

## STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

\* OFFICE USE ONLY

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

## The Owners – Strata Plan No

No. 27 PACIFIC DRIVE, PORT MACQUARIE,  
2444

**AMENDED PLANS**

Registered:

Purpose:

PLAN OF SUBDIVISION OF LOT 5, D.P. 18374

## Residential Model by-laws adopted for this scheme

\*Keeping of animals: B

\*Schedule of By-laws in \_\_\_\_\_ sheets filed with plan

\*No By-laws apply

\* strike out whichever is inapplicable

## Strata Certificate

\* Name of Council/\* .....PORT MACQUARIE-HASTINGS being satisfied that the requirements of the \* Strata Schemes (Freehold Development) Act 1973 have been complied with, approves of the proposed:

strata plan of subdivision

illustrated in the annexure to this certificate.

\* 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.

\* The strata plan/strata plan of subdivision is part of a development scheme. The \* council/\* accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

\* The Council does not object to the encroachment of the building beyond the alignment of

\* The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.

\* This approval is given on the condition that the use of lot (s).....  
.....(being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in \* section 39 of the Strata Schemes (Freehold Development) Act 1973 or \* section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date.....

Subdivision No.....

Accreditation No.....

Relevant Development Consent No.....

Issued by.....

.....  
Authorised Person /General Manager/Accredited Certifier

\* Complete or delete if applicable.

LGA: PORT MACQUARIE-HASTINGS

Locality: PORT MACQUARIE

Parish: MACQUARIE

County: MACQUARIE

## Surveyor's Certificate

I,.....**FRANK L. O'ROURKE**

of.....37 GRANDVIEW PARADE, PORT MACQUARIE

a surveyor registered under the Surveying Act, 2002, hereby certify that:

- (1) each applicable requirement of  
\*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973  
has been met;
- (2) \*(a)the building encroaches on a public place;  
\*(b)the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement:  
\*has been created by registered + .....  
\*is to be created under section 88B of the Conveyancing Act 1919
- (3) \*the survey information recorded in the accompanying location plan is accurate.

Signature: .....

Date: .....12<sup>th</sup> MARCH, 2010

\* Delete if inapplicable

+ State whether dealing or plan, and quote registered number.

SURVEYOR'S REFERENCE: **8925/1**

Use STRATA PLAN FORM 3A for additional certificates,  
signatures and seals



## STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 5, D.P. 18374

\*

Registered:

\*

\* OFFICE USE ONLY

Strata Certificate Details: Subdivision No:

Date:

## SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet)

LOT NO.	UNIT ENTITLEMENT
1	100
2	100
3	50
4	110
5	110
6	60
7	130
8	130
9	70
10	140
AGGREGATE	1000

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants  
(if insufficient space use additional annexure sheet)

