

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
<p style="text-align: center;">Office Use Only</p> Registered:	<p style="text-align: center;">Office Use Only</p> <h2 style="text-align: center;">DRAFT STRATA 20th April, 2020</h2>	
PLAN OF SUBDIVISION OF : LOT B D.P.316404	LGA: NORTHERN BEACHES Locality: WHALE BEACH Parish: NARRABEEN County: CUMBERLAND	
This is a *FREEHOLD/*LEASEHOLD Strata Scheme		
<p style="text-align: center;">Address for Service of Documents</p> <p style="text-align: center;">THE PROPRIETORS No.231 WHALE BEACH ROAD, WHALE BEACH N.S.W. 2107</p> <p style="text-align: center;">Provide an Australian postal address including a postcode</p>	<p>The by-laws adopted for the scheme are:</p> <ul style="list-style-type: none"> * Model by-laws for residential strata schemes together with: <ul style="list-style-type: none"> 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. 	
<p style="text-align: center;">Surveyor's Certificate</p> <p>I <u>GREGORY JON FRITH</u> , of <u>RYGATE & COMPANY PTY. LIMITED, SYDNEY</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.</p> <p>*The building encroaches on:</p> <p>*(a) a public place</p> <p>*(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^</p> <p>Signature:</p> <p>Date:</p> <p>Surveyor ID: <u>1066</u></p> <p>Surveyor's Reference: <u>78743</u></p> <p>^ Insert the deposited plan number or dealing number of the instrument that created the easement</p>	<p style="text-align: center;">Strata Certificate (Accredited Certifier)</p> <p>I being an Accredited Certifier, accreditation number , certify that in regards to the proposed 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 or 59 <i>Strata Schemes Development Act 2015</i>.</p> <p>*(a) This plan is part of a development scheme.</p> <p>*(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.</p> <p>*(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> .</p> <p><i>Certificate Reference:</i></p> <p><i>Relevant Planning Approval No.:</i></p> <p>issued by:</p> <p>Signature:</p> <p>Date:</p> <p>^ Insert lot numbers of proposed utility lots.</p>	
* Strike through if inapplicable		

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VALUER'S CERTIFICATE

I, being a qualified valuer, as defined in the *Strata Schemes Development Act 2015*, certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 *Strata Schemes Development Act 2015*

Signature: Date

SCHEDULE OF UNIT ENTITLEMENT

LOT No.	UNIT ENTITLEMENT
1	
2	
3	
4	
5	
6	
7	
8	
AGGREGATE	

Proposed U.E.'S.

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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*

SCHEDULE OF LOTS AND ADDRESSES

Lot	Unit No.	Street number	Street Name	Street Type	Locality
1		231	WHALE BEACH	ROAD	WHALE BEACH
2		231	WHALE BEACH	ROAD	WHALE BEACH
3		231	WHALE BEACH	ROAD	WHALE BEACH
4		231	WHALE BEACH	ROAD	WHALE BEACH
5		231	WHALE BEACH	ROAD	WHALE BEACH
6		231	WHALE BEACH	ROAD	WHALE BEACH
7		231	WHALE BEACH	ROAD	WHALE BEACH
8		231	WHALE BEACH	ROAD	WHALE BEACH
C.P.		231	WHALE BEACH	ROAD	WHALE BEACH

