

SP FORM 3.01	<b>STRATA PLAN ADMINISTRATION SHEET</b>	Sheet 1 of 5 sheets
Office Use Only	Office Use Only	
Registered:		
<b>PLAN OF SUBDIVISION OF:          LOT 1 IN DP1258898          BEING A PLAN OF CONSOLIDATION OF          LOTS 32-34 IN DP35970</b>	LGA: PENRITH Locality: ST MARYS Parish: ROOTY HILL County: CUMBERLAND	
This is a <b>FREEHOLD</b> Strata Scheme		
Address for Service of Documents  <p style="text-align: center;">14-18 Phillip Street St Marys, NSW 2760</p> <p style="text-align: center; font-size: small;">Provide an Australian postal address including a postcode</p>	The by-laws adopted for the scheme are: * Model by-laws for residential strata schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 <i>Strata Schemes Management Regulation 2016</i> ) * The strata by-laws lodged with the plan.	
<p style="text-align: center;"><b>Surveyor's Certificate</b></p> <p>I, RUIYUAN LI of Land Surveys Suite 8, 3 Gibbes Street Chatswood NSW 2153, being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met.</p> <p>*The building encroaches on:</p> <p>*(a) a public place</p> <p>*(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^ .....</p> <p>Signature: .....</p> <p>Date: .....</p> <p>Surveyor ID: 8824</p> <p>Surveyor's Reference: 1901337</p> <p style="font-size: x-small;">^ Insert the deposited plan number or dealing number of the instrument that created the easement</p>	<p style="text-align: center;"><b>Strata Certificate (Accredited Certifier)</b></p> <p>I ..... being an Accredited Certifier, accreditation number ....., certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 58 <i>Strata Schemes Development Act 2015</i>.</p> <p>*(a) This plan is part of a development scheme.</p> <p>*(b) The building encroaches on a public place and in accordance with section 62(3) <i>Strata Schemes Development Act 2015</i> the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment.</p> <p>*(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^..... will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i>.</p> <p>Certificate Reference: .....</p> <p>Relevant Planning Approval No.: .....</p> <p style="padding-left: 40px;">issued by: .....</p> <p>Signature: .....</p> <p>Date: .....</p> <p style="font-size: x-small;">^ Insert lot numbers of proposed utility lots.</p>	
* Strike through if inapplicable		

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**VALUER'S CERTIFICATE**

I, ..... being a qualified valuer, as defined in the *Strata Schemes Development Act 2015*, certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 *Strata Schemes Development Act 2015*

Signature: ..... Date .....

**PROPOSED SCHEDULE OF UNIT ENTITLEMENT (UE)**

Lot No.	UE	Lot No.	UE	Lot No.	UE
1		16		31	
2		17		32	
3		18		33	
4		19		34	
5		20		35	
6		21		36	
7		22		37	
8		23		38	
9		24		39	
10		25		40	
11		26		41	
12		27		42	
13		28		43	
14		29		44	
15		30			
<b>Total</b>					

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

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

LOT	Unit Number	Street Number	Street Name	Street Type	Locality
1	AG01	14-18	Phillip	Street	St Marys
2	AG02	14-18	Phillip	Street	St Marys
3	AG03	14-18	Phillip	Street	St Marys
4	AG04	14-18	Phillip	Street	St Marys
5	AG05	14-18	Phillip	Street	St Marys
6	AG06	14-18	Phillip	Street	St Marys
7	AG07	14-18	Phillip	Street	St Marys
8	A101	14-18	Phillip	Street	St Marys
9	A102	14-18	Phillip	Street	St Marys
10	A103	14-18	Phillip	Street	St Marys
11	A104	14-18	Phillip	Street	St Marys
12	A105	14-18	Phillip	Street	St Marys
13	A106	14-18	Phillip	Street	St Marys
14	A107	14-18	Phillip	Street	St Marys
15	A108	14-18	Phillip	Street	St Marys
16	A109	14-18	Phillip	Street	St Marys
17	A110	14-18	Phillip	Street	St Marys
18	A201	14-18	Phillip	Street	St Marys
19	A202	14-18	Phillip	Street	St Marys
20	A203	14-18	Phillip	Street	St Marys
21	A204	14-18	Phillip	Street	St Marys
22	A205	14-18	Phillip	Street	St Marys
23	A206	14-18	Phillip	Street	St Marys
24	A207	14-18	Phillip	Street	St Marys
25	A208	14-18	Phillip	Street	St Marys
26	A209	14-18	Phillip	Street	St Marys
27	A210	14-18	Phillip	Street	St Marys
28	A301	14-18	Phillip	Street	St Marys
29	A302	14-18	Phillip	Street	St Marys
30	A303	14-18	Phillip	Street	St Marys
31	A304	14-18	Phillip	Street	St Marys
32	A305	14-18	Phillip	Street	St Marys
33	A306	14-18	Phillip	Street	St Marys
34	A307	14-18	Phillip	Street	St Marys
35	A308	14-18	Phillip	Street	St Marys
36	A309	14-18	Phillip	Street	St Marys
37	A310	14-18	Phillip	Street	St Marys
38	A401	14-18	Phillip	Street	St Marys
39	A402	14-18	Phillip	Street	St Marys
40	A403	14-18	Phillip	Street	St Marys
41	A404	14-18	Phillip	Street	St Marys
42	A405	14-18	Phillip	Street	St Marys
43	A406	14-18	Phillip	Street	St Marys
44	A407	14-18	Phillip	Street	St Marys
CP	-	14-18	Phillip	Street	St Marys

