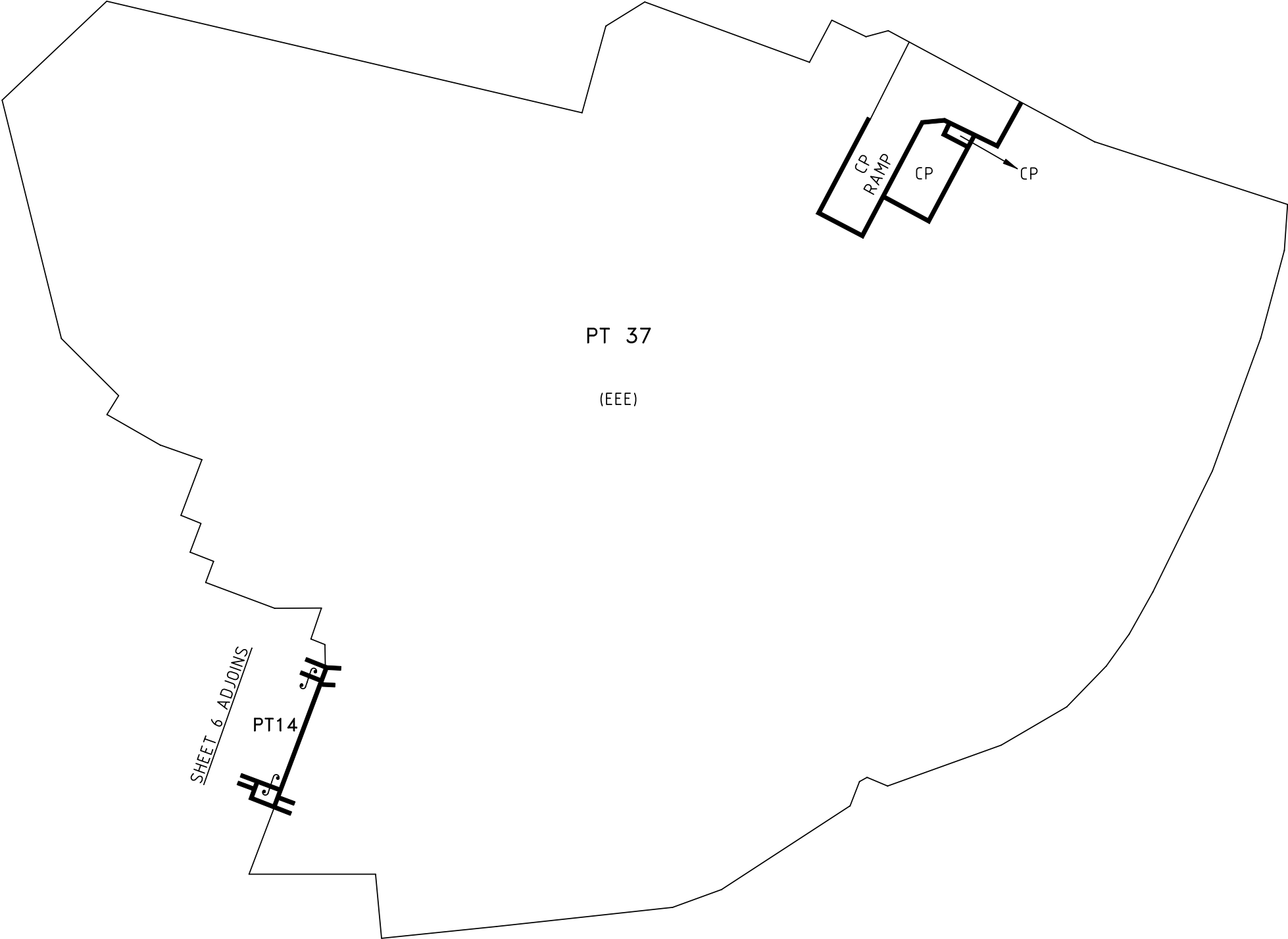
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DEVELOPMENT LOT  
LEVEL 1 (BLDG13)

M.G.A.

