

PLAN FORM 6 (2020)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 5 sheet(s)	
Office Use Only		Office Use Only			
Registered:		DRAFT REVISION [05] DATE: 10/06/2025			
Title System:					
PLAN OF PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN D.P.271416 55 COONARA AVENUE WEST PENNANT HILLS		LGA: THE HILLS SHIRE Locality: WEST PANNANT HILLS Parish: FIELD OF MARS County: CUMBERLAND			
Survey Certificate I, TASY MORAITIS of Colliers Engineering & Design Pty Ltd a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on , or *(b) The part of the land shown in the plan(*being/*excluding **.....) ) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>. Datum Line: Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous Signature:Dated: Surveyor Identification No: Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:			
		Subdivision Certificate I, *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Registration number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.			
Plans used in the preparation of survey/compilation.		Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.			
Surveyor's Reference: 011-18G S300-TM		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 5 sheet(s)

Office Use Only

Office Use Only

Registered:

PLAN OF
PROPOSED SUBDIVISION OF COMMUNITY
DEVELOPMENT LOT 6 FROM PLAN 2 OF
PROPOSED COMMUNITY PLAN D.P.271416
55 COONARA AVENUE WEST PENNANT HILLS

Subdivision Certificate number:

Date of endorsement:

Name of Development (Optional)

Address for Service of Notices

WARNING STATEMENT (Approved Form 7)

This document shows an initial schedule of unit entitlements for the ~~Community, Precinct or Neighbourhood~~ Scheme which is liable to be altered, as the scheme is developed or on completion of the scheme, in accordance with the provisions of section 30 *Community Land Development Act 1989*.

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

This document contains an *updated/*revised schedule of Unit Entitlements and replaces the existing schedule registered on ^

* Strike through if inapplicable

^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)

I, #.....
 of
 being a qualified valuer, as defined in the *Community Land Development Act 1989* by virtue of having membership with:
 Professional Body:.....
 Class of membership:.....
 Membership number:.....
 certify that:

- *(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^
- *(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on ^.....being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.

Signature: Dated:

* Strike through if inapplicable

^ Insert date of valuation

Full name, valuer company name or company address

SCHEDULE OF UNIT ENTITLEMENT

LOT NO	UNIT NTITLEMENT	SUBDIVISION
1	PRECINCT PROPERTY	
2	-	
3	-	
4	-	
5	-	
TOTAL	1000	

If space is insufficient use annexure sheet - Plan Form 6A

Surveyor's Reference: 011-18G S300-TM

Office Use Only

Office Use Only

Registered:

PLAN OF

PROPOSED SUBDIVISION OF COMMUNITY
DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED
COMMUNITY PLAN D.P.271416
55 COONARA AVENUE WEST PENNANT HILLS

Subdivision Certificate number:

Date of Endorsement:

DRAFT

REVISION [05] DATE: 10/06/2025

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED AND IN
TERMS OF THE ACCOMPANYING INSTRUMENT IT IS INTENDED
TO CREATE:-

- (1) EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- (2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- (3) EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
- (4) EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)
- (5) EASEMENT FOR ACCESS VARIABLE WIDTH (A) (LIMITED IN STRATUM)
- (6) EASEMENT TO ACCESS & USE LOADING DOCK & ASSOCIATED FACILITIES
VARIABLE WIDTH (B)
- (7) RESTRICTION ON THE USE OF LAND (BEDROOM NUMBERS)
- (8) RESTRICTION ON THE USE OF LAND (OSD)
- (9) POSITIVE COVENANT (OSD)
- (10) RESTRICTION ON THE USE OF LAND (WSUD)
- (11) POSITIVE COVENANT (WSUD)
- (12) POSITIVE COVENANT (STORMWATER PUMP)
- (13) POSITIVE COVENANT (ONSITE WASTE COLLECTION)
- (14) EASEMENT FOR RETAINING WALLS VARIABLE WIDTH (C) (LIMITED IN
STRATUM)
- (15) POSITIVE COVENANT FOR MAINTENANCE AND REPAIR
- (16) EASEMENT FOR PUBLIC PEDESTRIAN ACCESS VARIABLE WIDTH (D)
(LIMITED IN STRATUM)
- (17) ANY ADDITIONAL EASEMENTS WHICH MAY BE REQUIRED IN ACCORDANCE
WITH DEVELOPMENT CONSENT CONDITIONS, AUTHORITY REQUIREMENT
AND DEVELOPMENT REQUIREMENTS.

If space is insufficient use additional annexure sheet

Surveyor's Reference: 011-18G S300-TM

Office Use Only

Office Use Only

Registered:

PLAN OF

PROPOSED SUBDIVISION OF COMMUNITY
DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED
COMMUNITY PLAN D.P.271416
55 COONARA AVENUE WEST PENNANT HILLS

Subdivision Certificate number:

Date of Endorsement:

DRAFT

REVISION [05] DATE: 10/06/2025

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SURVEYING & SPATIAL INFORMATION REGULATION 2017 CLAUSE 60(c)

SCHEDULE OF LOTS & ADDRESSES

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1	-	-	-	WEST PENNANT HILLS
2	-	-	-	WEST PENNANT HILLS
3	-	-	-	WEST PENNANT HILLS
4	-	-	-	WEST PENNANT HILLS
5	-	-	-	WEST PENNANT HILLS

SOURCE :

If space is insufficient use additional annexure sheet

Surveyor's Reference: 011-18G S300-TM

SCHEDULE OF STRATUM LOTS
LOT 1 - PRECINCT PROPERTY
LOT 2 - BUILDING D STRATUM LOT
LOT 3 - BUILDING C STRATUM LOT
LOT 4 - BUILDING B STRATUM LOT
LOT 5 - BUILDING A STRATUM LOT

LOCATION DIAGRAM ONLY

SCALE 1:1000

THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

SCHEDULE OF CHANGES TO THE SCHEME

LOT No	DETAILS	SHEET No

Subdivision Certificate No:
Date:

Surveyor: TASY MORAITIS
Surveyor's Ref: 011-18G S300-TM

Registered

COMMUNITY / PRECINCT / NEIGHBOURHOOD PLAN

D.P. DRAFT
REVISION [05] DATE: 10/06/2025



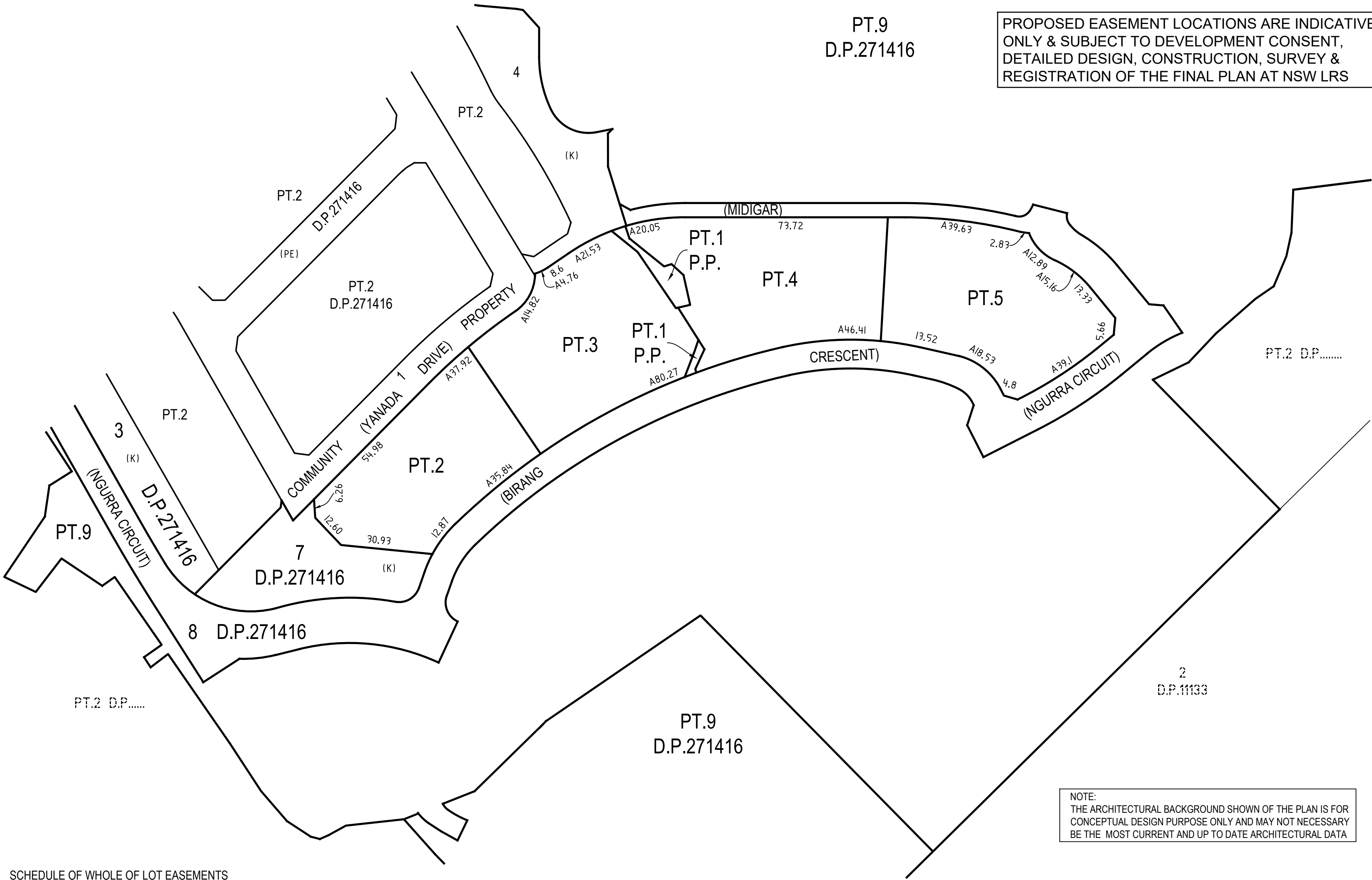
COONARA

AVENUE

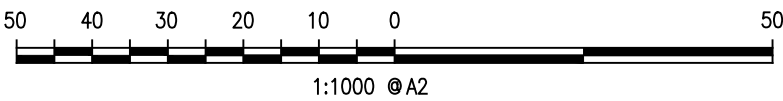
PLAN NOT FOR NSW LRS INVESTIGATION

PRELIMINARY PLAN ONLY LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE INDICATIVE ONLY & SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS



NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA



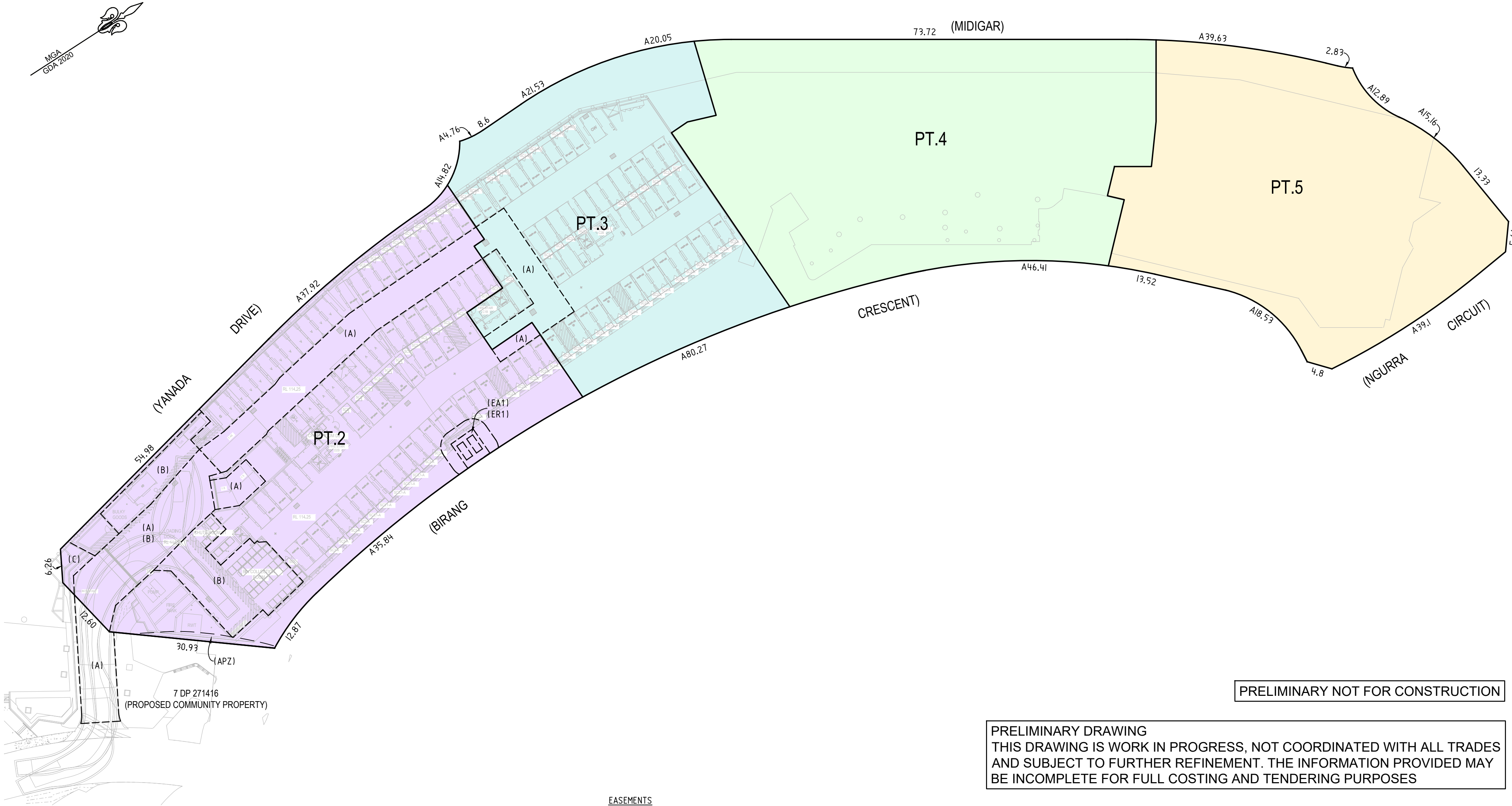
SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

REVISION [05] DATE: 10/06/2025

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
 - LOT 2 - BUILDING D STRATUM LOT
 - LOT 3 - BUILDING C STRATUM LOT
 - LOT 4 - BUILDING B STRATUM LOT
 - LOT 5 - BUILDING A STRATUM LOT

DETAIL PLAN
IN 9 SHEETS
BASEMENT LEVEL 4 AND BELOW

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1010[L]]
DATE: 13/06/2025



(APZ) - EXTENT OF LAND AFFECTED BY THE APZ
RESTRICTION & POSITIVE COVENANT

- EASEMENTS
- (A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 - (B) - EASEMENT TO ACCESS AND USE LOADING DOCK AND ASSOCIATED FACILITIES VARIABLE WIDTH (LIMITED IN STRATUM)
 - (C) - EASEMENT FOR RETAINING WALLS VARIABLE WIDTH (LIMITED IN STRATUM)
 - (EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP)
 - (ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH

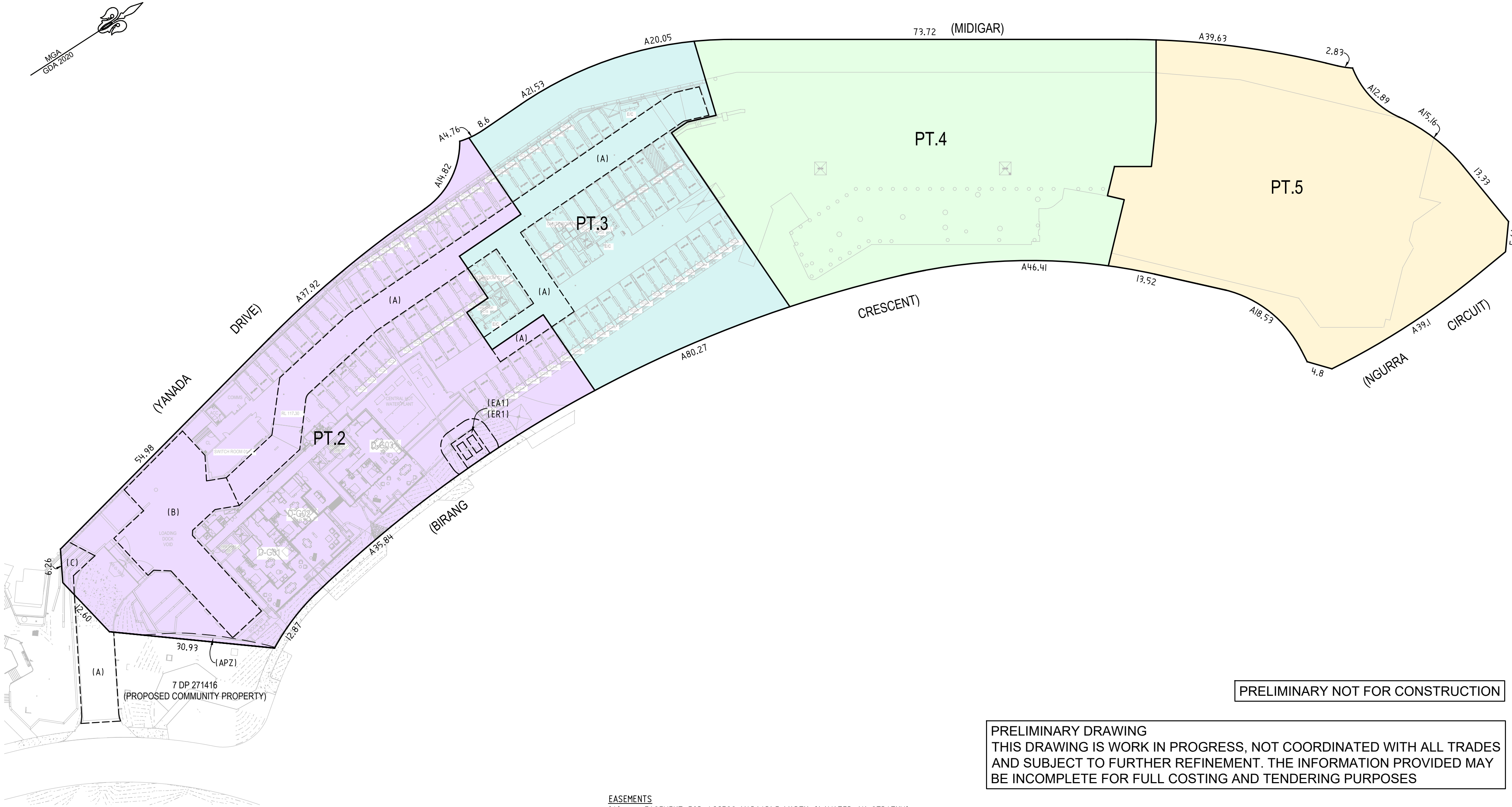
SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR Name: TASY MORAITIS Date: Reference: 011-18G S300-TM	PLAN OF PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN D.P.271416 55 COONARA AVENUE WEST PENNANT HILLS	LGA: THE HILLS SHIRE Locality: WEST PANNANT HILLS Reduction Ratio: 1: 500 Lengths are in metres	Registered	D.P. DRAFT REVISION [05] DATE: 10/06/2025
--	--	--	------------	--

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
 - LOT 2 - BUILDING D STRATUM LOT
 - LOT 3 - BUILDING C STRATUM LOT
 - LOT 4 - BUILDING B STRATUM LOT
 - LOT 5 - BUILDING A STRATUM LOT

DETAIL PLAN
IN 9 SHEETS
BASEMENT LEVEL 3

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1011[L]]
DATE: 13/06/2025



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING
THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES
AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY
BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR
CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY
BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

- EASEMENTS
- (A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 - (B) - EASEMENT TO ACCESS AND USE LOADING DOCK AND ASSOCIATED FACILITIES VARIABLE WIDTH (LIMITED IN STRATUM)
 - (C) - EASEMENT FOR RETAINING WALLS VARIABLE WIDTH (LIMITED IN STRATUM)
 - (EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP)
 - (ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH

(APZ) - EXTENT OF LAND AFFECTED BY THE APZ
RESTRICTION & POSITIVE COVENANT

SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR
Name: TASY MORAITIS
Date:
Reference: 011-18G S300-TM

PLAN OF
PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT
LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN
D.P.271416
55 COONARA AVENUE WEST PENNANT HILLS

LGA: THE HILLS SHIRE
Locality: WEST PANNANT HILLS
Reduction Ratio: 1: 500
Lengths are in metres