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Consent of Mortgagee

DRAFT PLAN - SUBJECT TO FINAL SURVEY

LOCATION PLAN

PHILLIP

STREET

FOR DA PURPOSES ONLY

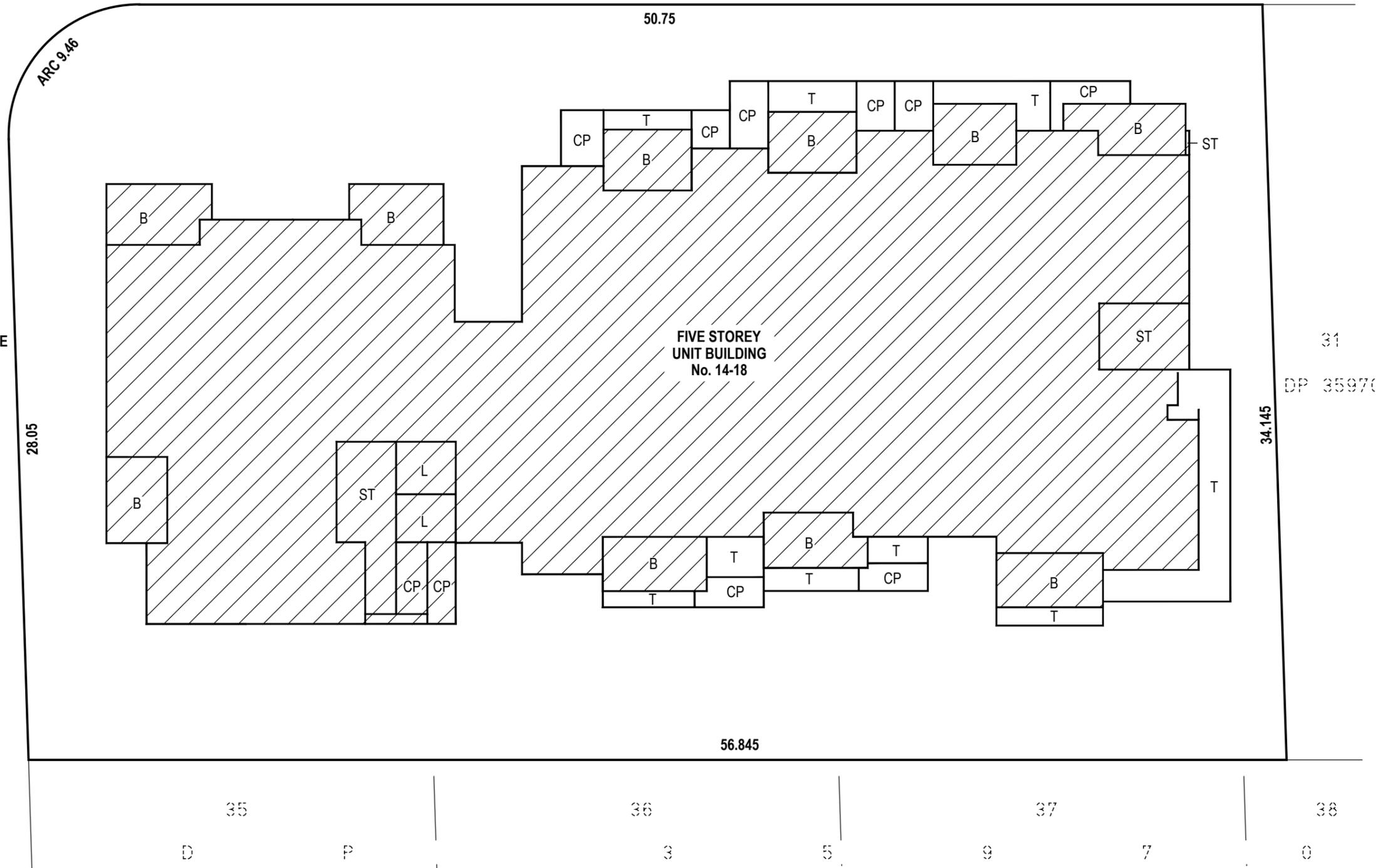
- B denotes BALCONY
- CP denotes COMMON PROPERTY
- CP denotes COURT YARD
- L denotes LIFT (CP)
- ST denotes STAIRS (CP)
- T denotes TERRACE

