

SP FORM 3.01		STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 6 sheet(s)	
Office Use Only			Office Use Only		
Registered:			DRAFT ISSUE 3 - 4th JULY 2024		
PLAN OF SUBDIVISION OF: PROPOSED SUBDIVISION OF LOT 3 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.C.-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					

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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- 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
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22	-	-	-	-	WEST PENNANT HILLS
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SP FORM 3.08 (Annexure)		STRATA PLAN ADMINISTRATION SHEET		Sheet 4 of 6 sheet(s)																																																																																																																																																																																											
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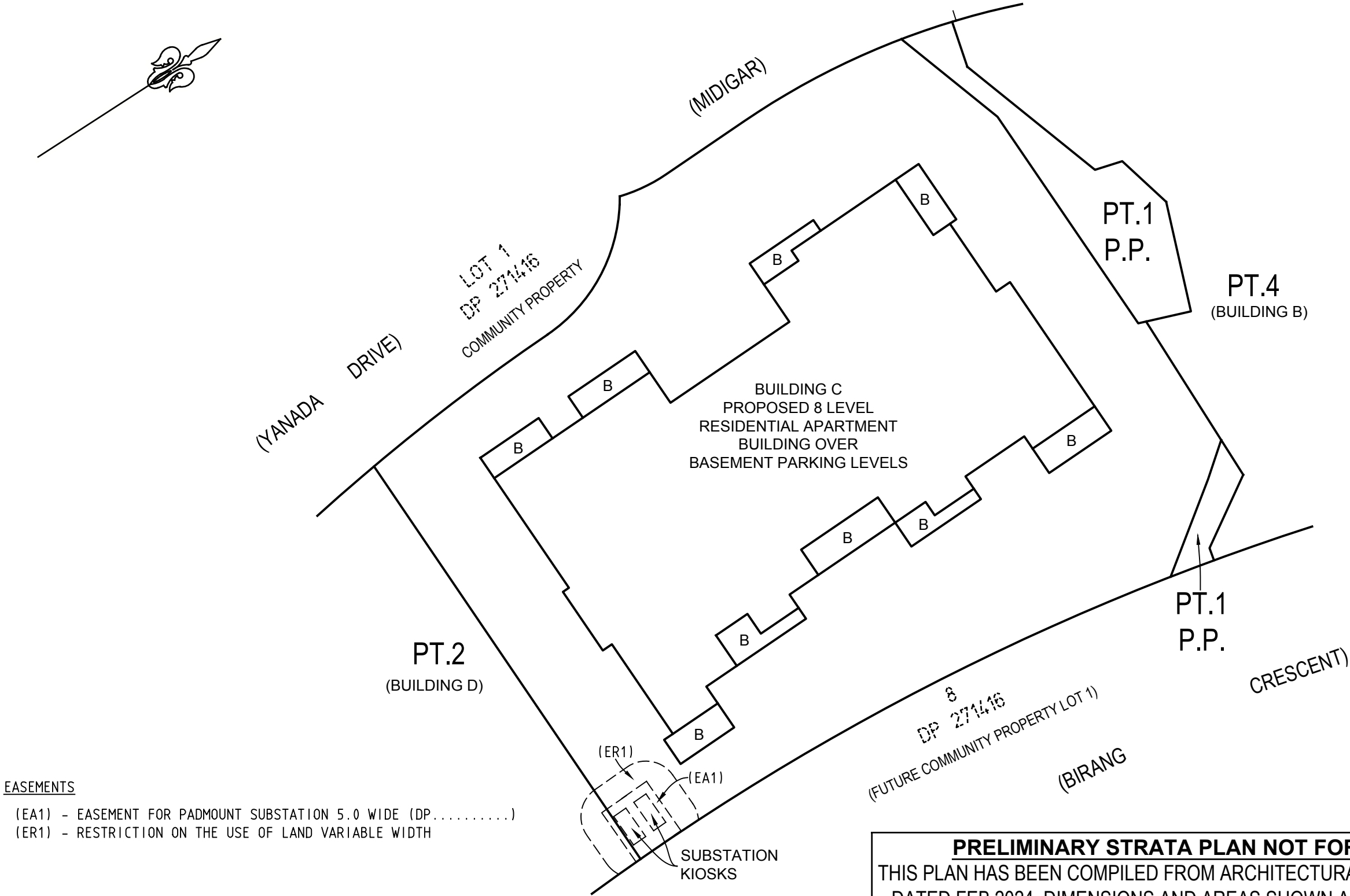
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Surveyor's Reference: 011-18 SP BLDG C - TM																																			

CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\STRATA DRAFT\STAGE 1\011-18G ST1 R06 [02] - BC - DSP - -

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 6 of 6 sheet(s)
Office Use Only	Office Use Only	
Registered:	DRAFT ISSUE 3 - 4th JULY 2024	
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Surveyor's Reference: 011-18 SP BLDG C - TM		

LOCATION PLAN LEVEL 3 AND ABOVE

THE SUBJECT LOT IS A STRATUM PARCEL LIMITED IN STRATUM
AS SHOWN ON THE DRAFT PRECINCT STRATUM SUBDIVISION PLAN.
INDIVIDUAL STRATUM LOCATION PLANS WILL BE SHOWN ON THE FINAL STRATA PLAN



EASEMENTS

(EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP.....)

(ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH

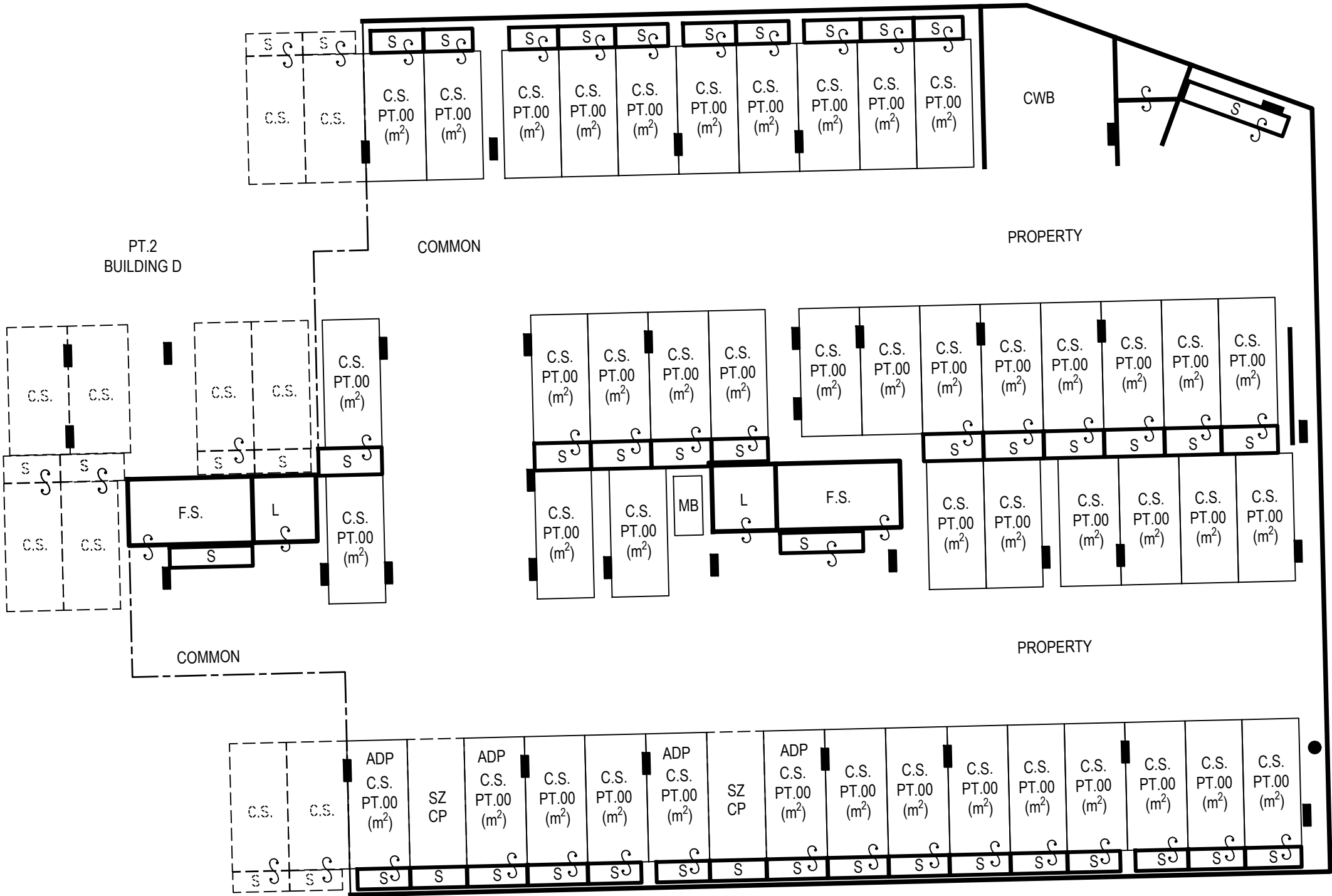
PRELIMINARY STRATA PLAN NOT FOR NSW LRS EXAMINATION

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 C - TM	PLAN OF PROPOSED SUBDIVISION OF LOT 3 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	D.P. DRAFT ISSUE 3 - 4th JULY 2024
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BASEMENT 4

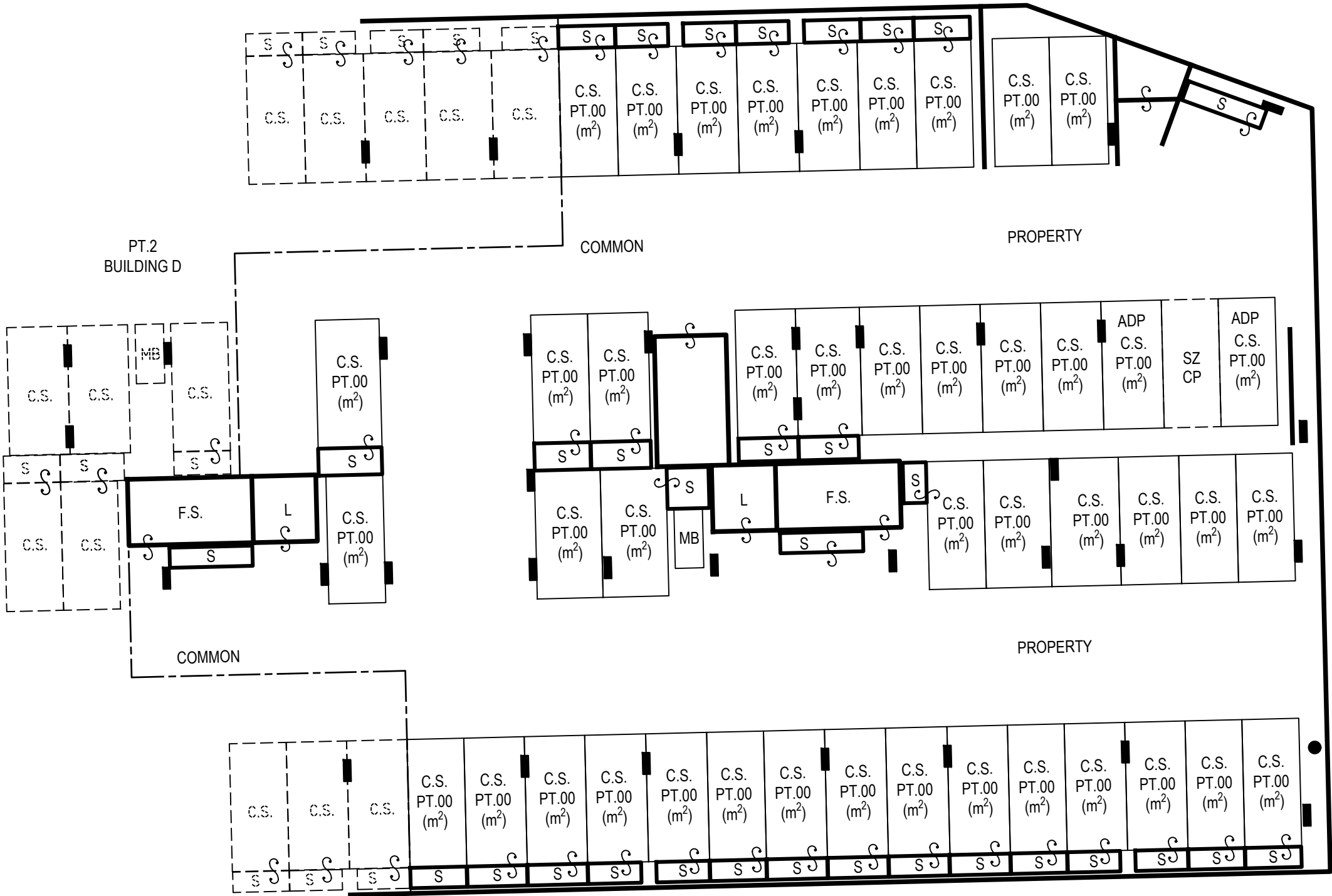


- C.P. - DENOTES COMMON PROPERTY
- C.S. - DENOTES CAR SPACE
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- S - DENOTES STORAGE
- CWB - DENOTES CAR WASH BAY WITHIN COMMON PROPERTY
- SZ - DENOTES SHARED ZONE WITHIN COMMON PROPERTY
- ADP - DENOTES ADAPTABLE UNIT CAR SPACE
- MB - DENOTES MOTOR BIKE SPACE
- PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED

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BASEMENT 3



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

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

PLAN OF
PROPOSED SUBDIVISION OF LOT 3 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

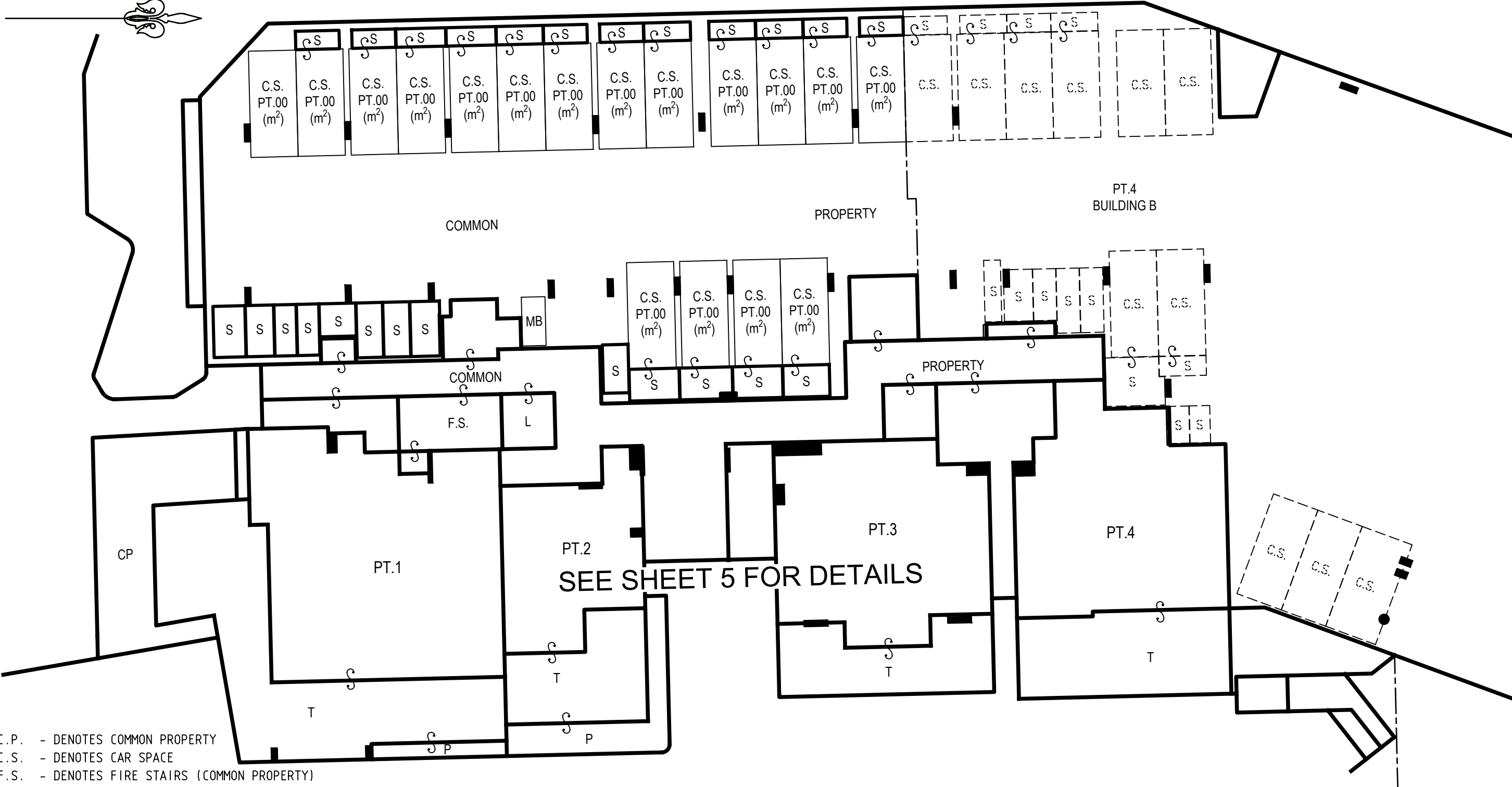
LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILL
Reduction Ratio: 1: 200
Lengths are in metres

Registered

D.P. DRAFT
ISSUE 3 - 4th JULY 2024

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: CAD-AR-C-1012[G]
RECEIVED: 25 JUNE 2024

