

SP FORM 3.01		STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 6 sheet(s)	
Office Use Only		Office Use Only			
Registered:		DRAFT REV [01] DATE: 16/06/2025			
PLAN OF SUBDIVISION OF: PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416		LGA: THE HILLS SHIRE Locality: WEST PENNANT HILLS Parish: FIELDS OF MARS County: CUMBERLAND			
This is a *FREEHOLD/*LEASEHOLD Strata Scheme					
Address for Service of Documents Provide an Australian postal address including a postcode		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 <i>Schedule 3 Strata Schemes Management Regulation 2016</i>) * The strata by-laws lodged with the plan.			
Surveyor's Certificate I, TASY MORAITIS of SUITE 7.01, LEVEL 7, 3 RIDER BLVD, RHODES 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. *The building encroaches on: *(a) a public place *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^ Signature: _____ Date: _____ Surveyor ID: 1652 Surveyor's Reference: Q11-18.SP.BLDG.A.-TM ^ Insert the deposited plan number or dealing number of the instrument that created the easement		Strata Certificate (Accredited Certifier) 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> . *(a) This plan is part of a development scheme. *(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. *(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> . Certificate Reference: _____ Relevant Planning Approval No.: _____ issued by: _____ Signature: _____ Date: _____ ^ Insert lot numbers of proposed utility lots.			
* Strike through if inapplicable					

CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_888\STRATA DRAFT\STAGE 2\011-18G ST2 R04 [01] - BA - DSP - Y.G. - T.M.

SP FORM 3.07 (2019)		STRATA PLAN ADMINISTRATION SHEET		Sheet 2 of 6 sheet(s)																																																																																																																																																																	
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VALUER'S CERTIFICATE I, * of being a qualified valuer, as defined in the <i>Strata Schemes Development Act 2015</i> by virtue of having membership with: Professional Body:..... Class of membership:..... Membership number:..... certify that the unit entitlements shown in the schedule herewith were apportioned on (being the valuation day) in accordance with Schedule 2 Strata Schemes Development Act 2015 Signature: Date * Full name, valuer company name or company address																																																																																																																																																																					
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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
- A schedule of street addresses
- 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 NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
1	-	-	-	-	WEST PENNANT HILLS
2	-	-	-	-	WEST PENNANT HILLS
3	-	-	-	-	WEST PENNANT HILLS
4	-	-	-	-	WEST PENNANT HILLS
5	-	-	-	-	WEST PENNANT HILLS
6	-	-	-	-	WEST PENNANT HILLS
7	-	-	-	-	WEST PENNANT HILLS
8	-	-	-	-	WEST PENNANT HILLS
9	-	-	-	-	WEST PENNANT HILLS
10	-	-	-	-	WEST PENNANT HILLS
11	-	-	-	-	WEST PENNANT HILLS
12	-	-	-	-	WEST PENNANT HILLS
13	-	-	-	-	WEST PENNANT HILLS
14	-	-	-	-	WEST PENNANT HILLS
15	-	-	-	-	WEST PENNANT HILLS
16	-	-	-	-	WEST PENNANT HILLS
17	-	-	-	-	WEST PENNANT HILLS
18	-	-	-	-	WEST PENNANT HILLS
19	-	-	-	-	WEST PENNANT HILLS
20	-	-	-	-	WEST PENNANT HILLS
21	-	-	-	-	WEST PENNANT HILLS
22	-	-	-	-	WEST PENNANT HILLS
23	-	-	-	-	WEST PENNANT HILLS
24	-	-	-	-	WEST PENNANT HILLS
25	-	-	-	-	WEST PENNANT HILLS
26	-	-	-	-	WEST PENNANT HILLS
27	-	-	-	-	WEST PENNANT HILLS
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SP FORM 3.08 (Annexure)		STRATA PLAN ADMINISTRATION SHEET		Sheet 5 of 6 sheet(s)																																																													
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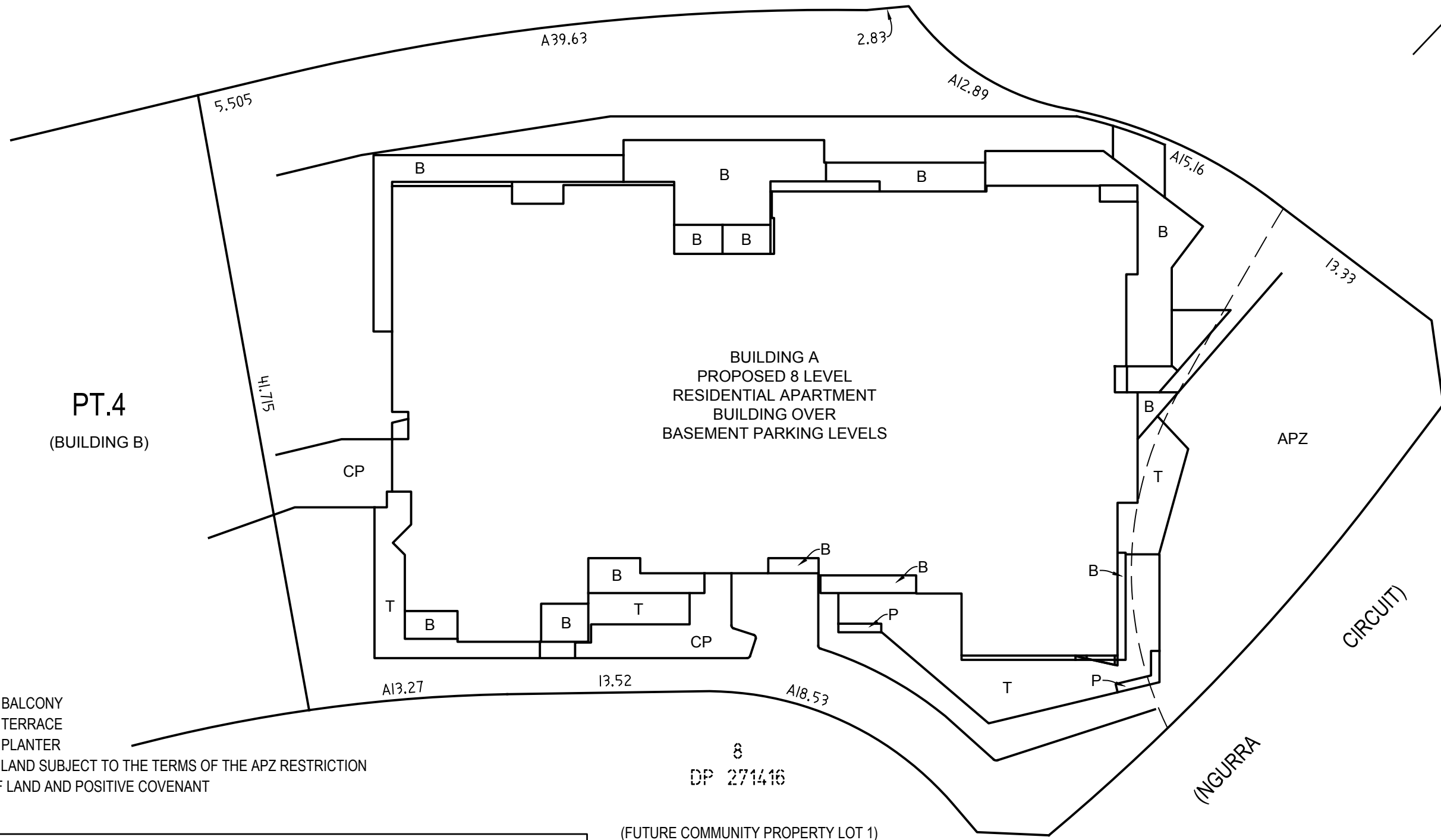
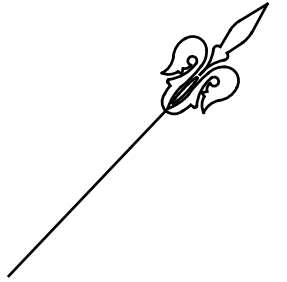
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LOCATION PLAN

