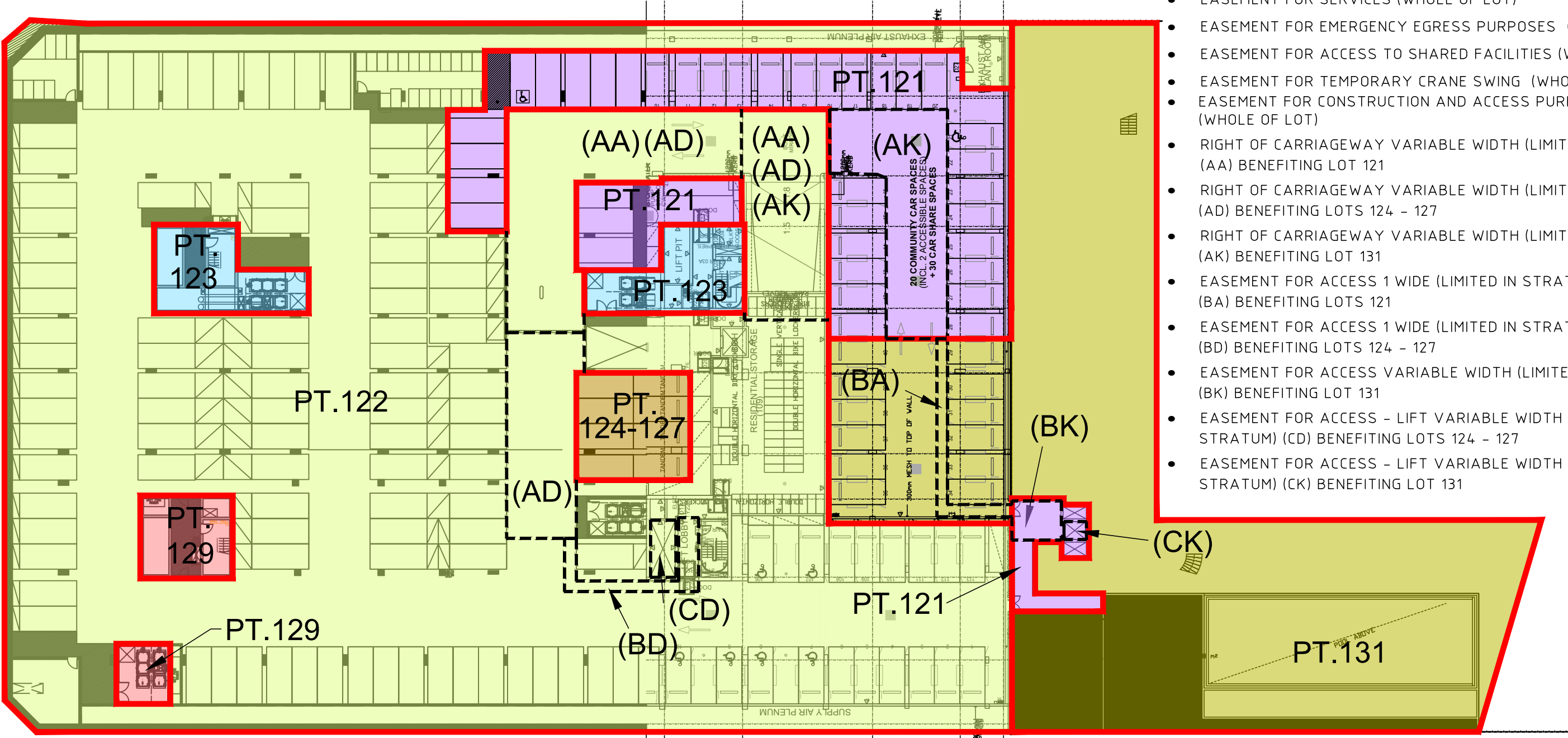


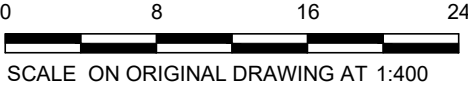


- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (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) (AK) BENEFITING LOT 131
- EASEMENT FOR ACCESS 1 WIDE (LIMITED IN STRATUM) (BA) BENEFITING LOTS 121
- EASEMENT FOR ACCESS 1 WIDE (LIMITED IN STRATUM) (BD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK) BENEFITING LOT 131
- 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

- 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 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 & 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.



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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Land Development
Consultants

(02) 9283 6677 www.beveridgewilliams.com.au

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:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_v012
SHEET 1 OF 13	