THIS PLAN IS PREPARED FROM OUR INTERPRETATION OF THE ARCHITECTURAL DRAWINGS BY MCGREGOR WESTLAKE ARCHITECTURE DRAWING No. DA.01.01-05 REVISION C DATED 18/06/20. CHANGES MAY OCCUR DURING CONSTRUCTION.

DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM DIGITAL PLANS AND HAVE NOT BEEN MEASURED THEREFORE THEY ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.

THIS PLAN IS A DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY LAND AND PROPERTY INFORMATION ALTERATIONS AND ADDITIONS WILL BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.

CAUTION SHOULD BE EXERCISED IF ANY RELIANCE IS PLACED ON THE INFORMATION IN THIS PLAN FOR ANY DEALINGS INVOLVING THE LAND.



STREET

LETHBRIDGE

**SURVEYOR**  
 Name: RUIYUAN LI  
 Date: 10/02/2020  
 Reference: 1901337

**PLAN OF SUBDIVISION OF LOT 1 IN DP1258898  
 BEING A PLAN OF CONSOLIDATION OF LOTS 32-34 IN DP35970**

L G A: PENRITH  
 Locality: ST MARYS  
 Reduction Ratio 1:200  
 Lengths are in metres.

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**DRAFT SP**  
 ISSUE B 26/06/2020