LOCATION PLAN SHOW GROUND LEVEL AND ABOVE ONLY
BASEMENT LOCATION PLANS TO BE ADDED ON THE FINAL PLAN



NOTES:

- B - DENOTES BALCONY
T - DENOTES TERRACE
P - DENOTES PLANTER
APZ - DENOTES LAND SUBJECT TO THE TERMS OF THE APZ RESTRICTION
ON USE OF LAND AND POSITIVE COVENANT

PRELIMINARY STRATA PLAN NOT FOR NSW LRS EXAMINATION

THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY MIRVAC DESIGN
DATED FEB 2024. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT
TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL'S CONDITIONS OF APPROVAL

SURVEYOR
Name: TASY MORAITIS
Colliers International Engineering & Design NSW
Date:
Reference: 011-18 SP BLDG A -TM

PLAN OF
PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILLS
Reduction Ratio: 1: 300
Lengths are in metres

Registered

S.P. DRAFT
REV [01] DATE: 16/06/2025

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THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-0-1013[L]
RECEIVED: 07 MAY 2025

BASEMENT 1



- NOTES:
- C.S. - DENOTES CAR SPACE
 - F.S. - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - S - DENOTES STORAGE
 - PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED
 - CWB - DENOTES CAR WASH BAY WITHIN COMMON PROPERTY
 - VIS - DENOTES VISITOR CAR SPACE WITHIN COMMON PROPERTY
 - SZ - DENOTES SHARED ZONE WITHIN COMMON PROPERTY
 - ADP - DENOTES ADAPTABLE UNIT CAR SPACE

AREAS ARE APPROXIMATE.

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES. AREAS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO THE PROVISIONS OF THE CONTRACT.

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

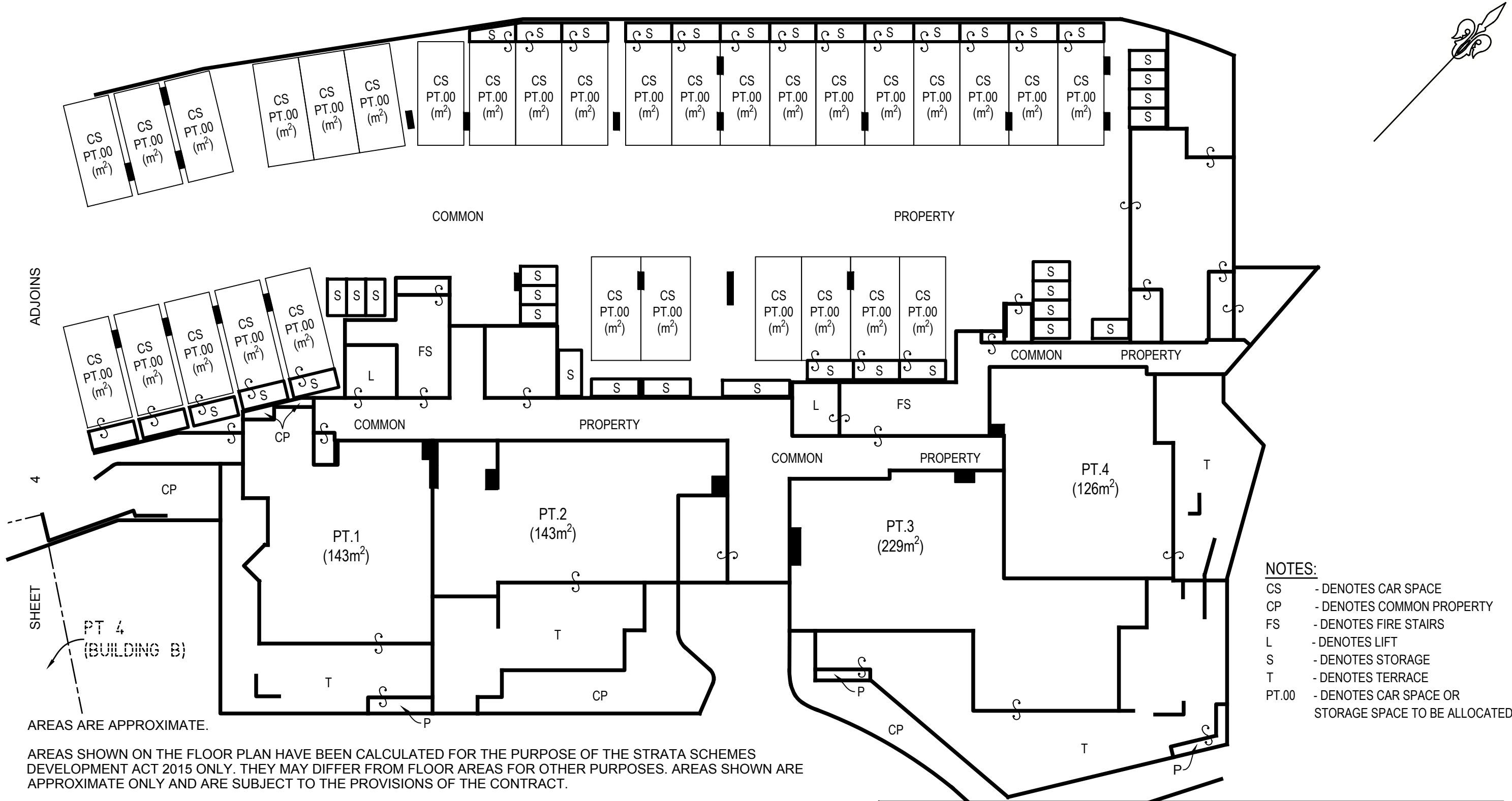
FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

