

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
Office Use Only		Office Use Only
Registered:		<i>THIS IS A DRAFT STRATA PLAN ONLY. ALL STRATA BOUNDARIES, AREAS & LAYOUTS ARE SUBJECT TO FINAL SURVEY.</i>
PLAN OF SUBDIVISION LOT 10 D.P. (being Lot 1 D.P.900061, Lot 1 D.P.100563, Lot 1 D.P.578401, Lot 45 D.P.974653 & Lot 1 D.P.595422)		LGA: NORTHERN BEACHES Locality: FRESHWATER Parish: MANLY COVE County: CUMBERLAND
This is a *FREEHOLD/ *LEASEHOLD Strata Scheme		
Address for Service of Documents No.10-28 Lawrence Stret FESHWATER NSW 2093 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 Schedule 3 <i>Strata Schemes Management Regulation 2016</i>) * The strata by-laws lodged with the plan.
Surveyor's Certificate I, ANDREW LIONEL WHITFIELD of NORTON SURVEY PARTNERS P/L P.O. BOX 289 ROZELLE NSW 2039 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: 8382 Surveyor's Reference: 53094 SP <p style="text-align: center;">Issue A 22.01.25</p> ^ Insert the deposited plan number or dealing number of the instrument that created the easement		Strata Certificate (Registered Certifier) Ibeing a Registered Certifier, registration 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		

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VALUER'S CERTIFICATE

I, of
being a qualified valuer, as defined in the *Strata Schemes Development
Act 2015* 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

**SCHEDULE OF UNIT
ENTITLEMENT**

LOT	UE	LOT	UE	LOT	UE
1		15		29	
2		16		30	
3		17		31	
4		18		32	
5		19		33	
6		20		34	
7		21		35	
8		22		36	
9		23		37	
10		24		38	
11		25		39	
12		26		TOTAL	
13		27			
14		28			

<p style="text-align: right; margin-bottom: 10px;">Office Use Only</p> <p>Registered:</p>	<p style="text-align: right; margin-bottom: 10px;">Office Use Only</p> <p style="text-align: center;"><i>THIS IS A DRAFT STRATA PLAN ONLY. ALL STRATA BOUNDARIES, AREAS & LAYOUTS ARE SUBJECT TO FINAL SURVEY.</i></p>
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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*

STREET ADDRESS SCHEDULE

Lot	Sub-address Number	Address Number	Street Name	Street Type	Locality
CP		10-28	LAWERNCE	STREET	FRESHWATER
1	A101	10-28	LAWERNCE	STREET	FRESHWATER
2	A102	10-28	LAWERNCE	STREET	FRESHWATER
3	A103	10-28	LAWERNCE	STREET	FRESHWATER
4	A104	10-28	LAWERNCE	STREET	FRESHWATER
5	A105	10-28	LAWERNCE	STREET	FRESHWATER
6	A106	10-28	LAWERNCE	STREET	FRESHWATER
7	A107	10-28	LAWERNCE	STREET	FRESHWATER
8	A108	10-28	LAWERNCE	STREET	FRESHWATER
9	A109	10-28	LAWERNCE	STREET	FRESHWATER
10	A110	10-28	LAWERNCE	STREET	FRESHWATER
11	A111	10-28	LAWERNCE	STREET	FRESHWATER
12	A112	10-28	LAWERNCE	STREET	FRESHWATER
13	A201	10-28	LAWERNCE	STREET	FRESHWATER
14	A202	10-28	LAWERNCE	STREET	FRESHWATER
15	A203	10-28	LAWERNCE	STREET	FRESHWATER
16	A204	10-28	LAWERNCE	STREET	FRESHWATER
17	A205	10-28	LAWERNCE	STREET	FRESHWATER
18	A206	10-28	LAWERNCE	STREET	FRESHWATER
19	A207	10-28	LAWERNCE	STREET	FRESHWATER
20	A208	10-28	LAWERNCE	STREET	FRESHWATER
21	A209	10-28	LAWERNCE	STREET	FRESHWATER
22	A210	10-28	LAWERNCE	STREET	FRESHWATER
23	A211	10-28	LAWERNCE	STREET	FRESHWATER
24	A212	10-28	LAWERNCE	STREET	FRESHWATER
25	A301	10-28	LAWERNCE	STREET	FRESHWATER
26	A302	10-28	LAWERNCE	STREET	FRESHWATER
27	A303	10-28	LAWERNCE	STREET	FRESHWATER
28	A304	10-28	LAWERNCE	STREET	FRESHWATER

(Continues on Sheet 4)