31  
 DP 35970

34.145

28.05

50.75

56.845

35

36

37

38

D

P

3

5

9

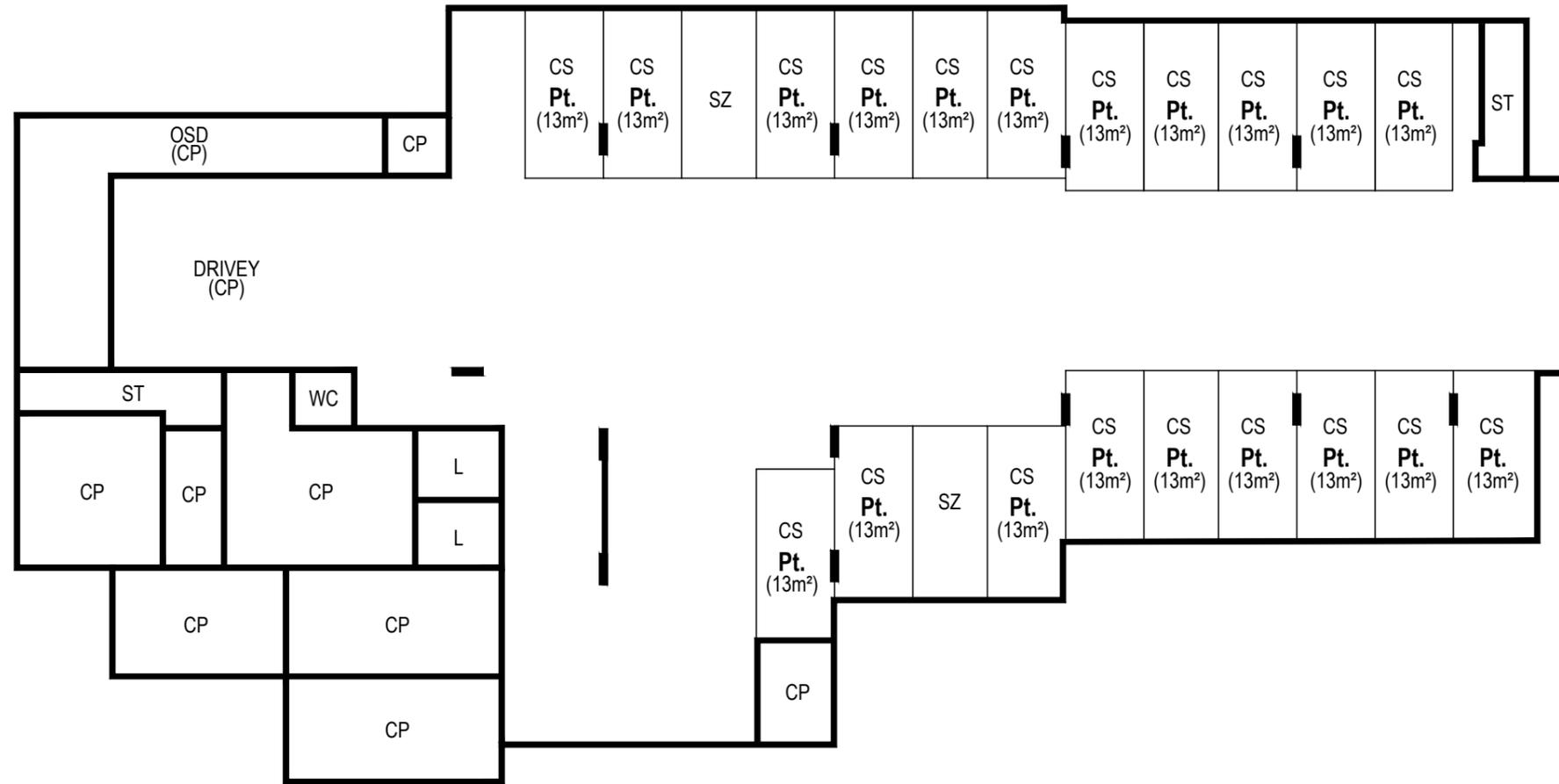
7

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DRAFT PLAN - SUBJECT TO FINAL SURVEY



- CS denotes CAR SPACE
- CP denotes COMMON PROPERTY
- L denotes LIFT (CP)
- OSD denotes ONSITE DETENTION TANK (CP)
- ST denotes STAIRS (CP)
- SZ denotes SHARED ZONE (CP)
- WC denotes TOILET (CP)



**NOTES:-**

1. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
2. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 2015

**BASEMENT**

**SURVEYOR**  
 Name: RUIYUAN LI  
 Date: 10/02/2020  
 Reference: 1901337

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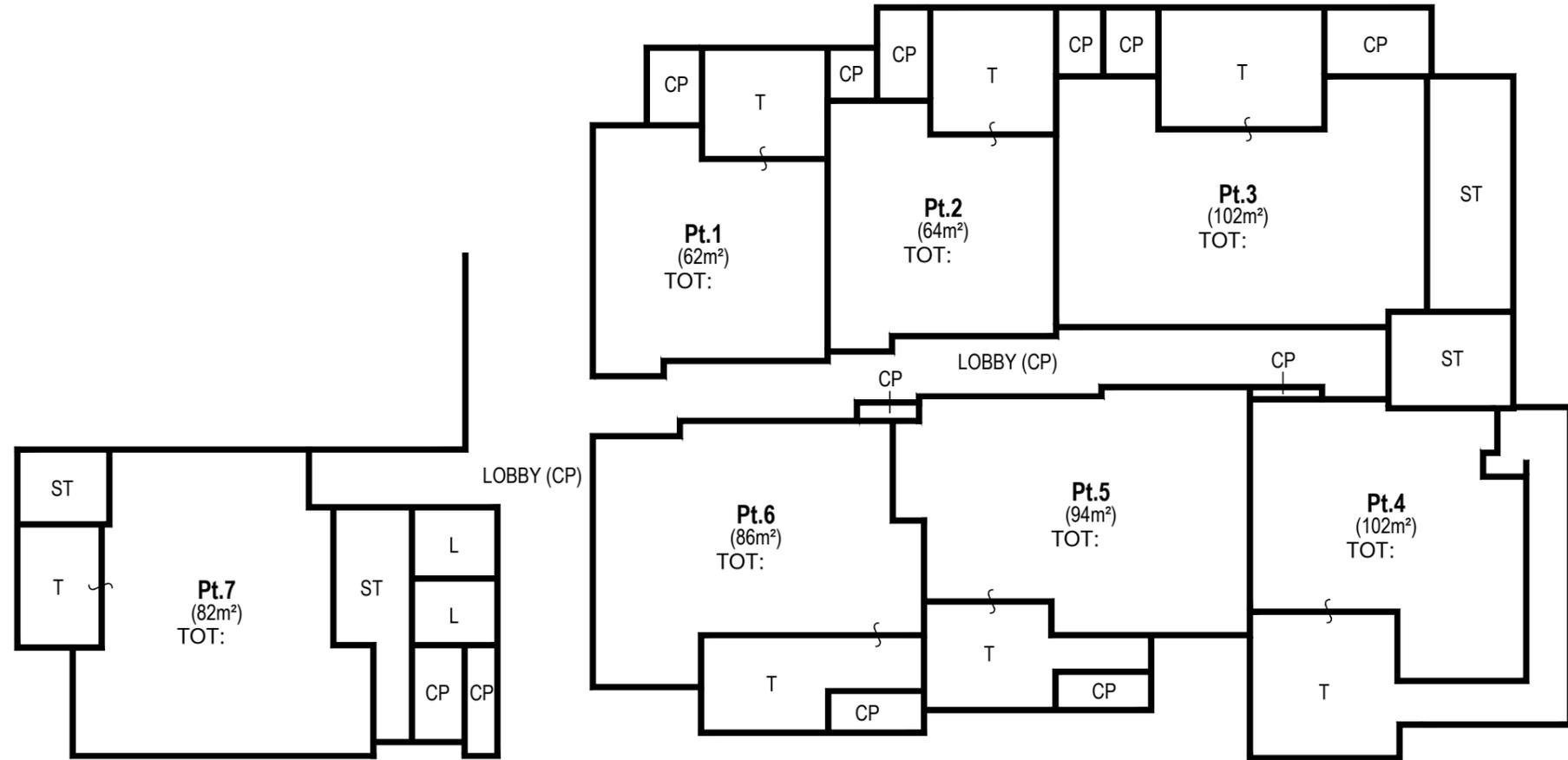
Registered