PRELIMINARY STRATA PLAN NOT FOR NSW LRS EXAMINATION
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SURVEYOR Name: TASY MORAITIS Colliers International Engineering & Design NSW Date: Reference: 011-18 SP BLDG A -TM	PLAN OF PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILLS Reduction Ratio: 1: 200 Lengths are in metres	Registered	S.P. DRAFT REV [01] DATE: 16/06/2025
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THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-A-1014[5]
RECEIVED: 07 MAY 2025

GROUND LEVEL BASEMENT - BUILDING A



- NOTES:
- CS - DENOTES CAR SPACE
 - CP - DENOTES COMMON PROPERTY
 - FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - S - DENOTES STORAGE
 - T - DENOTES TERRACE
 - PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED

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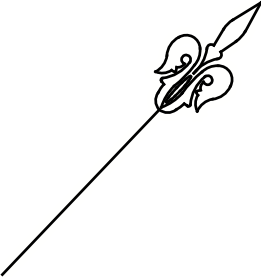
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LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILLS
Reduction Ratio: 1: 200
Lengths are in metres

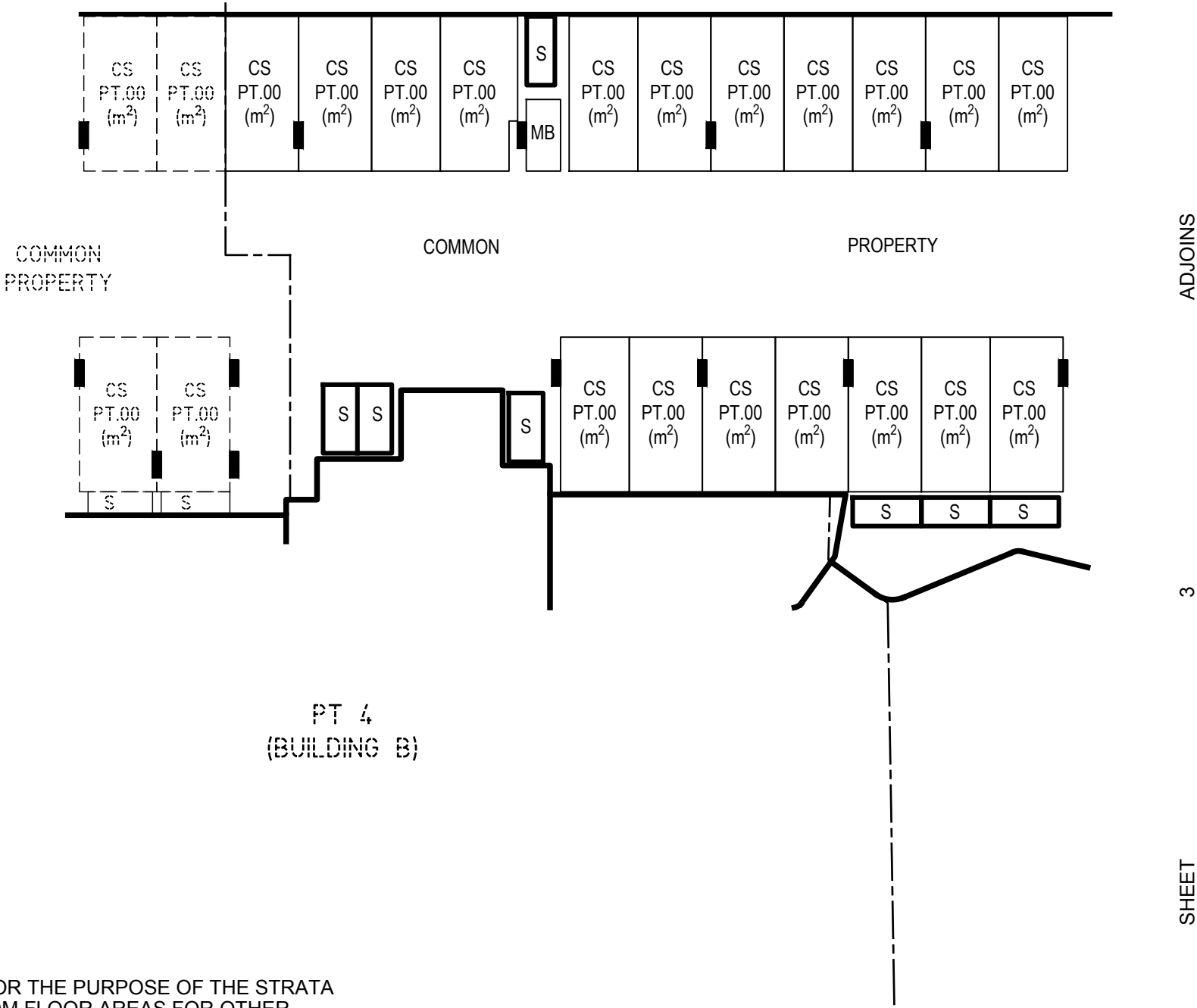
Registered

S.P. DRAFT
REV [01] DATE: 16/06/2025

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-B-1014[4]
RECEIVED: 07 MAY 2025



GROUND LEVEL BASEMENT - BUILDING A



- NOTES:
- CS - DENOTES CAR SPACE
 - B - DENOTES BALCONY
 - CP - DENOTES COMMON PROPERTY
 - FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - MB - DENOTES MOTOR BIKE SPACE
 - P - DENOTES PLANTER
 - PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED

AREAS ARE APPROXIMATE.

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES. AREAS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO THE PROVISIONS OF THE CONTRACT.