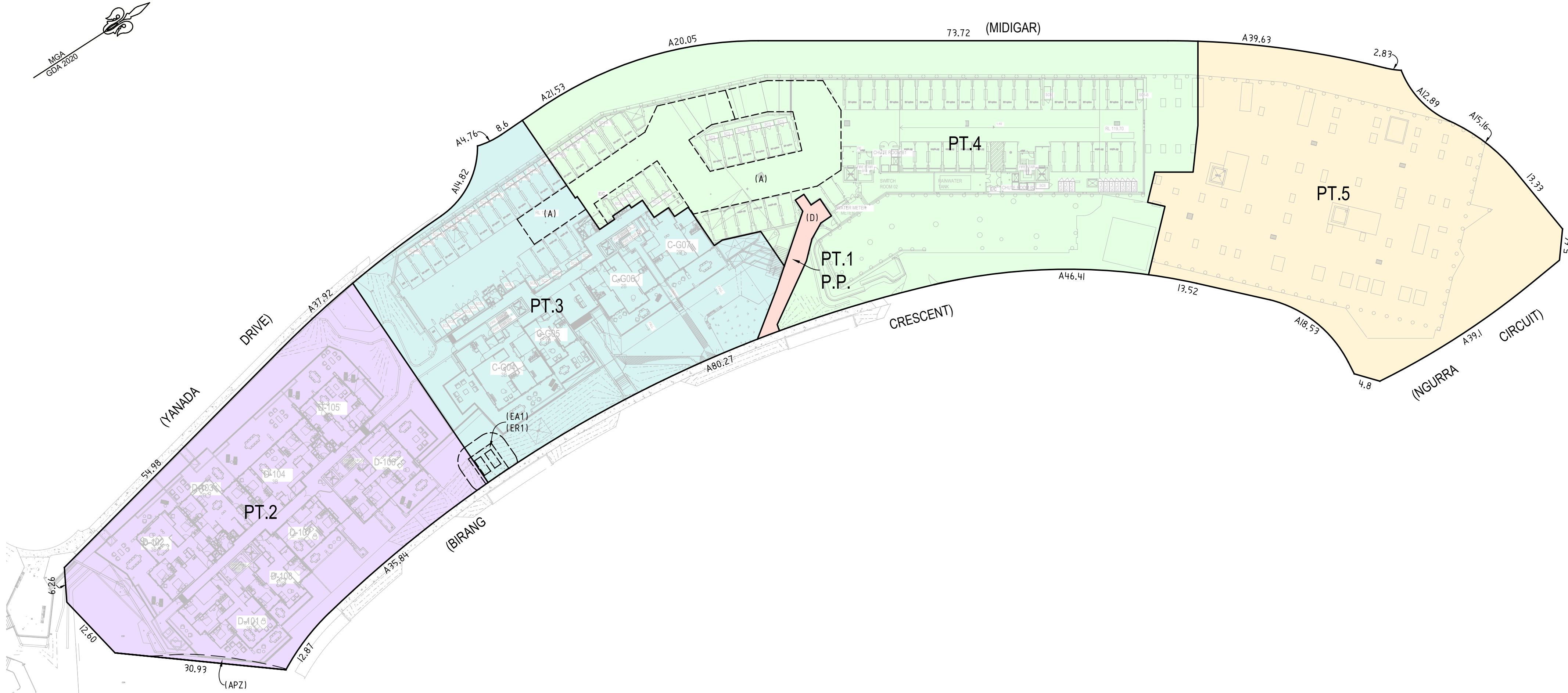
Registered

D.P. DRAFT
REVISION [05] DATE: 10/06/2025

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
 - LOT 2 - BUILDING D STRATUM LOT
 - LOT 3 - BUILDING C STRATUM LOT
 - LOT 4 - BUILDING B STRATUM LOT
 - LOT 5 - BUILDING A STRATUM LOT

DETAIL PLAN
IN 9 SHEETS
BASEMENT LEVEL 2

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1012[L]]
DATE: 13/06/2025



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING
THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES
AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY
BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

P.P - DENOTES PRECINCT PROPERTY

- EASEMENTS
- (A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 - (EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP)
 - (ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
 - (D) - EASEMENT FOR PUBLIC PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR
CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY
BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

(APZ) - EXTENT OF LAND AFFECTED BY THE APZ
RESTRICTION & POSITIVE COVENANT

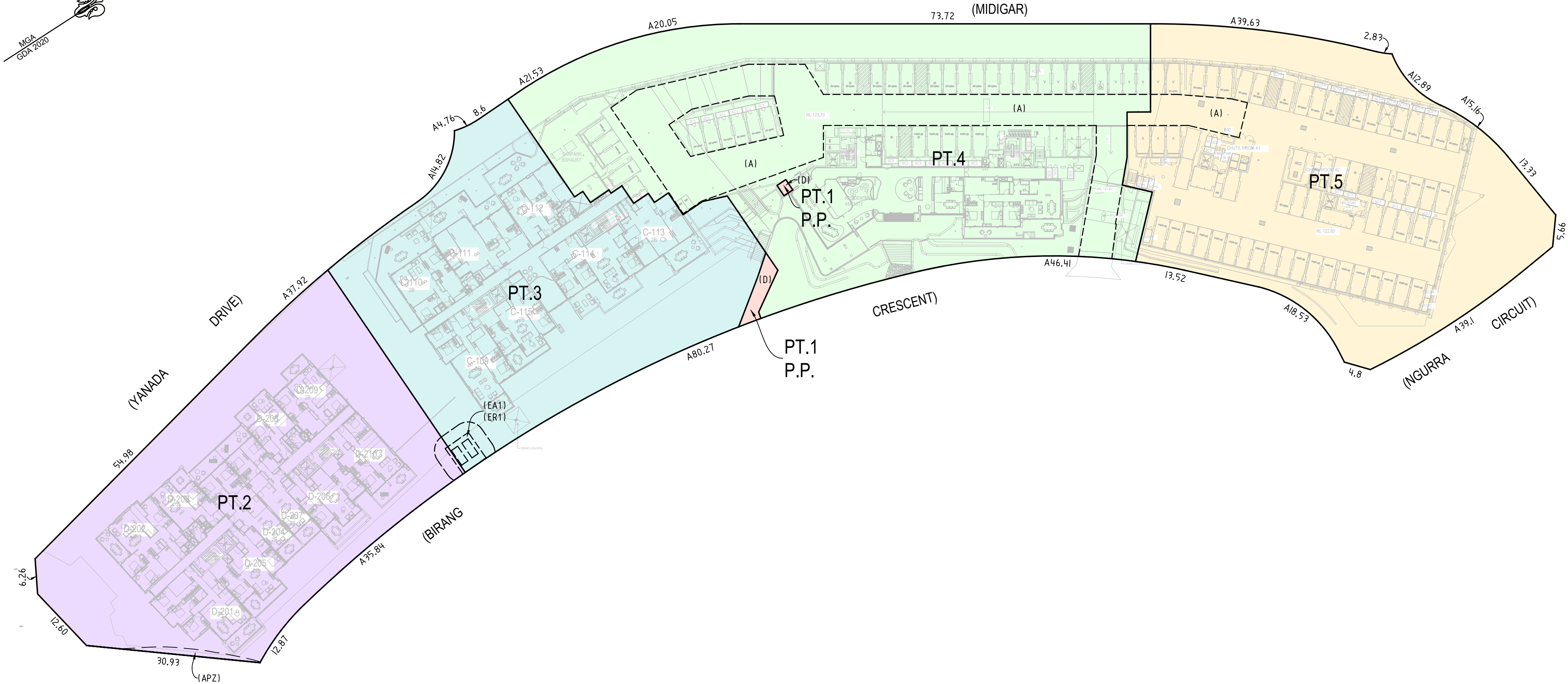
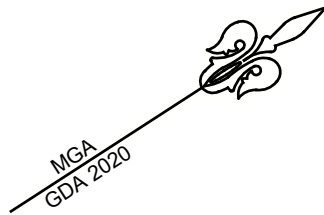
- SCHEDULE OF WHOLE OF LOT EASEMENTS
- EASEMENT FOR SUPPORT & SHELTER
 - EASEMENT FOR SERVICES
 - EASEMENT FOR EMERGENCY EGRESS
 - EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR Name: TASY MORAITIS Date: Reference: 011-18G S300-TM	PLAN OF PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN D.P.271416 55 COONARA AVENUE WEST PENNANT HILLS	LGA: THE HILLS SHIRE Locality: WEST PANNANT HILLS Reduction Ratio: 1: 500 Lengths are in metres	Registered	D.P. DRAFT REVISION [05] DATE: 10/06/2025
---	---	---	-------------------	---

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
 - LOT 2 - BUILDING D STRATUM LOT
 - LOT 3 - BUILDING C STRATUM LOT
 - LOT 4 - BUILDING B STRATUM LOT
 - LOT 5 - BUILDING A STRATUM LOT

DETAIL PLAN
IN 9 SHEETS
BASEMENT LEVEL 1

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1013[L]]
DATE: 13/06/2025



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING
THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES
AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY
BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

P.P - DENOTES PRECINCT PROPERTY

- EASEMENTS
- (A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 - (EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP)
 - (ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
 - (D) - EASEMENT FOR PUBLIC PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR
CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY
BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

