

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet No. 1 of 3 Sheet(s)
--------------	----------------------------------	---------------------------

Office Use Only Registered:	Office Use Only DRAFT
------------------------------------	--

PLAN OF SUBDIVISION OF: LOT 2 IN DP815540	LGA.: NORTHERN BEACHES Locality: ELANORA HEIGHTS Parish: NARRABEEN County: CUMBERLAND
--	--

This is a * FREEHOLD/~~*LEASEHOLD~~ Strata Scheme

<p align="center">Address for Service of Documents</p> 96 WAKEHURST PARKWAY ELANORA HEIGHTS NSW 2101 Provide an Australian postal address including a postcode	<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 align="center">Surveyor's Certificate</p> I, <u>PAUL BARRY BYRNE</u> of <u>63 WATERLOO STREET NARRABEEN 2101</u> being a land surveyor registered under the Surveying and Spatial Information Act 2002, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the Strata Schemes Development Act 2015 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: <u>N/A</u> Surveyor ID: 711 Surveyor's Reference: 11263SD ISSUE A ^ insert the Deposited Plan Number or Dealing Number of the Instrument that created the easement	<p align="center">Strata Certificate (Registered Certifier)</p> Ibeing an 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 Strata Schemes Development Regulation 2016 and the relevant parts of Section 58 Strata Schemes Development Act 2015. *(a) This plan is part of a development scheme. *(b) The building encroaches on a public place and in accordance with section 62(3) Strata Schemes Development Act 2015 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 Strata Schemes Development Act 2015. Certificate Reference: Relevant Planning Approval No.: issued by: Signature: Date: ^ insert lot numbers of proposed utility lots.
--	---

* Strike through if inapplicable

Office Use Only

Office Use Only

Registered:

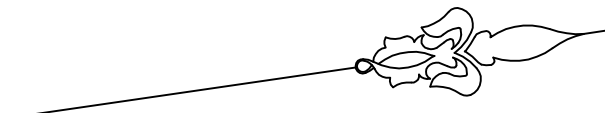
DRAFT

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

LOT	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
CP	-	96	WAKEHURST	PARKWAY	ELANORA HEIGHTS
1	96A	96	WAKEHURST	PARKWAY	ELANORA HEIGHTS
2	96B	96	WAKEHURST	PARKWAY	ELANORA HEIGHTS