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

PRELIMINARY STRATA PLAN NOT FOR NSW LRS EXAMINATION
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY MIRVAC DESIGN DATED FEB 2024. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL'S CONDITIONS OF APPROVAL

SURVEYOR
Name: TASY MORAITIS
Colliers International Engineering & Design NSW
Date:
Reference: 011-18 SP BLDG A -TM

PLAN OF
PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

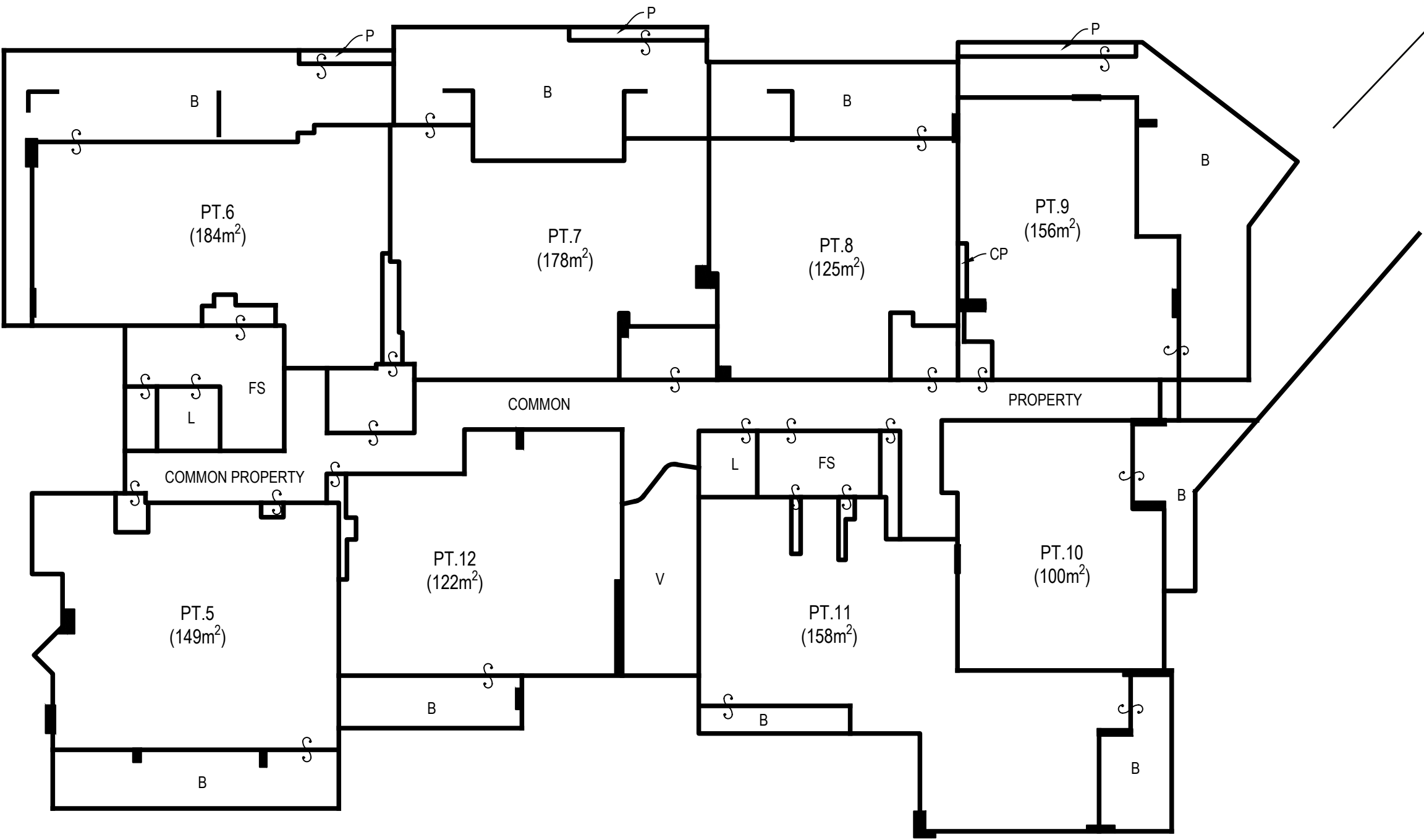
LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILLS
Reduction Ratio: 1: 200
Lengths are in metres

Registered

S.P. DRAFT
REV [01] DATE: 16/06/2025

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-A-1015[5]
RECEIVED: 07 MAY 2025

LEVEL 1
BUILDING A



- NOTES:
- CS - DENOTES CAR SPACE
 - CP - DENOTES COMMON PROPERTY
 - FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - B - DENOTES BALCONY
 - P - DENOTES PLANTER

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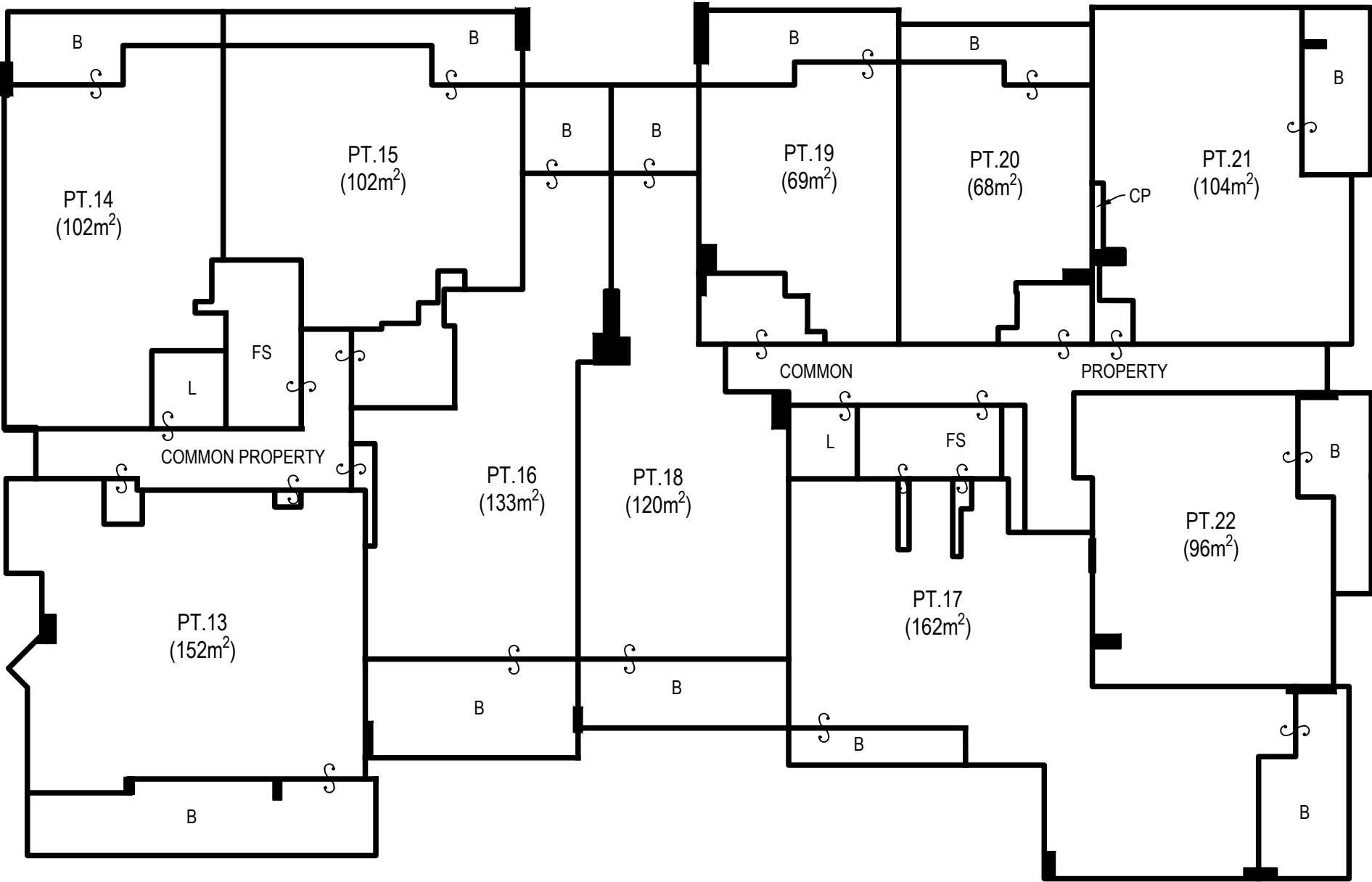
PRELIMINARY STRATA PLAN NOT FOR NSW LRS EXAMINATION
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY MIRVAC DESIGN
DATED FEB 2024. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT
TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL'S CONDITIONS OF APPROVAL