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STREET ADDRESS SCHEDULE

Lot	Sub-address Number	Address Number	Street Name	Street Type	Locality
29	A305	10-28	LAWERNCE	STREET	FRESHWATER
30	A306	10-28	LAWERNCE	STREET	FRESHWATER
31		10-28	LAWERNCE	STREET	FRESHWATER
32		10-28	LAWERNCE	STREET	FRESHWATER
33		10-28	LAWERNCE	STREET	FRESHWATER
34		10-28	LAWERNCE	STREET	FRESHWATER
35		10-28	LAWERNCE	STREET	FRESHWATER
36		10-28	LAWERNCE	STREET	FRESHWATER
37		10-28	LAWERNCE	STREET	FRESHWATER
38		10-28	LAWERNCE	STREET	FRESHWATER
39		10-28	LAWERNCE	STREET	FRESHWATER

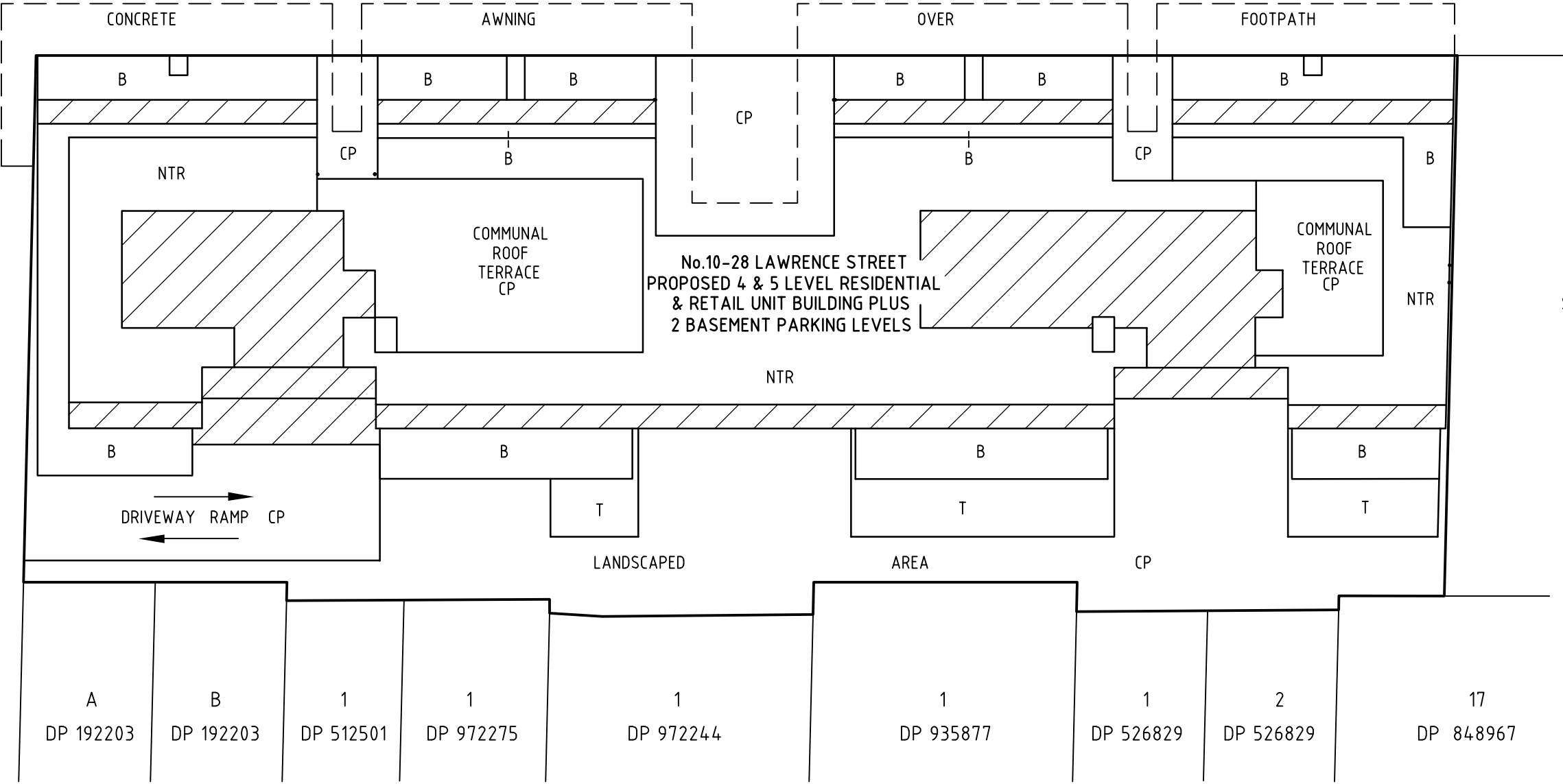
Execution by Registered Proprietor:

Execution by Mortgagee:

LOCATION PLAN



LAWRENCE STREET
DOWLING STREET



SP 70410

T DENOTES TERRACE
B DENOTES BALCONY
CP DENOTES COMMON PROPERTY
NTR DENOTES NONTRAFFICABLE ROOF

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SURVEYOR
Name: ANDREW LIONEL WHITFIELD
Date:
Reference: 53094 SP

PLAN OF SUBDIVISION
LOT 10 D.P.....

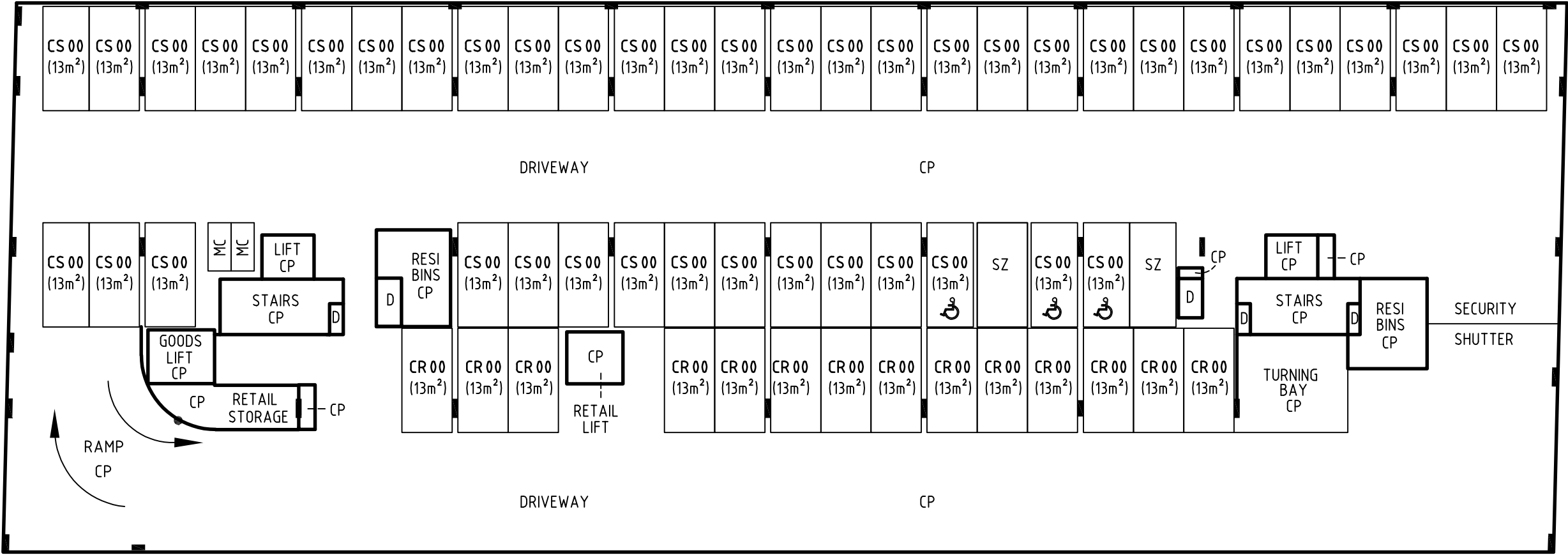
L.G.A. NORTHERN BEACHES
Locality: FRESHWATER
Reduction Ratio: 1:300
Lengths are in metres

Registered:

DRAFT STRATA
Issue: A
Date: 22.01.25

FLOOR PLAN
BASEMENT 2

CAR SPACES ARE FOR FUTURE ALLOCATION
AND WILL BE INCLUDED AS PART OF A MAIN
STRATA LOT IN THE FINAL PLAN



CR DENOTES RETAIL CAR SPACE
CS DENOTES RESIDENTIAL CAR SPACE
CP DENOTES COMMON PROPERTY
D DENOTES DUCT (CP)
SZ DENOTES SHARED ZONE (CP)
MC DENOTES MOTOR CYCLE SPACE (CP)

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES
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SURVEYOR
Name: ANDREW LIONEL WHITFIELD
Date:
Reference: 53094 SP

PLAN OF SUBDIVISION
LOT 10 D.P.....