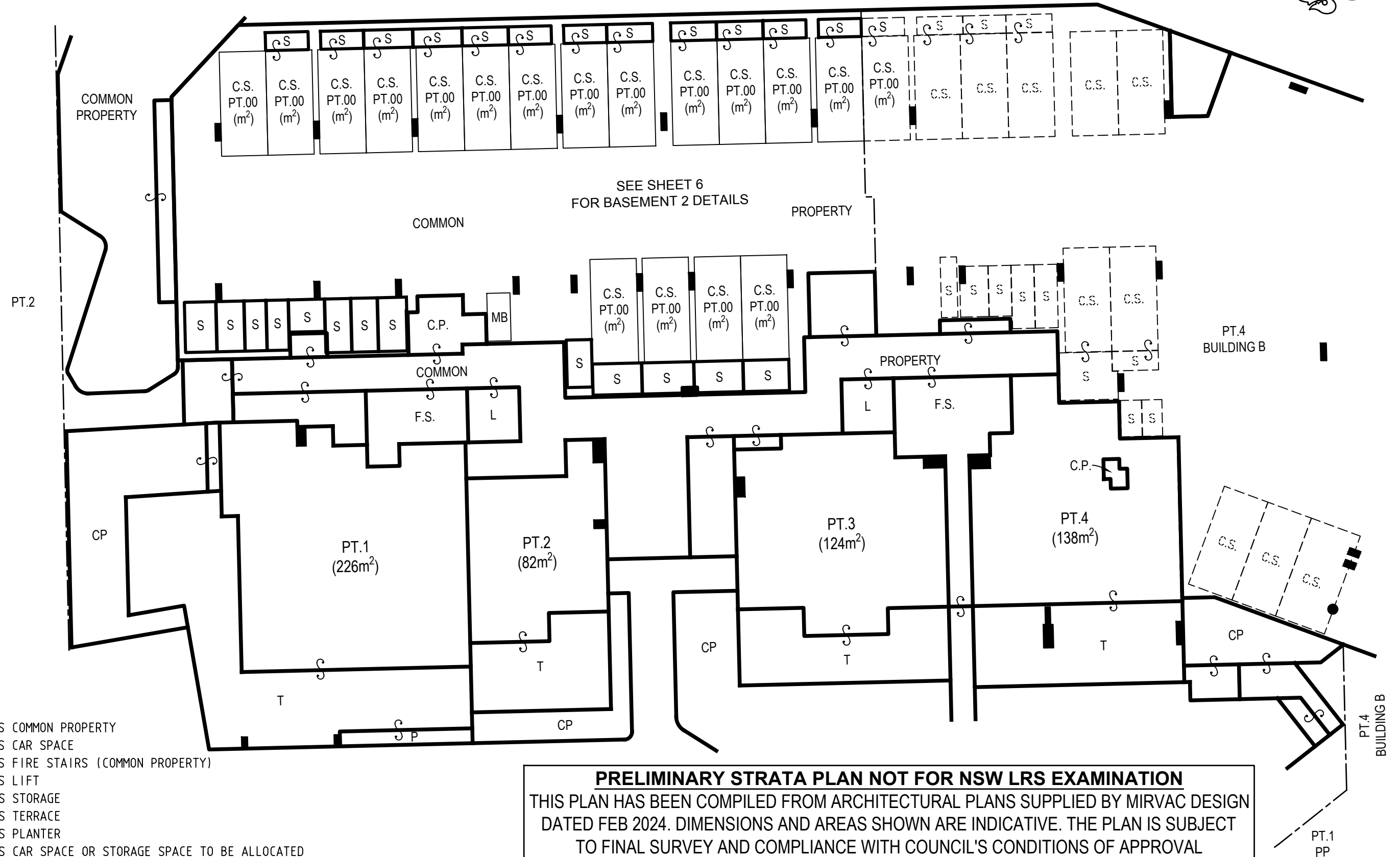
BASEMENT 2



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

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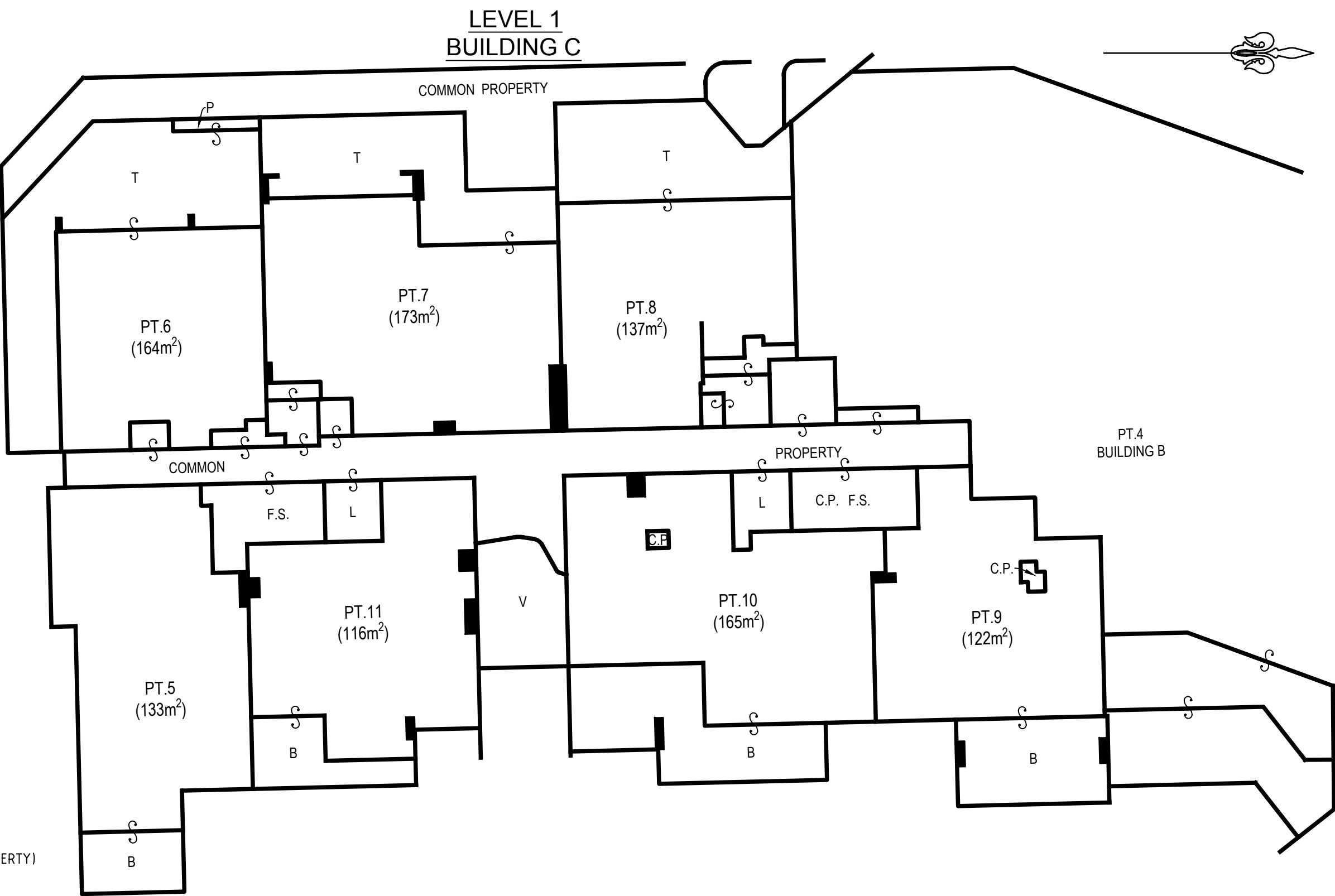
SURVEYOR Name: TASY MORAITIS Colliers International Engineering & Design NSW Date: Reference: 011-18 SP BLDG C - TM	PLAN OF PROPOSED SUBDIVISION OF LOT 3 OF PROPOSED APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF PROPOSED COMMUNITY LOT 6 D.P.271416	LGA: THE HILLS SHIRE Locality: WEST PENNANT HILL Reduction Ratio: 1: 200 Lengths are in metres	Registered D.P. DRAFT ISSUE 3 - 4th JULY 2024
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- C.P. - DENOTES COMMON PROPERTY
- C.S. - DENOTES CAR SPACE
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- B - DENOTES BALCONY
- T - DENOTES TERRACE
- P - DENOTES PLANTER
- V - DENOTES VOID
- PT.00 - DENOTES CAR SPACE OR STORAGE SPACE TO BE ALLOCATED