(APZ) - EXTENT OF LAND AFFECTED BY THE APZ
RESTRICTION & POSITIVE COVENANT

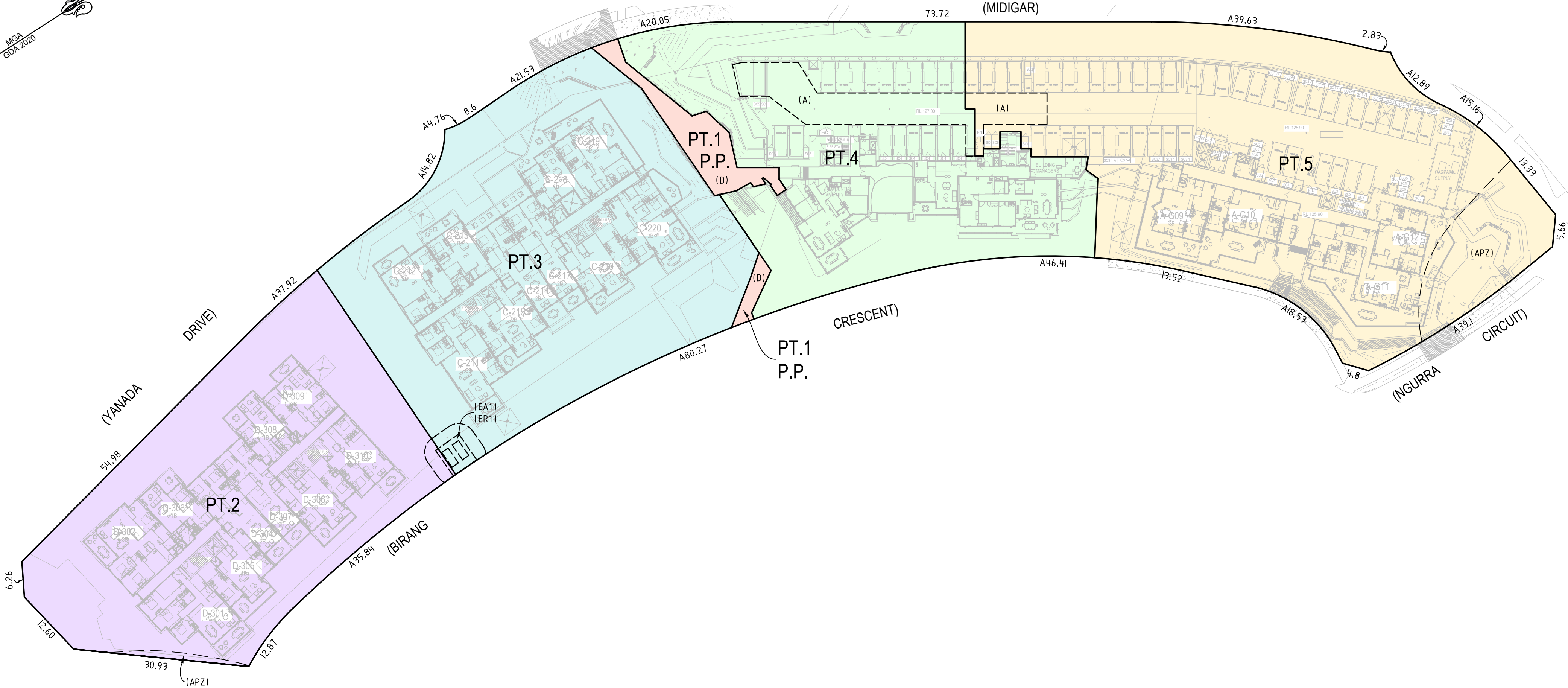
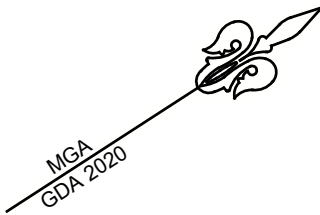
SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR Name: TASY MORAITIS Date: Reference: 011-18G S300-TM	PLAN OF PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN D.P.271416 55 COONARA AVENUE WEST PENNANT HILLS	LGA: THE HILLS SHIRE Locality: WEST PANNANT HILLS Reduction Ratio: 1: 500 Lengths are in metres	Registered	D.P. DRAFT REVISION [05] DATE: 10/06/2025
---	---	---	-----------------------	---

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
 - LOT 2 - BUILDING D STRATUM LOT
 - LOT 3 - BUILDING C STRATUM LOT
 - LOT 4 - BUILDING B STRATUM LOT
 - LOT 5 - BUILDING A STRATUM LOT

DETAIL PLAN
IN 9 SHEETS
GROUND LEVEL

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1014[L]]
DATE: 13/06/2025



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING
THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES
AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY
BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

P.P. - DENOTES PRECINCT PROPERTY

- EASEMENTS
- (A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 - (EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP)
 - (ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
 - (D) - EASEMENT FOR PUBLIC PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR
CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY
BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

(APZ) - EXTENT OF LAND AFFECTED BY THE APZ
RESTRICTION & POSITIVE COVENANT

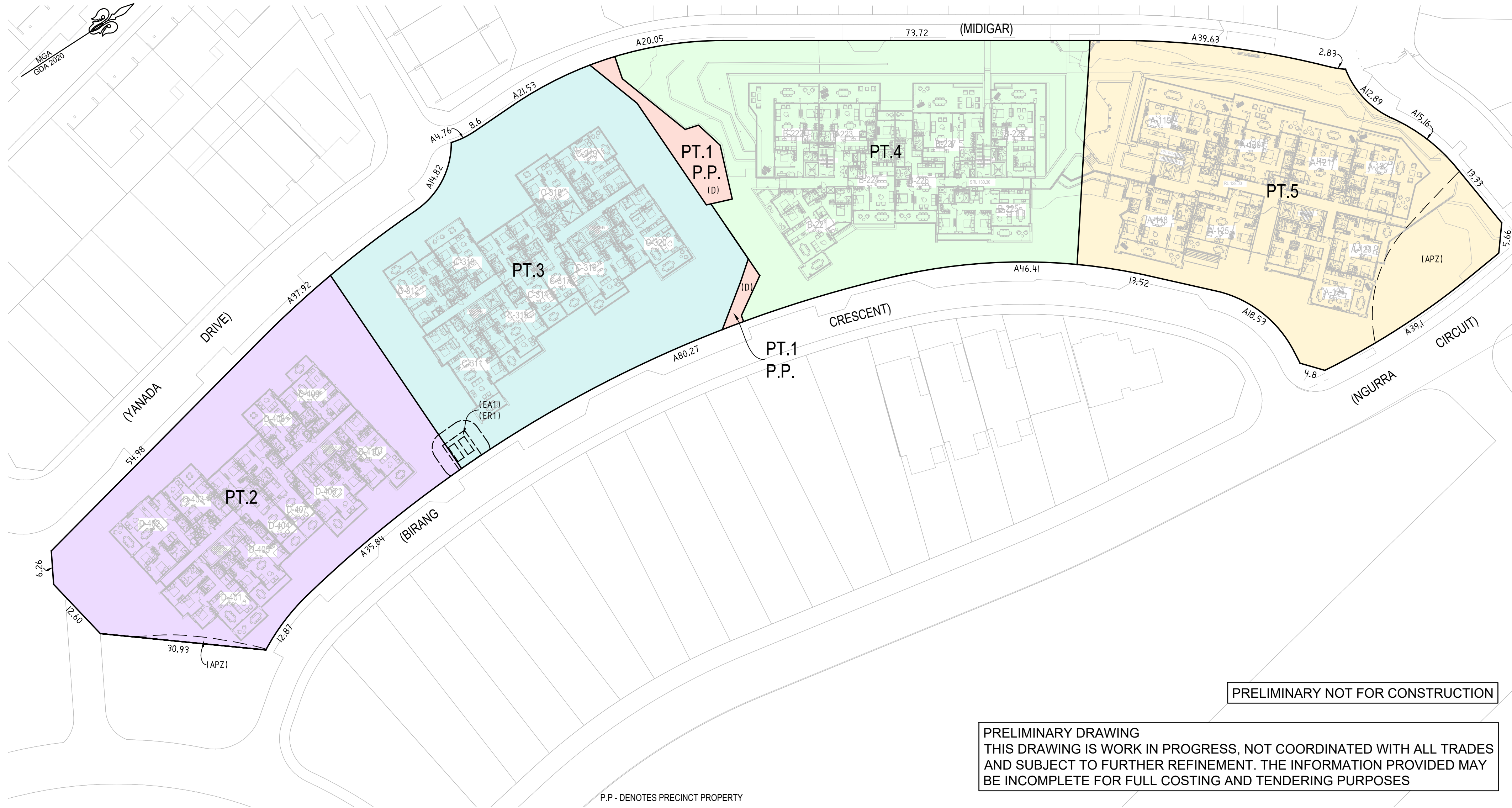
SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR Name: TASY MORAITIS Date: Reference: 011-18G S300-TM	PLAN OF PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN D.P.271416 55 COONARA AVENUE WEST PENNANT HILLS	LGA: THE HILLS SHIRE Locality: WEST PANNANT HILLS Reduction Ratio: 1: 500 Lengths are in metres	Registered	D.P. DRAFT REVISION [05] DATE: 10/06/2025
---	---	---	-----------------------	---

