

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 6 sheet(s)
Office Use Only		Office Use Only
Registered:		DRAFT ISSUE 5 - 16/05/2024
PLAN OF SUBDIVISION OF: PROPOSED SUBDIVISION OF LOT 2 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416		LGA: THE HILLS SHIRE Locality: WEST PENNANT HILL Parish: FIELD 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.D.-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\011-18G ST1R07 [04] - BD - 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																																																																																																																																																																													
SCHEDULE OF UNIT ENTITLEMENT <table><tr><td>LOT NO</td><td>UE</td><td>LOT NO</td><td>UE</td><td>LOT NO</td><td>UE</td><td>LOT NO</td><td>UE</td></tr><tr><td>1</td><td>-</td><td>20</td><td>-</td><td>39</td><td>-</td><td>58</td><td>-</td></tr><tr><td>2</td><td>-</td><td>21</td><td>-</td><td>40</td><td>-</td><td>59</td><td>-</td></tr><tr><td>3</td><td>-</td><td>22</td><td>-</td><td>41</td><td>-</td><td>60</td><td>-</td></tr><tr><td>4</td><td>-</td><td>23</td><td>-</td><td>42</td><td>-</td><td>61</td><td>-</td></tr><tr><td>5</td><td>-</td><td>24</td><td>-</td><td>43</td><td>-</td><td>62</td><td>-</td></tr><tr><td>6</td><td>-</td><td>25</td><td>-</td><td>44</td><td>-</td><td>63</td><td>-</td></tr><tr><td>7</td><td>-</td><td>26</td><td>-</td><td>45</td><td>-</td><td></td><td></td></tr><tr><td>8</td><td>-</td><td>27</td><td>-</td><td>46</td><td>-</td><td></td><td></td></tr><tr><td>9</td><td>-</td><td>28</td><td>-</td><td>47</td><td>-</td><td></td><td></td></tr><tr><td>10</td><td>-</td><td>29</td><td>-</td><td>48</td><td>-</td><td></td><td></td></tr><tr><td>11</td><td>-</td><td>30</td><td>-</td><td>49</td><td>-</td><td></td><td></td></tr><tr><td>12</td><td>-</td><td>31</td><td>-</td><td>50</td><td>-</td><td></td><td></td></tr><tr><td>13</td><td>-</td><td>32</td><td>-</td><td>51</td><td>-</td><td></td><td></td></tr><tr><td>14</td><td>-</td><td>33</td><td>-</td><td>52</td><td>-</td><td></td><td></td></tr><tr><td>15</td><td>-</td><td>34</td><td>-</td><td>53</td><td>-</td><td></td><td></td></tr><tr><td>16</td><td>-</td><td>35</td><td>-</td><td>54</td><td>-</td><td></td><td></td></tr><tr><td>17</td><td>-</td><td>36</td><td>-</td><td>55</td><td>-</td><td></td><td></td></tr><tr><td>18</td><td>-</td><td>37</td><td>-</td><td>56</td><td>-</td><td></td><td></td></tr><tr><td>19</td><td>-</td><td>38</td><td>-</td><td>57</td><td>-</td><td></td><td></td></tr><tr><td colspan="4"></td><td colspan="2">AGGREGATE</td><td colspan="2">10,000</td></tr></table>						LOT NO	UE	LOT NO	UE	LOT NO	UE	LOT NO	UE	1	-	20	-	39	-	58	-	2	-	21	-	40	-	59	-	3	-	22	-	41	-	60	-	4	-	23	-	42	-	61	-	5	-	24	-	43	-	62	-	6	-	25	-	44	-	63	-	7	-	26	-	45	-			8	-	27	-	46	-			9	-	28	-	47	-			10	-	29	-	48	-			11	-	30	-	49	-			12	-	31	-	50	-			13	-	32	-	51	-			14	-	33	-	52	-			15	-	34	-	53	-			16	-	35	-	54	-			17	-	36	-	55	-			18	-	37	-	56	-			19	-	38	-	57	-							AGGREGATE		10,000	
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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
CP	-	-	-	-	WEST PENNANT HILLS
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
28	-	-	-	-	WEST PENNANT HILLS
29	-	-	-	-	WEST PENNANT HILLS
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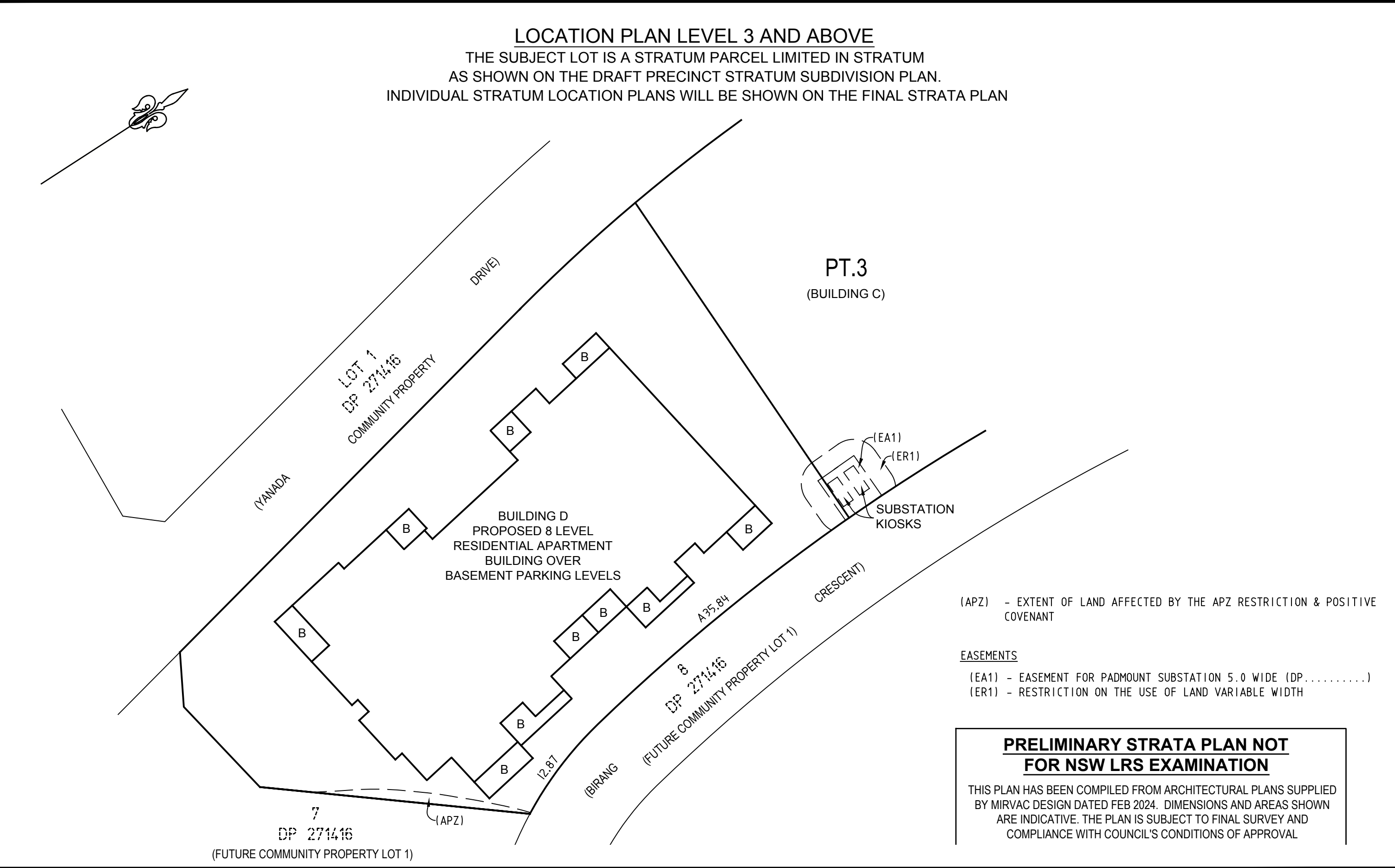
LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
31	-	-	-	-	WEST PENNANT HILLS
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33	-	-	-	-	WEST PENNANT HILLS
34	-	-	-	-	WEST PENNANT HILLS
35	-	-	-	-	WEST PENNANT HILLS
36	-	-	-	-	WEST PENNANT HILLS
37	-	-	-	-	WEST PENNANT HILLS
38	-	-	-	-	WEST PENNANT HILLS
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58	-	-	-	-	WEST PENNANT HILLS
59	-	-	-	-	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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THIS PLAN CONTAINS A STRATA MANAGEMENT STATEMENT																													
Surveyor's Reference: 011-18 SP BLDG D - TM																													