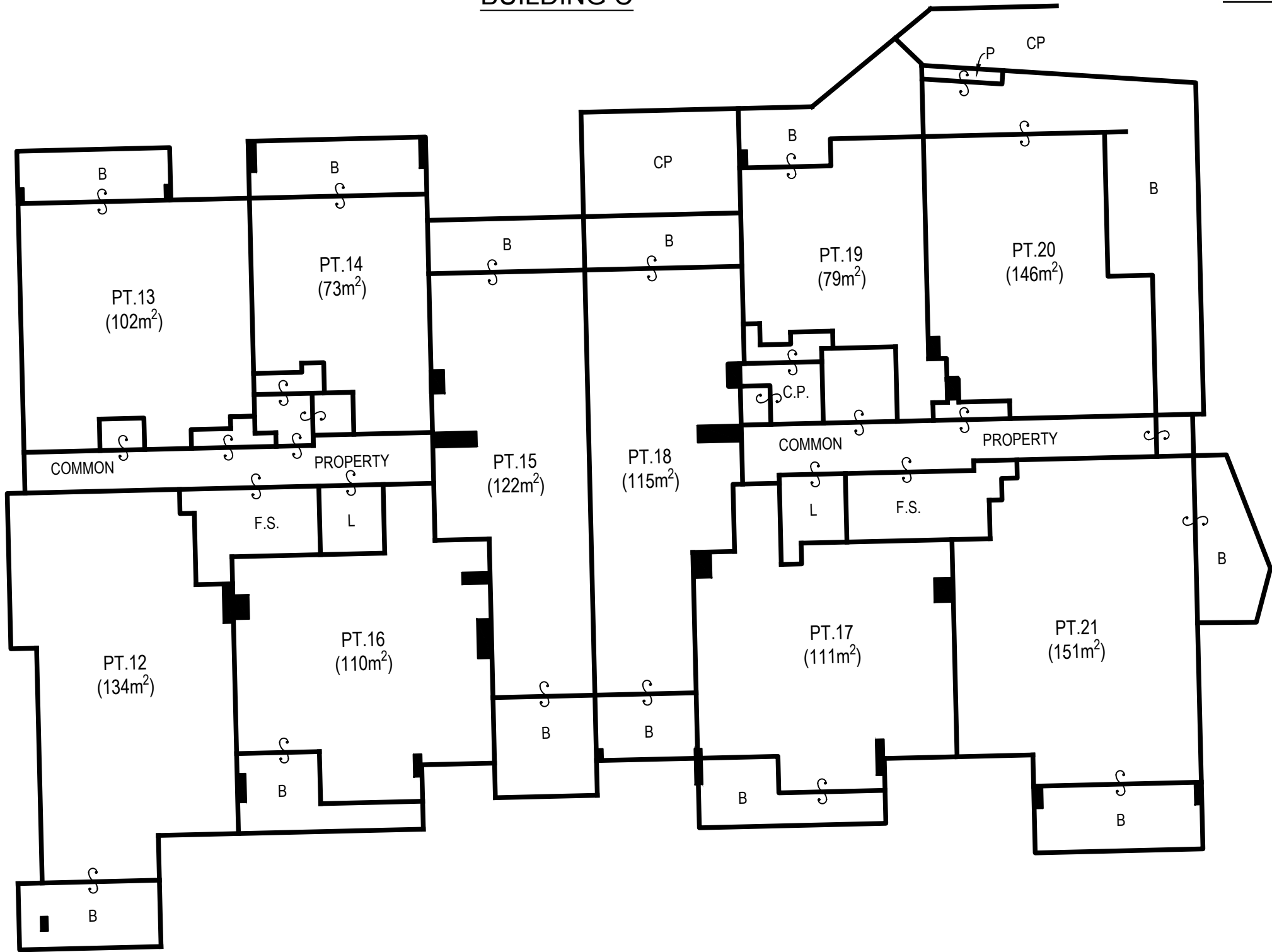
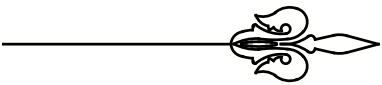
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CAD REF: G:\Acquired\CR\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_88B\STRATA DRAFT\STAGE 1\011-18G ST1 R06 [02] - BC - DSP -

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LEVEL 2
BUILDING C



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

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SURVEYOR
Name: TASY MORAITIS
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Date:
Reference: 011-18 SP BLDG C - TM

PLAN OF
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PROPOSED COMMUNITY LOT 6 D.P.271416