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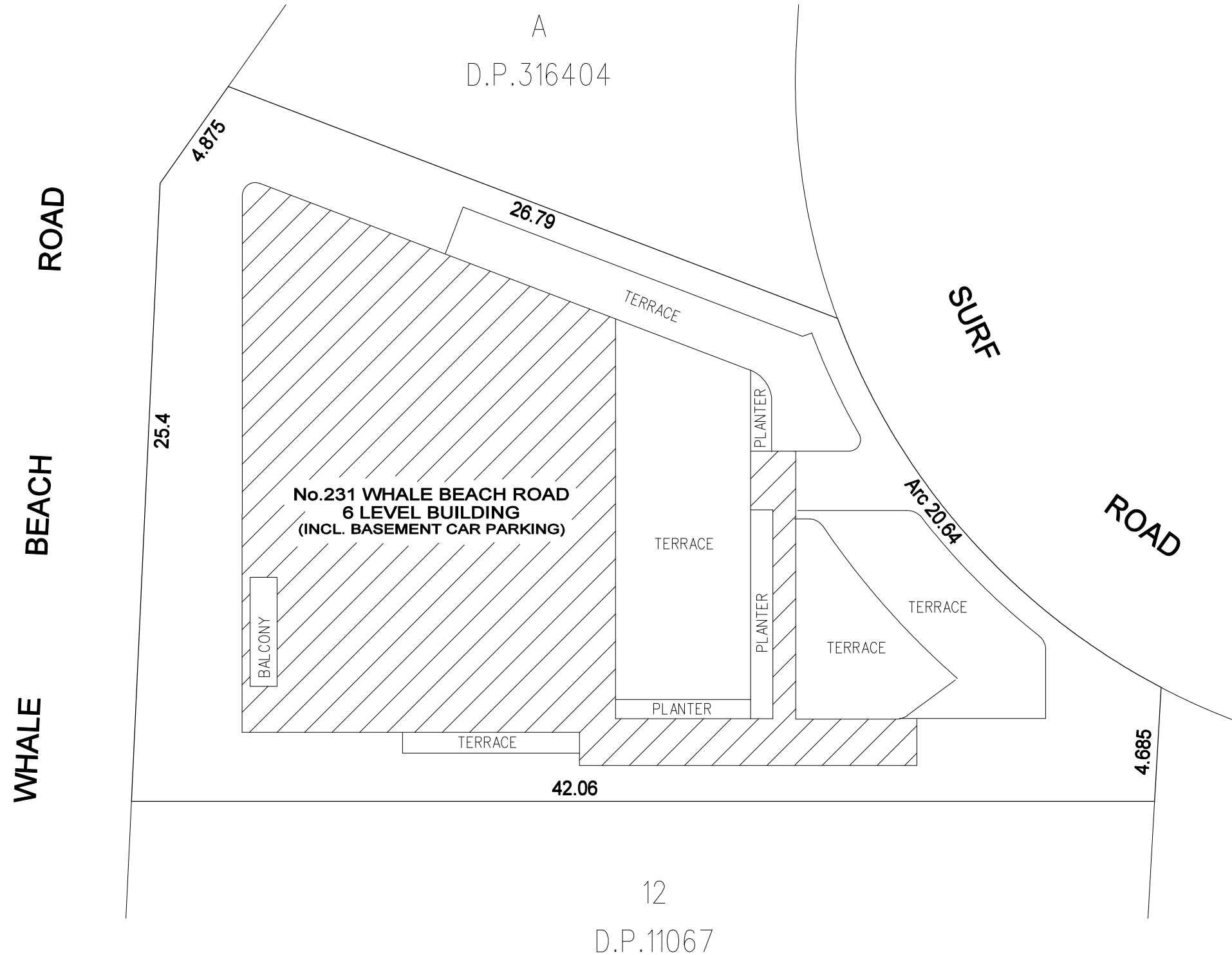
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