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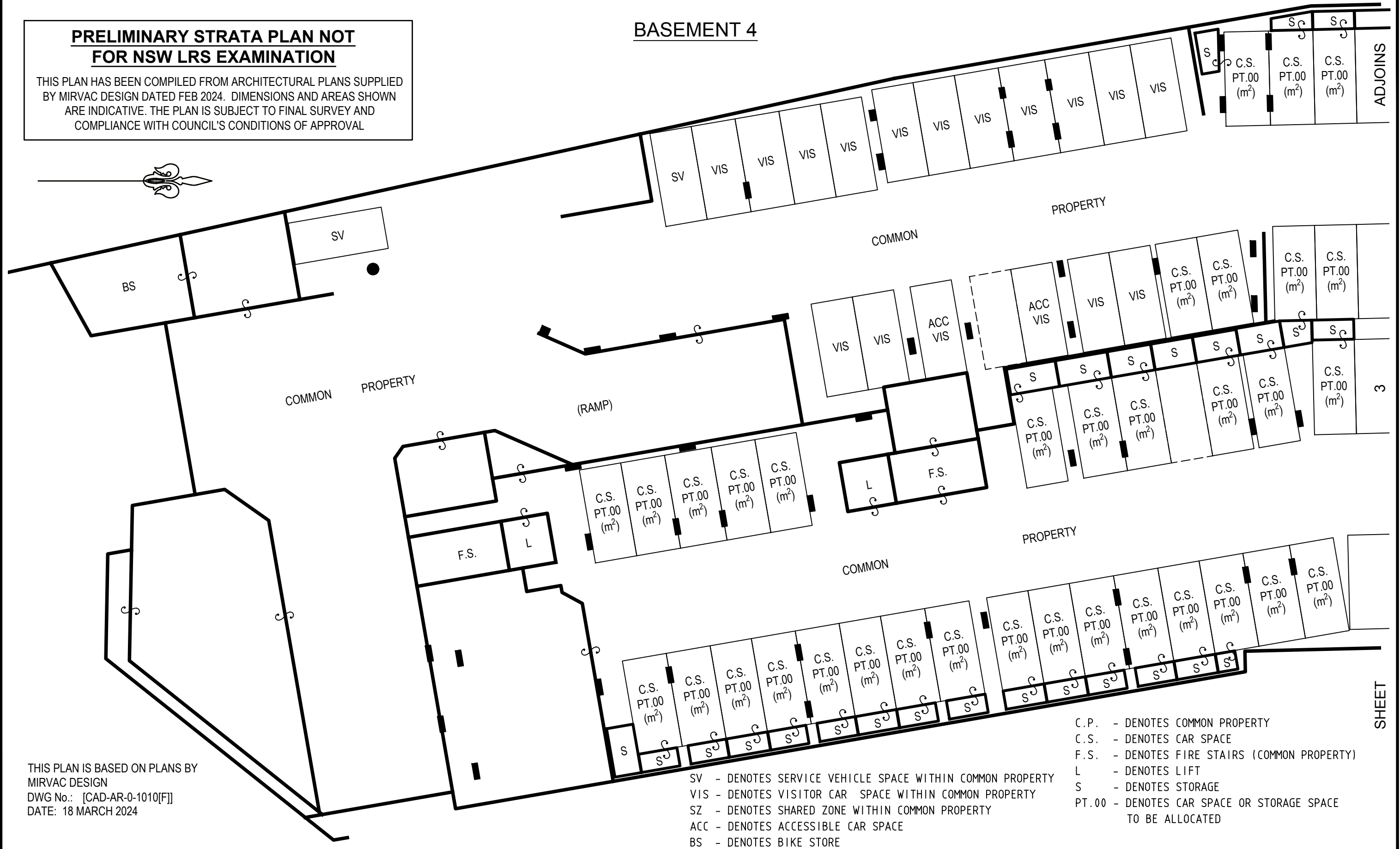
SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 6 of 6 sheet(s)
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SURVEYOR Name: Colliers International Engineering & Design NSW Date: Reference: 011-18 SP BLDG D - TM	PLAN OF PROPOSED SUBDIVISION OF LOT 2 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILL Reduction Ratio: 1: 400 Lengths are in metres	Registered	S.P. DRAFT ISSUE 5 - 16/05/2024
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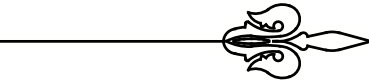
BASEMENT 4



