

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 5 sheet(s)
Office Use Only		Office Use Only
Registered:		
PLAN OF SUBDIVISION OF LOT 23 IN DP 270907		LGA: NORTHERN BEACHES Locality: WARRIEWOOD Parish: NARRABEEN County: CUMBERLAND
This is a *FREEHOLD/*LEASEHOLD Strata Scheme		
Address for Service of Documents Nos 65–69 LORIKEET GROVE WARRIEWOOD NSW 2102 Provide an Australian address including a postcode		The by-laws adopted for the scheme are: * Model By-laws for residential schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 Strata Schemes Management Regulation 2016) * The strata by-laws lodged with the plan
Surveyor's Certificate I, <u>KARL ROBERTSON</u> of <u>Veris Australia Pty Ltd Suite 604 Level 6 45 Jones St Ultimo NSW 2007</u> 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 space— —*(b)— land other than a public place and an appropriate easement to permit the encroachment has been— created by ^.....  Signature: Date: <u>14/02/22</u> Surveyor ID: <u>7835</u> Surveyor's Reference: <u>202546 SP</u> ^ Insert the deposited plan number or dealing number of the instrument that created the easement		Strata Certificate (Registered Certifier) I, being 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 space 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

Office Use Only Registered:	Office Use Only
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VALUER'S CERTIFICATE

I, Rhyan Hepworthof Rockworth Pty Ltd.....

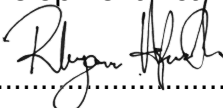
being a qualified valuer, as defined in the *Strata Schemes Development Act 2015* by virtue of having membership with:

Professional Body: Australian Property Institute.....

Class of membership: Associate.....

Membership Number: 15352.....

certify that the unit entitlements shown in the schedule herewith were apportioned on 15 February 2022 (being the valuation day) in accordance with Schedule 2 Strata Schemes Development Act 2015

Signature:  Date: 15/ 02/ 2022.

