

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| SP FORM 3.01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | STRATA PLAN ADMINISTRATION SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Sheet No. 1 of 3 Sheet(s) |
| <p style="text-align: right; margin-right: 20px;">Office Use Only</p> <p>Registered:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p style="text-align: right; margin-right: 20px;">Office Use Only</p> <div style="font-size: 48px; letter-spacing: 10px; margin: 0;">DRAFT</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           |
| <p>PLAN OF SUBDIVISION OF:<br/>SUBDIVISION OF</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>LGA.: NORTHERN BEACHES</p> <p>Locality: COLLAROY</p> <p>Parish: MANLY COVE</p> <p>County: CUMBERLAND</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |
| <p>This is a * FREEHOLD/*LEASEHOLD Strata Scheme</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |
| <p style="text-align: center;"><b>Address for Service of Documents</b></p> <p>3 BIRDWOOD AVENUE<br/>COLLARROY NSW 2097</p> <p style="font-size: small; margin-top: 10px;">Provide an Australian postal address including a postcode</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>The by-laws adopted for the scheme are:</b></p> <p>* Model by-laws for residential strata schemes together with:<br/>             Keeping of Animals: Option *A/*B<br/>             Smoke penetration: Option *A/*B<br/>         (see Schedule 3 Strata Schemes Management Regulation 2016)<br/>         * The Strata by-laws lodged with the plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                           |
| <p style="text-align: center;"><b>Surveyor's Certificate</b></p> <p>I, <u>PAUL BARRY BYRNE</u><br/>         of <u>63 WATERLOO STREET NARRABEEN 2101</u><br/>         being a land surveyor registered under the Surveying and<br/>         Spatial Information Act 2002, certify that the information<br/>         shown in the accompanying plan is accurate and each<br/>         applicable requirement of Schedule 1 of the Strata<br/>         Schemes Development Act 2015 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<br/>             easement to permit the encroachment has been<br/>             created by ^ .....</p> <p>Signature: .....<br/>         Date: .....<br/>         Surveyor ID: 711<br/>         Surveyor's Reference: 11147SD ISSUE A</p> <p style="font-size: x-small; margin-top: 10px;">^ Insert the Deposited Plan Number or Dealing Number of the Instrument that created the<br/>         easement</p> | <p style="text-align: center;"><b>Strata Certificate (Registered Certifier)</b></p> <p>I .....being an Registered<br/>         Certifier, registration number....., certify that in<br/>         regards to the strata plan with this certificate,I have made the<br/>         required inspections and I am satisfied the plan complies with<br/>         clause 17 Strata Schemes Development Regulation 2016 and<br/>         the relevant parts of Section 58 Strata Schemes Development<br/>         Act 2015.</p> <p>*(a) This plan is part of a development scheme.</p> <p>*(b) The building encroaches on a public place and in<br/>             accordance with section 62(3) Strata Schemes<br/>             Development Act 2015 the local council has granted a<br/>             relevant planning approval that is in force for the building<br/>             with the encroachment or for the subdivision specifying the<br/>             existence of the encroachment.</p> <p>*(c) This certificate is given on the condition contained in the<br/>             relevant planning approval that lot(s) ^.....will<br/>             be created as utility lots and restricted in accordance with<br/>             section 63 Strata Schemes Development Act 2015.</p> <p>Certificate Reference: .....<br/>         Relevant Planning Approval No.: .....<br/>             issued by: .....</p> <p>Signature: .....<br/>         Date: .....</p> <p style="font-size: x-small; margin-top: 5px;">^ Insert lot numbers of proposed utility lots.</p> |                           |
| <p>* Strike through if inapplicable</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |

Office Use Only

Registered:

DRAFT

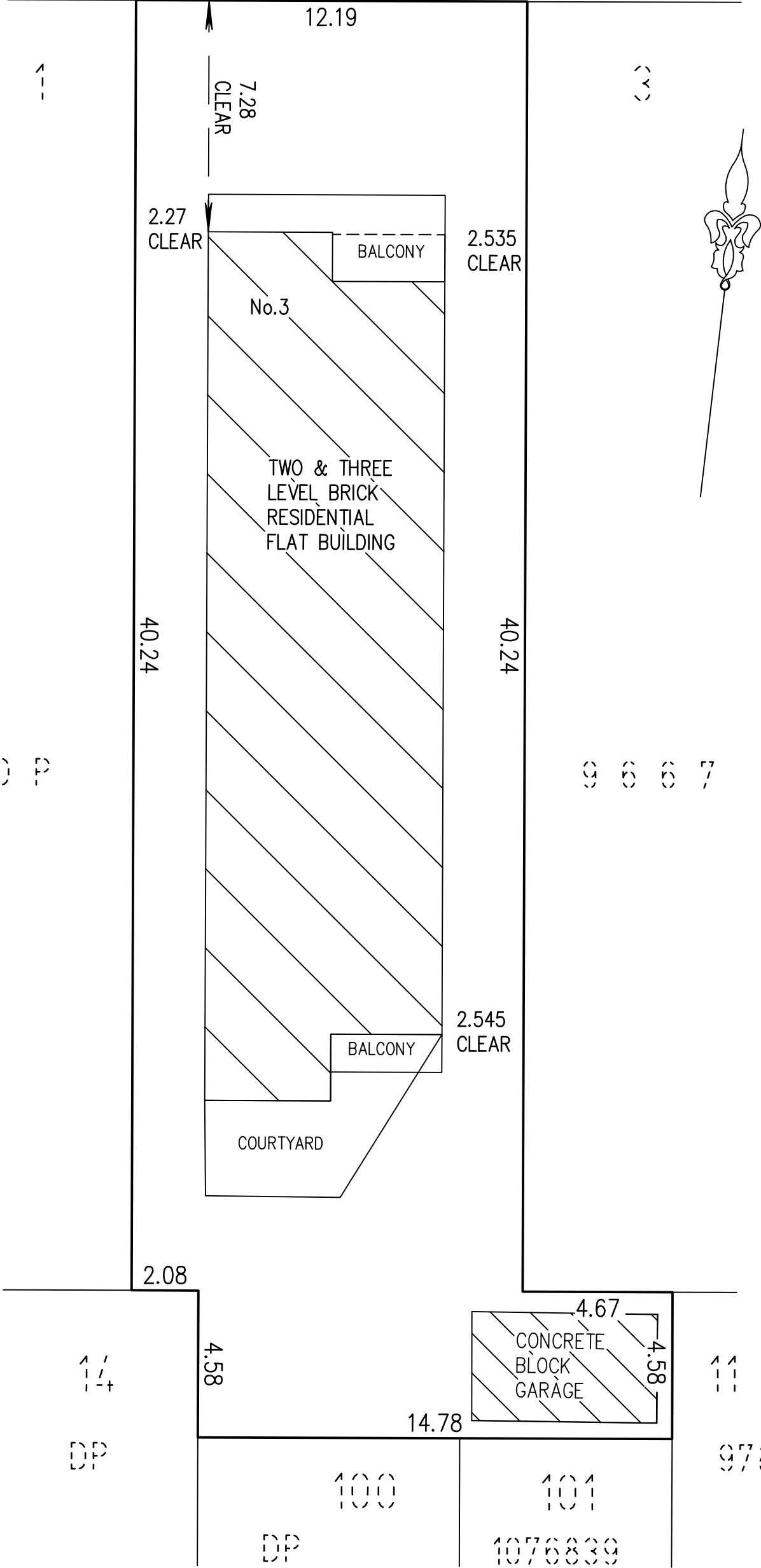
Office Use Only

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<br>NUMBER | ADDRESS NUMBER | ROAD NAME | ROAD TYPE | LOCALITY NAME |
|-----|-----------------------|----------------|-----------|-----------|---------------|
| CP  | N/A                   | 3              | BIRDWOOD  | AVENUE    | COLLARROY     |
| 1   | 1                     | 3              | BIRDWOOD  | AVENUE    | COLLARROY     |
| 2   | 2                     | 3              | BIRDWOOD  | AVENUE    | COLLARROY     |
| 3   | 3                     | 3              | BIRDWOOD  | AVENUE    | COLLARROY     |
| 4   | 4                     | 3              | BIRDWOOD  | AVENUE    | COLLARROY     |

LOCATION PLAN



PLEASE NOTE:  
ALL AREAS AND THE POSITION OF LOT  
BOUNDARIES ARE SUBJECT TO FINAL  
SURVEY, REGULATORY APPROVALS &  
PLAN REGISTRATION AT NSW LAND  
REGISTRY SERVICES

SURVEYOR

Name: PAUL BARRY BYRNE

Date:

Reference: 11147SD ISSUE A

PLAN OF  
SUBDIVISION OF

L.G.A: NORTHERN BEACHES

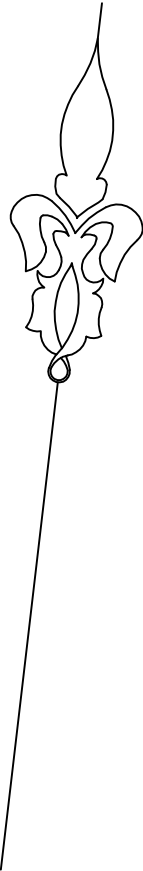
Locality: COLLAROY

Reduction Ratio: 1:150

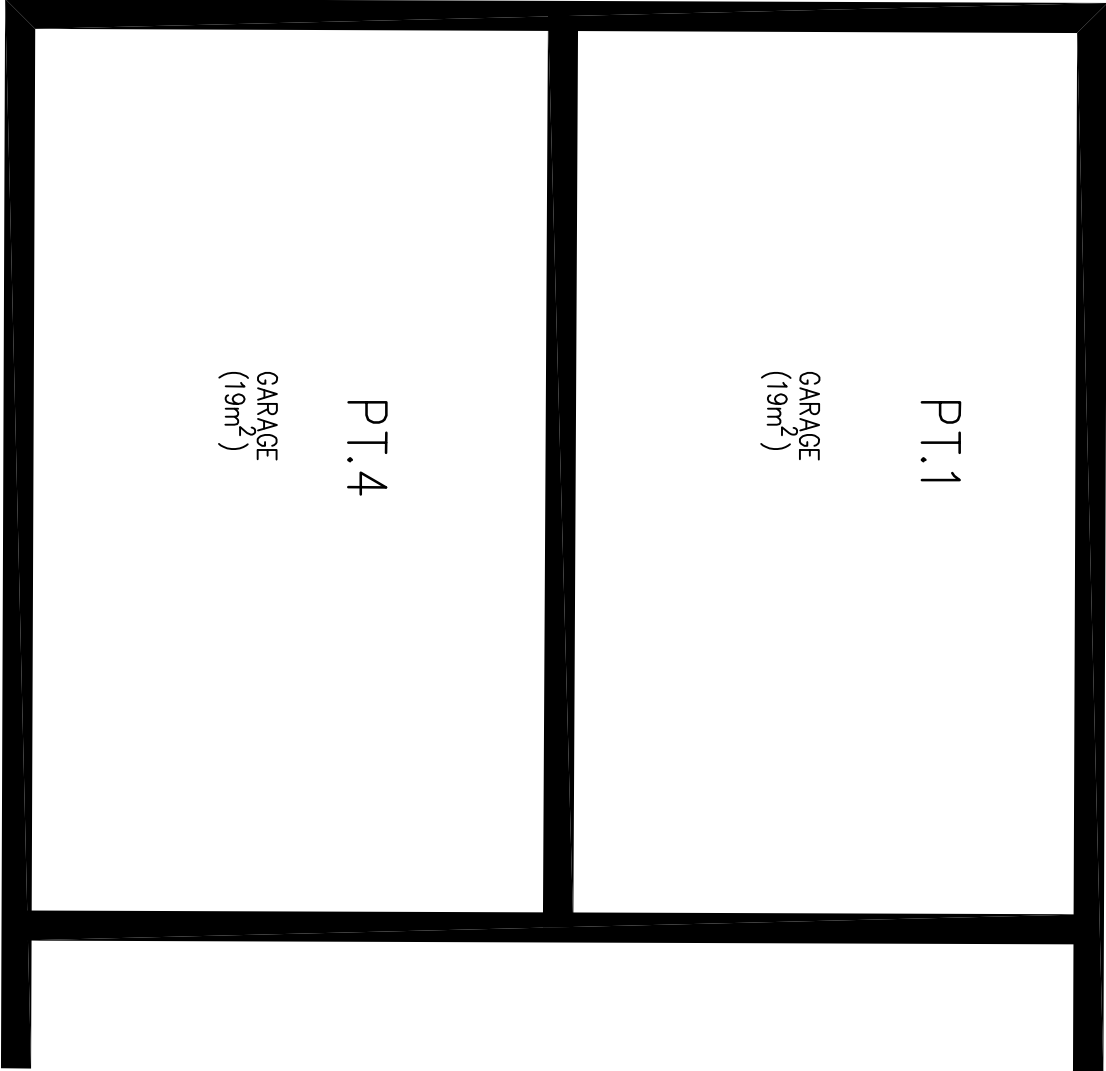
Lengths are in metres.