C.P. - DENOTES COMMON PROPERTY
C.S. - DENOTES CAR SPACE
F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
L - DENOTES LIFT
S - DENOTES STORAGE
PT.00 - DENOTES CAR SPACE OR STORAGE SPACE
TO BE ALLOCATED

S.P. DRAFT
ISSUE 5 - 16/05/2024

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1010[F]]
DATE: 18 MARCH 2024



BASEMENT 4

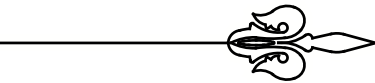


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- C.S. - DENOTES CAR SPACE
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- S - DENOTES STORAGE
- PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED
- VIS - DENOTES VISITOR CAR SPACE WITHIN COMMON PROPERTY
- SZ - DENOTES SHARED ZONE WITHIN COMMON PROPERTY
- ADP - DENOTES ADAPTABLE UNIT CARSPACE

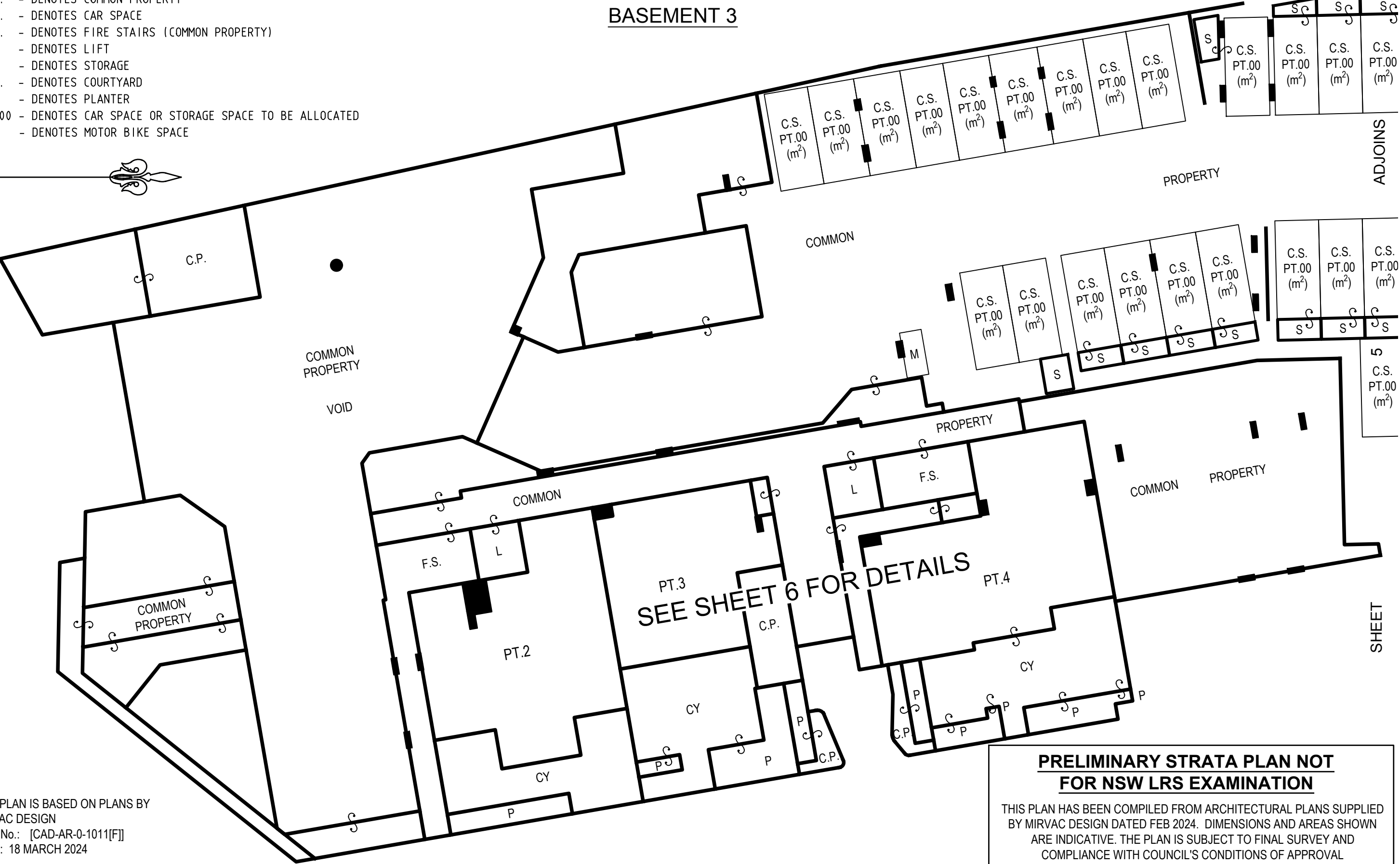
PRELIMINARY STRATA PLAN NOT
FOR NSW LRS EXAMINATION

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

- C.P. - DENOTES COMMON PROPERTY
- C.S. - DENOTES CAR SPACE
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- S - DENOTES STORAGE
- C.Y. - DENOTES COURTYARD
- P - DENOTES PLANTER
- PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED
- M - DENOTES MOTOR BIKE SPACE



BASEMENT 3



THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1011[F]]
DATE: 18 MARCH 2024

**PRELIMINARY STRATA PLAN NOT
FOR NSW LRS EXAMINATION**

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SURVEYOR Name: Colliers International Engineering & Design NSW Date: Reference: 011-18 SP BLDG D - TM	PLAN OF PROPOSED SUBDIVISION OF LOT 2 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILL Reduction Ratio: 1: 200 Lengths are in metres	Registered	S.P. DRAFT ISSUE 5 - 16/05/2024
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BASEMENT 3



THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1011[F]]
DATE: 18 MARCH 2024



- C.P. - DENOTES COMMON PROPERTY
- C.S. - DENOTES CAR SPACE
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- S - DENOTES STORAGE
- PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED
- M - DENOTES MOTOR BIKE SPACE

PRELIMINARY STRATA PLAN NOT
FOR NSW LRS EXAMINATION

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

PLAN OF
PROPOSED SUBDIVISION OF LOT 2 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

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

Registered

S.P. DRAFT
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F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED
L - DENOTES LIFT
S - DENOTES STORAGE
C.Y. - DENOTES COURTYARD
P - DENOTES PLANTER
P - DENOTES PLANTER
ES - DENOTES ENTRY STEPS

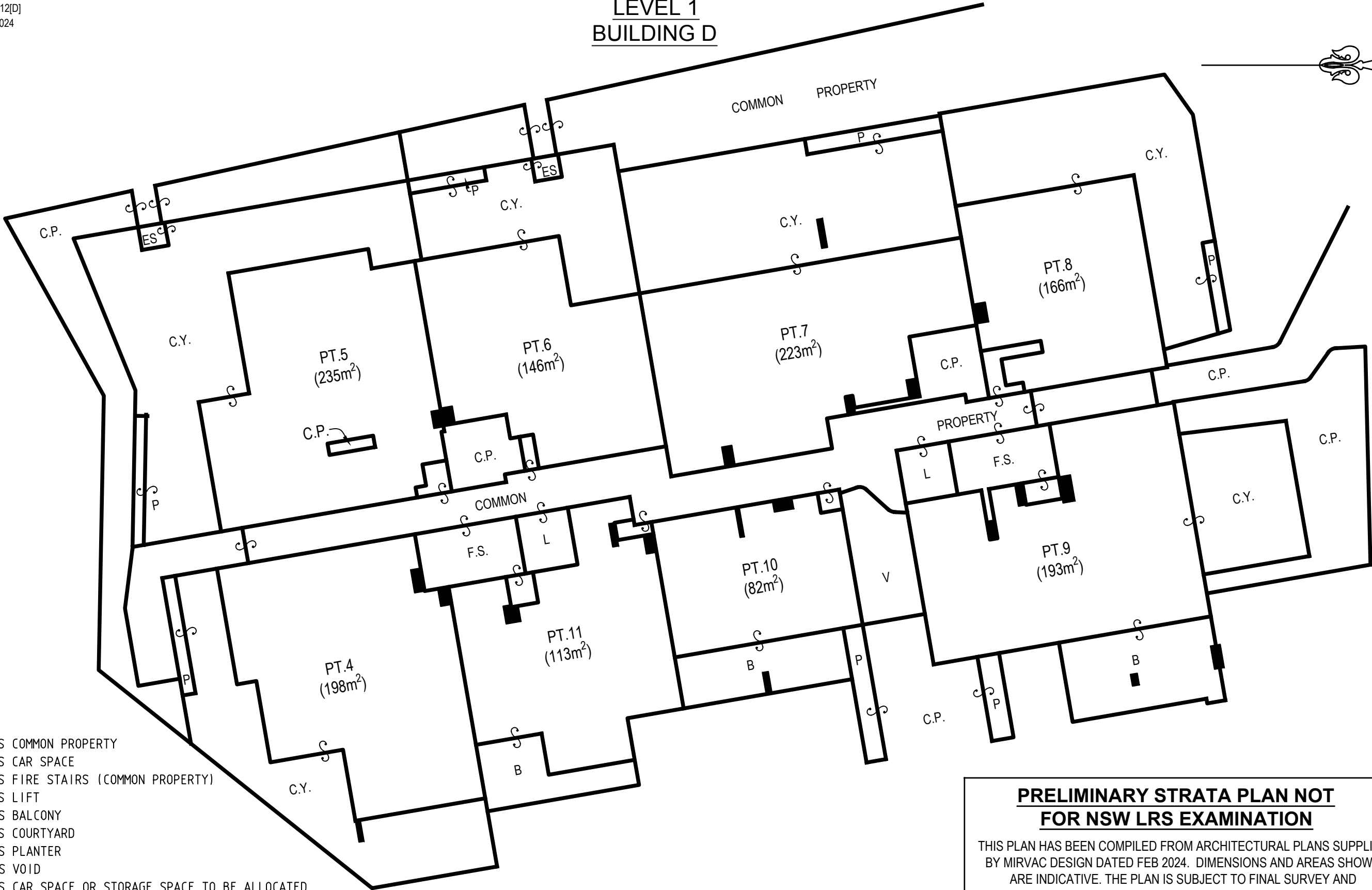
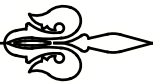


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S.P. DRAFT
ISSUE 5 - 16/05/2024

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-D-1012[D]
RECEIVED: 20 MARCH 2024

LEVEL 1
BUILDING D



- C.P. - DENOTES COMMON PROPERTY
- C.S. - DENOTES CAR SPACE
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- B - DENOTES BALCONY
- C.Y. - DENOTES COURTYARD
- P - DENOTES PLANTER
- V - DENOTES VOID
- PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED
- ES - DENOTES ENTRY STEPS