* Full name, valuer company name or company address

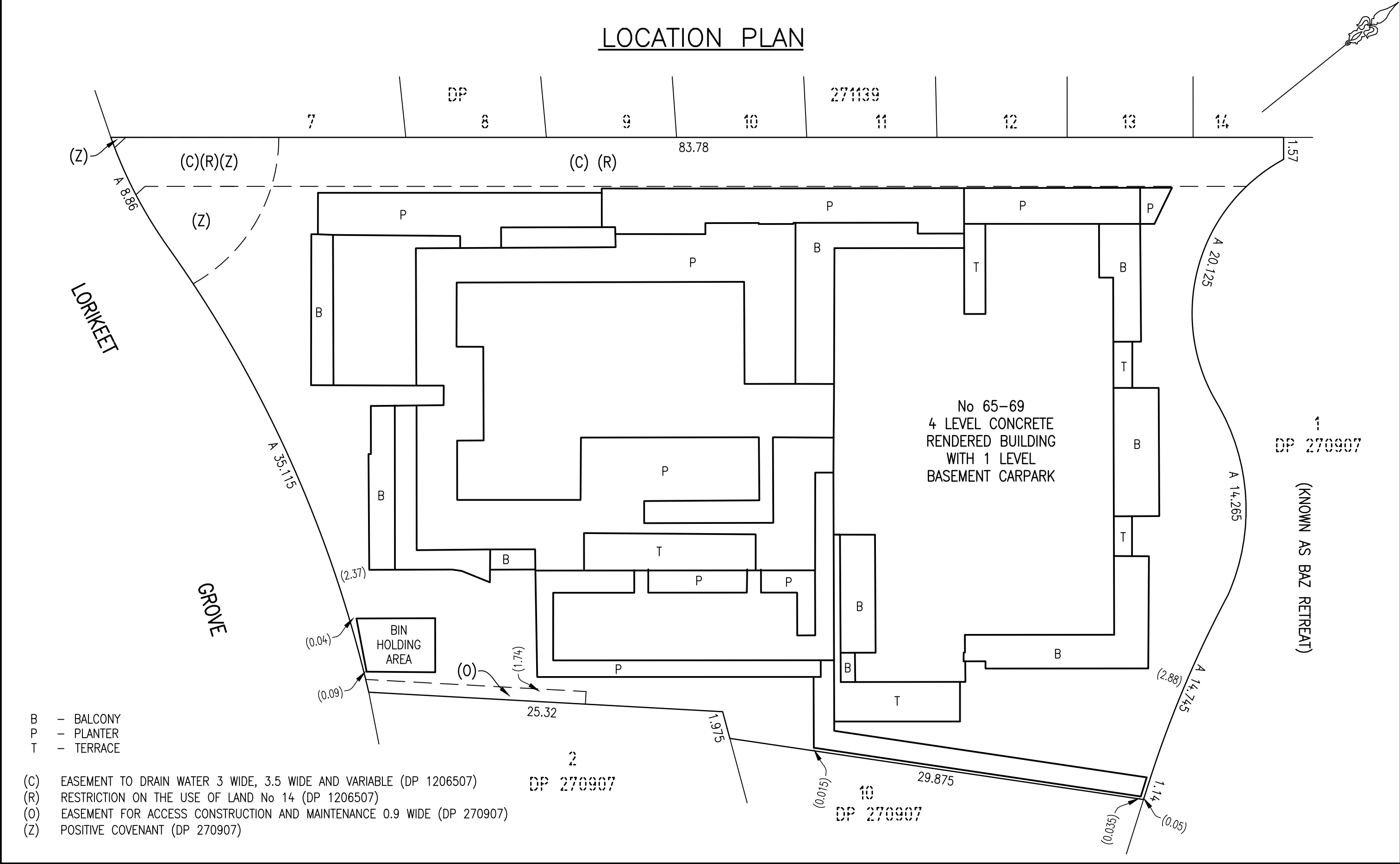
SCHEDULE OF UNIT ENTITLEMENT

Lot	UE	Lot	UE
1	23	15	41
2	41	16	40
3	36	17	40
4	22	18	34
5	41	19	34
6	40	20	36
7	40	21	38
8	34	22	32
9	34	23	37
10	36	24	41
11	38	25	48
12	40	26	43
13	41	27	48
14	22	AGGREGATE	1000

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 5 sheet(s)																																																																																																																																																																														
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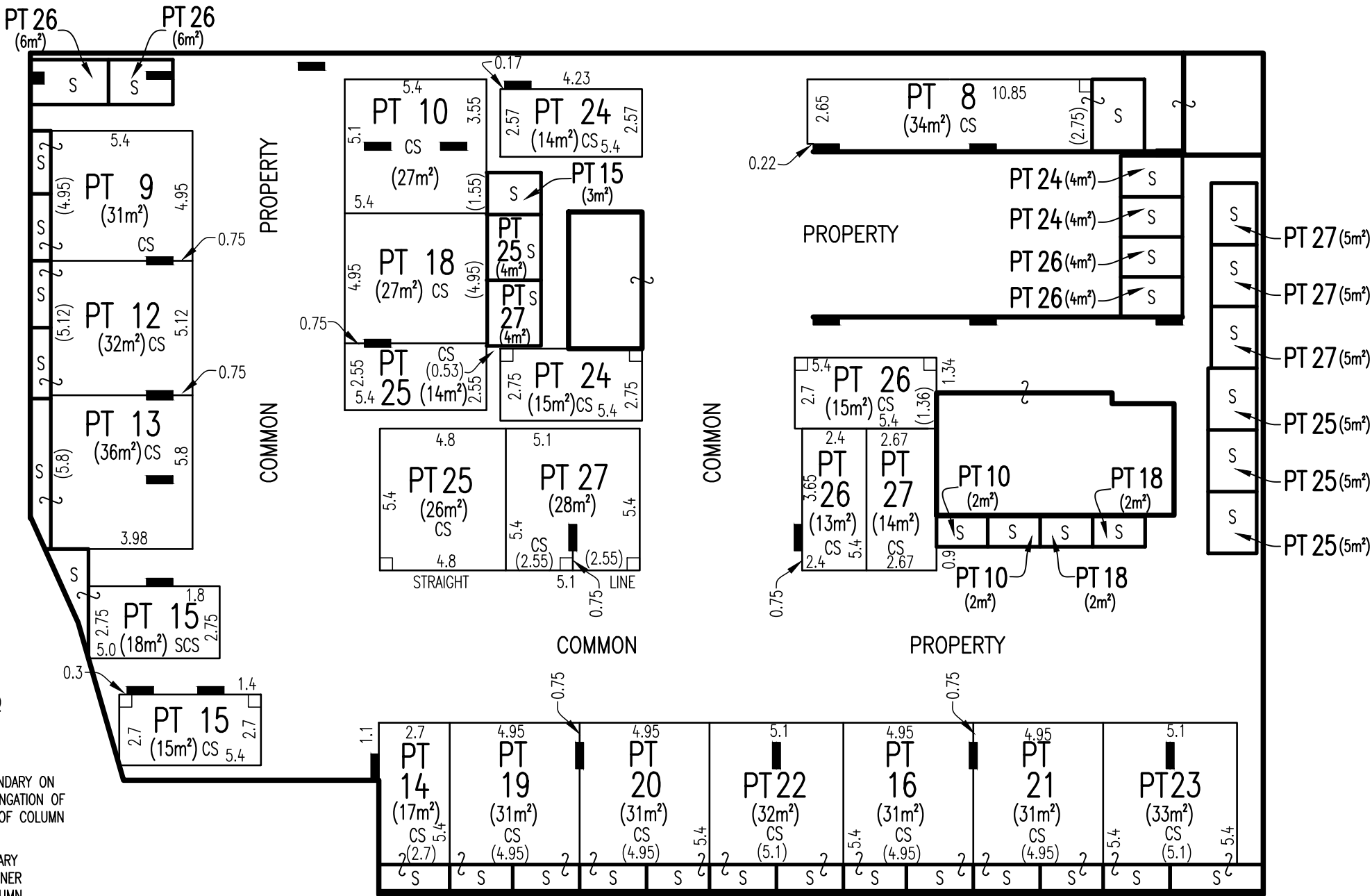
SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 5 sheet(s)
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EXECUTED BY) COLONIAL CREDITS PTY LIMITED) ACN 000 092 455) IN ACCORDANCE WITH SECTION 127) OF THE CORPORATIONS ACT) SIGNED DIRECTOR SIGNED DIRECTOR/SECRETARY DIRECTOR PRINT NAME DIRECTOR/SECRETARY PRINT NAME		
Surveyors Reference: 202546 SP		