SURVEYOR'S REFERENCE: 8925/1





2

D.P. 354805

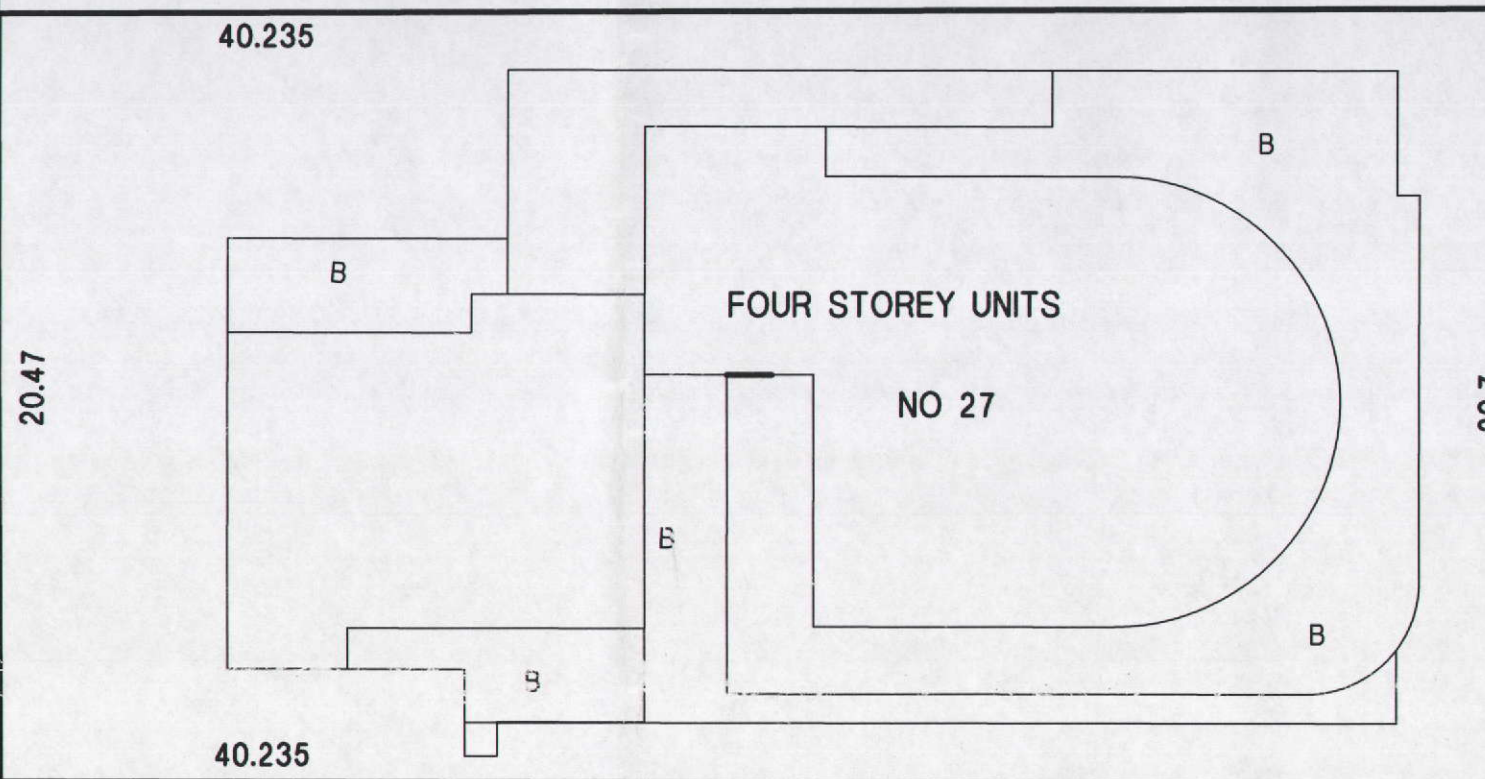
4

D. P. 18374

**AMENDED PLANS**

DRIVE

PACIFIC



HILL

STREET

B BALCONY

Surveyor: FRANK L. O'ROURKE

Surveyors Ref: 8925

Subdivision No:

Registered

S.P.

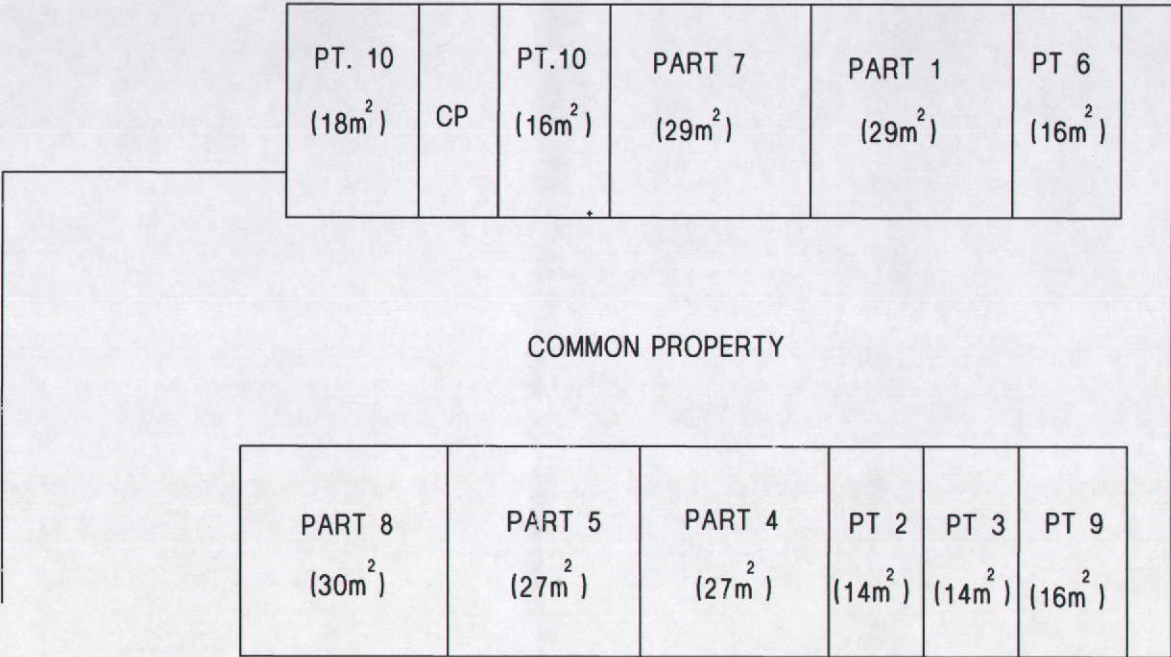
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ALL AREAS ARE APPROXIMATE