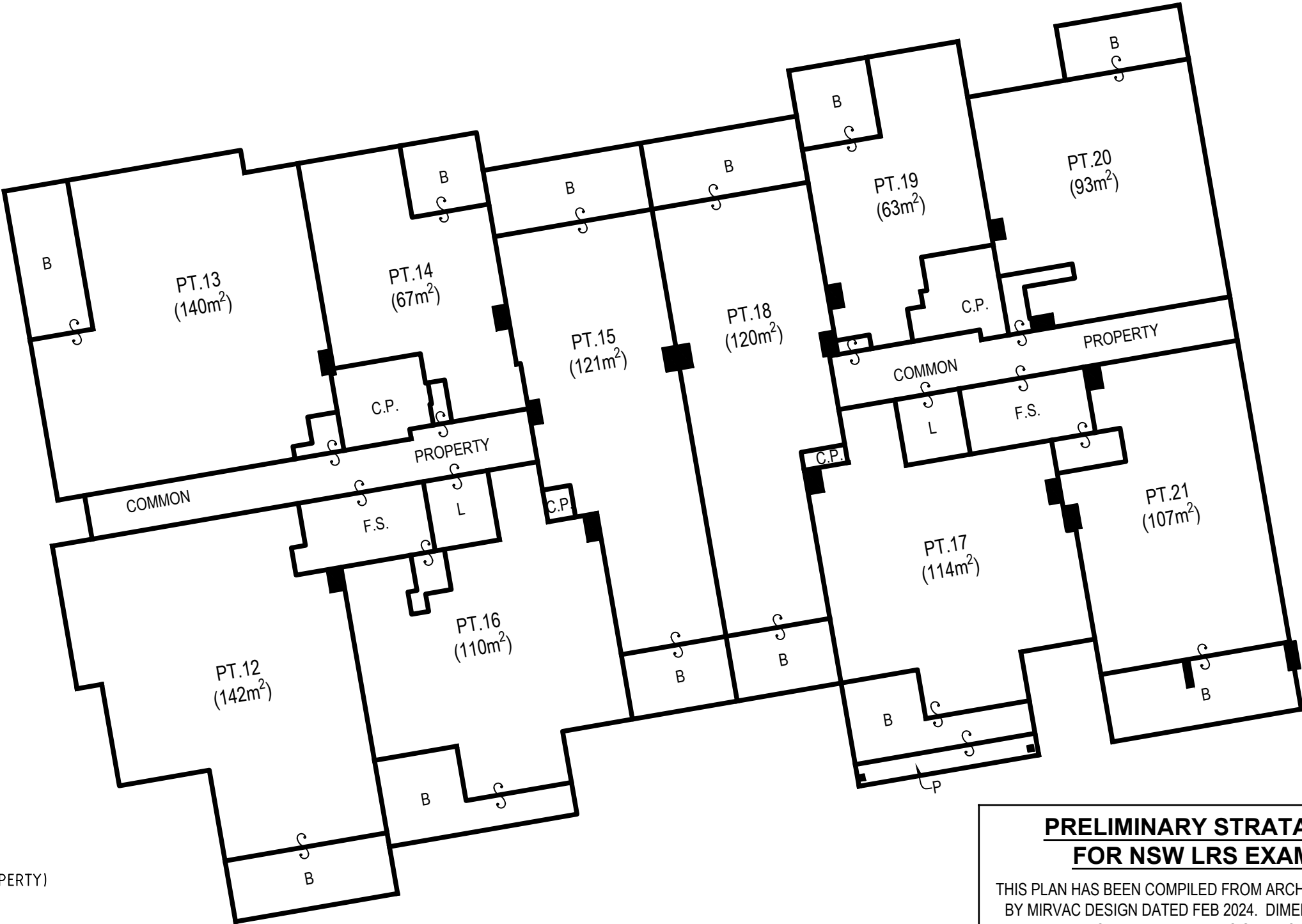
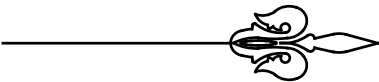
**PRELIMINARY STRATA PLAN NOT
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THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED
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ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND
COMPLIANCE WITH COUNCIL'S CONDITIONS OF APPROVAL

SURVEYOR Name: Colliers International Engineering & Design NSW Date: Reference: 011-18 SP BLDG D - TM	PLAN OF PROPOSED SUBDIVISION OF LOT 2 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILL Reduction Ratio: 1: 200 Lengths are in metres	Registered	S.P. DRAFT ISSUE 5 - 16/05/2024
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DWG No.: CAD-AR-D-1013[D]
RECEIVED: 20 MARCH 2024

LEVEL 2
BUILDING D



- C.P. - DENOTES COMMON PROPERTY
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- B - DENOTES BALCONY
- P - DENOTES PLANTER

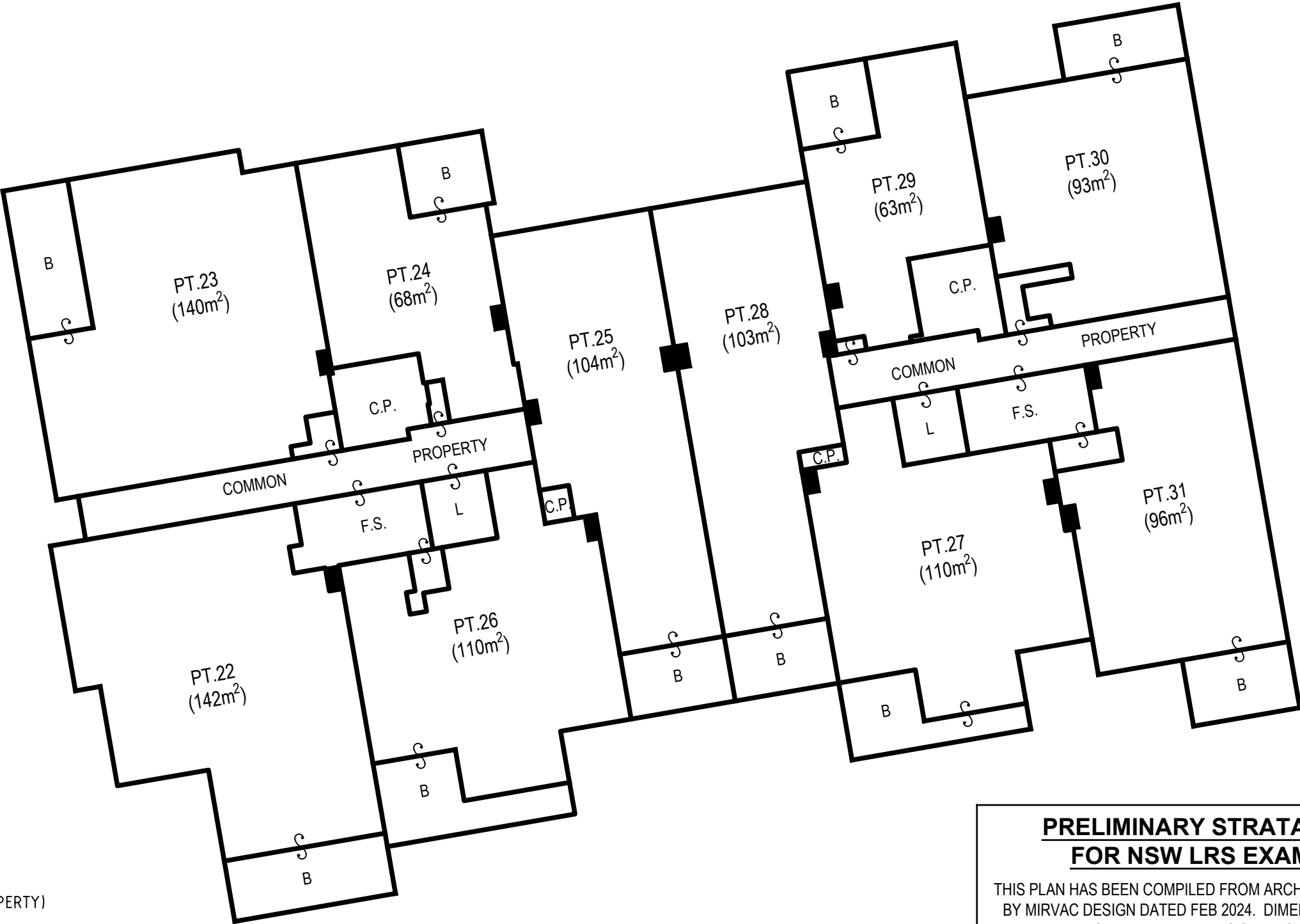
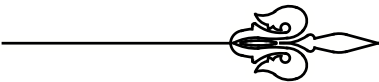
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THIS PLAN IS BASED ON PLANS BY ARCHITECT
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LEVEL 3
BUILDING D