**DRAFT SP**  
 ISSUE B 26/06/2020

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3. THE UPPER LIMIT OF THE STRATUM OF EACH TERRACE IS 3 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF ITS ADJOINING UNIT WHERE NOT COVERED WITHIN THIS LIMIT.

**GROUND LEVEL**

**SURVEYOR**  
 Name: RUIYUAN LI  
 Date: 10/02/2020  
 Reference: 1901337

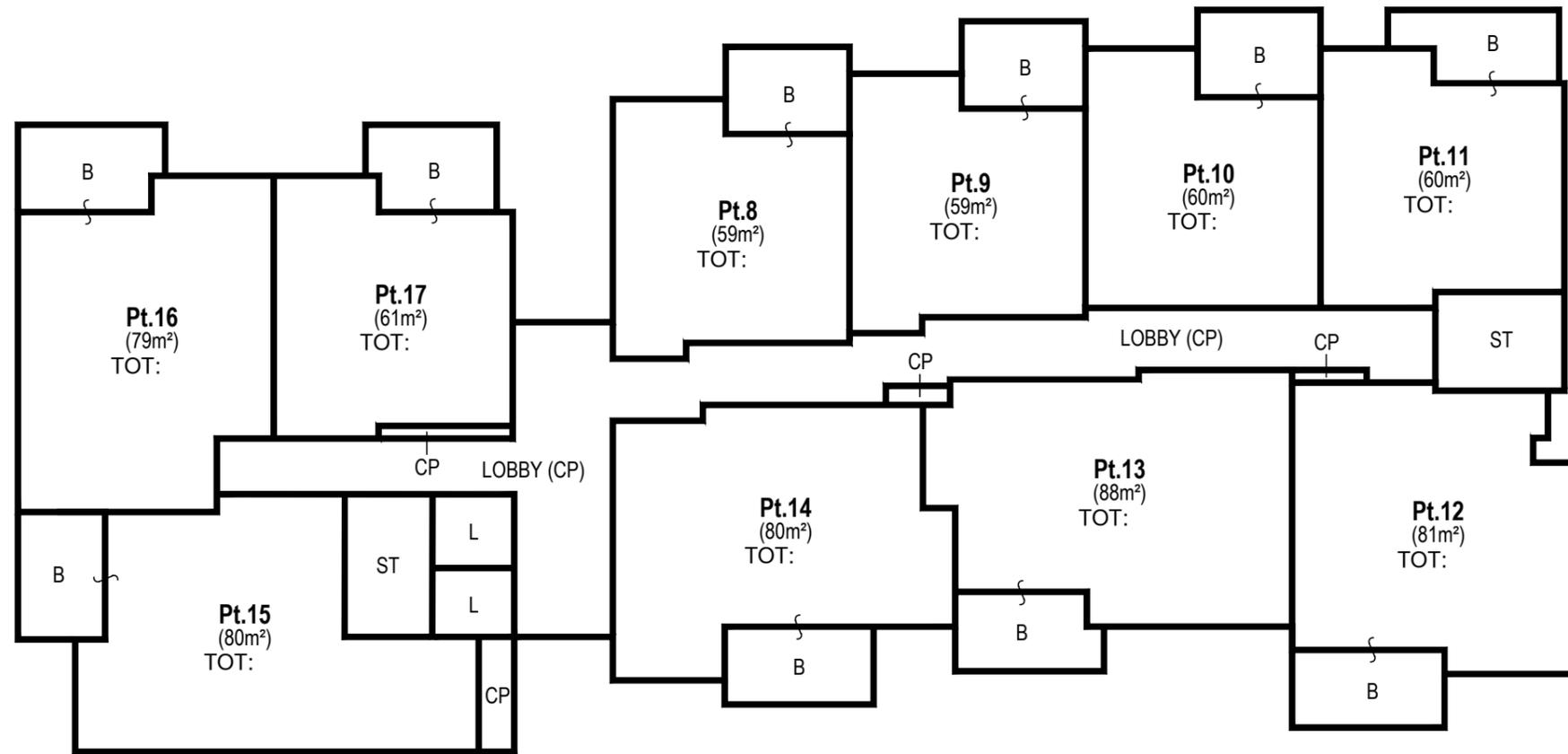
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**LEVEL 1**