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
 - LOT 2 - BUILDING D STRATUM LOT
 - LOT 3 - BUILDING C STRATUM LOT
 - LOT 4 - BUILDING B STRATUM LOT
 - LOT 5 - BUILDING A STRATUM LOT

DETAIL PLAN
IN 9 SHEETS
LEVEL 1

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1015[E]]
DATE: 18 MARCH 2024



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING
THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES
AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY
BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR
CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY
BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

(APZ) - EXTENT OF LAND AFFECTED BY THE APZ
RESTRICTION & POSITIVE COVENANT

P.P. - DENOTES PRECINCT PROPERTY

EASEMENTS
(EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP)
(ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
(D) - EASEMENT FOR PUBLIC PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

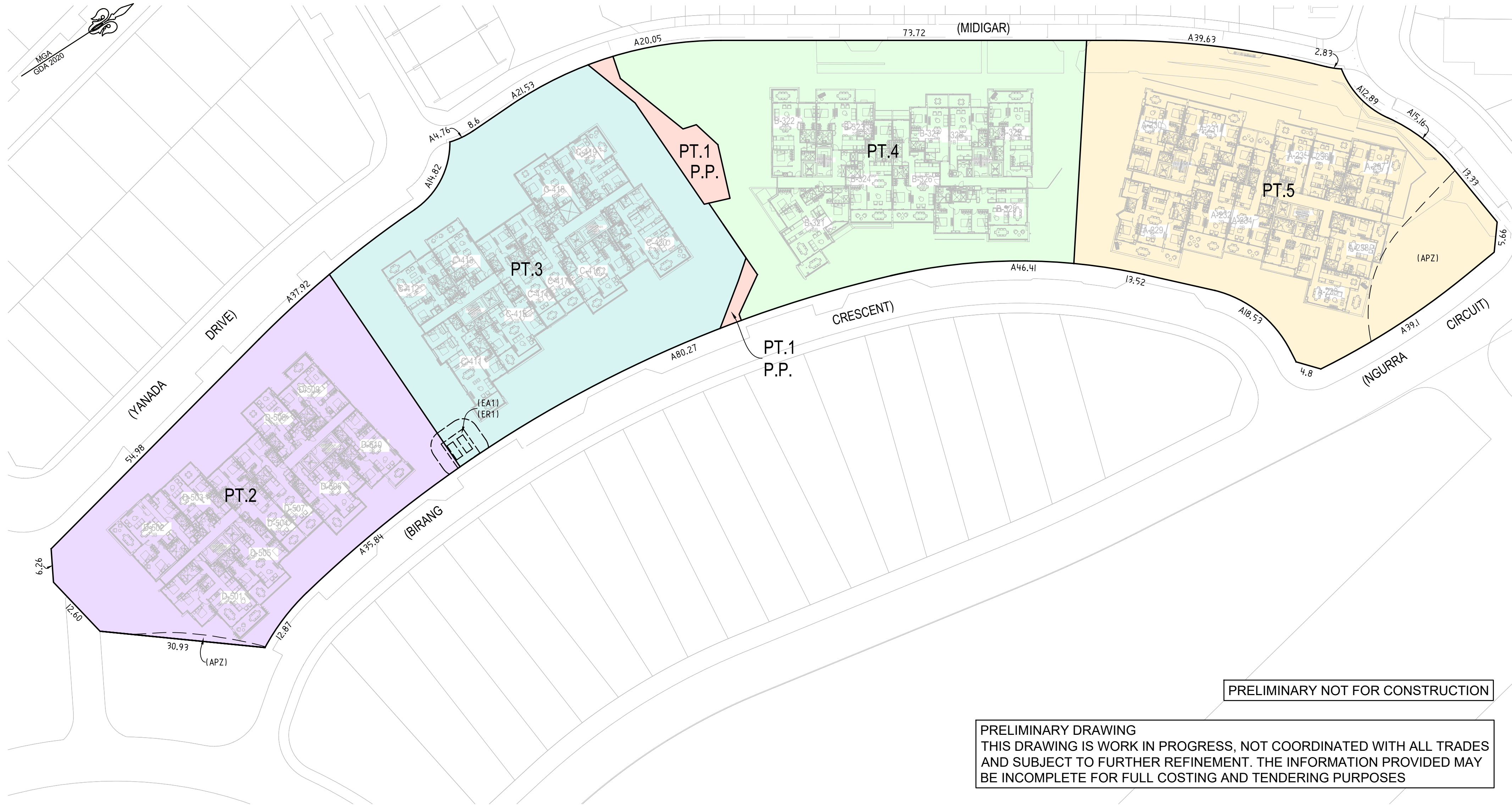
SURVEYOR Name: TASY MORAITIS Date: Reference: 011-18G S300-TM	PLAN OF PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN D.P.271416 55 COONARA AVENUE WEST PENNANT HILLS	LGA: THE HILLS SHIRE Locality: WEST PANNANT HILLS Reduction Ratio: 1: 500 Lengths are in metres	Registered	D.P. DRAFT REVISION [05] DATE: 10/06/2025
---	---	---	-----------------------	---

CAD REF: G:\Acquired\CRIP\Projects\2018_yr\011-18\Survey\GDA2020\Plans\Plan_888\STRATUM DRAFT\011-18G S300 [05] - Draft Stratum - M.L. - T.M.

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
 - LOT 2 - BUILDING D STRATUM LOT
 - LOT 3 - BUILDING C STRATUM LOT
 - LOT 4 - BUILDING B STRATUM LOT
 - LOT 5 - BUILDING A STRATUM LOT

DETAIL PLAN
IN 9 SHEETS
LEVEL 2

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: [CAD-AR-0-1016[E]]
DATE: 18 MARCH 2024



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING
THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES
AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY
BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR
CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY
BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

(APZ) - EXTENT OF LAND AFFECTED BY THE APZ
RESTRICTION & POSITIVE COVENANT

P.P - DENOTES PRECINCT PROPERTY

EASEMENTS
(EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP)
(ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH

SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

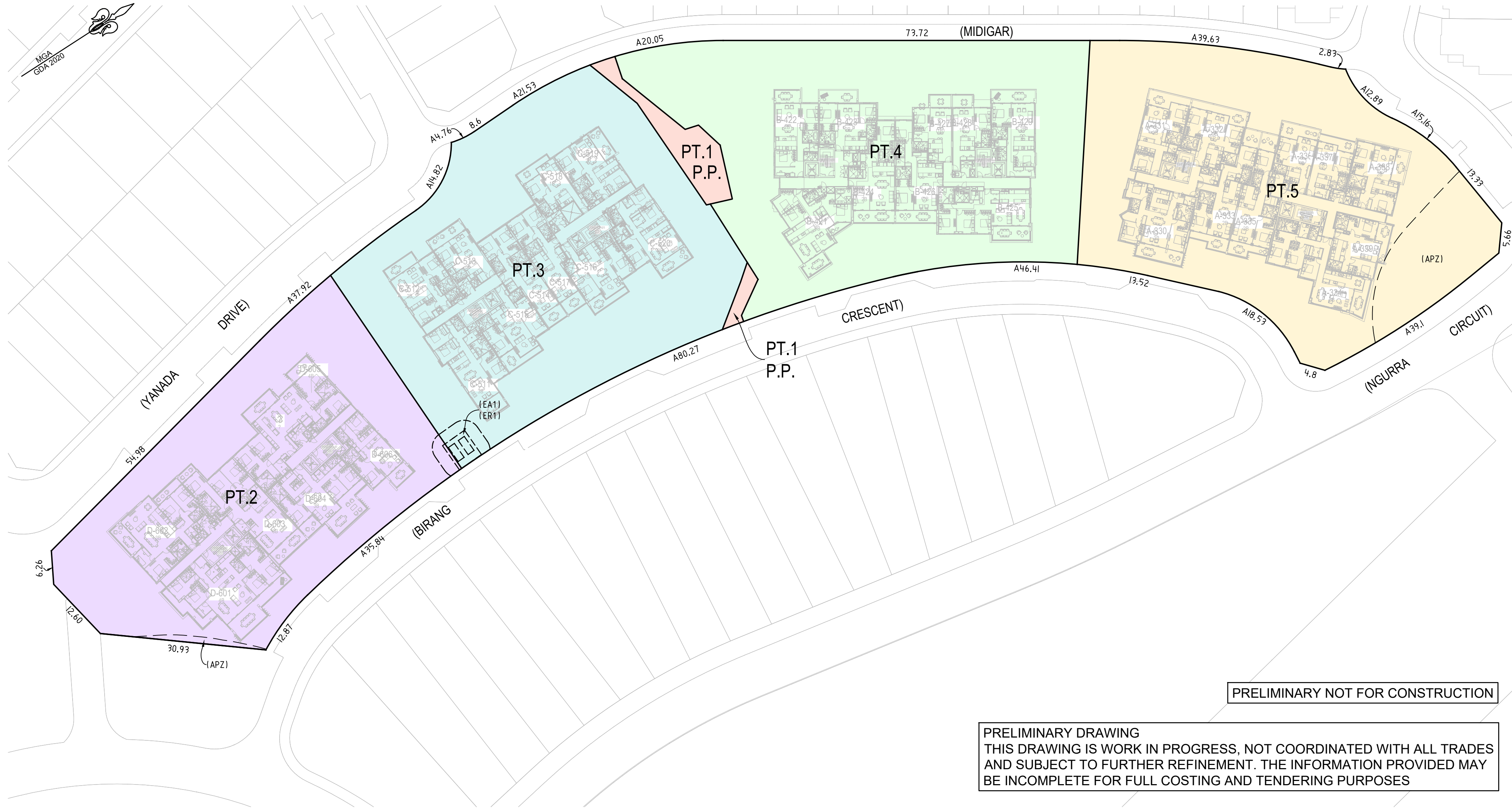
SURVEYOR Name: TASY MORAITIS Date: Reference: 011-18G S300-TM	PLAN OF PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN D.P.271416 55 COONARA AVENUE WEST PENNANT HILLS	LGA: THE HILLS SHIRE Locality: WEST PANNANT HILLS Reduction Ratio: 1: 500 Lengths are in metres	Registered	D.P. DRAFT REVISION [05] DATE: 10/06/2025
---	---	---	-----------------------	---

CAD REF: G:\Acquired\CRIP\Projects\2018_yr\011-18\Survey\GD\2020\Plans\Plan_888\STRATUM DRAFT\1011-18G S300 [05] - Draft Stratum - M.L. - T.M.

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
 - LOT 2 - BUILDING D STRATUM LOT
 - LOT 3 - BUILDING C STRATUM LOT
 - LOT 4 - BUILDING B STRATUM LOT
 - LOT 5 - BUILDING A STRATUM LOT

DETAIL PLAN
IN 9 SHEETS
LEVEL 3 AND ABOVE

THIS PLAN IS BASED ON PLANS BY
MIRVAC DESIGN
DWG No.: (#####)
DATE: 18 MARCH 2024



P.P - DENOTES PRECINCT PROPERTY

EASEMENTS
(EA1) - EASEMENT FOR PADMOUNT SUBSTATION 5.0 WIDE (DP)
(ER1) - RESTRICTION ON THE USE OF LAND VARIABLE WIDTH

(APZ) - EXTENT OF LAND AFFECTED BY THE APZ
RESTRICTION & POSITIVE COVENANT

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING
THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES
AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY
BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR
CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY
BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR

Name: TASY MORAITIS
Date:
Reference: 011-18G S300-TM

PLAN OF

PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT
LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN
D.P.271416
55 COONARA AVENUE WEST PENNANT HILLS

LGA: THE HILLS SHIRE
Locality: WEST PANNANT HILLS
Reduction Ratio: 1: 500
Lengths are in metres

Registered

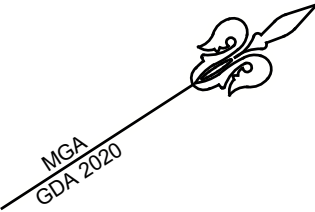
D.P. DRAFT
REVISION [05] DATE: 10/06/2025

- SCHEDULE OF STRATUM LOTS
- LOT 1 - PRECINCT PROPERTY
- LOT 2 - BUILDING D STRATUM LOT
- LOT 3 - BUILDING C STRATUM LOT
- LOT 4 - BUILDING B STRATUM LOT
- LOT 5 - BUILDING A STRATUM LOT