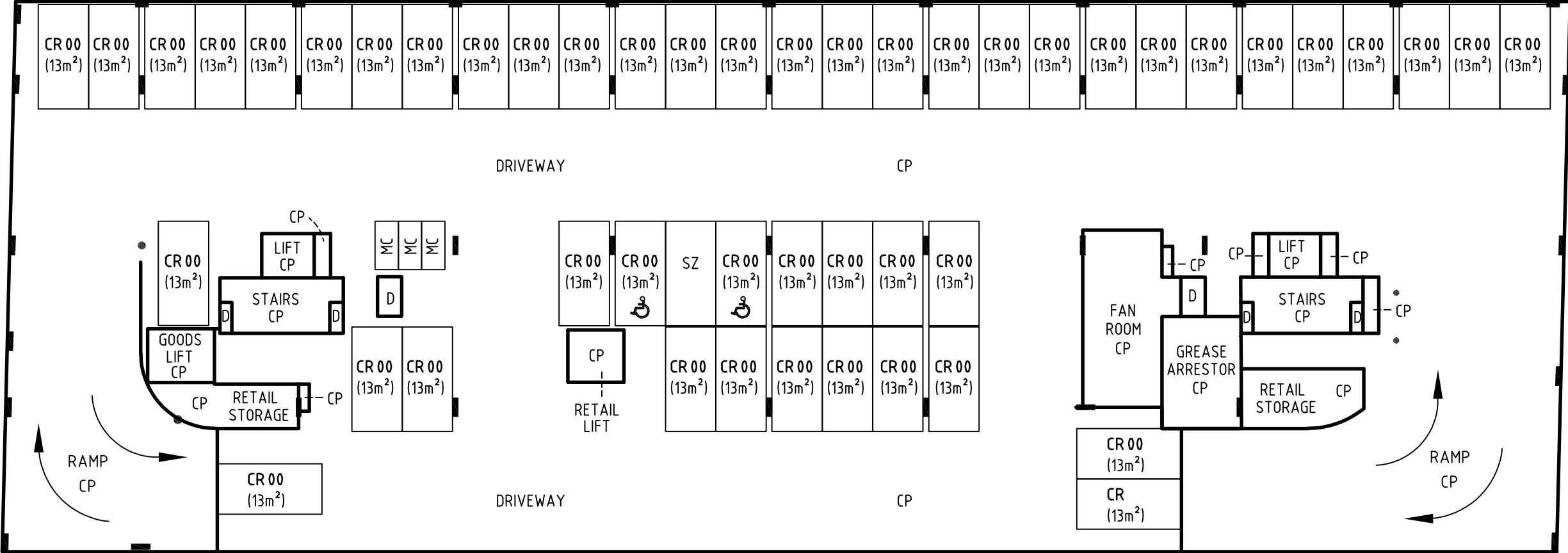
L.G.A. NORTHERN BEACHES
Locality: FRESHWATER
Reduction Ratio: 1:250
Lengths are in metres

Registered:

DRAFT STRATA
Issue: A
Date: 22.01.25

FLOOR PLAN
BASEMENT 1

CAR SPACES ARE FOR FUTURE ALLOCATION
AND WILL BE INCLUDED AS PART OF A MAIN
STRATA LOT IN THE FINAL PLAN



CR DENOTES RETAIL CAR SPACE
CP DENOTES COMMON PROPERTY
D DENOTES DUCT (CP)
SZ DENOTES SHARED ZONE (CP)
MC DENOTES MOTOR CYCLE SPACE (CP)