**SURVEYOR**  
 Name: RUIYUAN LI  
 Date: 10/02/2020  
 Reference: 1901337

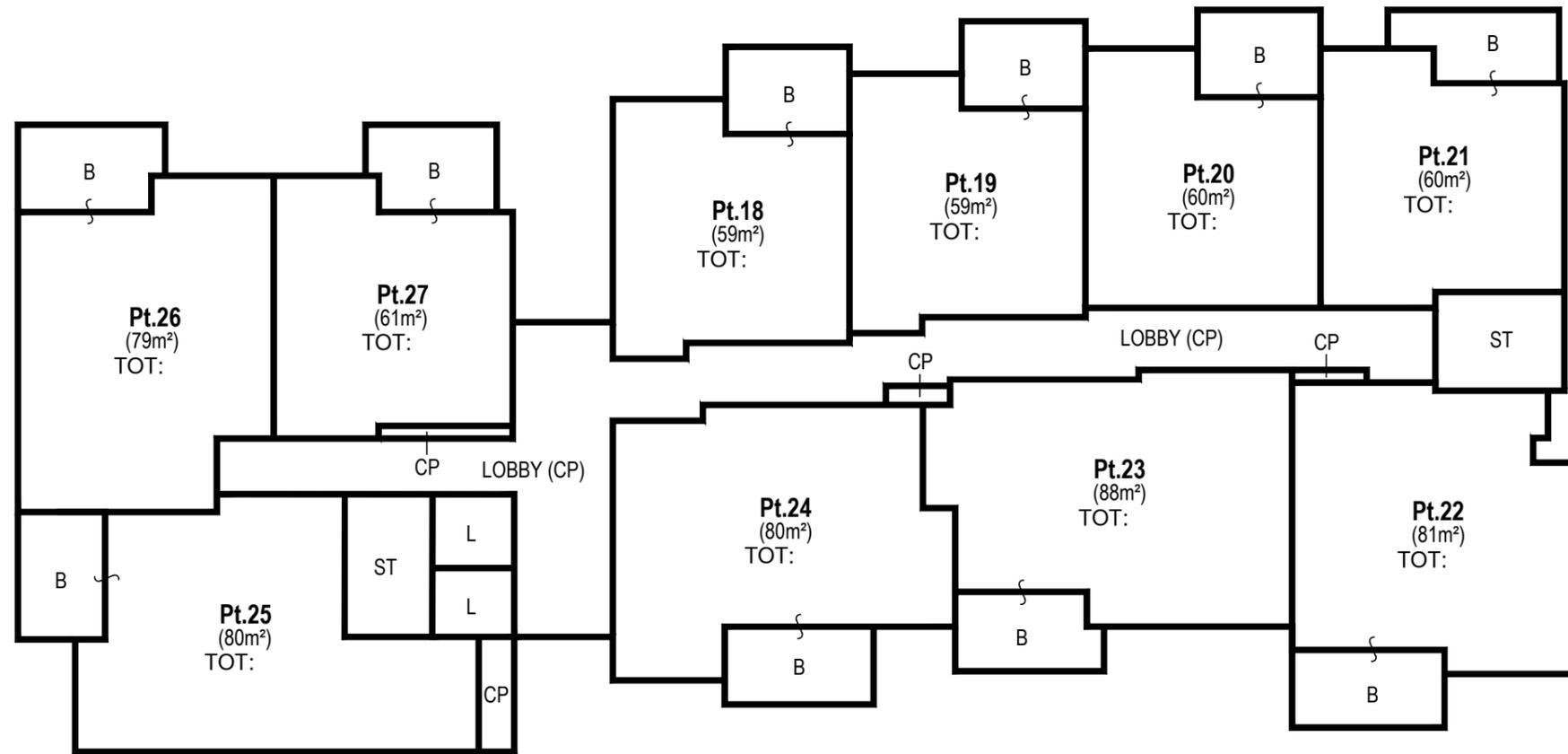
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**LEVEL 2**