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

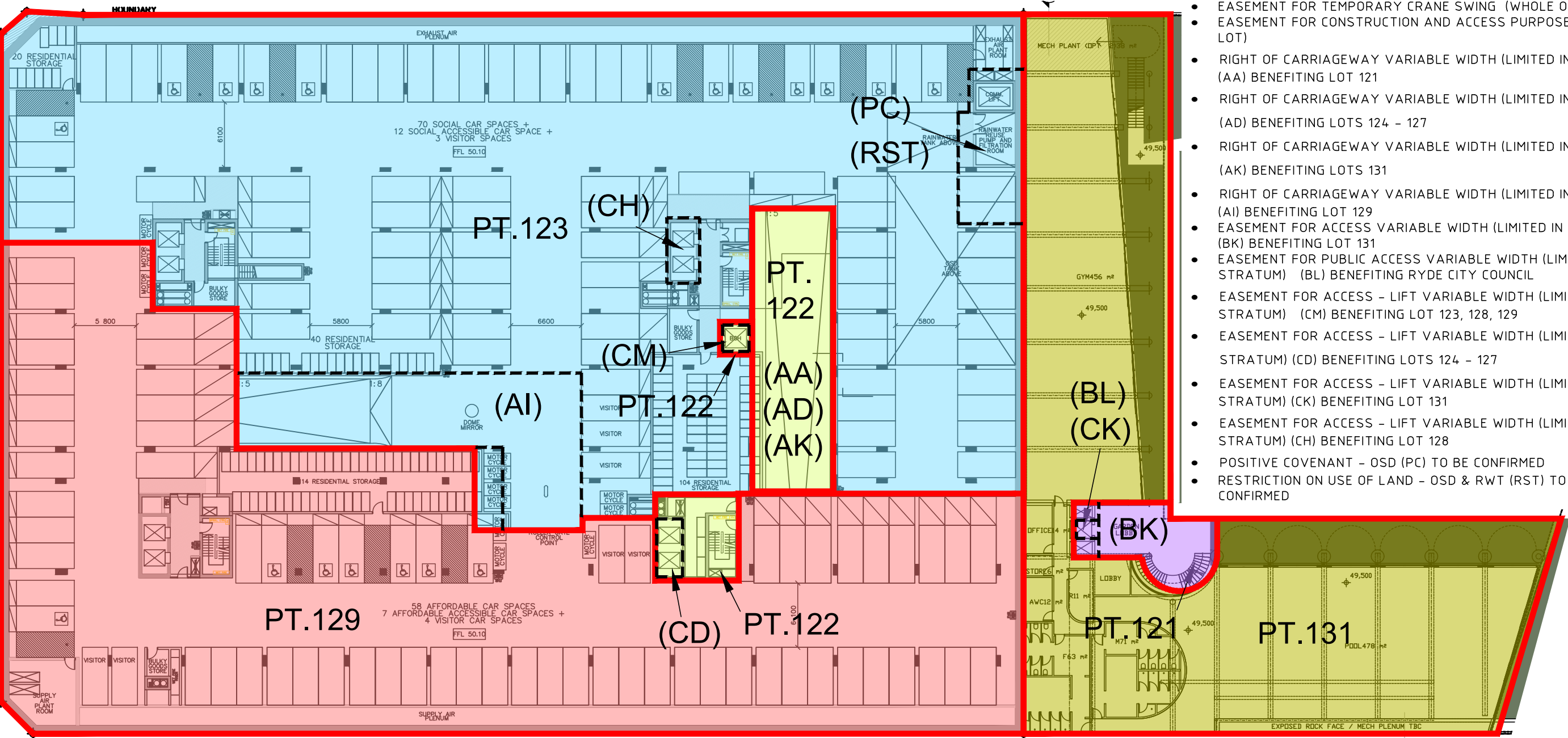
STRATUM SUBDIVISION BLOCK C1 & C2
IVANHOE ESTATE, MACQUARIE PARK

NOTE

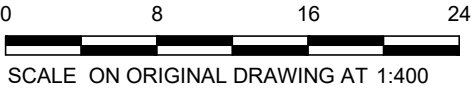
- LOT 128 (SOCIAL ILU) REQUIRES RIGHTS FOR ACCESS AND PARKING AT THIS LEVEL WITHIN LOT 123 (SOCIAL) TO BE INCORPORATED INTO THE MANAGEMENT STATEMENTS THAT ACCOMPANY THE STRATUM AND STRATA PLANS

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) (AK) BENEFITING LOTS 131
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AI) BENEFITING LOT 129
- 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 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) (CK) BENEFITING LOT 131
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128
- POSITIVE COVENANT - OSD (PC) TO BE CONFIRMED
- RESTRICTION ON USE OF LAND - OSD & RWT (RST) 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 - 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.



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

BASEMENT 2

VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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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:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_v01.2
SHEET 2 OF 13	

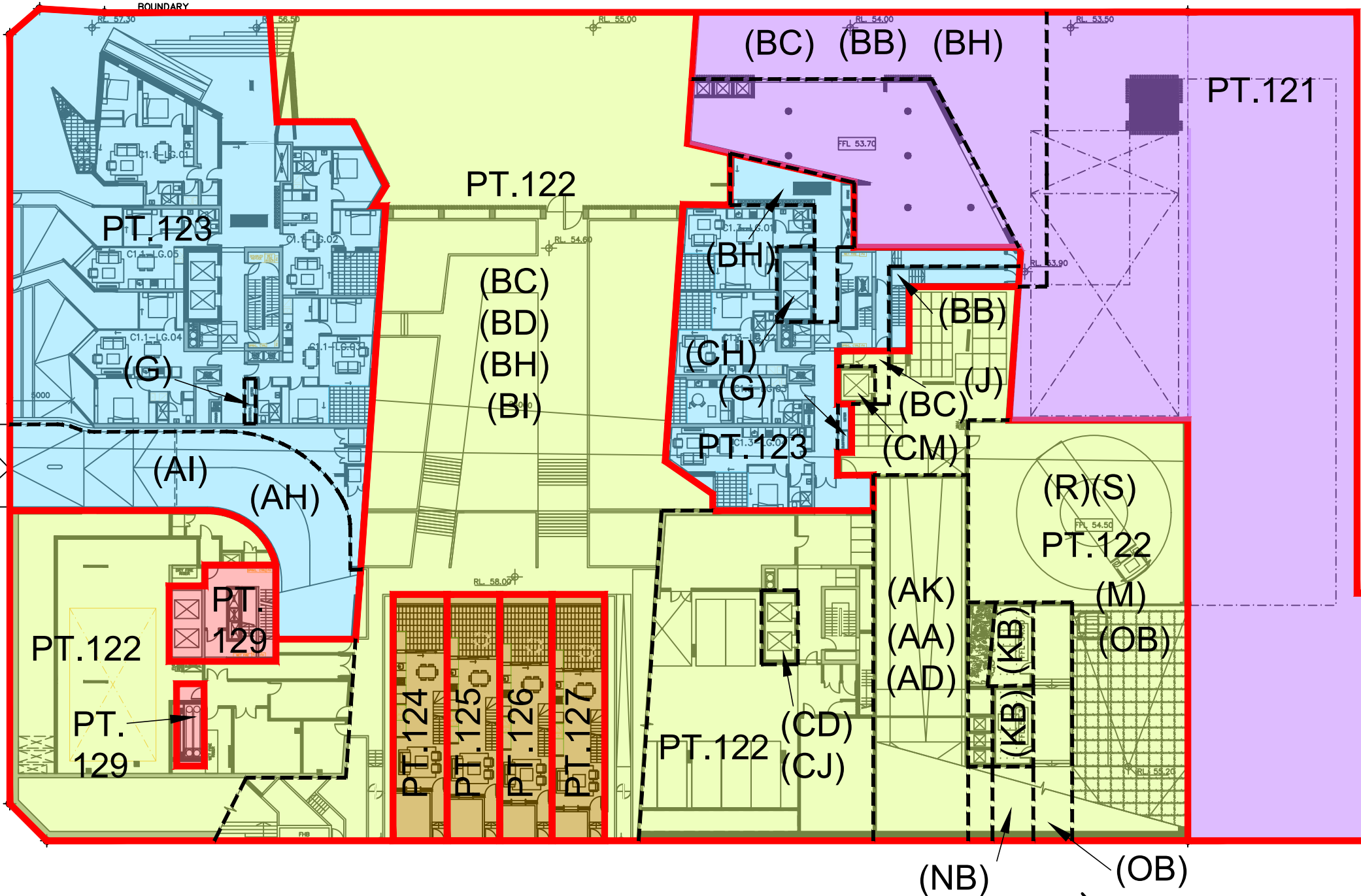
PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	12