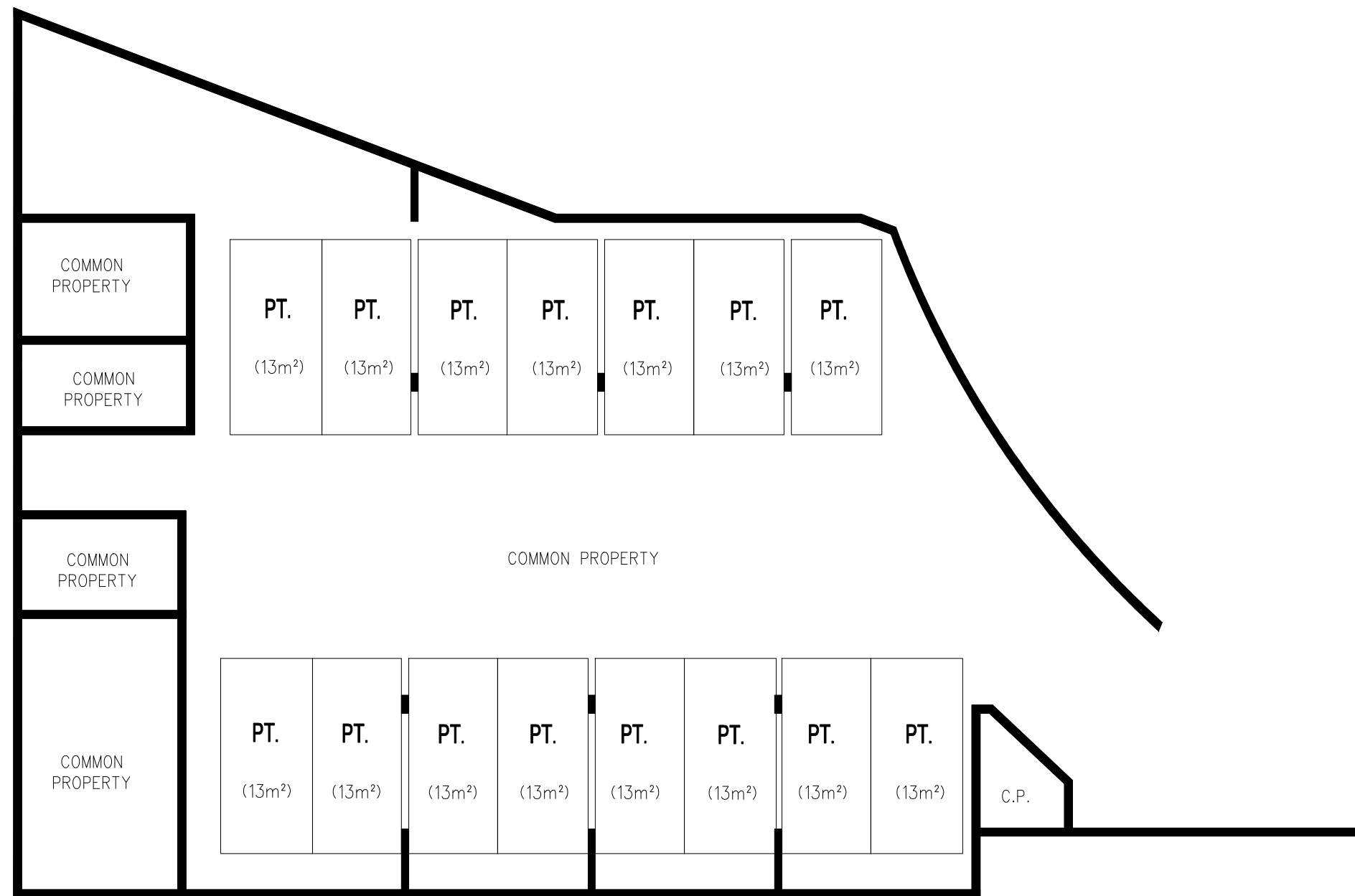
MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE & CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