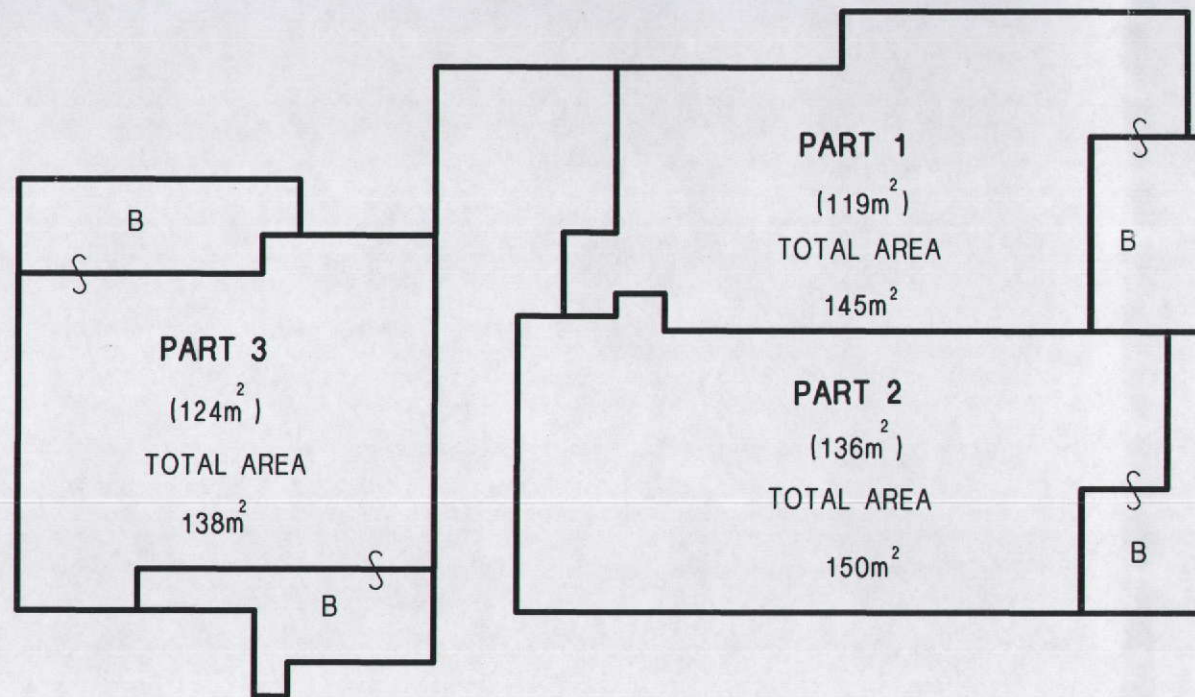
CP COMMON PROPERTY



LEVEL 1 - BASEMENT

Surveyor: FRANK L. O'ROURKE	Registered	S.P.
Surveyors Ref: 8925		
Subdivision No:		
Lengths are in metres. Reduction Ratio: 1:200		