SEE SHEET 1 FOR  
GENERAL NOTES



(EEE) EASEMENT FOR EMERGENCY EGRESS VARIABLE WIDTH

LOT 37 IS A DEVELOPMENT LOT  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3-DA Subdivision No:  Lengths are in metres. Reduction Ratio 1:700	Registered	SP
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	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DEVELOPMENT LOT  
LEVEL 2 (BLDG13)

M.G.A.  
SEE SHEET 1 FOR  
GENERAL NOTES



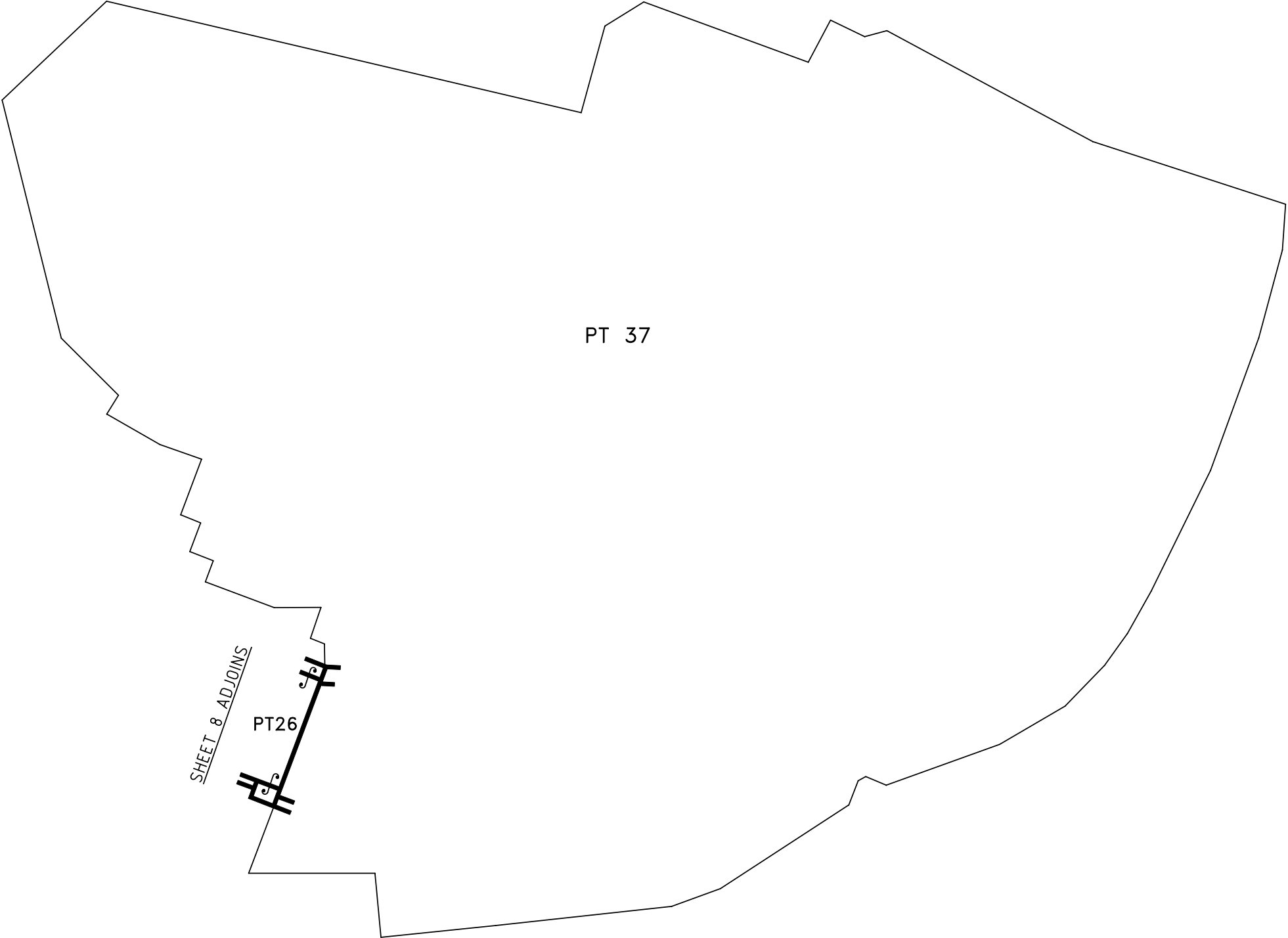
LOT 37 IS A DEVELOPMENT LOT  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3-DA Subdivision No:  Lengths are in metres. Reduction Ratio 1:700	Registered	SP
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	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DEVELOPMENT LOT  
LEVEL 3 (BLDG13)