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LOCATION PLAN

<p>SURVEYOR Name: GREGORY JON FRITH Date: Reference: 78743</p>	<p>PLAN OF SUBDIVISION OF LOT B D.P.316404</p>	<p>L.G.A. : NORTHERN BEACHES Locality : WHALE BEACH Reduction Ratio 1:200 Lengths are in metres.</p>	<p>Registered</p>	<p>SP</p>
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C.P. - DENOTES COMMON PROPERTY
 WHERE SHOWN THUS BOUNDARY
 IS LINE OF FACE OF COLUMN/WALL

AREAS HAVE BEEN CALCULATED FROM CAD FILES
 PREPARED BY RICHARD COLE ARCHITECTURE AND
 ARE SUBJECT TO SURVEY UPON COMPLETION OF
 THE BUILDINGS.

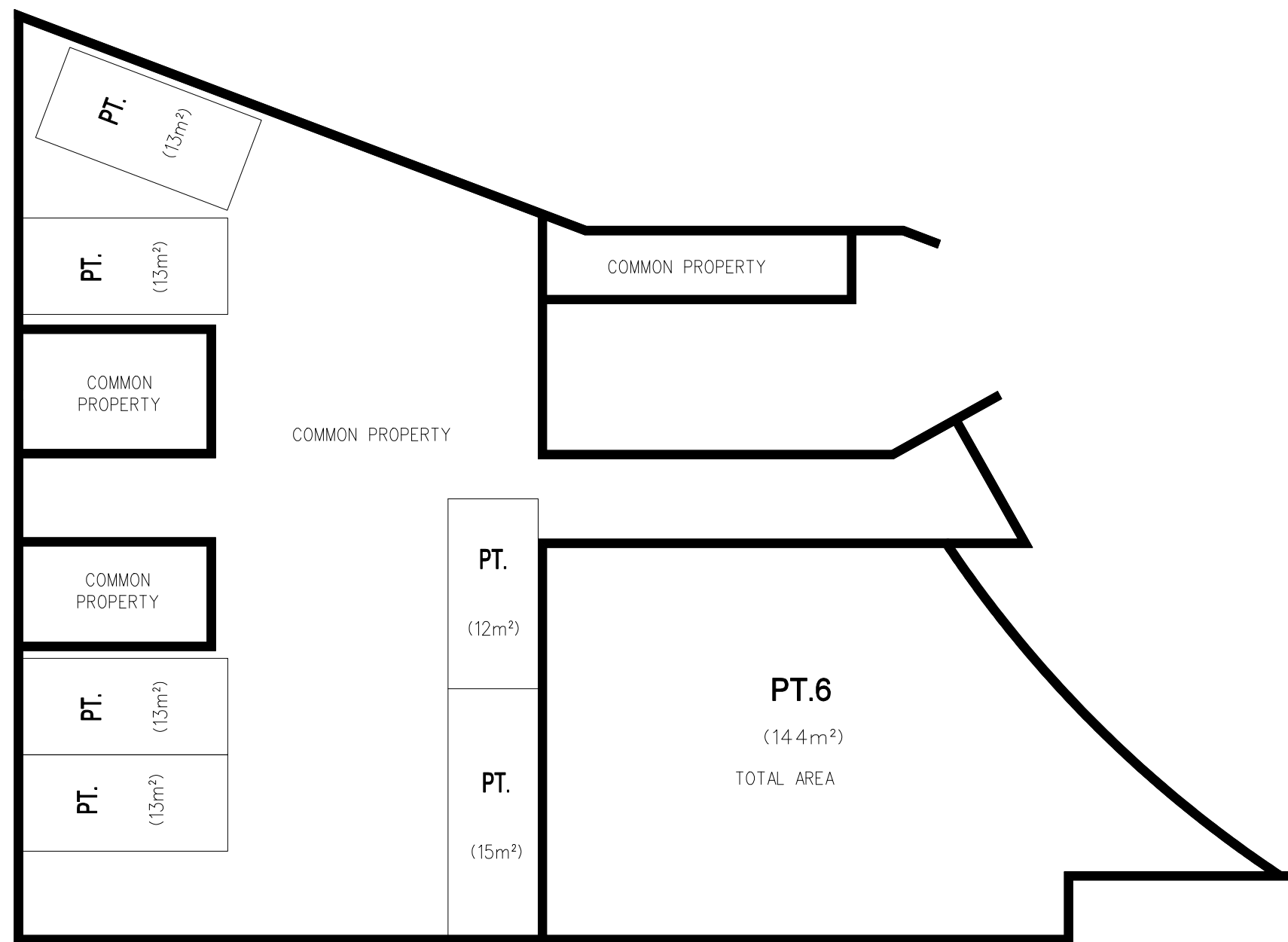
PLANS USED : DA 03 REV. M DATED 17/04/20
 DATE RECEIVED : 17th APRIL, 2020