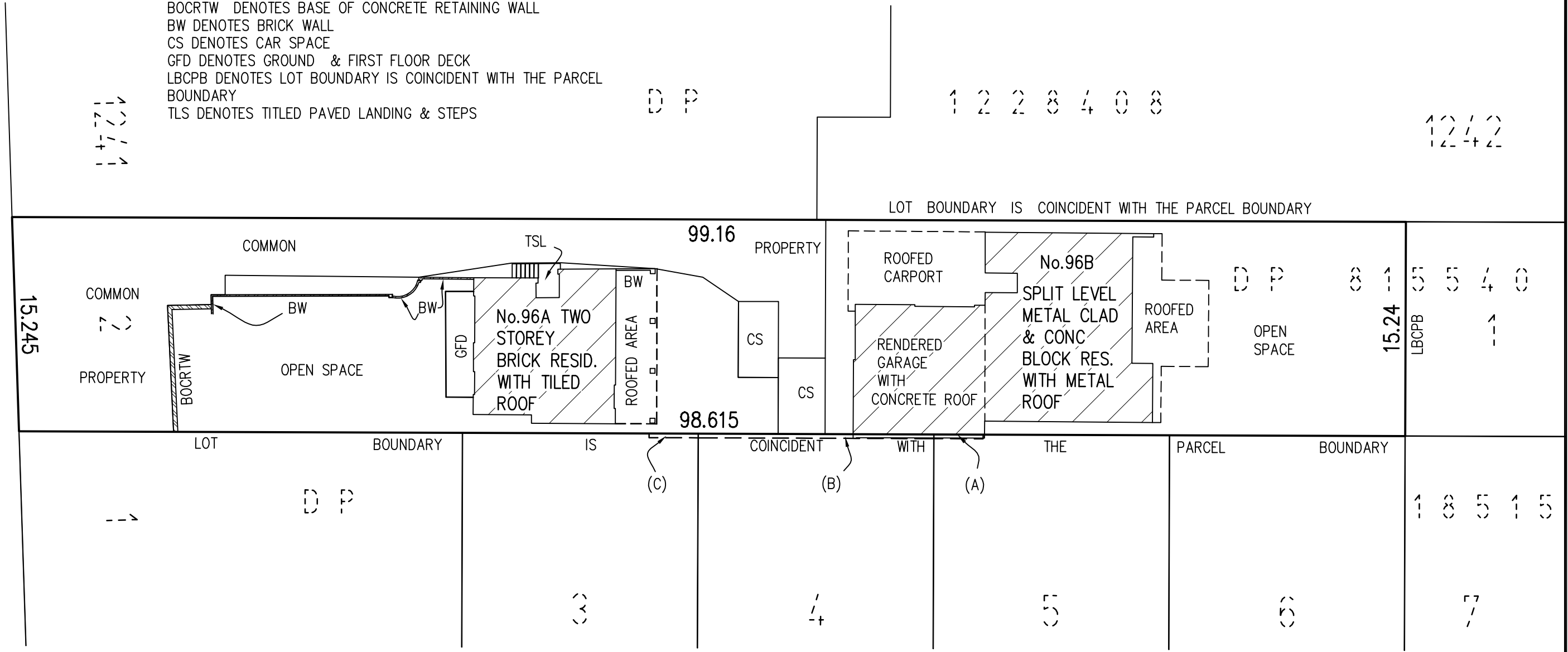
LOCATION PLAN



BOCRTW DENOTES BASE OF CONCRETE RETAINING WALL
 BW DENOTES BRICK WALL
 CS DENOTES CAR SPACE
 GFD DENOTES GROUND & FIRST FLOOR DECK
 LBCPB DENOTES LOT BOUNDARY IS COINCIDENT WITH THE PARCEL BOUNDARY
 BOUNDARY
 TLS DENOTES TITLED PAVED LANDING & STEPS

WAKEHURST

PARKWAY



- (A) EXISTING EASEMENT FOR SUPPORT 0.3 WIDE VIDE TRANSFER No.E285838
- (B) EXISTING EASEMENT FOR SUPPORT 0.3 WIDE VIDE TRANSFER No.E285839
- (C) EXISTING EASEMENT FOR SUPPORT 0.3 WIDE VIDE TRANSFER No.E285840

PLEASE NOTE:
 1. THE POSITION OF STRATA LOT BOUNDARIES AND AREAS ARE SUBJECT TO FINAL SURVEY
 2. ALL DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY

SURVEYOR Name: PAUL BARRY BYRNE Date: N/A Reference: 11263SD ISSUE A	PLAN OF SUBDIVISION OF LOT 2 IN DP815540	L.G.A: NORTHERN BEACHES Locality: ELANORA HEIGHTS Reduction Ratio: 1:300 Lengths are in metres.	Registered:	S.P. DRAFT
---	--	--	-------------	------------

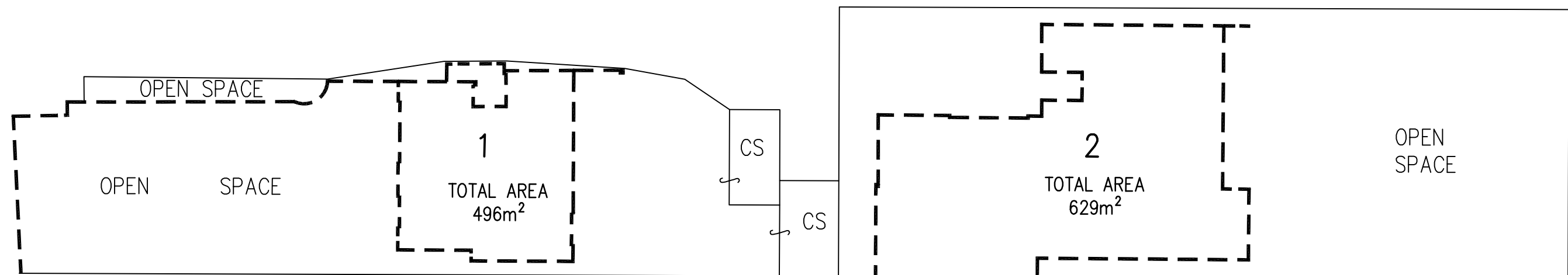
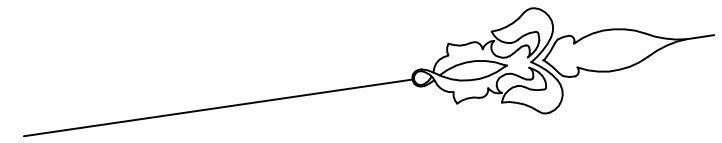
10	20	30	40	50	60	Table of mm	100	110	120	130	140	150
----	----	----	----	----	----	-------------	-----	-----	-----	-----	-----	-----

GROUND FLOOR

ALL STRUCTURAL FEATURES INCLUDING WALLS, FLOORS, STAIRS, CEILINGS, ROOFING, EAVES AND GUTTERS FORMS PART OF THAT LOT AND ARE NOT COMMON PROPERTY EXCLUDING ANY COMMON SERVICE LINES

LOTS 1 AND 2 ARE LIMITED IN STRATUM FROM 10 METRES BELOW AND TO 30 METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE UNITS GROUND FLOOR

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY



PLEASE NOTE:
THE POSITION OF STRATA LOT BOUNDARIES AND AREAS SHOWN ARE SUBJECT TO FINAL SURVEY

AREAS SHOWN ON THE FLOOR PLAN ARE APPROXIMATE ONLY AND HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES

SURVEYOR Name: PAUL BARRY BYRNE Date: N/A Reference: 111263SD ISSUE A	PLAN OF SUBDIVISION OF LOT 2 IN DP815540	L.G.A: NORTHERN BEACHES Locality: ELEANORA HEIGHTS Reduction Ratio: 1:250 Lengths are in metres.	Registered:	S.P. DRAFT
--	---	---	-------------	------------

10	20	30	40	50	60	Table of mm	100	110	120	130	140	150
----	----	----	----	----	----	-------------	-----	-----	-----	-----	-----	-----