M.G.A.  
SEE SHEET 1 FOR  
GENERAL NOTES



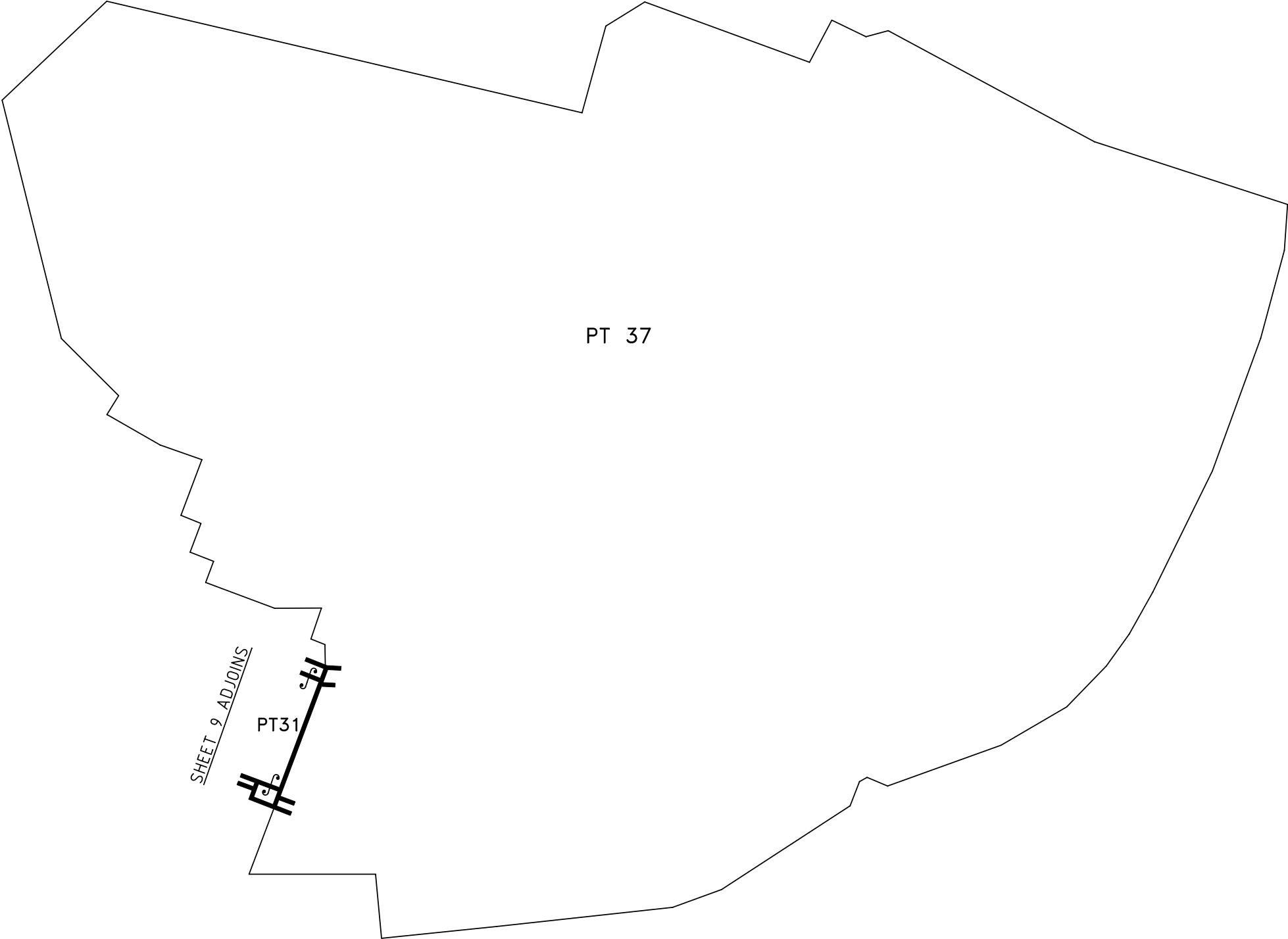
LOT 37 IS A DEVELOPMENT LOT  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3-DA Subdivision No:  Lengths are in metres. Reduction Ratio 1:700	Registered	SP
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	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DEVELOPMENT LOT  
LEVEL 4 (BLDG13)