- 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

-

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

STRATUM SUBDIVISION BLOCK C1 & C2
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 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 LOT 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)

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



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
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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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:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_v01.2
SHEET 4 OF 13	

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

BOUNDARY

PT.123
(G)

PT.128
(CC)
(G)

PT.121

PT.122
(BC)
(BD)
(BH)
(BI)

PT.129
(G)
(BB)
(BC)
(BD)
(BH)

PT.124
PT.125
PT.126
PT.127

PT.122
(CD)
(CJ)
(AA)
(AD)
(AK)
(KB)
(KB)
(OB)

(R)(S)
(M)
(OB)

(BD) (BJ)

- 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)
- RESTRICTION ON USER (INDEPENDENT LIVING UNITS LOT 128)

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

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
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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CLIENT:
FRASERS PROPERTY
AUSTRALIA

DETAILS:

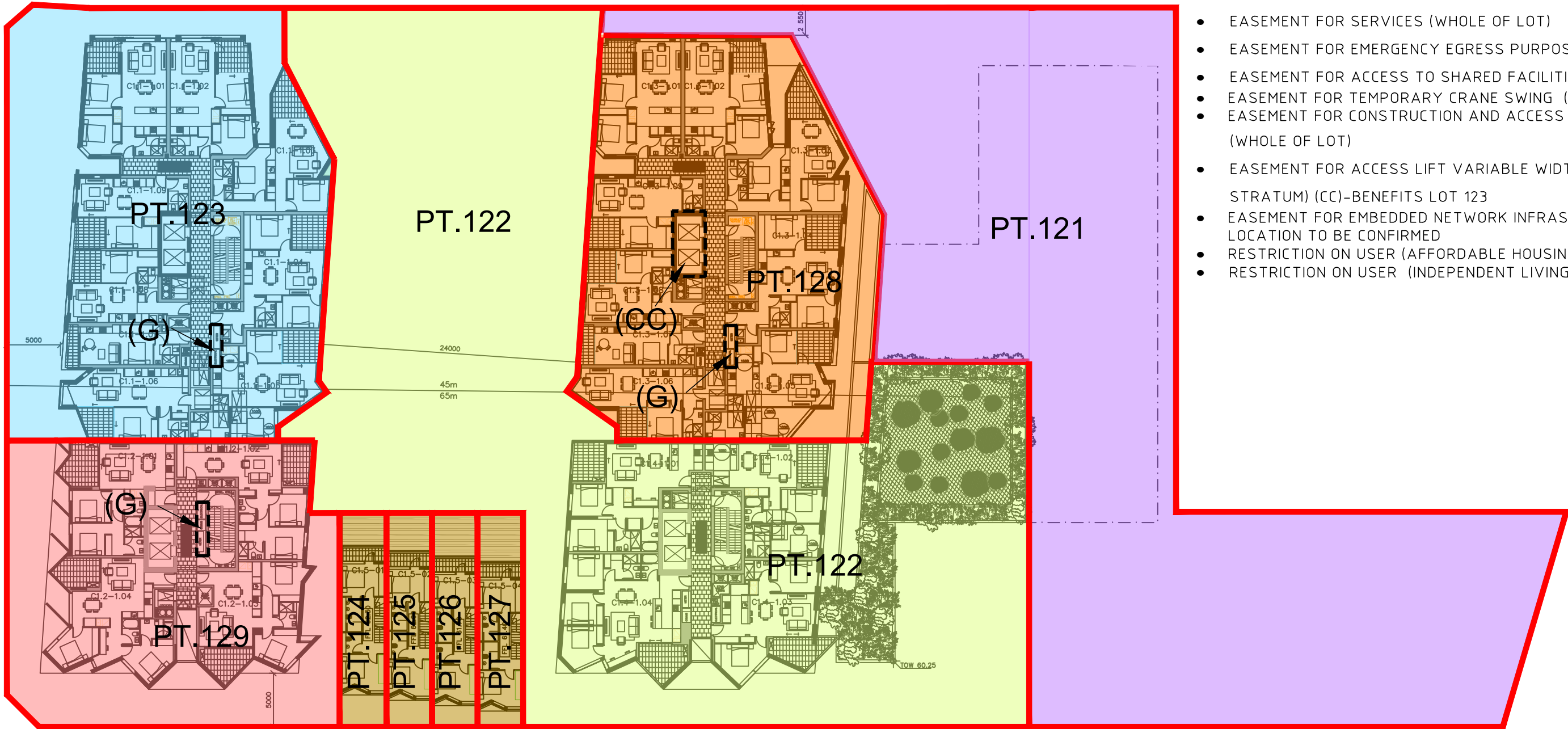
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