C.P. - DENOTES COMMON PROPERTY
F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
L - DENOTES LIFT
B - DENOTES BALCONY

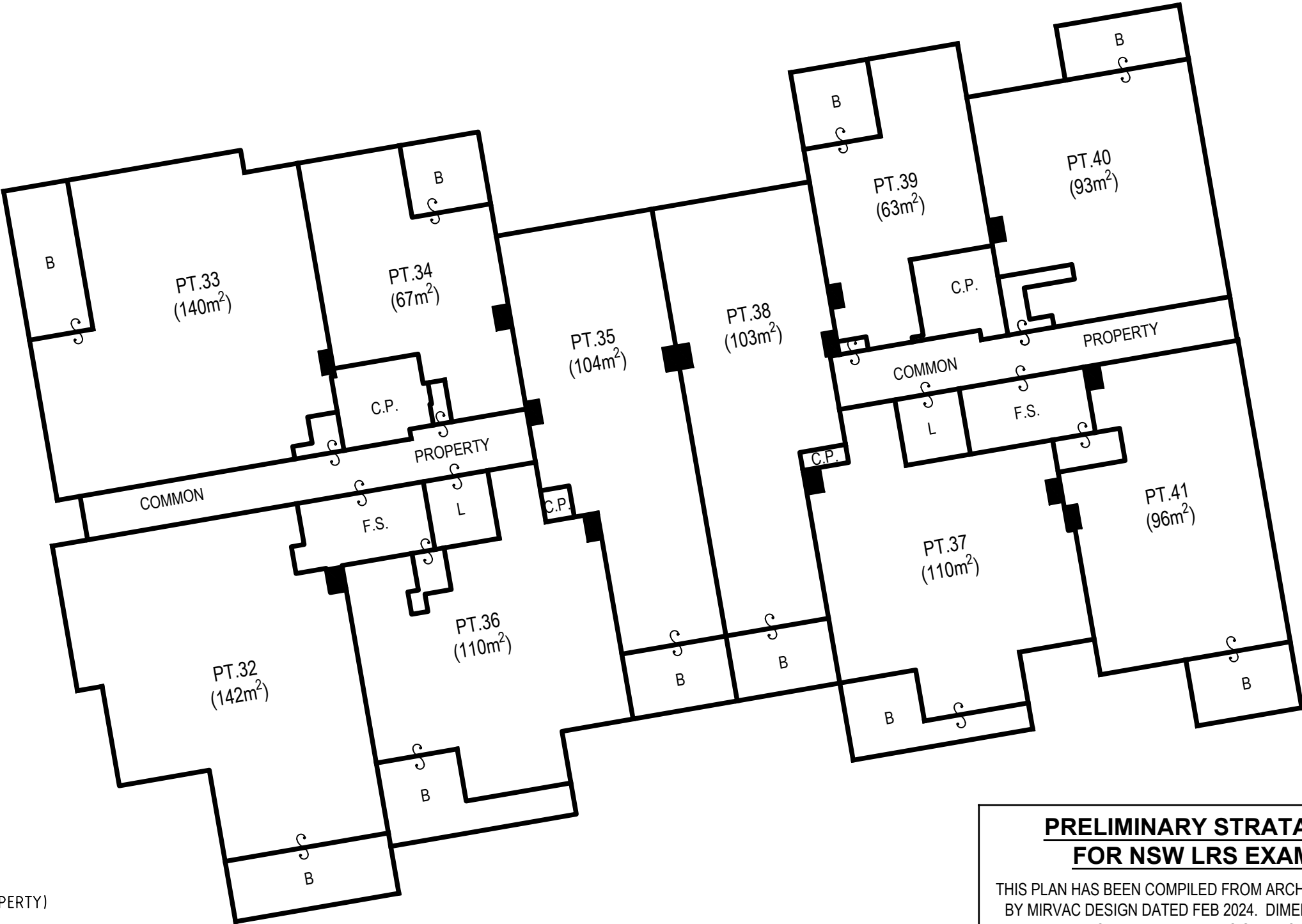
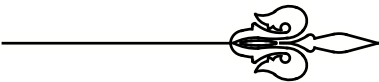
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LEVEL 4
BUILDING D



C.P. - DENOTES COMMON PROPERTY
F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
L - DENOTES LIFT
B - DENOTES BALCONY