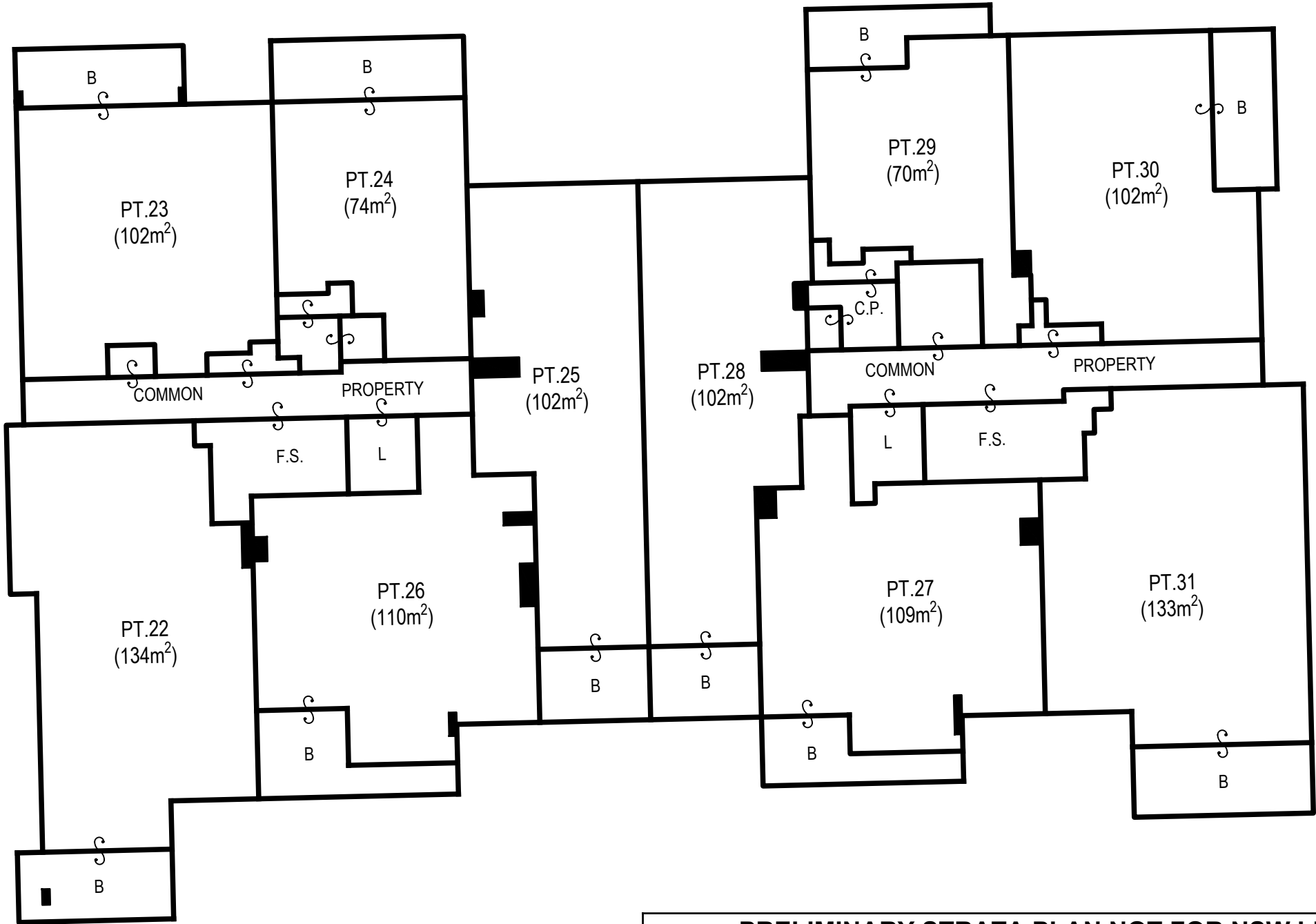
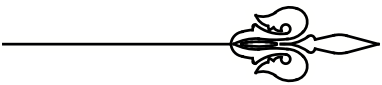
LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILL
Reduction Ratio: 1: 200
Lengths are in metres

Registered

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LEVEL 3
BUILDING C



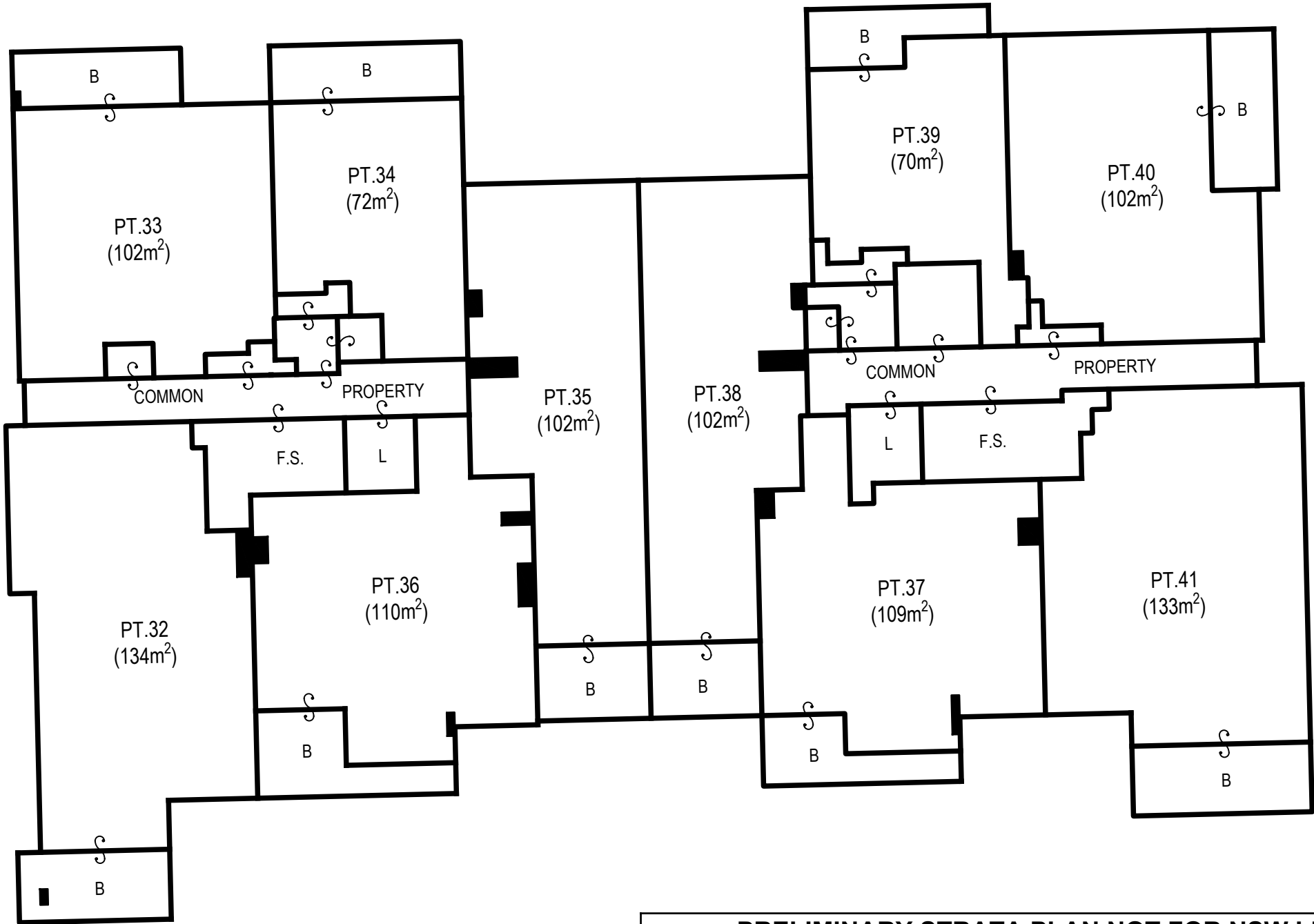
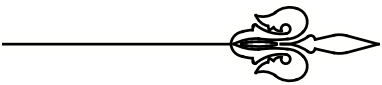
F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
L - DENOTES LIFT
B - DENOTES BALCONY