ORIGINAL SCALE 1:400
SHEET SIZE A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_vor
SHEET 5 OF 13	

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

STRATUM SUBDIVISION BLOCK C1 & C2
IVANHOE ESTATE, MACQUARIE PARK



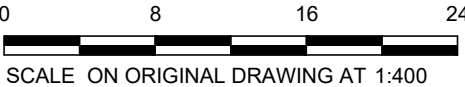
EASEMENTS (at this level)

- 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 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)
- RESTRICTION ON USER (INDEPENDENT LIVING UNITS LOT 128)

- 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 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.



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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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

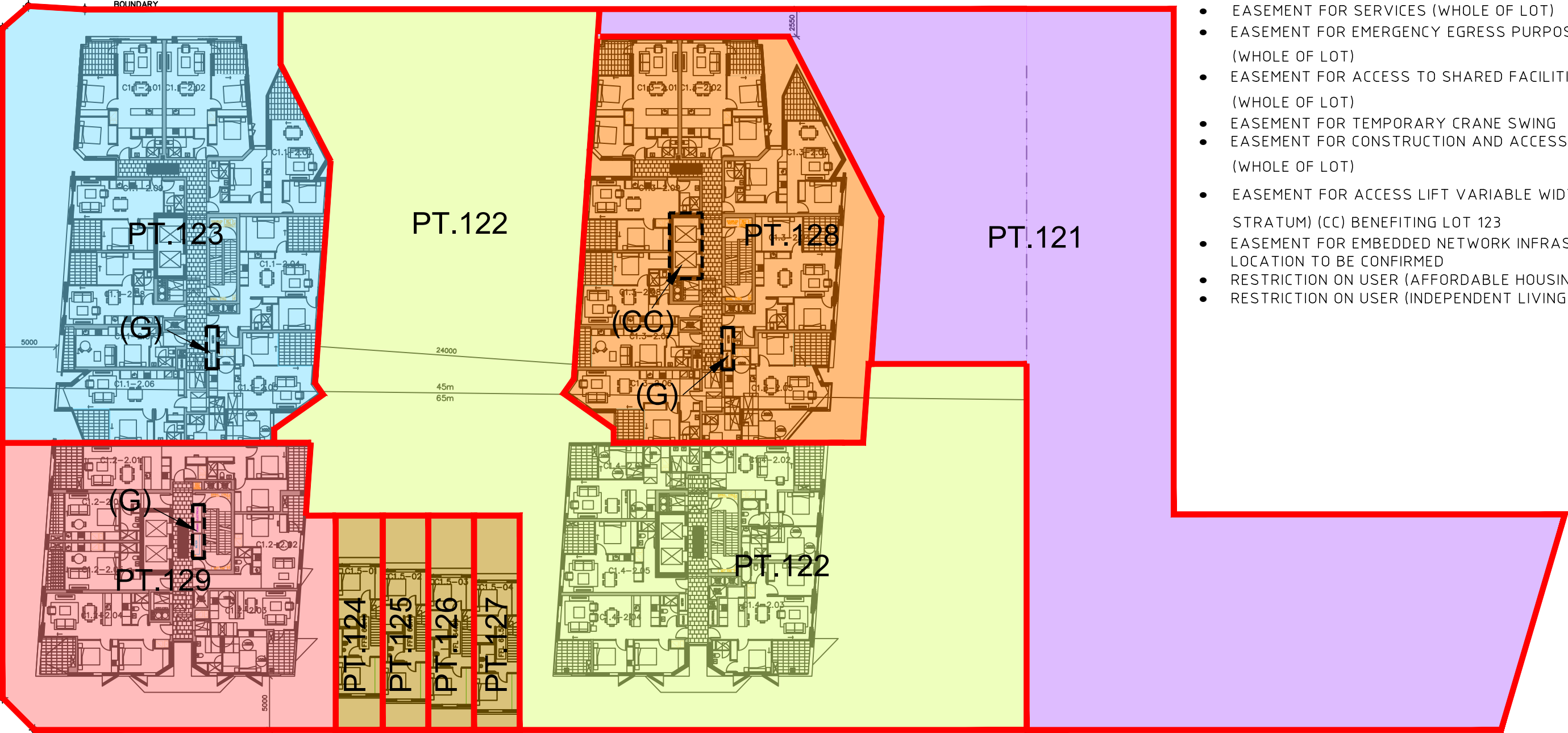
SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_ver2
SHEET 6 OF 13	

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

STRATUM SUBDIVISION BLOCK C1 & C2
IVANHOE ESTATE, MACQUARIE PARK

EASEMENTS (at this level)

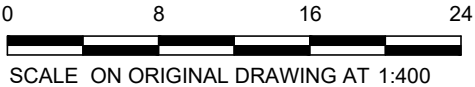
- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (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)
- RESTRICTION ON USER (INDEPENDENT LIVING UNITS LOT 128)



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
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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