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BASEMENT

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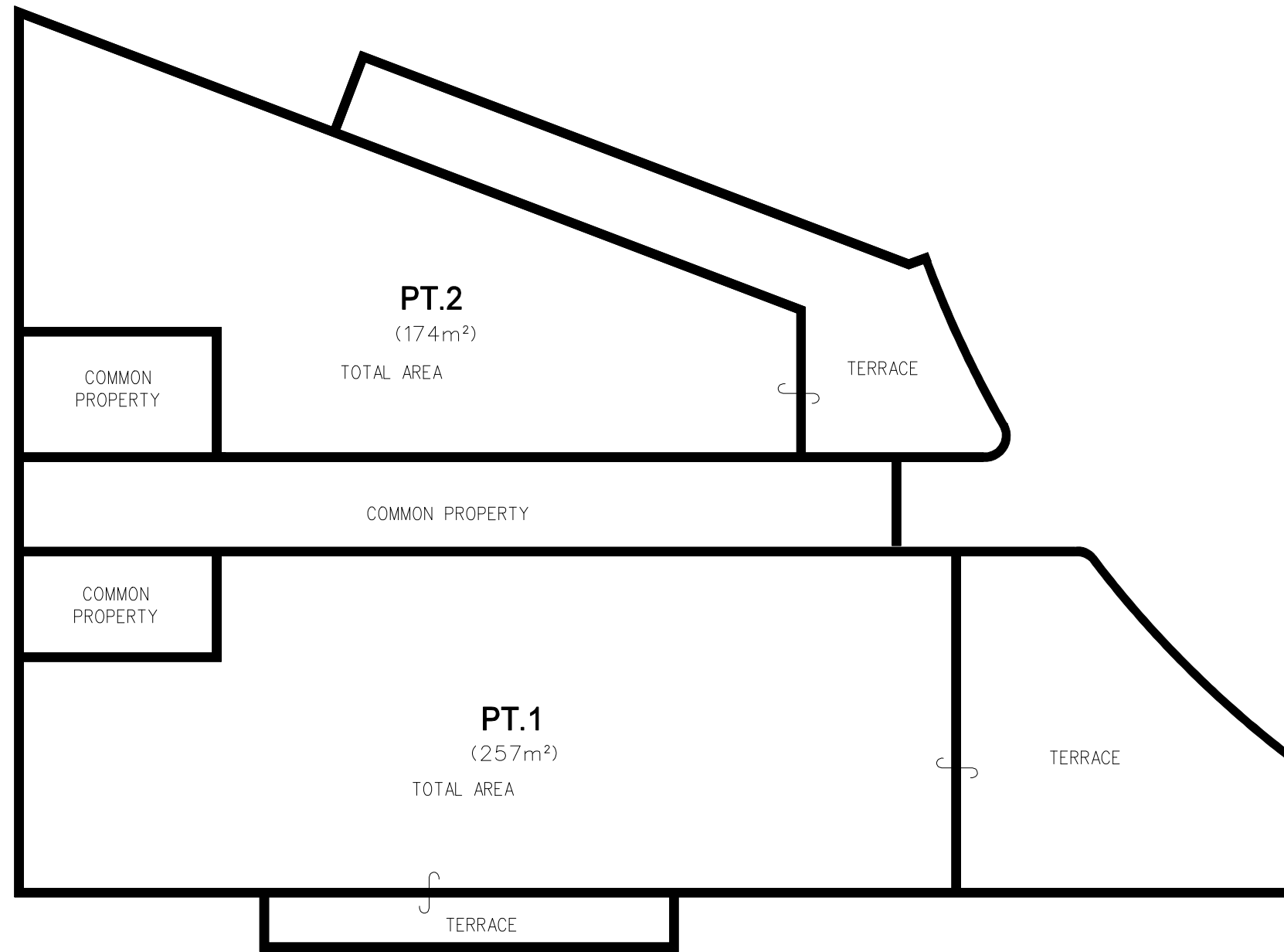
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GROUND FLOOR