**PRELIMINARY STRATA PLAN NOT
FOR NSW LRS EXAMINATION**

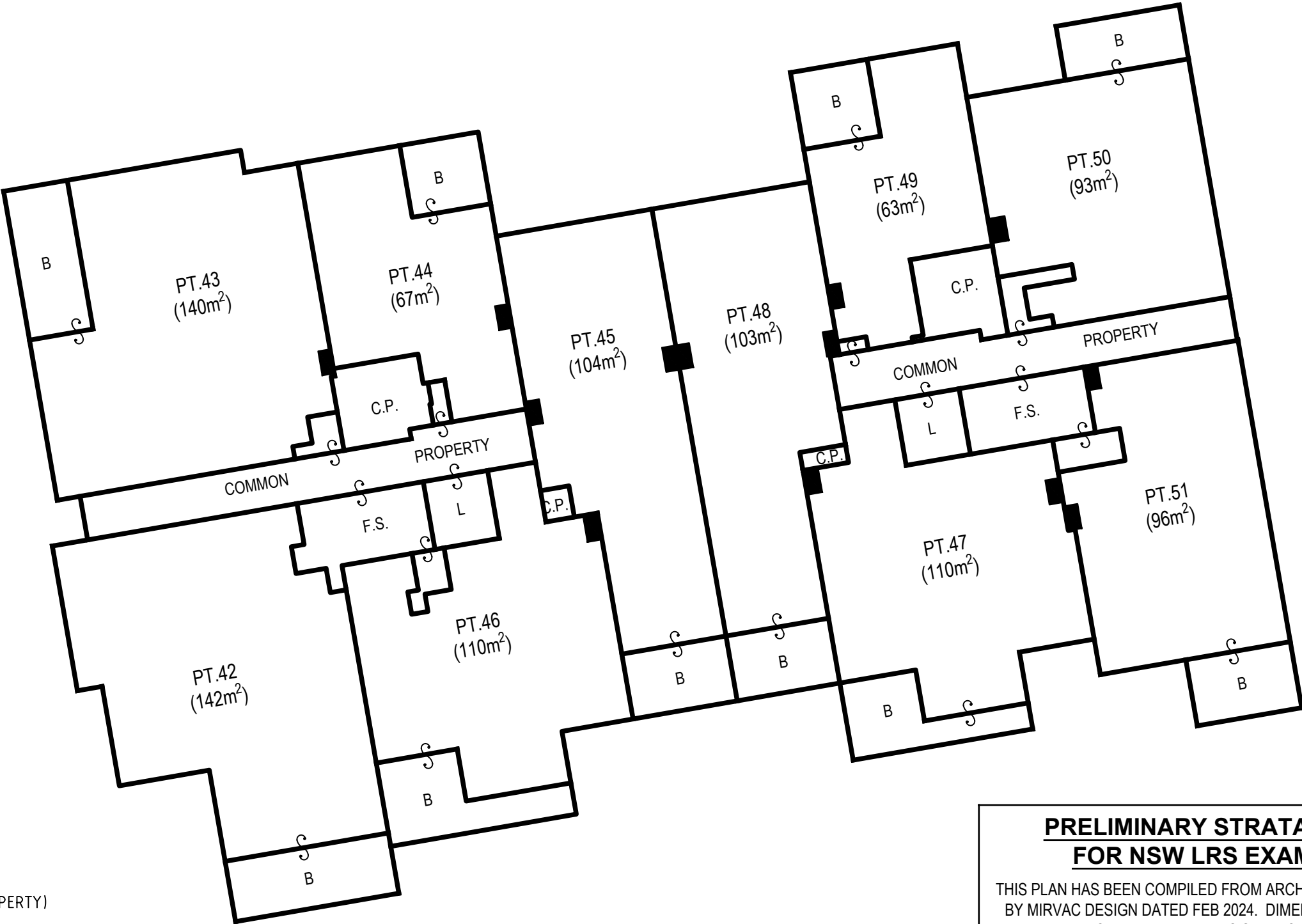
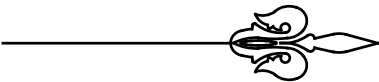
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CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\STRATA DRAFT\STAGE 1\011-18G ST1 R07 [04] - BD - DSP - Y.G. - T.M.

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LEVEL 5
BUILDING D



- C.P. - DENOTES COMMON PROPERTY
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- B - DENOTES BALCONY

**PRELIMINARY STRATA PLAN NOT
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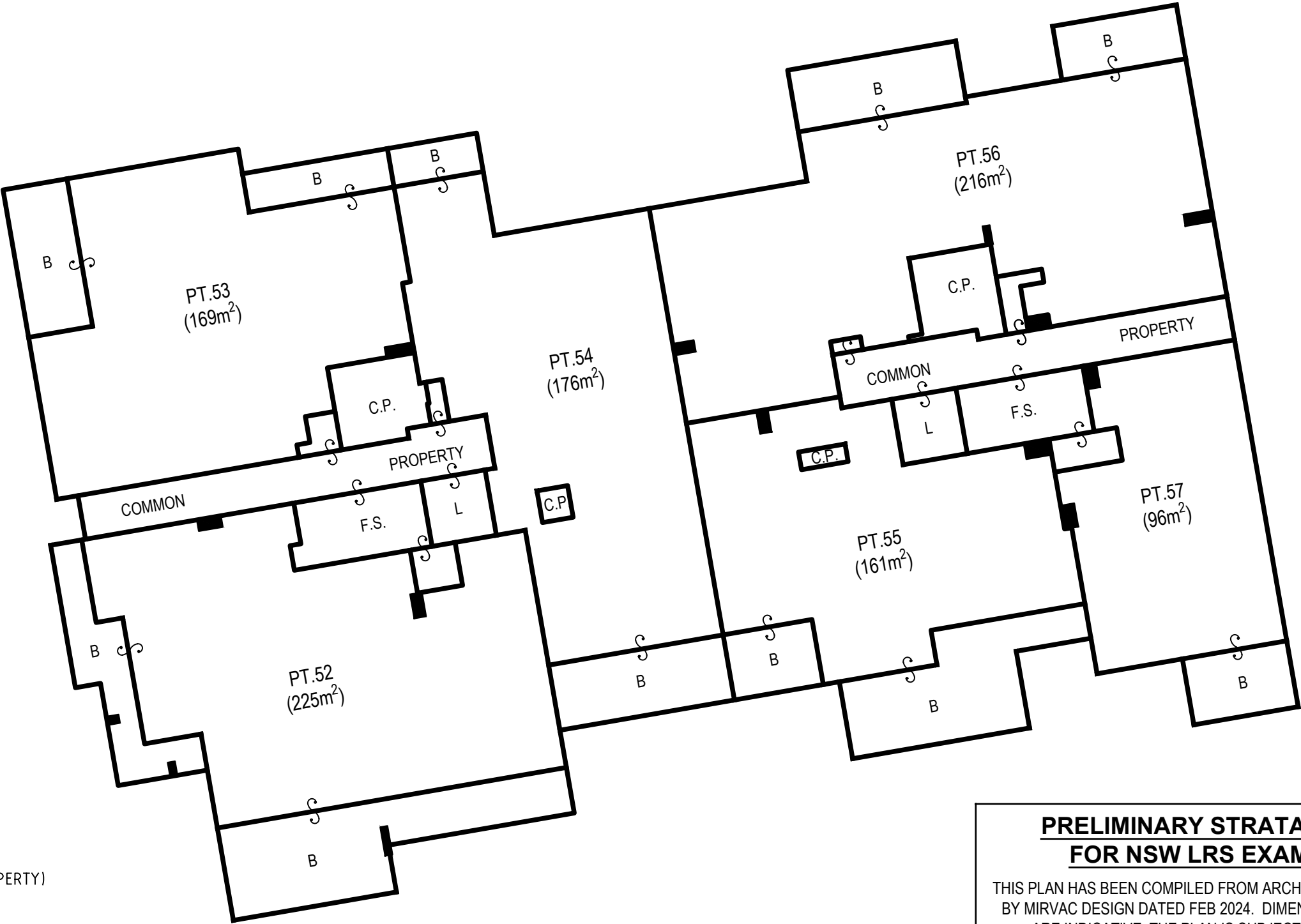
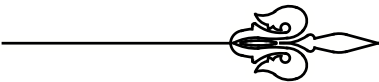
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CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\STRATA DRAFT\STAGE 11011-18G ST1 R07 [04] - BD - DSP - Y.G. - T.M.