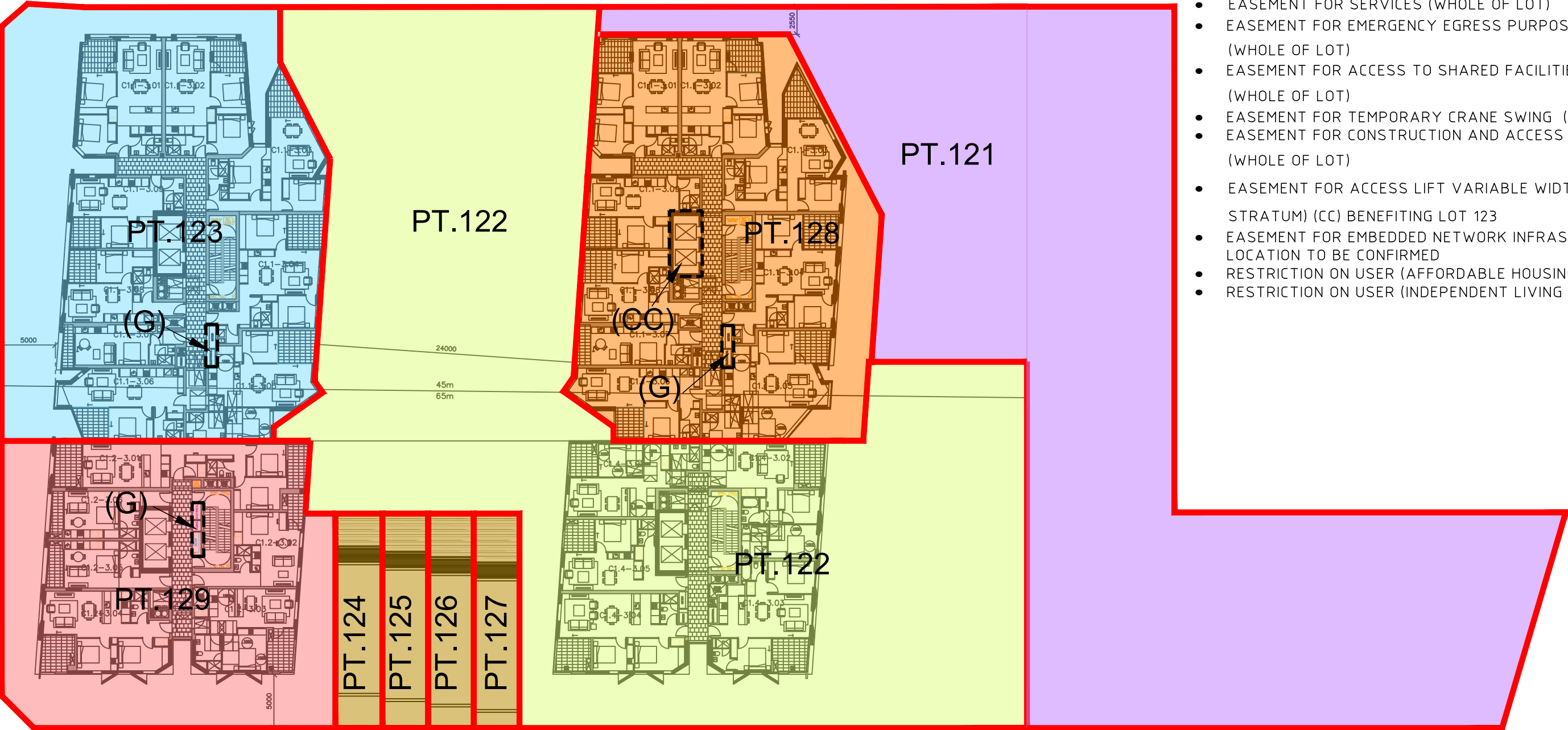
SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_v01.2
SHEET 7 OF 13	

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

STRATUM SUBDIVISION BLOCK C1 & C2
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 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)
- RESTRICTION ON USER (INDEPENDENT LIVING UNITS LOT 128)



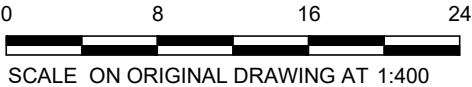
- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE

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.



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



Beveridge Williams
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Land Development
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CLIENT:
FRASERS PROPERTY
AUSTRALIA