M.G.A.  
SEE SHEET 1 FOR  
GENERAL NOTES



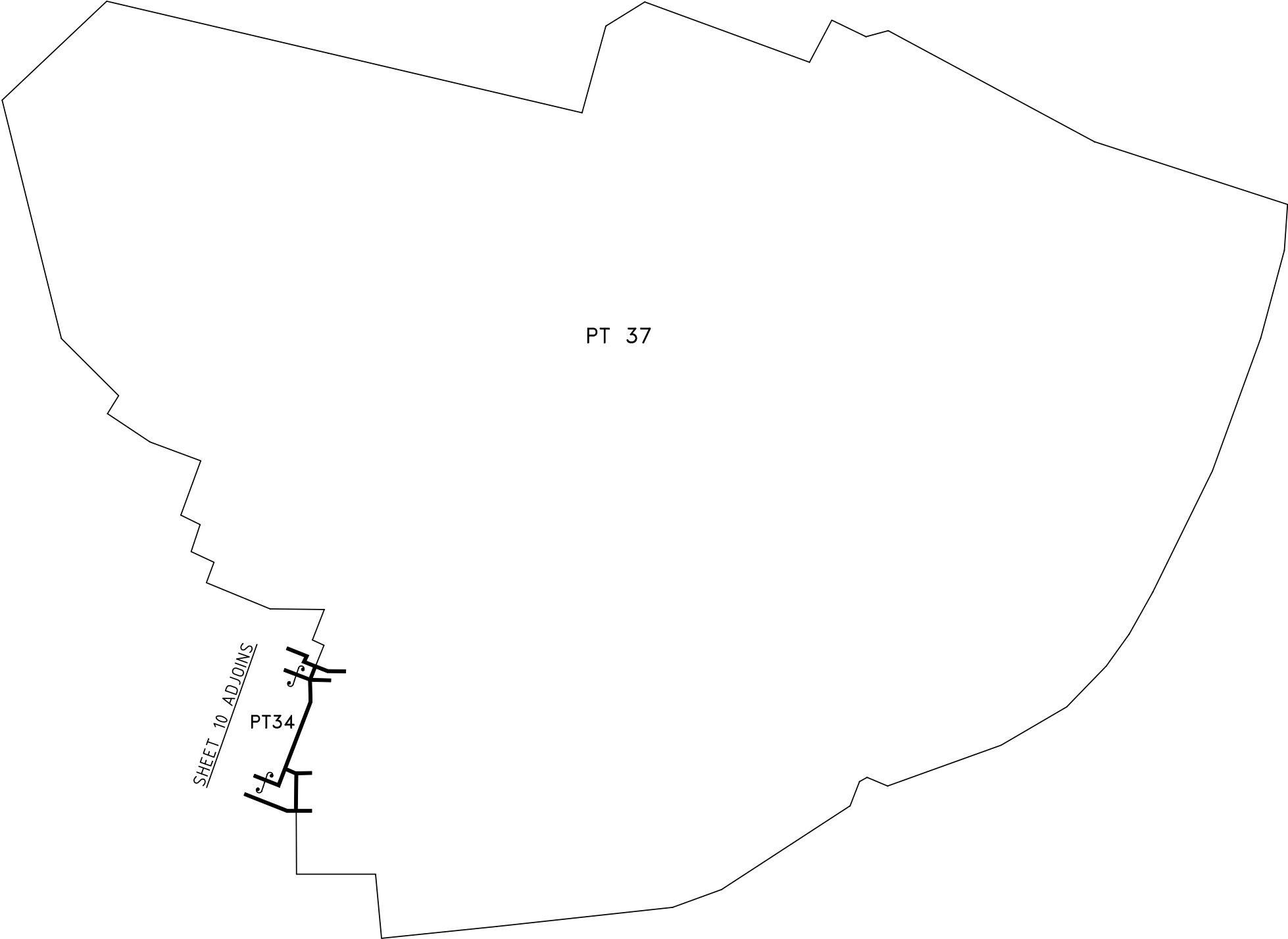
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CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3-DA Subdivision No:  Lengths are in metres. Reduction Ratio 1:700	Registered	SP
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	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DEVELOPMENT LOT  
LEVEL 5 (BLDG13)

M.G.A.  
SEE SHEET 1 FOR  
GENERAL NOTES

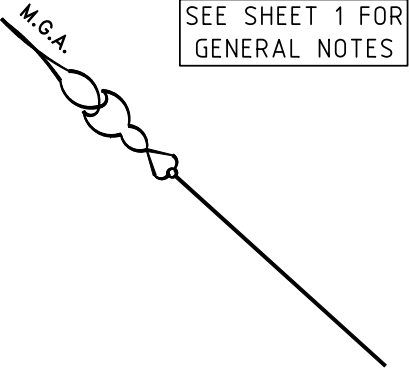


LOT 37 IS A DEVELOPMENT LOT  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3-DA Subdivision No:  Lengths are in metres. Reduction Ratio 1:700	Registered	SP
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	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DEVELOPMENT LOT  
ABOVE LEVEL 5 (BLDG13)



PT 37

LOT 37 IS A DEVELOPMENT LOT  
CP DENOTES COMMON PROPERTY

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124792-EPP-STG3-DA Subdivision No:  Lengths are in metres. Reduction Ratio 1:700	Registered	SP
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