SURVEYOR Name: TASY MORAITIS Colliers International Engineering & Design NSW Date: Reference: 011-18 SP BLDG A -TM	PLAN OF PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILLS Reduction Ratio: 1: 200 Lengths are in metres	Registered	S.P. DRAFT REV [01] DATE: 16/06/2025
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CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\STRATA DRAFT\STAGE 2\011-18G ST2 R04 [01] -BA -DSP -Y.G. - T.M.

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-A-1016[N]
RECEIVED: 07 MAY 2025

LEVEL 2
BUILDING A



- NOTES:
- FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - B - DENOTES BALCONY

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SURVEYOR
Name: TASY MORAITIS

Colliers International Engineering & Design NSW

Date:
Reference: 011-18 SP BLDG A -TM

PLAN OF
PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

LGA: THE HILLS SHIRE

Locality: WEST PENNANT HILLS

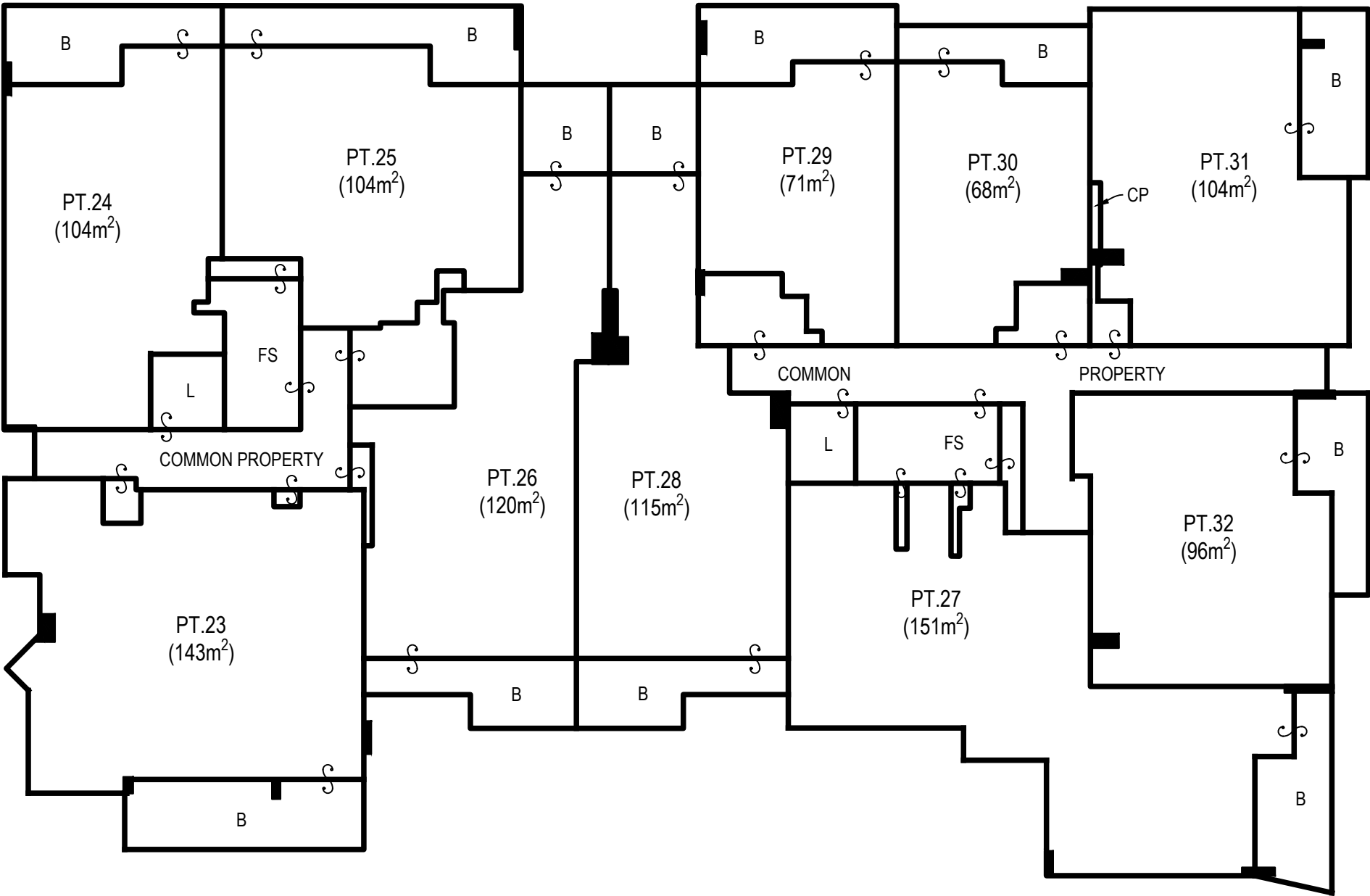
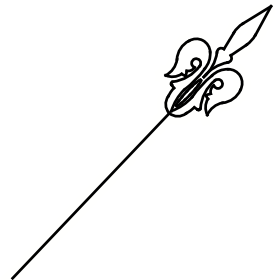
Reduction Ratio: 1: 200
Lengths are in metres