DETAILS:
PLAN OF PROPOSED
STRATUM SUBDIVISION OF
LOT 12 DP

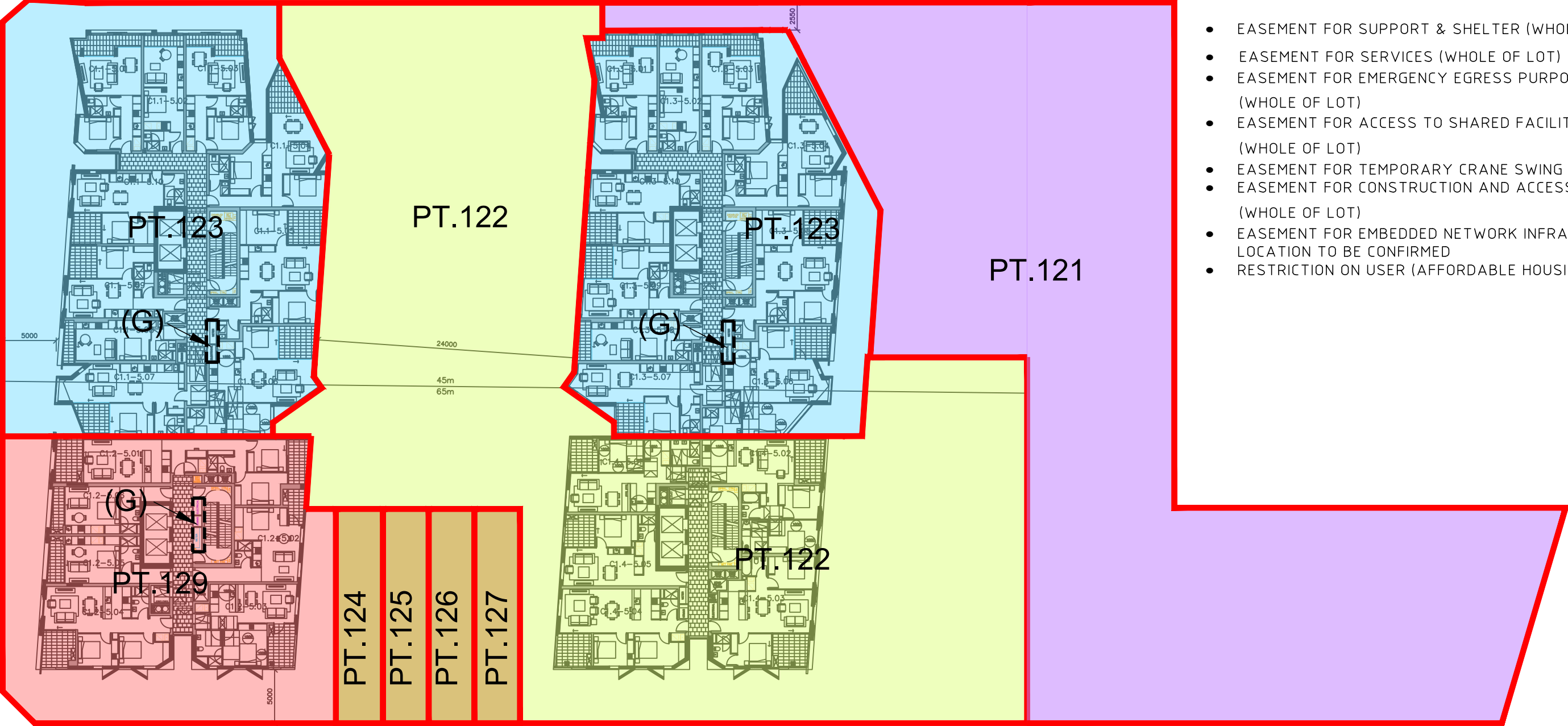
ORIGINAL
SCALE
1:400

SHEET SIZE
A3

SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_ver2
SHEET 8 OF 13	

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

STRATUM SUBDIVISION BLOCK C1 & C2
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 CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)

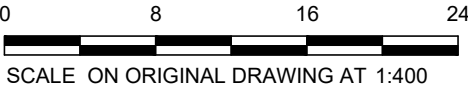
- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE

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.



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



Beveridge Williams
Registered Surveyors
Land Development
Consultants

(02) 9283 6677 www.beveridgewilliams.com.au

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:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_v012

SHEET 9 OF 13

PROJECT No.

1601644

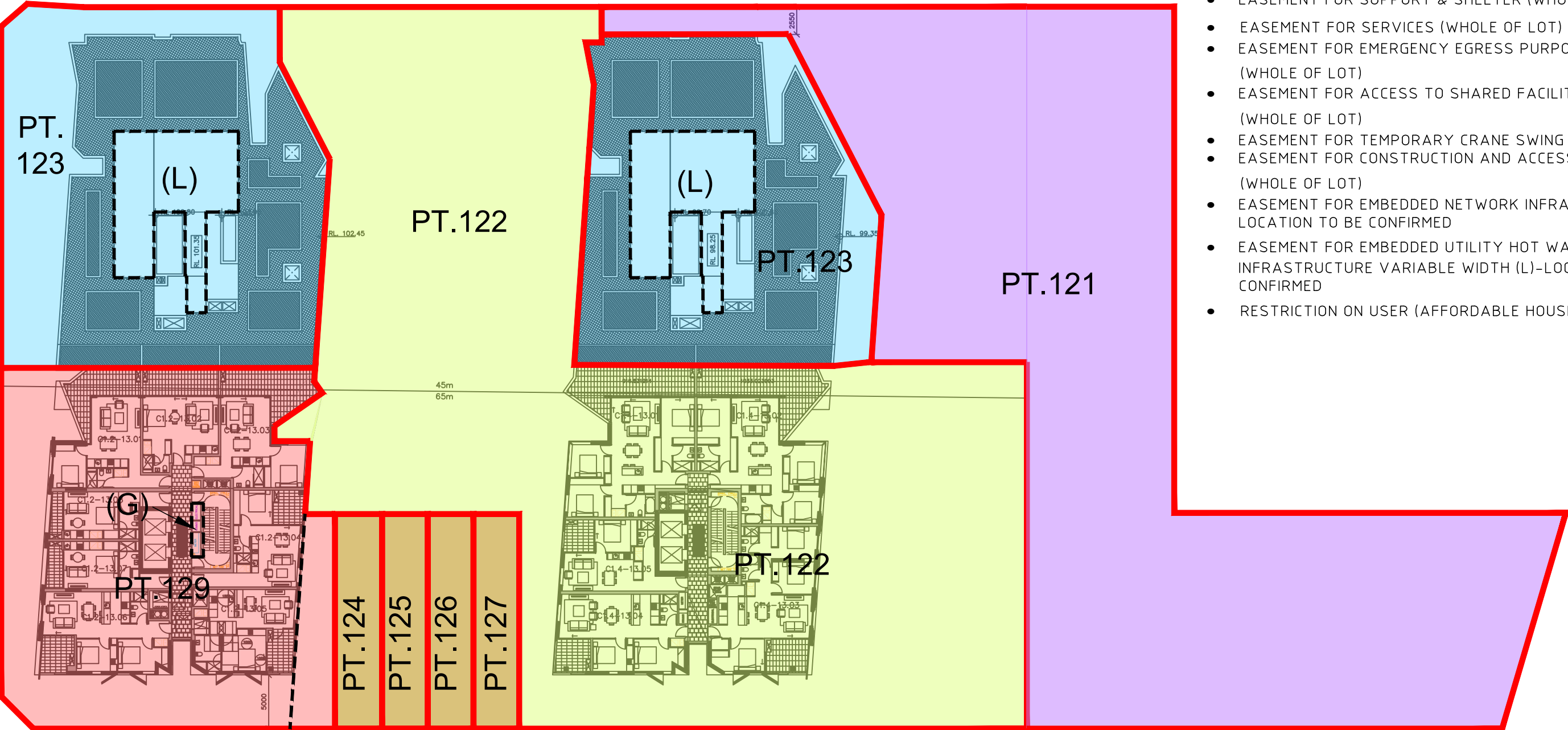
DRAWING REF.