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TERRACES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR THEREOF EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

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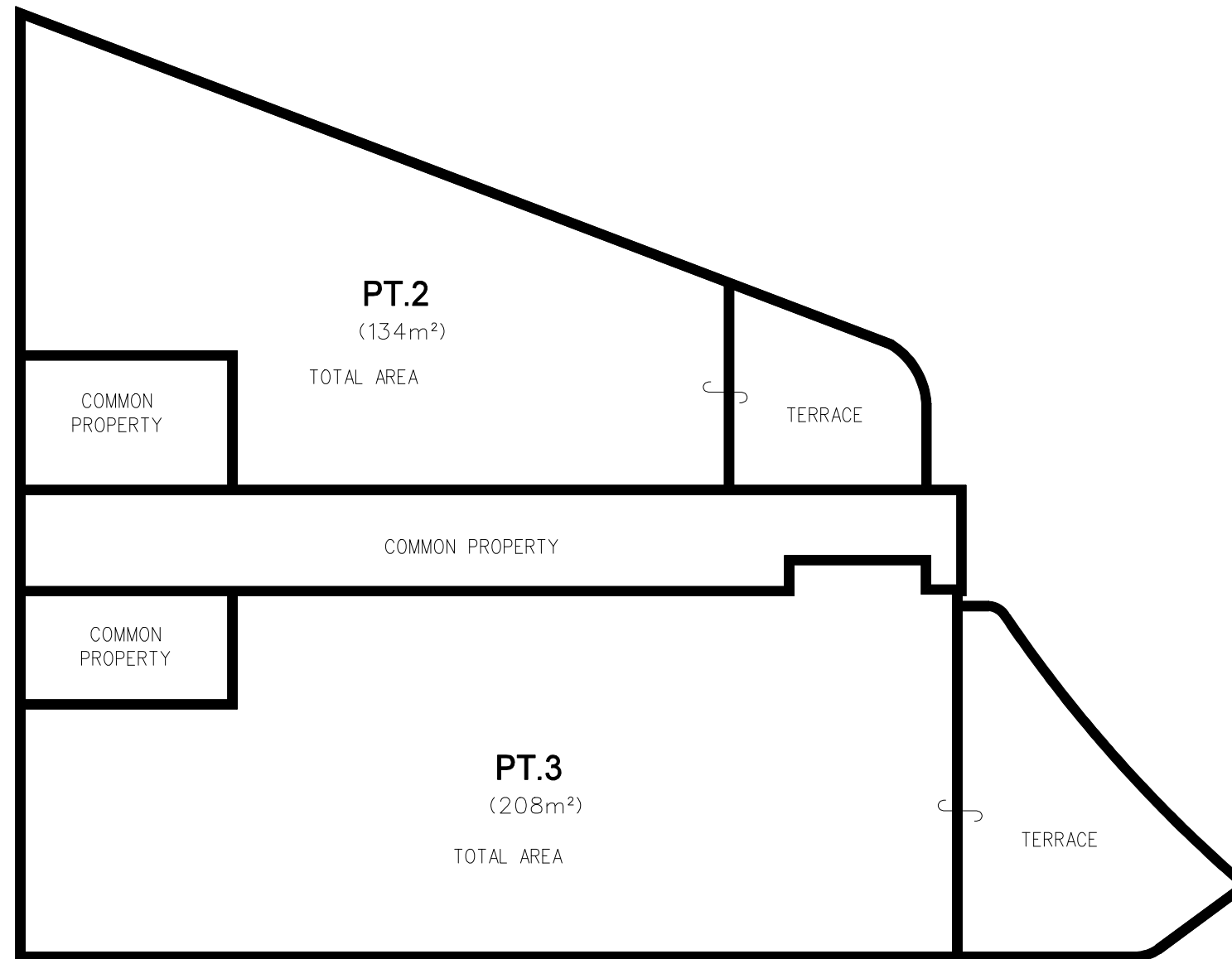
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LEVEL 1