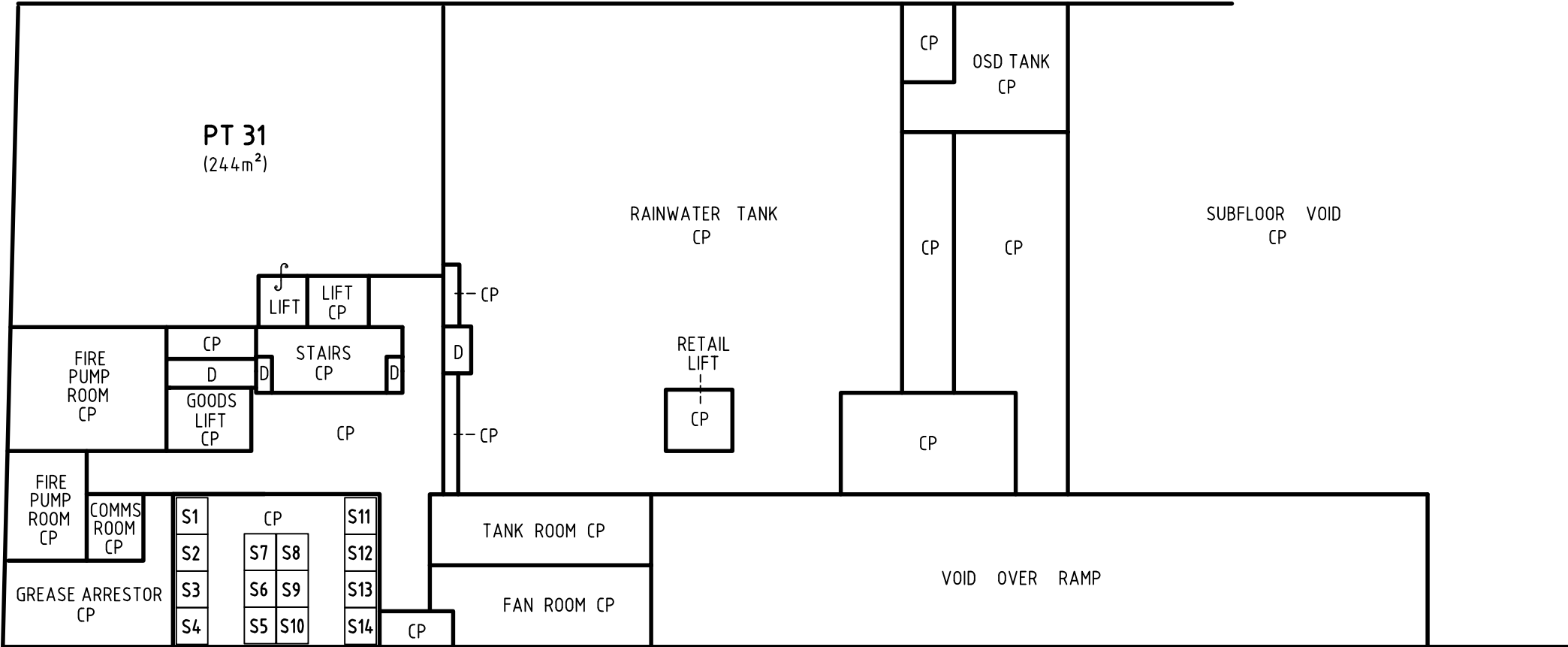
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<div>SURVEYOR</div> <div>Name: ANDREW LIONEL WHITFIELD</div> <div>Date:</div> <div>Reference: 53094 SP</div>	<div>PLAN OF SUBDIVISION</div> <div>LOT 10 D.P.....</div>	<div>L.G.A. NORTHERN BEACHES</div> <div>Locality: FRESHWATER</div> <div>Reduction Ratio: 1:250</div> <div>Lengths are in metres</div>	<div>Registered:</div>	<div>DRAFT STRATA</div> <div>Issue: A</div> <div>Date: 22.01.25</div>
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FLOOR PLAN
LOWER GROUND FLOOR

STORAGE CAGES S1, S2 ETC ARE FOR FUTURE ALLOCATION
AND WILL BE INCLUDED AS PART OF A MAIN RESIDENTIAL
STRATA LOT IN THE FINAL PLAN



CP DENOTES COMMON PROPERTY
D DENOTES DUCT (CP)

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THEY INCLUDE LIFT WHERE SHOWN.

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Date:
Reference: 53094 SP

PLAN OF SUBDIVISION
LOT 10 D.P.....