Registered

S.P. DRAFT
REV [01] DATE: 16/06/2025

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-A-1017[N]
RECEIVED: 07 MAY 2025

LEVEL 3
BUILDING A



- NOTES:
- FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - B - DENOTES BALCONY

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DATED FEB 2024. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT
TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL'S CONDITIONS OF APPROVAL

SURVEYOR
Name: TASY MORAITIS

Colliers International Engineering & Design NSW

Date:
Reference: 011-18 SP BLDG A -TM

PLAN OF
PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

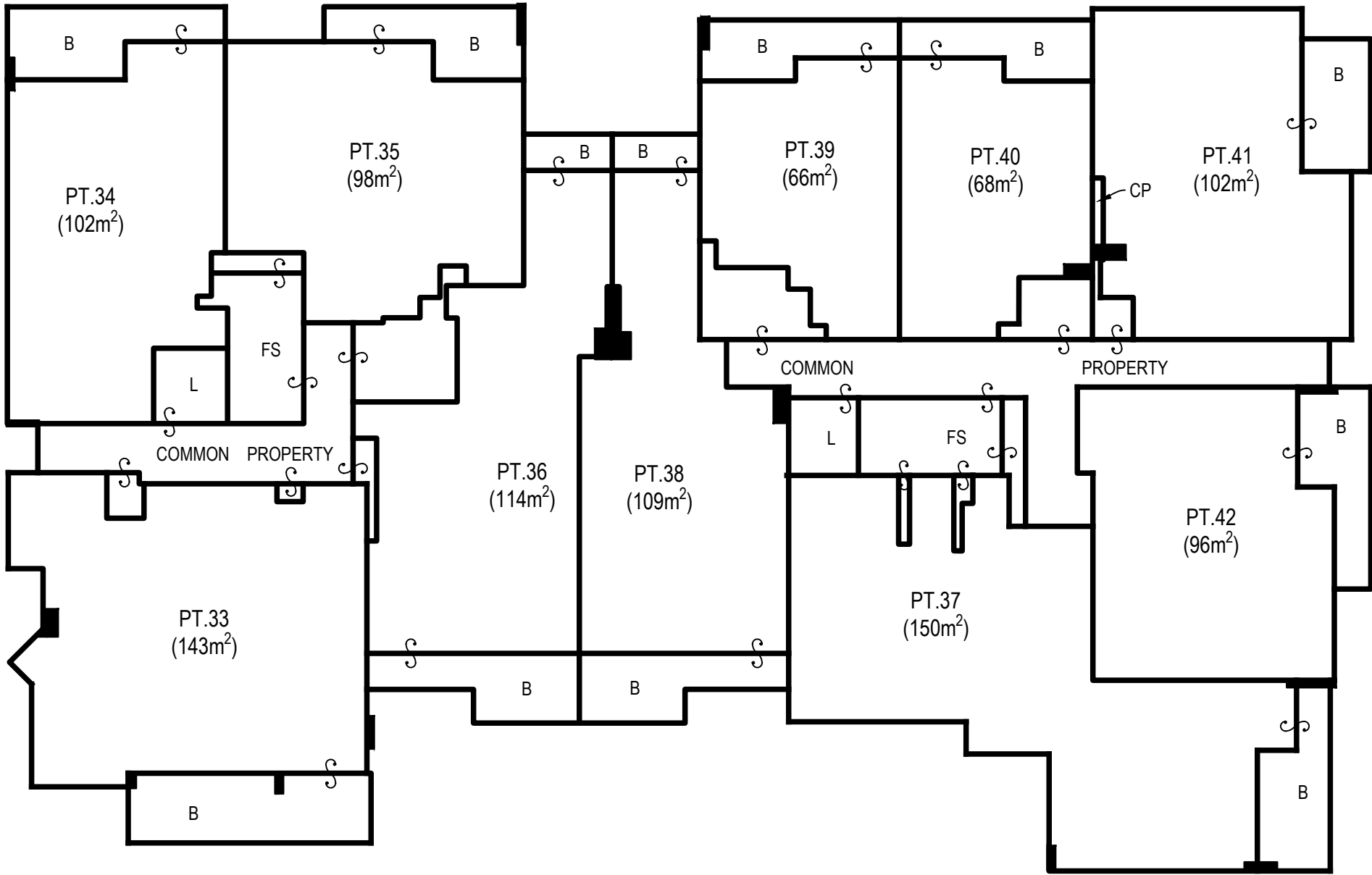
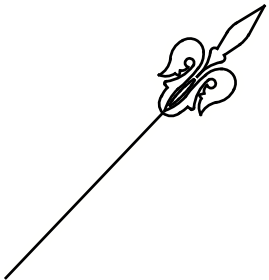
LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILLS
Reduction Ratio: 1: 200
Lengths are in metres

Registered

S.P. DRAFT
REV [01] DATE: 16/06/2025

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-A-1018[M]
RECEIVED: 07 MAY 2025

LEVEL 4
BUILDING A



- NOTES:
- FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - B - DENOTES BALCONY

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SURVEYOR
Name: TASY MORAITIS