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 5 of 5 sheet(s)
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Surveyors Reference: 202546 SP		



SURVEYOR Name: KARL ROBERTSON Date: 21/4/2021 Reference: 202546 SP	PLAN OF SUBDIVISION OF LOT 23 IN DP 270907	LGA: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio: 1:250 Lengths are in metres.	REGISTERED	
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BASEMENT LEVEL 1



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.

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.

└─ DENOTES 90°
CS – CAR SPACE
S – STORAGE SPACE
SCS – SMALL CAR SPACE

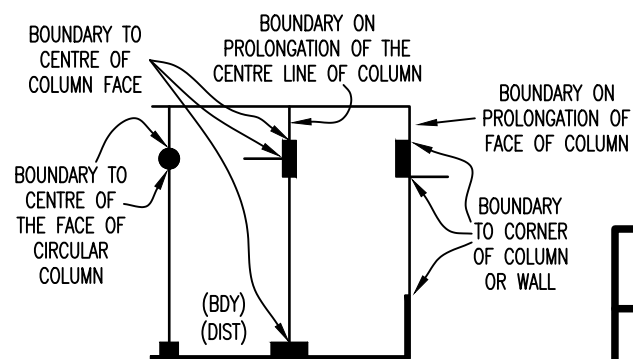
SURVEYOR
Name: KARL ROBERTSON
Date: 21/4/2021
Reference: 202546 SP

PLAN OF SUBDIVISION OF
LOT 23 IN DP 270907

LGA: NORTHERN BEACHES
Locality: WARRIEWOOD
Reduction Ratio: 1:200
Lengths are in metres.

REGISTERED

TYPICAL KEY – UNLESS OTHERWISE NOTED



ACS – ACCESSIBLE CAR SPACE
BS – BICYCLE SPACE WITHIN COMMON PROPERTY
CP – COMMON PROPERTY
CS – CAR SPACE
CWB – CAR WASH BAY WITHIN COMMON PROPERTY
P – PLANTER
S – STORAGE SPACE
T – TERRACE
SZ – SHARED ZONE WITHIN COMMON PROPERTY
VIS – VISITOR PARKING SPACE WITHIN COMMON PROPERTY

THE STRATUM OF THE TERRACES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOOR SLABS EXCEPT WHERE COVERED WITHIN THIS LIMIT.

THE STRATUM OF THE PLANTERS IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE ADJOINING TERRACE AND IN DEPTH, WHERE NO CONCRETE FLOOR SLAB EXISTS, TO 1 METRE BELOW THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE ADJOINING TERRACE, EXCEPT WHERE THE BASEMENT EXISTS BELOW, WHERE THE LIMIT IS THE UPPER SURFACE OF THE CONCRETE BASEMENT ROOF.