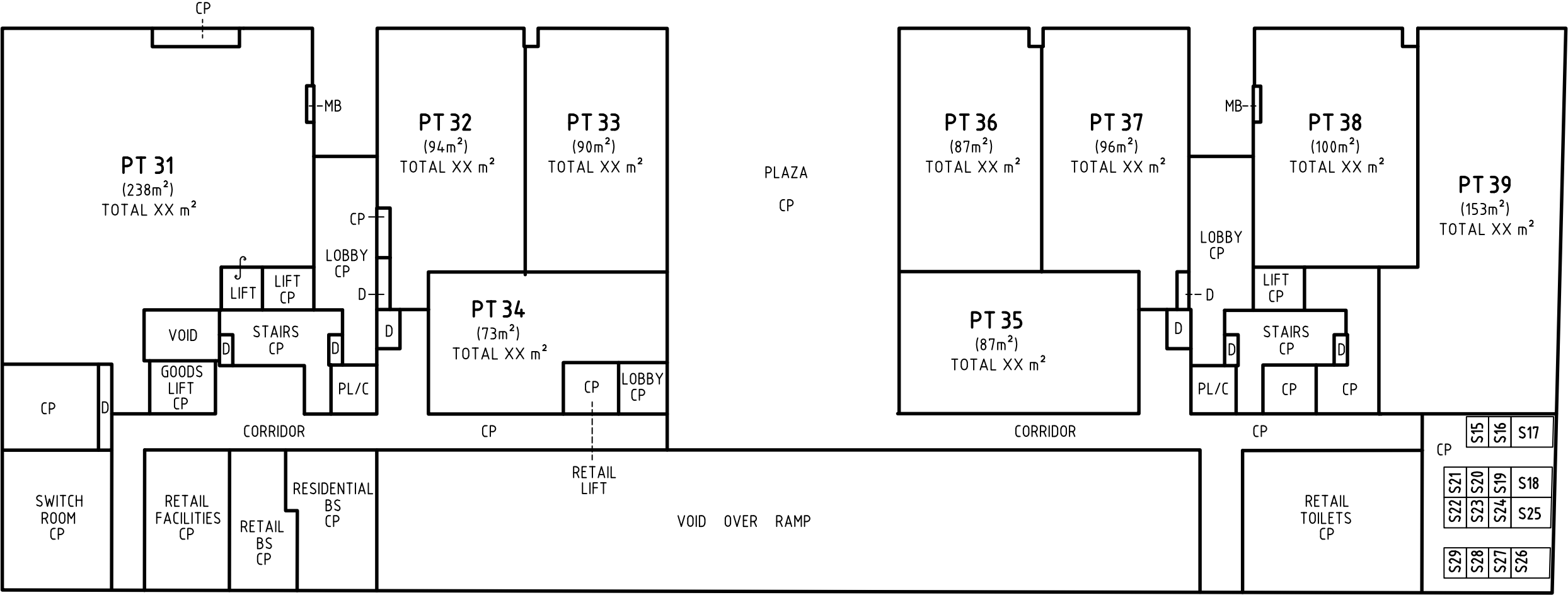
L.G.A. NORTHERN BEACHES
Locality: FRESHWATER
Reduction Ratio: 1:250
Lengths are in metres

Registered:

DRAFT STRATA
Issue: A
Date: 22.01.25

FLOOR PLAN
UPPER GROUND FLOOR

STORAGE CAGES S1, S2 ETC ARE FOR FUTURE ALLOCATION
AND WILL BE INCLUDED AS PART OF A MAIN RESIDENTIAL
STRATA LOT IN THE FINAL PLAN



PL/C DENOTES PLANTER (CP)
BS DENOTES BICYCLE STORAGE (CP)
CP DENOTES COMMON PROPERTY
D DENOTES DUCT (CP)

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SURVEYOR
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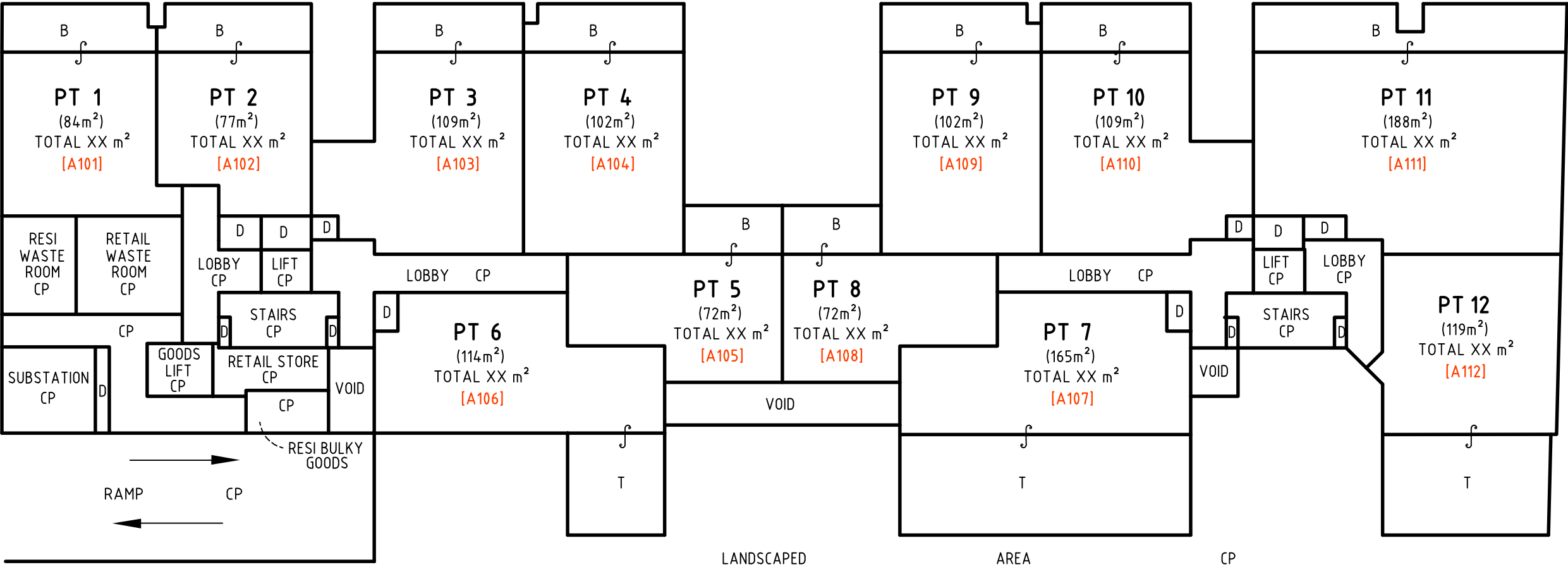
PLAN OF SUBDIVISION
LOT 10 D.P.....