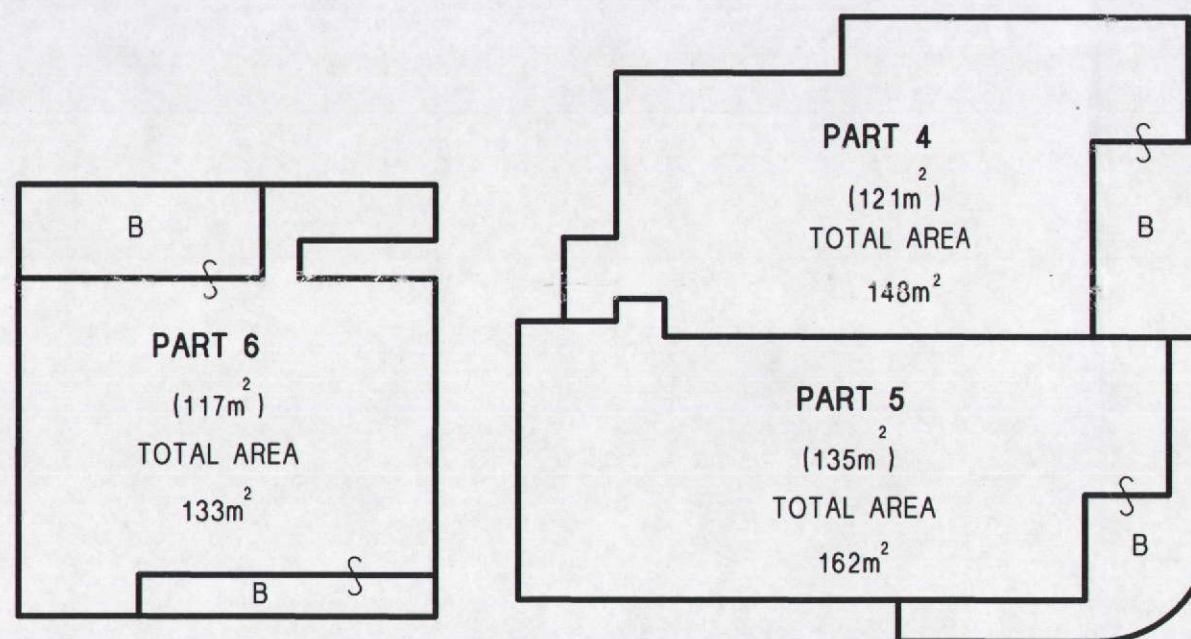




LEVEL 2

ALL AREAS ARE APPROXIMATE

B BALCONY



LEVEL 3

THE STRATUM OF A BALCONY EXTENDS FROM THE UPPER SURFACE OF ITS TILED FLOOR  
TO THE HEIGHT OF THE UNDERSIDE OF THE BALCONY PARTLY OR FULLY COVERING IT.

Surveyor: FRANK L. O'ROURKE

Surveyors Ref: 8925

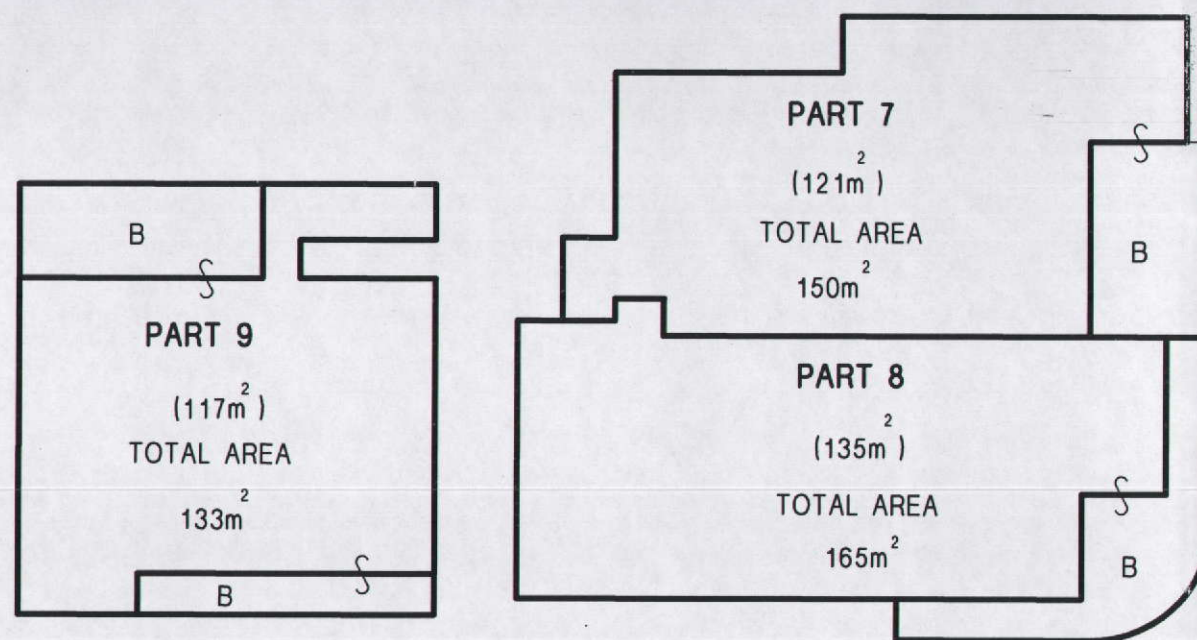
Subdivision No:

Registered

S.P.

Lengths are in metres. Reduction Ratio: 1:200

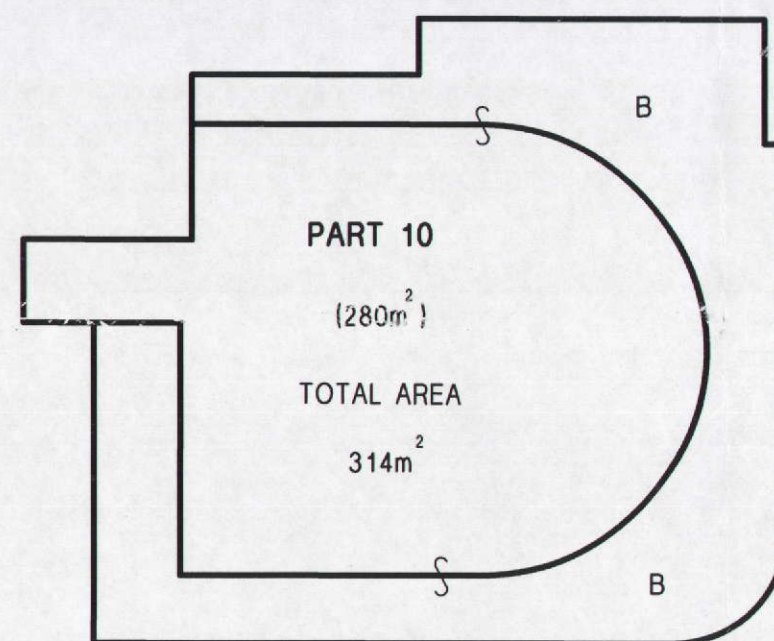




LEVEL 4

ALL AREAS ARE APPROXIMATE

B BALCONY



LEVEL 5

THE STRATUM OF A BALCONY EXTENDS FROM THE UPPER SURFACE OF ITS TILED FLOOR  
TO THE HEIGHT OF THE UNDERSIDE OF THE BALCONY OR ROOF PARTLY OR FULLY COVERING IT.