**SURVEYOR**  
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 Date: 10/02/2020  
 Reference: 1901337

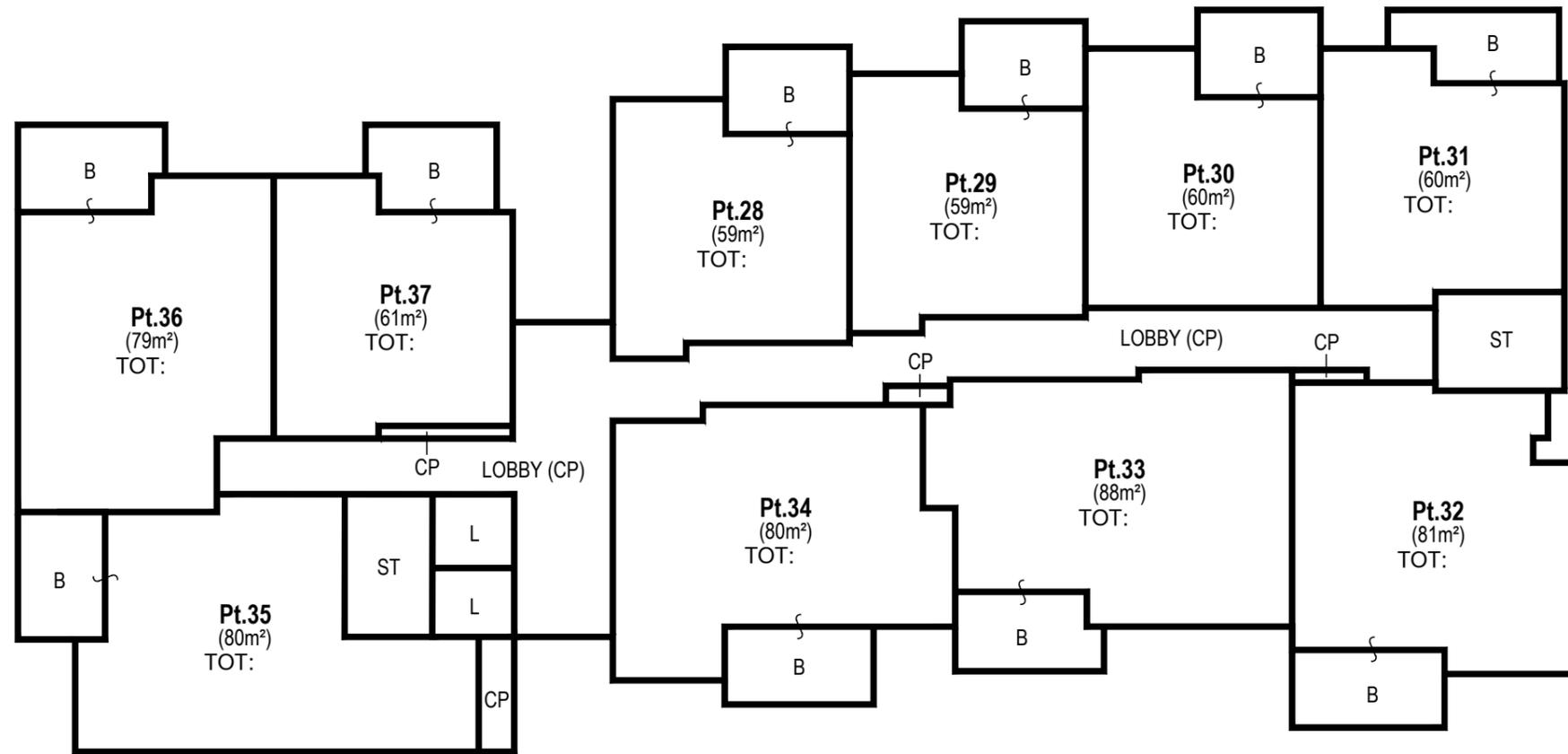
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**LEVEL 3**