L.G.A. NORTHERN BEACHES
Locality: FRESHWATER
Reduction Ratio: 1:250
Lengths are in metres

Registered:

DRAFT STRATA
Issue: A
Date: 22.01.25

FLOOR PLAN
FIRST FLOOR



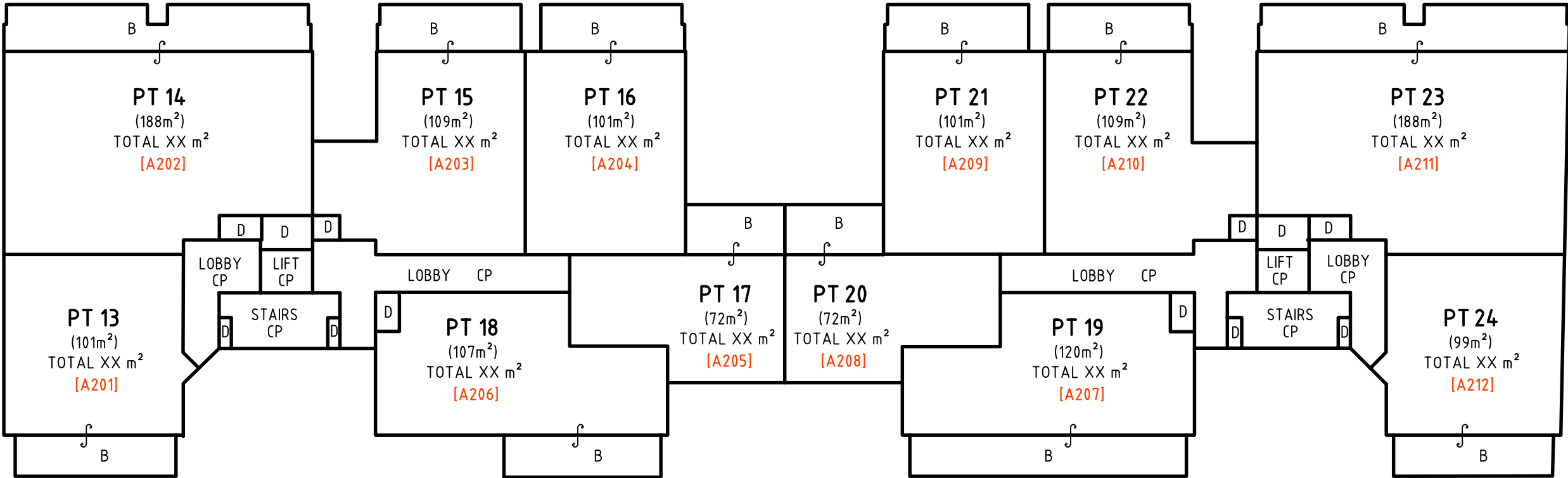
[A101] DENOTES APARTMENT NUMBER
T DENOTES TERRACE
B DENOTES BALCONY
CP DENOTES COMMON PROPERTY
D DENOTES DUCT (CP)

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THEY INCLUDE BALCONIES & TERRACES WHERE SHOWN

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SURVEYOR Name: ANDREW LIONEL WHITFIELD Date: Reference: 53094 SP	PLAN OF SUBDIVISION LOT 10 D.P.....	L.G.A. NORTHERN BEACHES Locality: FRESHWATER Reduction Ratio: 1:250 Lengths are in metres	Registered:	DRAFT STRATA Issue: A Date: 22.01.25
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FLOOR PLAN
SECOND FLOOR