Colliers International Engineering & Design NSW

Date:
Reference: 011-18 SP BLDG A -TM

PLAN OF
PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

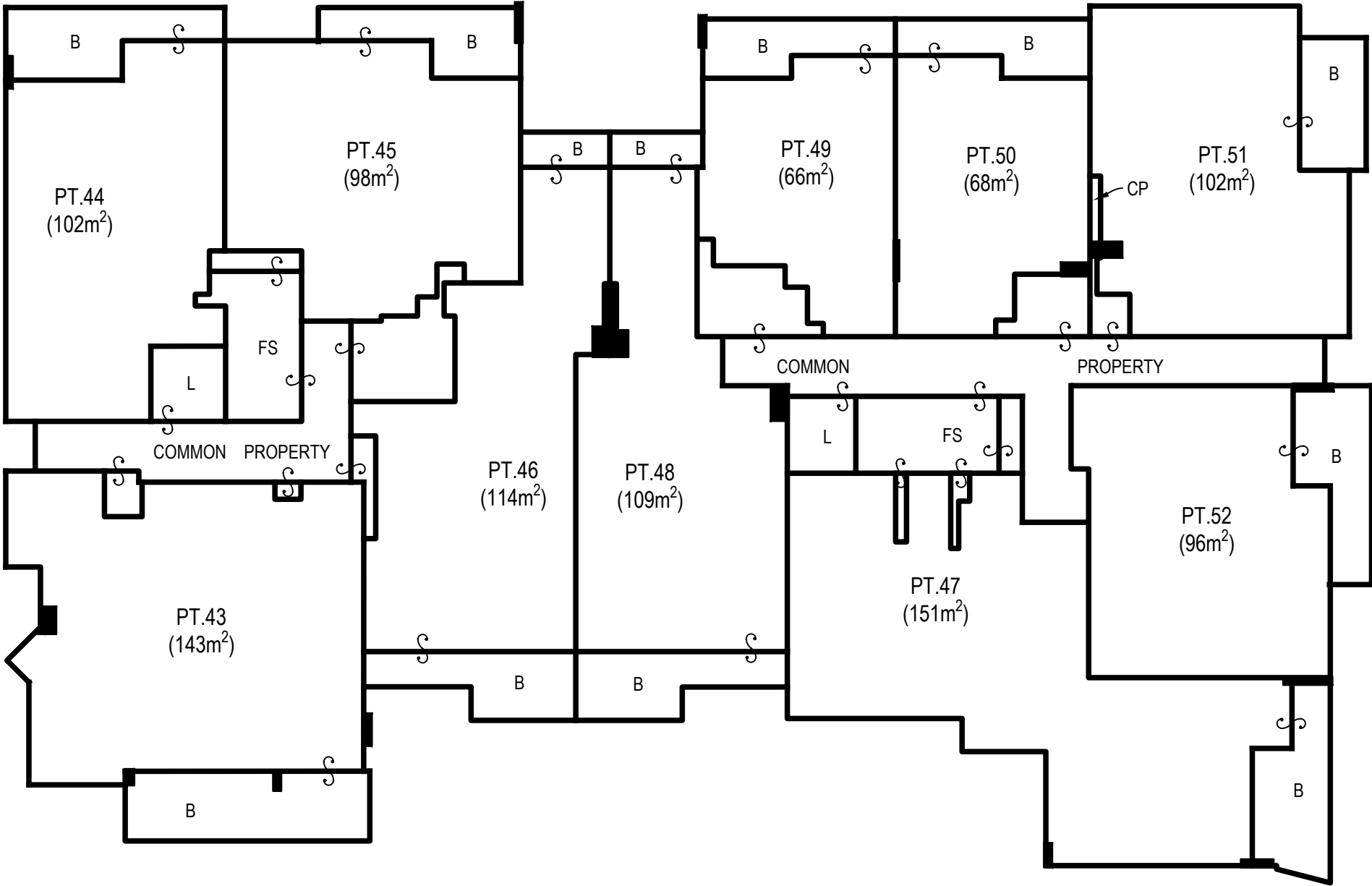
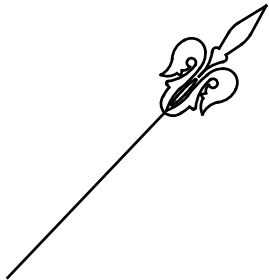
LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILLS
Reduction Ratio: 1: 200
Lengths are in metres

Registered

S.P. DRAFT
REV [01] DATE: 16/06/2025

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-A-1019[M]
RECEIVED: 07 MAY 2025

LEVEL 5
BUILDING A



- NOTES:
- FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - B - DENOTES BALCONY

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SURVEYOR
Name: TASY MORAITIS
Colliers International Engineering & Design NSW
Date:
Reference: 011-18 SP BLDG A -TM

PLAN OF
PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILLS
Reduction Ratio: 1: 200
Lengths are in metres