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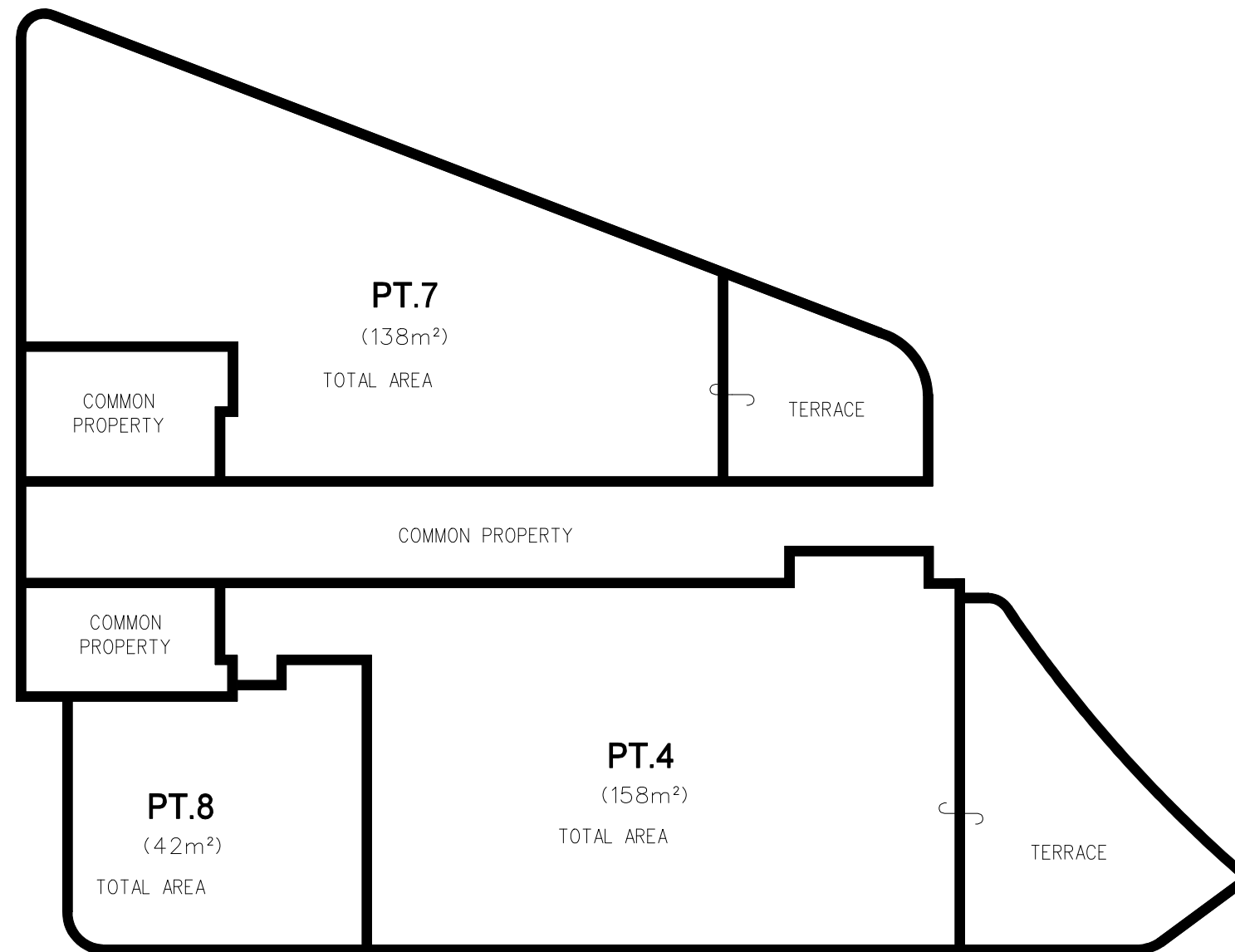
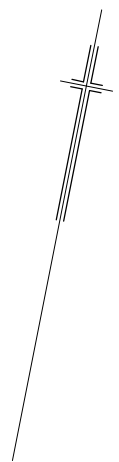
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LEVEL 2