[A101] DENOTES APARTMENT NUMBER

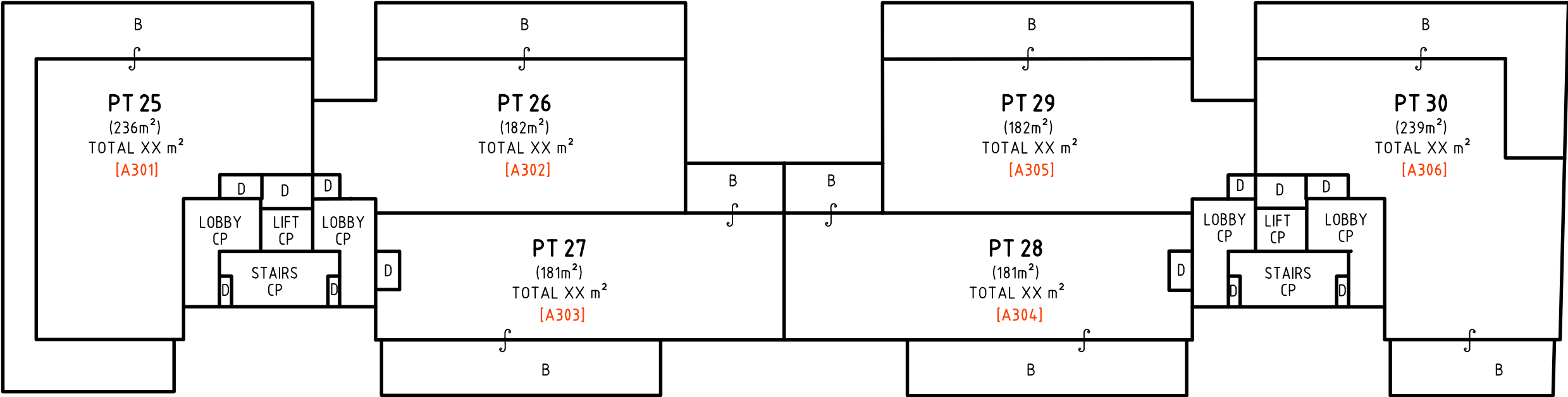
- B DENOTES BALCONY
- CP DENOTES COMMON PROPERTY
- D DENOTES DUCT (CP)

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FLOOR PLAN
THIRD FLOOR



[A101] DENOTES APARTMENT NUMBER
B DENOTES BALCONY
CP DENOTES COMMON PROPERTY
D DENOTES DUCT (CP)

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Date:
Reference: 53094 SP

PLAN OF SUBDIVISION
LOT 10 D.P.....

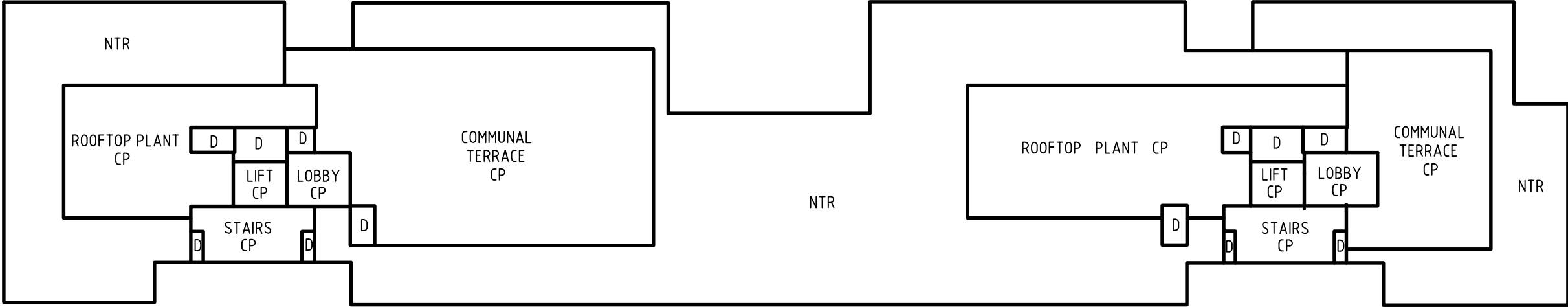
L.G.A. NORTHERN BEACHES
Locality: FRESHWATER
Reduction Ratio: 1:250
Lengths are in metres

Registered:

DRAFT STRATA
Issue: A
Date: 22.01.25



FLOOR PLAN
ROOF
(COMMON PROPERTY ONLY)



NTR DENOTES NONTRAFFICABLE ROOF
CP DENOTES COMMON PROPERTY
D DENOTES DUCT (CP)

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