

SP FORM 3.01		STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)	
Office Use Only Registered:		Office Use Only DRAFT PRINTED 14 OCTOBER 2024 ISSUE 1			
PLAN OF SUBDIVISION OF LOT 24 DP5118		LGA: NORTHERN BEACHES Locality: FRESHWATER Parish: MANLY COVE County: CUMBERLAND			
This is a *FREEHOLD/LEASEHOLD Strata Scheme					
Address for Service of Documents 38 Undercliff Road FRESHWATER NSW 2096 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 KARL ROBERTSON , of CMS Surveyors Pty Ltd 2/99A South Creek Rd, Dee Why , 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: 7835 Surveyor’s Reference: .14689D_DSP..... ^ 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 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 3 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										
SCHEDULE OF UNIT ENTITLEMENT <table><tr><td>LOT NO</td><td>UE</td></tr><tr><td>1</td><td></td></tr><tr><td>2</td><td></td></tr><tr><td>TOTAL</td><td></td></tr></table>			LOT NO	UE	1		2		TOTAL	
LOT NO	UE									
1										
2										
TOTAL										
Surveyor's Reference: 14689D_DSP										

SP FORM 3.08 (Annexure)		STRATA PLAN ADMINISTRATION SHEET		Sheet 3 of 3 sheet(s)																									
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Registered:		<div>DRAFT</div> <div>PRINTED 14 OCTOBER 2024</div> <div>ISSUE 1</div>																											
<div>This sheet is for the provision of the following information as required:</div> <ul style="list-style-type: none">Any information which cannot fit in the appropriate panel of any previous administration sheetsA schedule of street addressesStatements of intention to create and or release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>Signatures and seals- see section 22 <i>Strata Schemes Development Act 2015</i>																													
<table><tr><td>LOT</td><td>SUB ADDRESS NUMBER</td><td>ADDRESS NUMBER</td><td>STREET NAME</td><td>STREET TYPE</td><td>LOCALITY</td></tr><tr><td>CP</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>FRESHWATER</td></tr><tr><td>1</td><td></td><td></td><td>UNDERCLIFF</td><td>ROAD</td><td>FRESHWATER</td></tr><tr><td>2</td><td></td><td></td><td>UNDERCLIFF</td><td>ROAD</td><td>FRESHWATER</td></tr></table>						LOT	SUB ADDRESS NUMBER	ADDRESS NUMBER	STREET NAME	STREET TYPE	LOCALITY	CP	N/A	N/A	N/A	N/A	FRESHWATER	1			UNDERCLIFF	ROAD	FRESHWATER	2			UNDERCLIFF	ROAD	FRESHWATER
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1			UNDERCLIFF	ROAD	FRESHWATER																								
2			UNDERCLIFF	ROAD	FRESHWATER																								
Surveyor's Reference: 14689D_DSP																													

LOCATION PLAN

TO BE COMPLETED ON FINAL PLAN

SP15463

38.705

CY

No.38
3 LEVEL DUPLEX
WITH GARAGE
PARKING LEVEL

P

T

T

P

MOORE

15.45

LANE

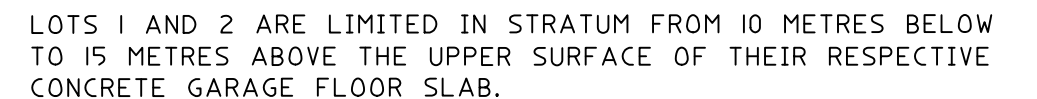
36.955

1

DP900721

- CY - COURTYARD
- P - PLANTER
- T - TERRACE

<div>SURVEYOR</div> <div>Name: KARL ROBERTSON</div> <div>Date:</div> <div>Reference: 14689D_DSP</div>	<div>PLAN OF SUBDIVISION OF LOT 24 DP5118</div>	<div>LGA: NORTHERN BEACHES</div> <div>Locality: FRESHWATER</div> <div>Reduction Ratio: 1: 125</div> <div>Lengths are in metres.</div>	<div>Registered CONTRACT PLAN</div> <div>Plan compiled from architectural CAD data. Plan is subject to final survey after completion of construction.</div>	<div>DRAFT</div> <div>PRINTED 14 OCTOBER 2024</div> <div>ISSUE 1</div>
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