LOT 12 - STRATUM

VERSION

12

STRATUM SUBDIVISION BLOCK C1 & C2
IVANHOE ESTATE, MACQUARIE PARK



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

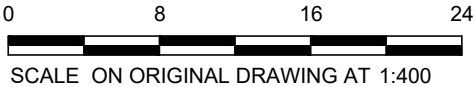
LEVEL 13

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.



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)

VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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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:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_v01.2

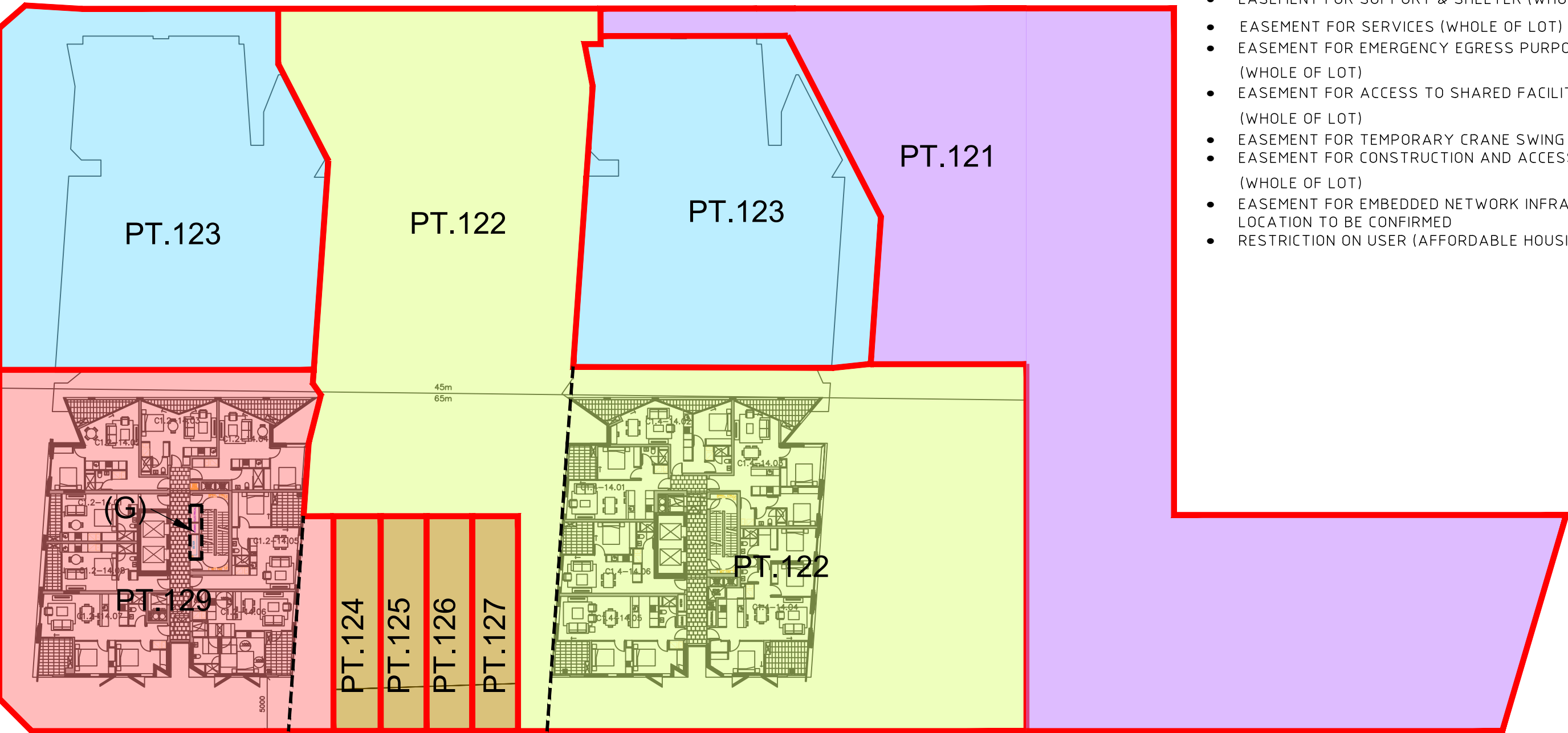
SHEET 10 OF 13

PROJECT No.
1601644

DRAWING REF.
LOT 12 - STRATUM

VERSION
12

STRATUM SUBDIVISION BLOCK C1 & C2
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 CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
 - 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 129 - AFFORDABLE

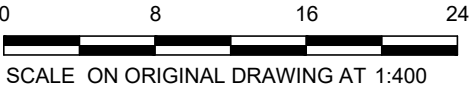
LEVELS 14 TO 19

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 14-19 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
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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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