**SURVEYOR**  
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 Date: 10/02/2020  
 Reference: 1901337

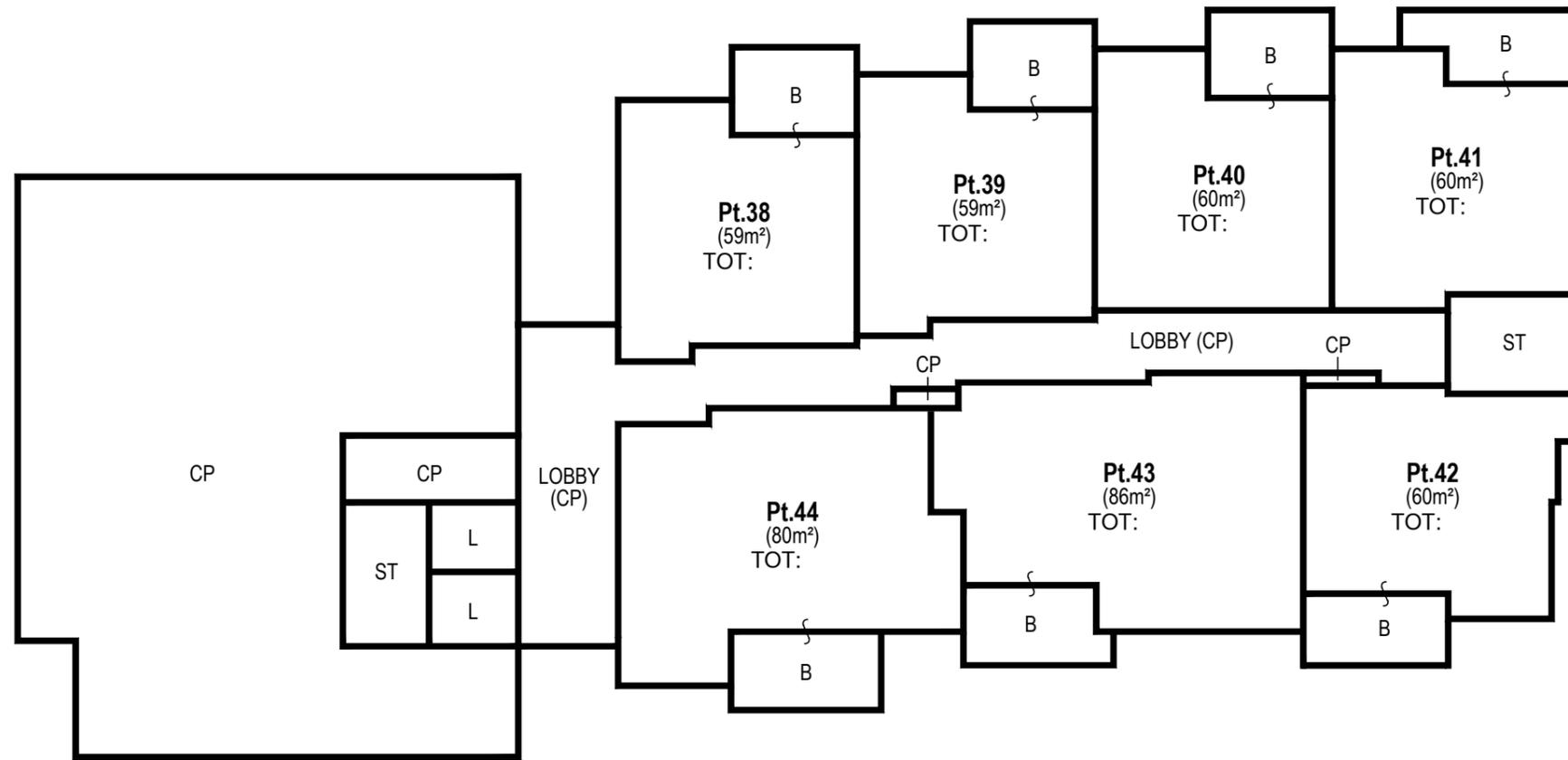
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**LEVEL 4**

**SURVEYOR**  
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 Date: 10/02/2020  
 Reference: 1901337

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