Surveyor: FRANK L. O'ROURKE

Registered

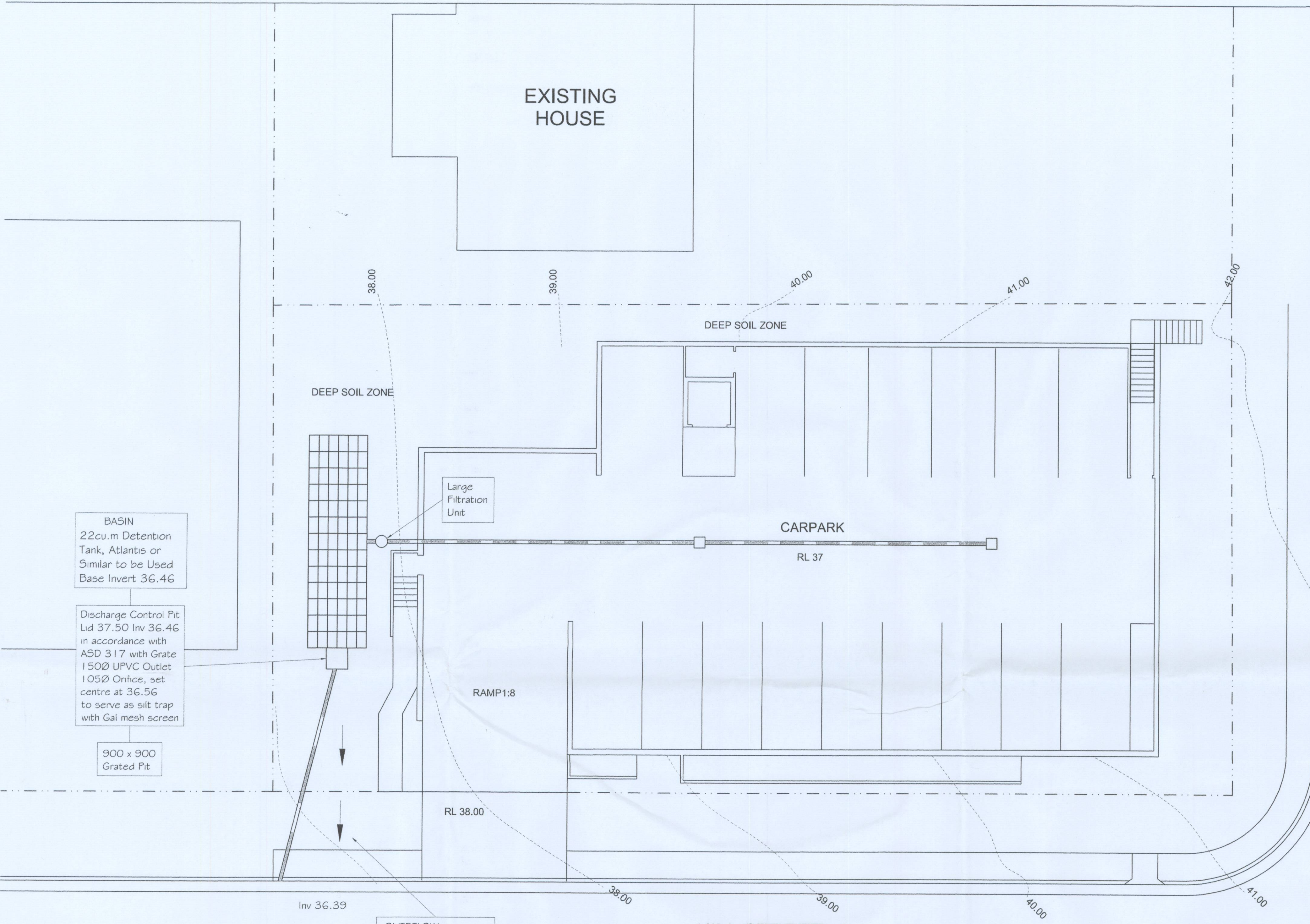
Surveyors Ref: 8925

Subdivision No:

S.P.

Lengths are in metres. Reduction Ratio: 1:200





STORMWATER SYSTEM OUTPUT

Storm Duration	10 Year ARI Storm Durations				
	EXISTING	PROPOSED			
	Catchment Q l/s	Catchment Q l/s	Pipe Q l/s	Overflow Q l/s	Total Q l/s
10min	13	26	13	0	13
20min	23	31	16	0	16
30min	25	35	17	0	17
60min	31	37	18	0	19
120min	33	36	19	0	19
180min	22	22	16	0	16

Storm Duration	100 Year ARI Storm Durations				
	EXISTING	PROPOSED			
	Catchment Q l/s	Catchment Q l/s	Pipe Q l/s	Overflow Q l/s	Total Q l/s
10min	32	42	18	0	18
20min	47	51	23	8	31
30min	48	56	23	9	32
60min	51	58	23	25	48
120min	50	54	23	24	47
180min	32	33	22	0	22

AMENDED PLANS

Stormwater Certification

I, David Johnson being a practicing Civil engineer experienced in hydrology and hydraulic certify that the stormwater disposal system shown on 2010-28 Sheet C01 has been designed in accordance with the requirements of Auspec Design Specification D5, D7 & Australian Rainfall & Runoff Book 8, Sec 1, and complying with guidelines documented in Hastings Councils C07.