PRELIMINARY STRATA PLAN NOT FOR NSW LRS EXAMINATION
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LEVEL 4
BUILDING C



F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
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 C - TM

PLAN OF
PROPOSED SUBDIVISION OF LOT 3 OF PROPOSED
APARTMENTS PRECINCT PLAN - BEING A SUBDIVISION OF
PROPOSED COMMUNITY LOT 6 D.P.271416

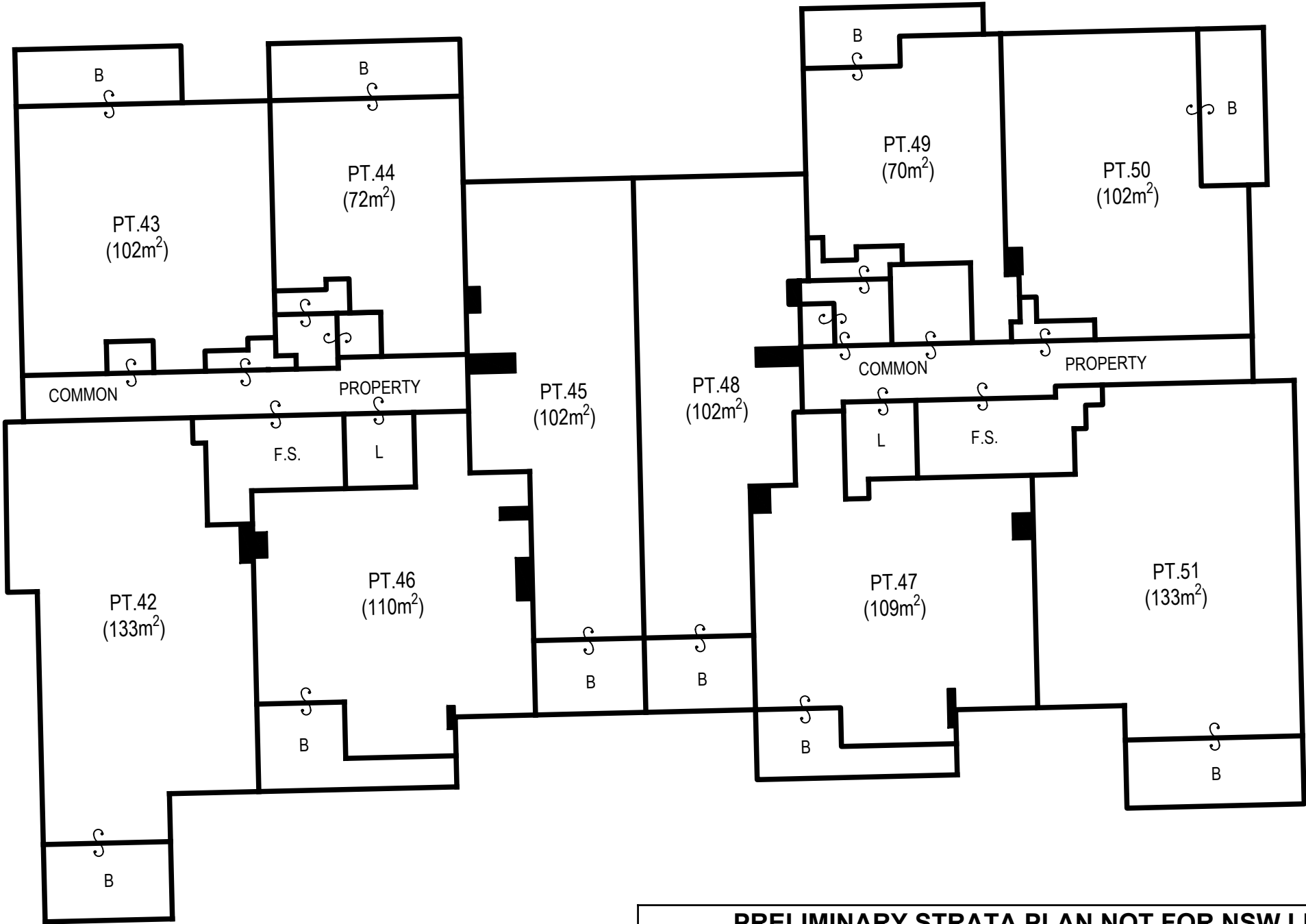
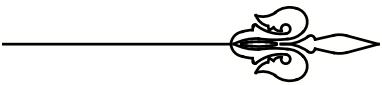
LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILL
Reduction Ratio: 1: 200
Lengths are in metres