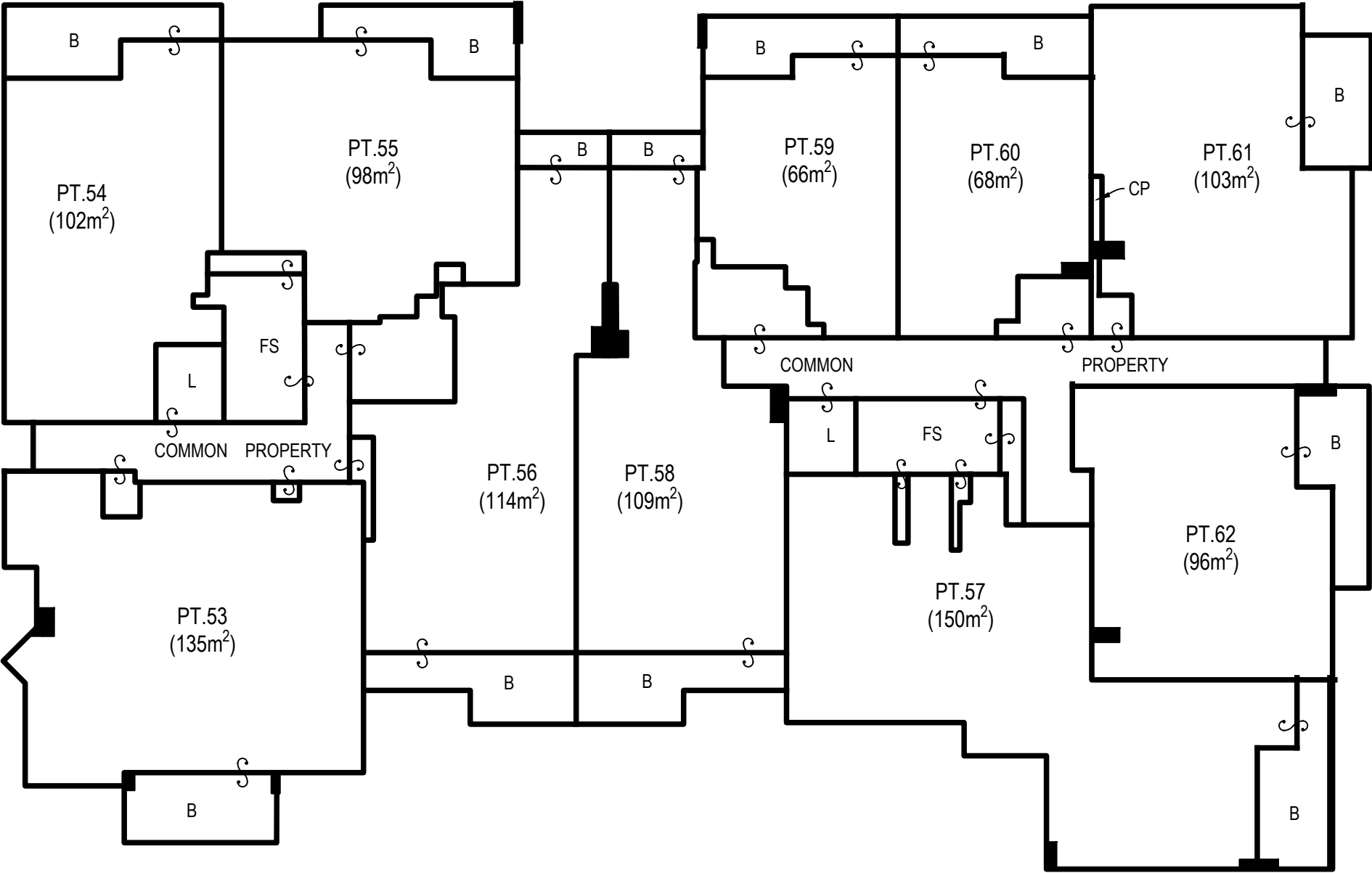
Registered

S.P. DRAFT
REV [01] DATE: 16/06/2025

CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\STRATA DRAFT\STAGE 2\011-18G ST2 R04 [01] - BA -DSP - Y.G. - T.M.

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-A-1020[M]
RECEIVED: 07 MAY 2025

LEVEL 6
BUILDING A



- NOTES:
- FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - B - DENOTES BALCONY

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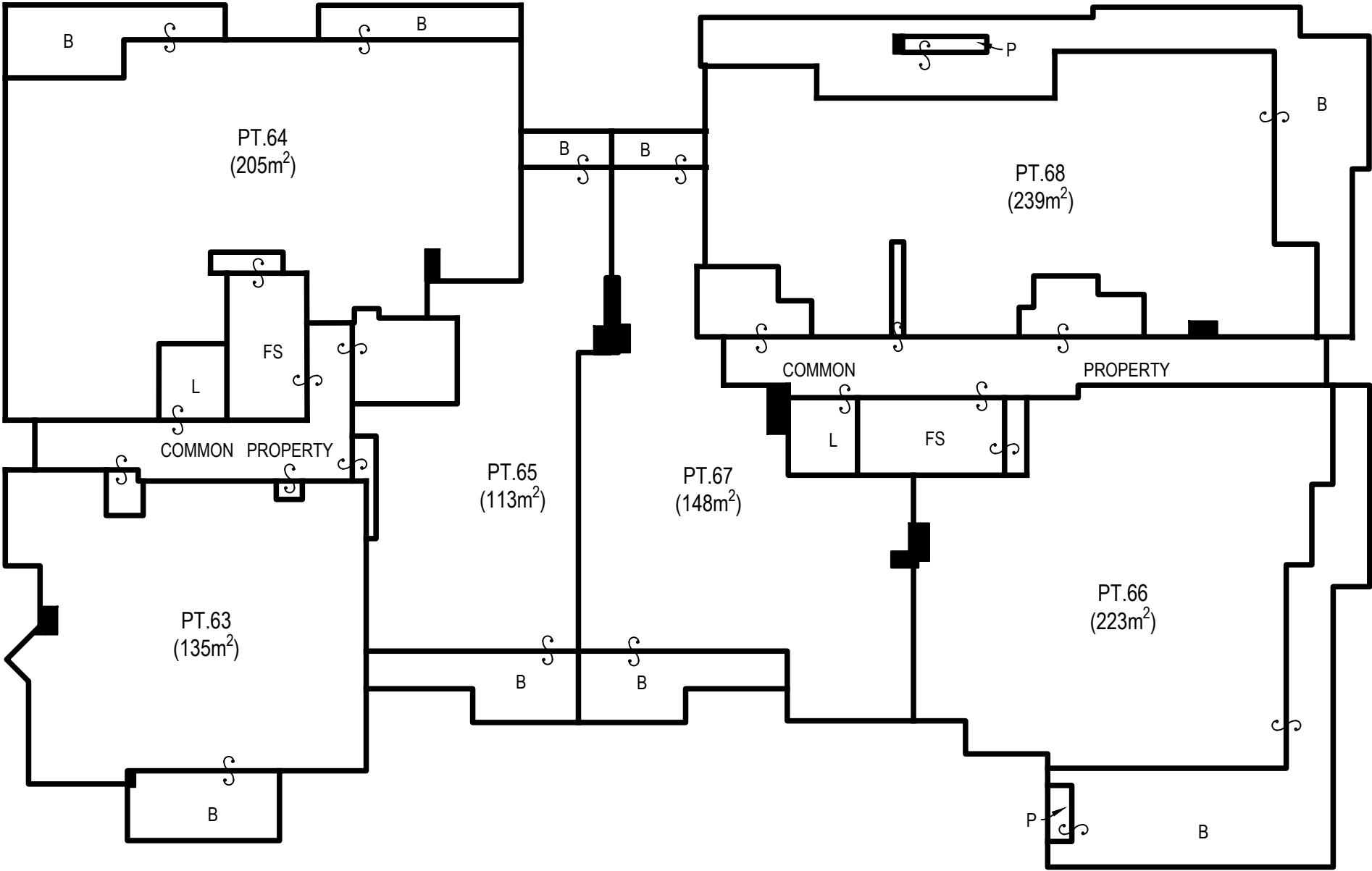
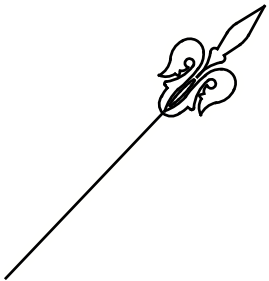
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SURVEYOR Name: TASY MORAITIS Colliers International Engineering & Design NSW Date: Reference: 011-18 SP BLDG A -TM	PLAN OF PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILLS Reduction Ratio: 1: 200 Lengths are in metres	Registered	S.P. DRAFT REV [01] DATE: 16/06/2025
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THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-A-1021[M]
RECEIVED: 07 MAY 2025

LEVEL 7
BUILDING A



- NOTES:
- FS - DENOTES FIRE STAIRS
 - L - DENOTES LIFT
 - B - DENOTES BALCONY
 - P - DENOTES PLANTER

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SURVEYOR
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Date:
Reference: 011-18 SP BLDG A -TM

PLAN OF
PROPOSED SUBDIVISION OF LOT 5 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

LGA: THE HILLS SHIRE

Locality: WEST PENNANT HILLS

Reduction Ratio: 1: 200
Lengths are in metres

Registered

S.P. DRAFT
REV [01] DATE: 16/06/2025