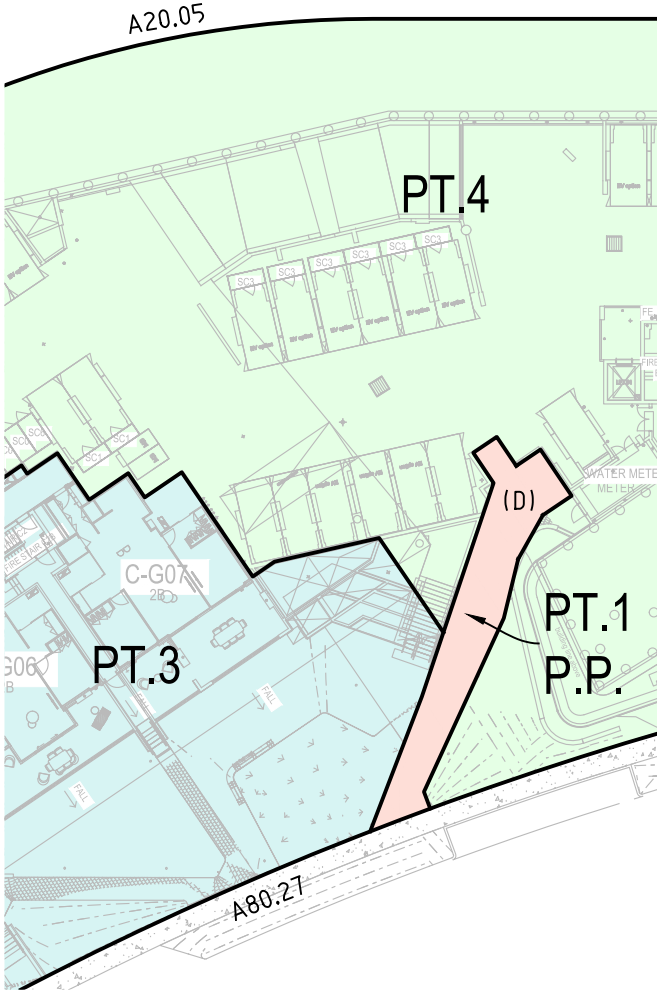
PRECINCT PROPERTY PLAN

PRECINCT PROPERTY LOT ONLY

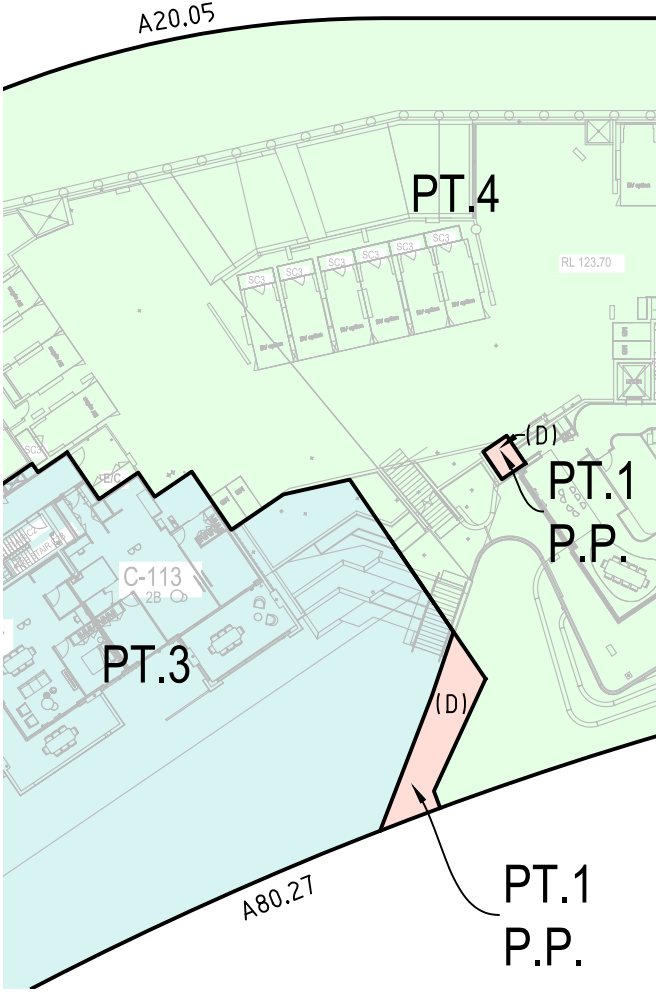
(SHEET 1 OF 1)



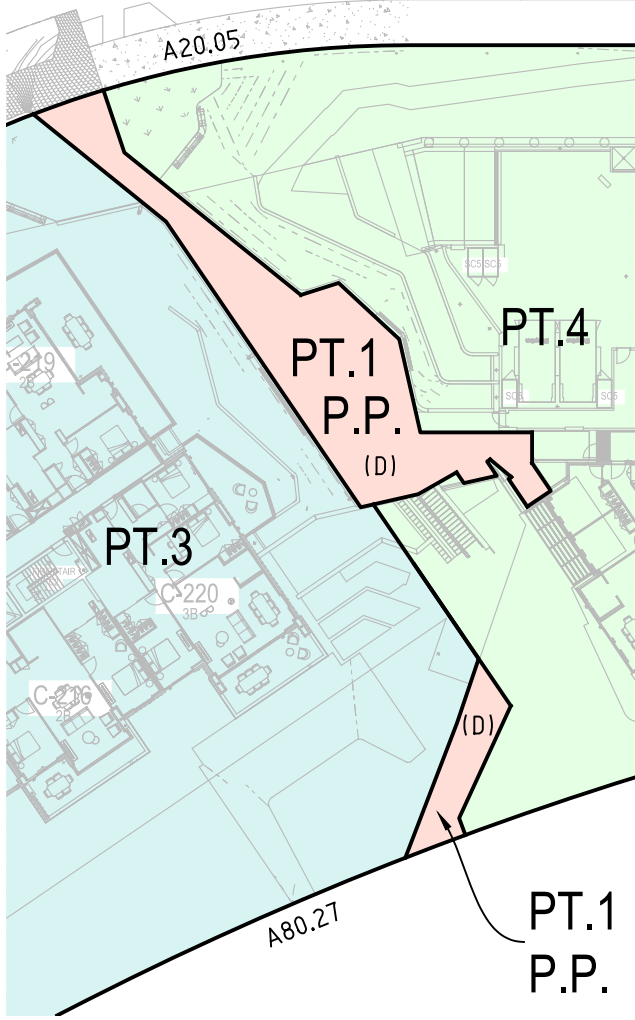
BASEMENT 2



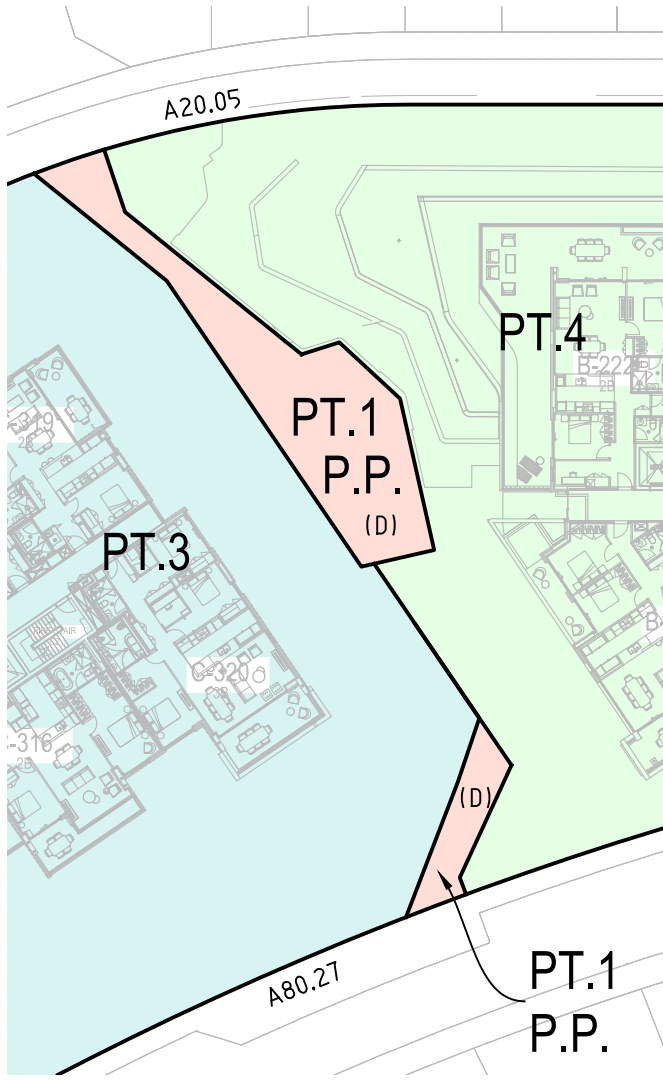
BASEMENT 1



GROUND LEVEL



LEVEL 1 AND ABOVE



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING
THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES
AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY
BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

P.P - DENOTES PRECINCT PROPERTY

EASEMENTS
(D) - EASEMENT FOR PUBLIC PEDESTRIAN ACCESS VARIABLE WIDTH
(LIMITED IN STRATUM)

NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR
CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY
BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR Name: TASY MORAITIS Date: Reference: 011-18G S300-TM	PLAN OF PROPOSED SUBDIVISION OF COMMUNITY DEVELOPMENT LOT 6 FROM PLAN 2 OF PROPOSED COMMUNITY PLAN D.P.271416 55 COONARA AVENUE WEST PENNANT HILLS	LGA: THE HILLS SHIRE Locality: WEST PANNANT HILLS Reduction Ratio: 1: 500 Lengths are in metres	Registered	D.P. DRAFT REVISION [05] DATE: 10/06/2025
---	---	---	-----------------------	---