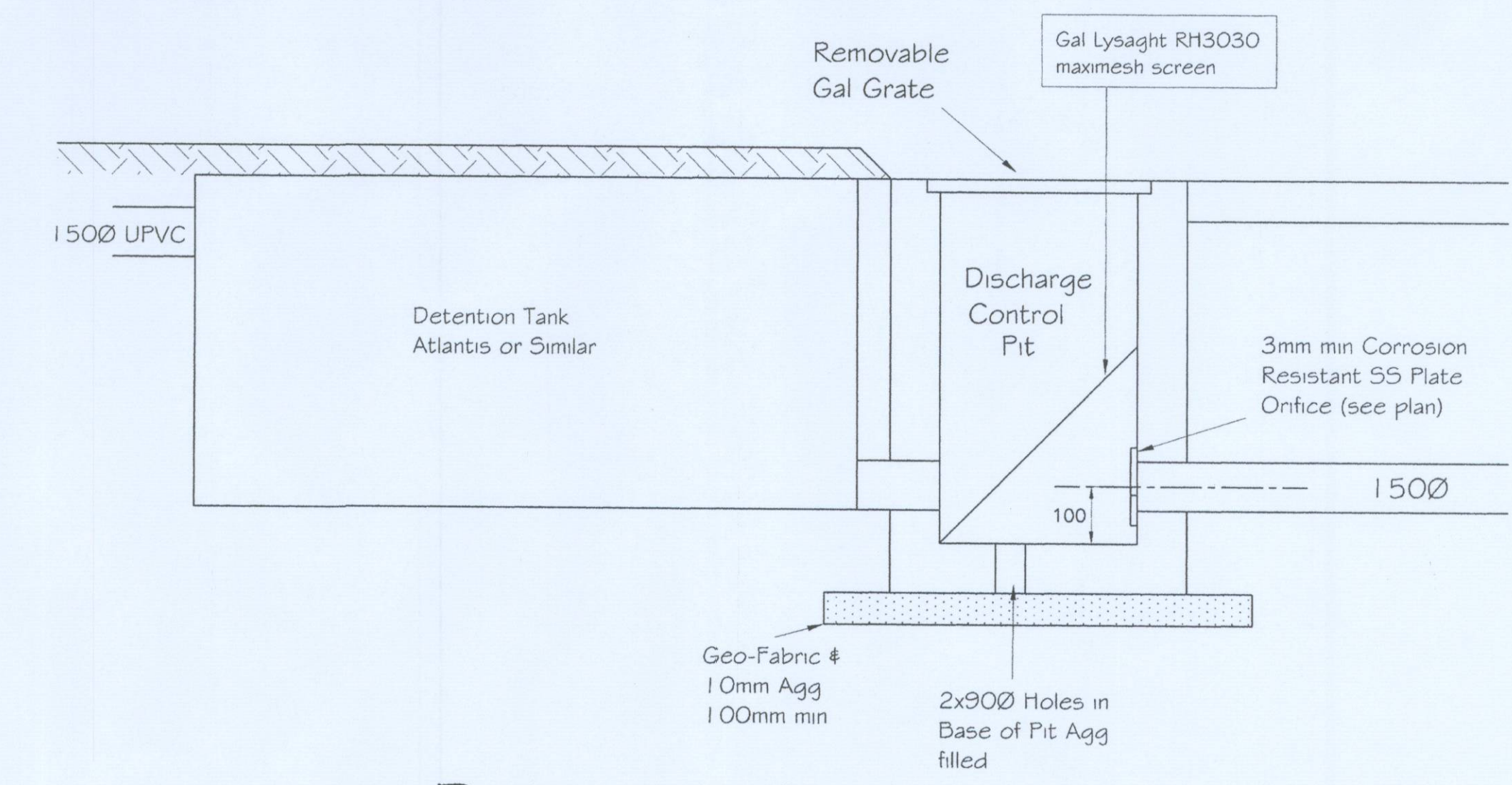
-All Construction is to be carried out in accordance with the requirements of Auspec Construction Specifications  
C220 - Stormwater Drainage  
C221 - Pipe Drainage  
C223 - Drainage Structures  
A52032 - UPVC Pipe Bedding & Cover

David Johnson

Stormwater Layout

Scale 1: 100  
NOTE : All pipes used are 150Ø UPVC U.N.O

SITE CONDITIONS  
AREA = 828 sq.m  
EXISTING F<sub>i</sub> = 22%  
PROPOSED F<sub>i</sub> = 66%



Detention Layout 1 : 20