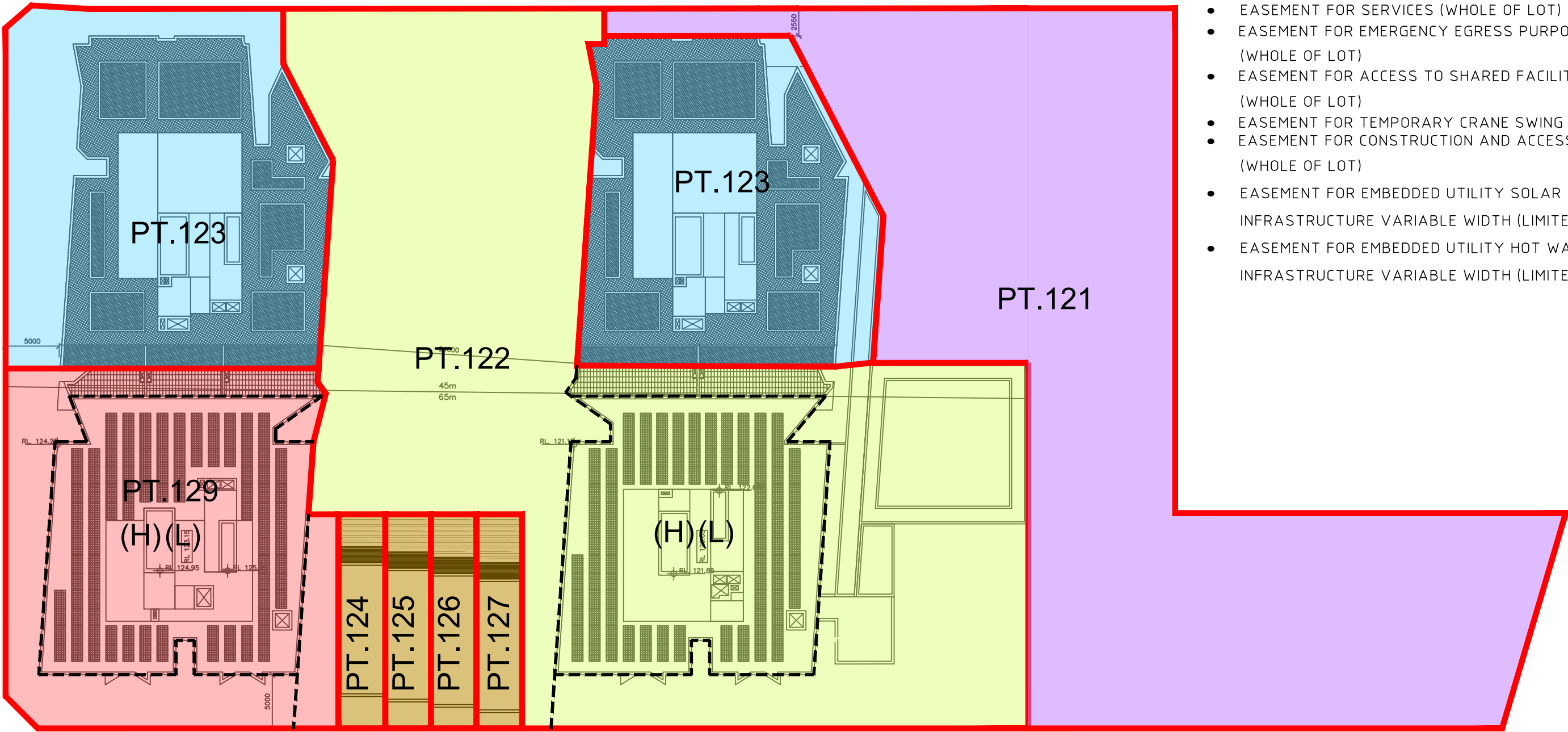
SURVEYOR:	D.G.W.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_v01.02

SHEET 11 OF 13

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

EASEMENTS (at this level)

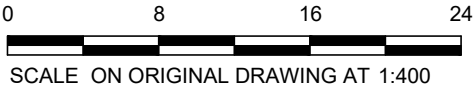
- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES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



- 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.



VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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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:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_ver12

SHEET 12 OF 13

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

PROPOSED EASEMENTS

- (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 LOT 121,122
- (11) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BA) BENEFITING LOT 121 BURDENS LOTS 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 LOTS 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 LOTS 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 LOTS 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 LOT 123, 128, 129 BURDENS LOTS 122
- (26) EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) BENEFITING LOT 130 BURDENS LOT 122, 123, 128, 129 LOCATION TO BE CONFIRMED
- (27) EASEMENT FOR EMBEDDED UTILITY SOLAR GENERATION (H) BENEFITING LOT 130 BURDENS LOT 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 LOT 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) (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) RESTRICTION ON THE USER (LOT TO BE USED FOR INDEPENDENT LIVING UNITS) BENEFITS NSW LAND & HOUSING CORPORATION (LAHC) AND BURDENS LOT 128
- (40) EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT) BENEFITS LOTS 121 & 131 AND BURDENS EVERY OTHER LOT
- (41) EASEMENT FOR SUBSTATION PREMISES VARIABLE WIDTH (LIMITED IN STRATUM) (KA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121
- (42) EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (LIMITED IN STRATUM) (NA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121
- (43) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (OA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121

STRATUM SUBDIVISION BLOCK C1 & C2
IVANHOE ESTATE, MACQUARIE PARK

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

VER	BY	AMENDMENTS	DATE
9	D.W.	S4.55 AMENDMENTS	24.11.20
10	D.W.	AMENDMENTS	2.12.20
11	D.W.	AMENDMENTS (LOT 131 ADDED)	29.04.21



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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:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_290804_ver12

SHEET 13 OF 13

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