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RECEIVED: 20 MARCH 2024

LEVEL 6
BUILDING D



- C.P. - DENOTES COMMON PROPERTY
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- B - DENOTES BALCONY
- P - DENOTES PLANTER

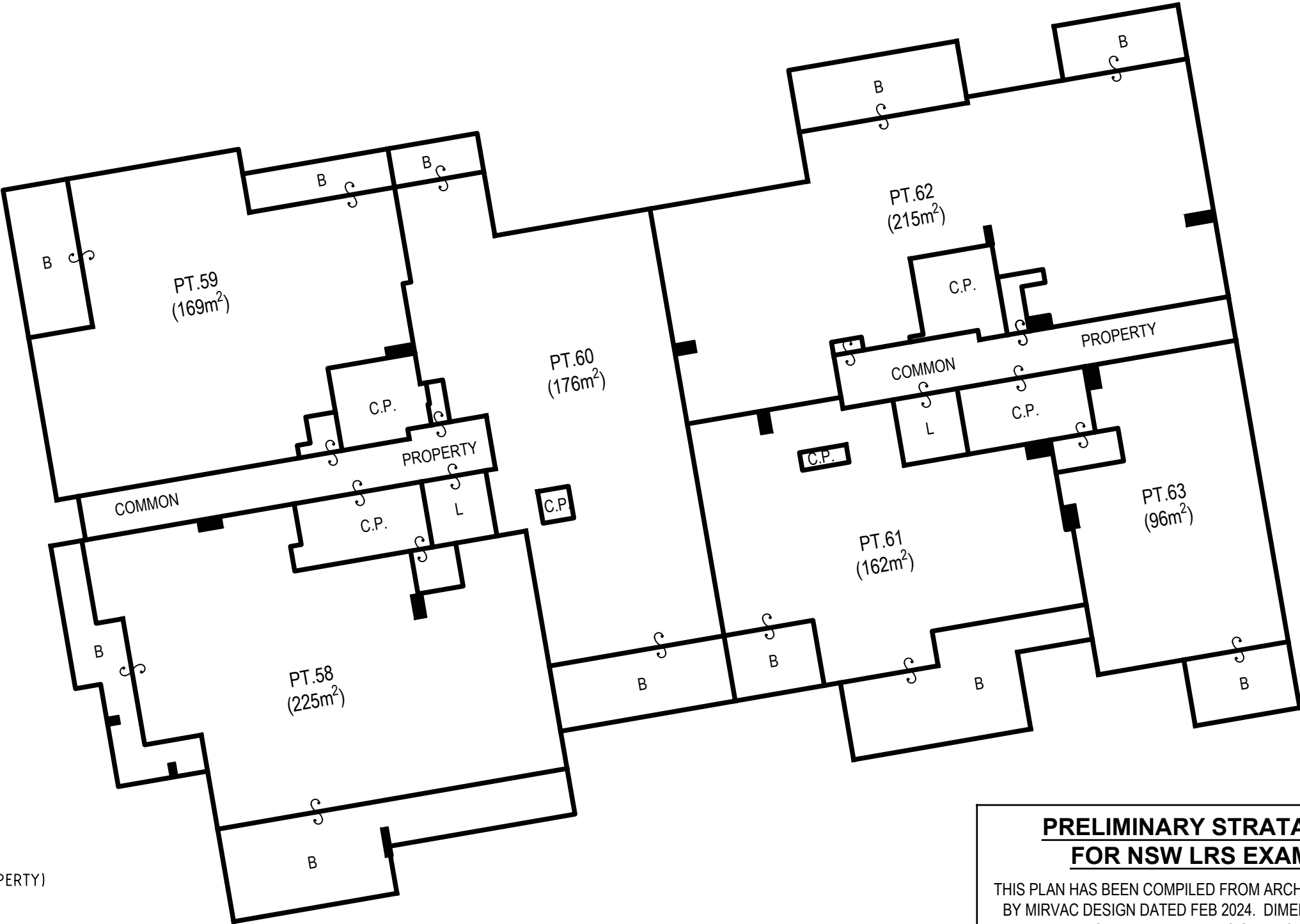
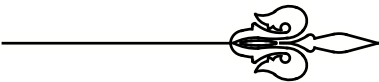
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LEVEL 7
BUILDING D



- C.P. - DENOTES COMMON PROPERTY
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- B - DENOTES BALCONY
- P - DENOTES PLANTER

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