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LGA: NORTHERN BEACHES
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Lengths are in metres.

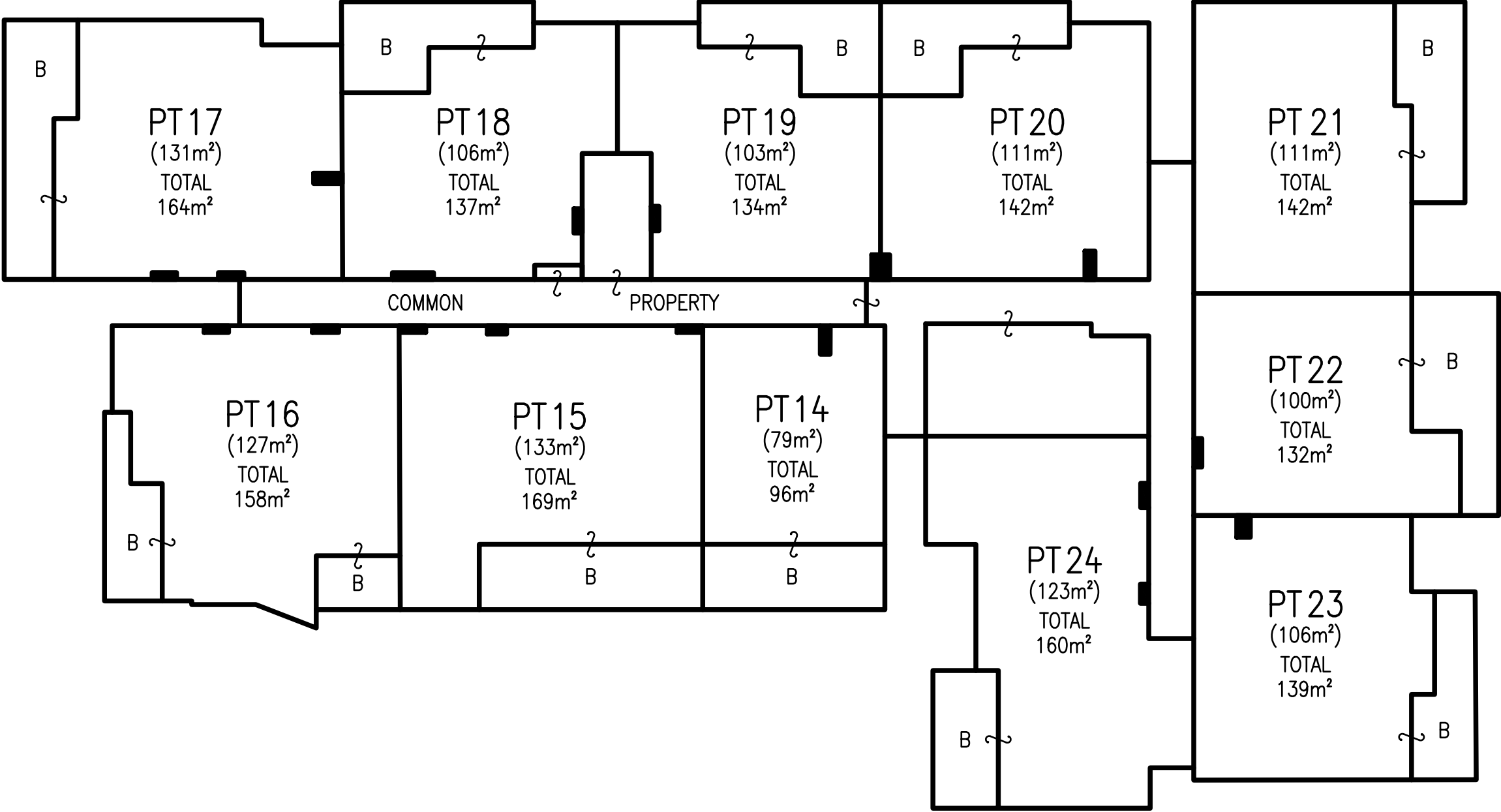
REGISTERED

 – DENOTES 90°
 B – COVERED BALCONY
 CP – COMMON PROPERTY
 P – PLANTER
 T – TERRACE

FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

SURVEYOR Name: KARL ROBERTSON Date: 21/4/2021 Reference: 202546 SP	PLAN OF SUBDIVISION OF LOT 23 IN DP 270907	LGA: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio: 1:200 Lengths are in metres.	REGISTERED	
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LEVEL 2



THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR CONCRETE FLOOR SLAB EXCEPT WHERE COVERED WITHIN THIS LIMIT.