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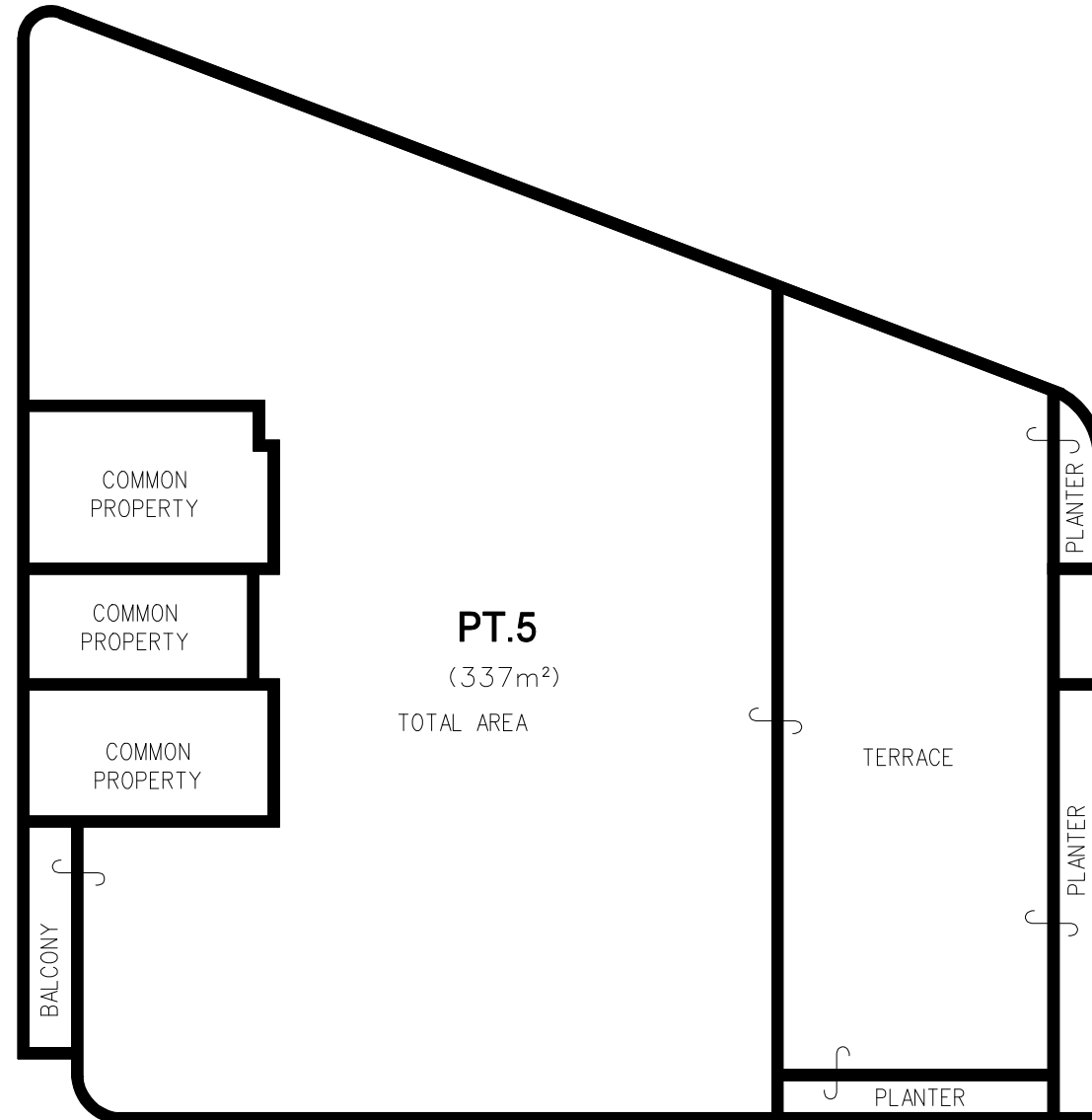
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