Registered

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LEVEL 5
BUILDING C



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

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

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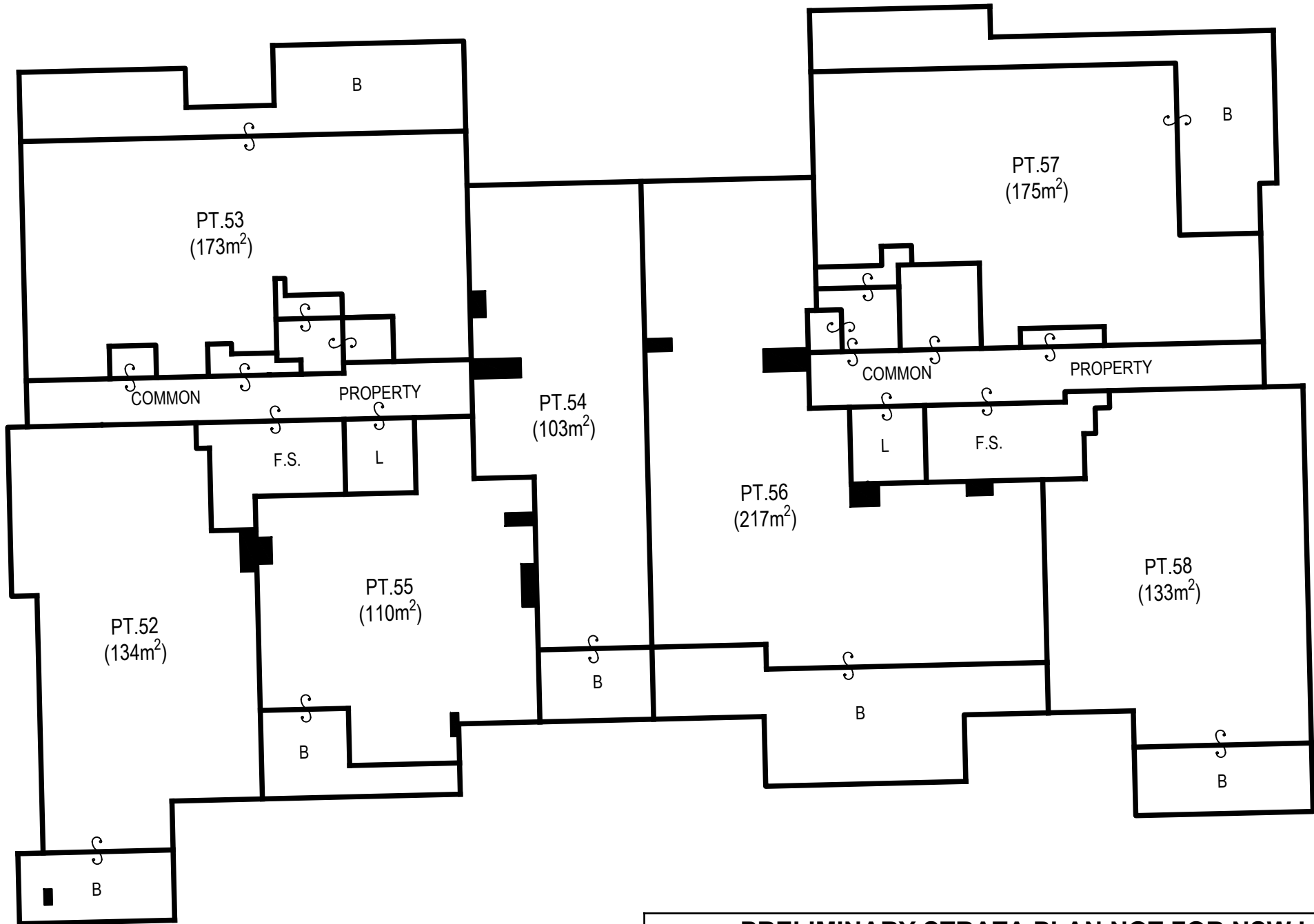
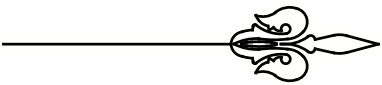
LGA: THE HILLS SHIRE
Locality: WEST PENNANT HILL
Reduction Ratio: 1: 200
Lengths are in metres

Registered

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LEVEL 6
BUILDING C



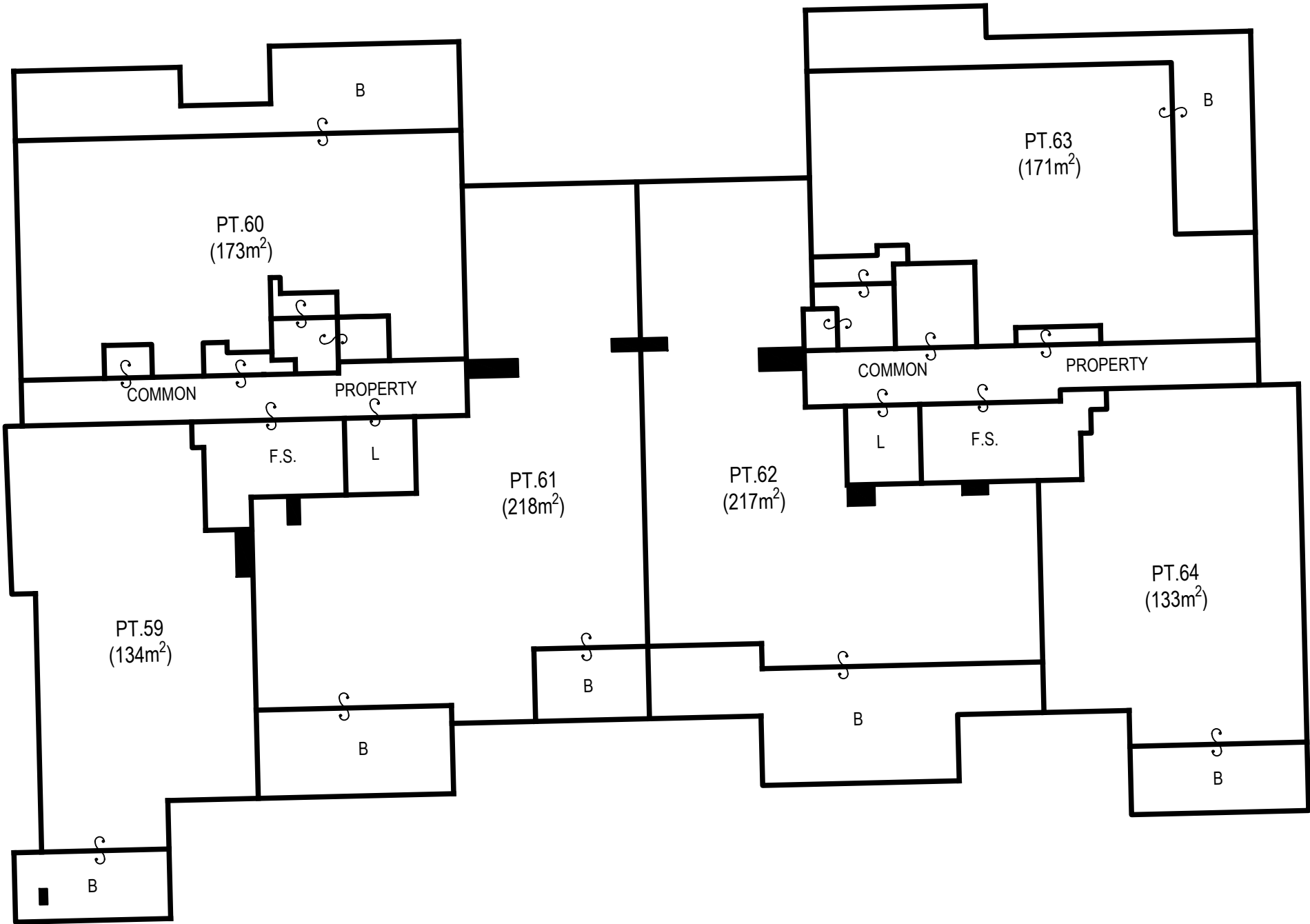
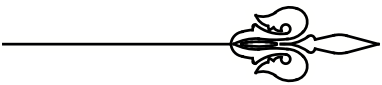
- F.S. - DENOTES FIRE STAIRS (COMMON PROPERTY)
- L - DENOTES LIFT
- B - DENOTES BALCONY
- P - DENOTES PLANTER

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LEVEL 7
BUILDING C



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

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

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