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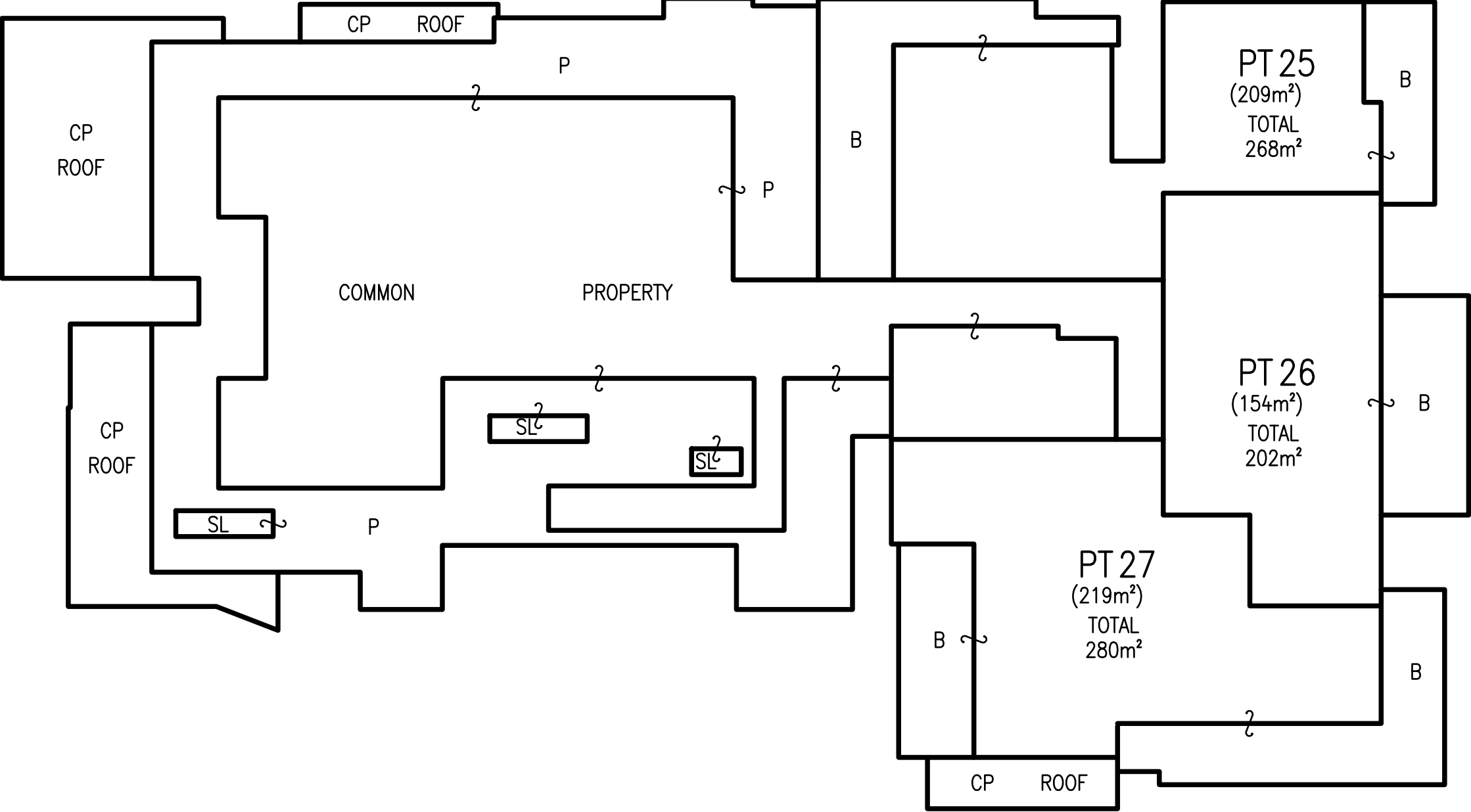
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B - BALCONY

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LEVEL 3



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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.

- SL – SKYLIGHT
- B – BALCONY
- CP – COMMON PROPERTY
- P – PLANTER

SURVEYOR Name: KARL ROBERTSON Date: 21/4/2021 Reference: 202546 SP	PLAN OF SUBDIVISION OF LOT 23 IN DP 270907	LGA: NORTHERN BEACHES Locality: WARRIEWOOD Reduction Ratio: 1:200 Lengths are in metres.	REGISTERED	
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