Registered:

S.P. DRAFT



**BASEMENT**



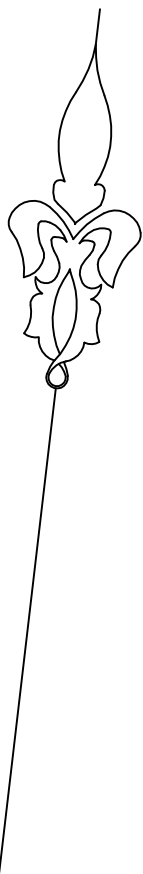
ANY SERVICE LINE WITHIN ONE LOT SERVICING  
ANOTHER LOT IS COMMON PROPERTY

PLEASE NOTE:  
ALL AREAS AND THE POSITION OF LOT  
BOUNDARIES ARE SUBJECT TO FINAL  
SURVEY, REGULATORY APPROVALS &  
PLAN REGISTRATION AT NSW LAND  
REGISTRY SERVICES

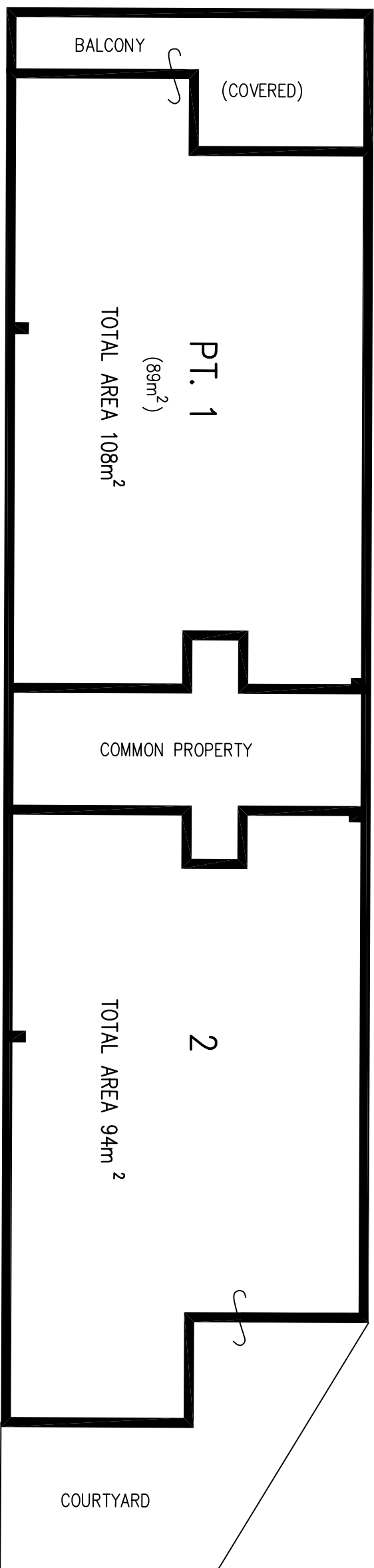
AREAS SHOWN ON THE FLOOR PLAN ARE APPROXIMATE ONLY AND HAVE BEEN CALCULATED  
FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015. THEY MAY DIFFER  
FROM FLOOR AREAS FOR OTHER PURPOSES

|                                                                           |    |    |    |    |    |             |  |  |  |                                   |     |     |     |     |     |     |  |  |  |                                                                                                  |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  |                   |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------|----|----|----|----|----|-------------|--|--|--|-----------------------------------|-----|-----|-----|-----|-----|-----|--|--|--|--------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|-------------------|--|--|--|--|--|--|--|--|--|
| SURVEYOR<br>Name: PAUL BARRY BYRNE<br>Date:<br>Reference: 11147SD ISSUE A |    |    |    |    |    |             |  |  |  | <b>PLAN OF<br/>SUBDIVISION OF</b> |     |     |     |     |     |     |  |  |  | L.G.A: NORTHERN BEACHES<br>Locality: COLLAROY<br>Reduction Ratio: 1:50<br>Lengths are in metres. |  |  |  |  |  |  |  |  |  | Registered: |  |  |  |  |  |  |  |  |  | <b>S.P. DRAFT</b> |  |  |  |  |  |  |  |  |  |
| 10                                                                        | 20 | 30 | 40 | 50 | 60 | Table of mm |  |  |  |                                   | 100 | 110 | 120 | 130 | 140 | 150 |  |  |  |                                                                                                  |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  |                   |  |  |  |  |  |  |  |  |  |

## GROUND FLOOR



PT. 3  
(16m<sup>2</sup>)  
GARAGE



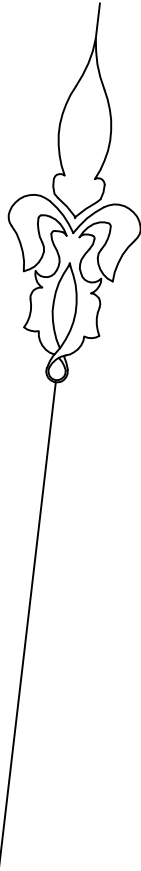
THE COURTYARD OF LOT 2 IS LIMITED IN DEPTH TO ?? BELOW AND IN HEIGHT TO ?? ABOVE THE UPPER SURFACE OF THE FLOOR OF ITS ADJOINING UNIT EXCEPT WHERE COVERED WITHIN THAT LIMIT

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

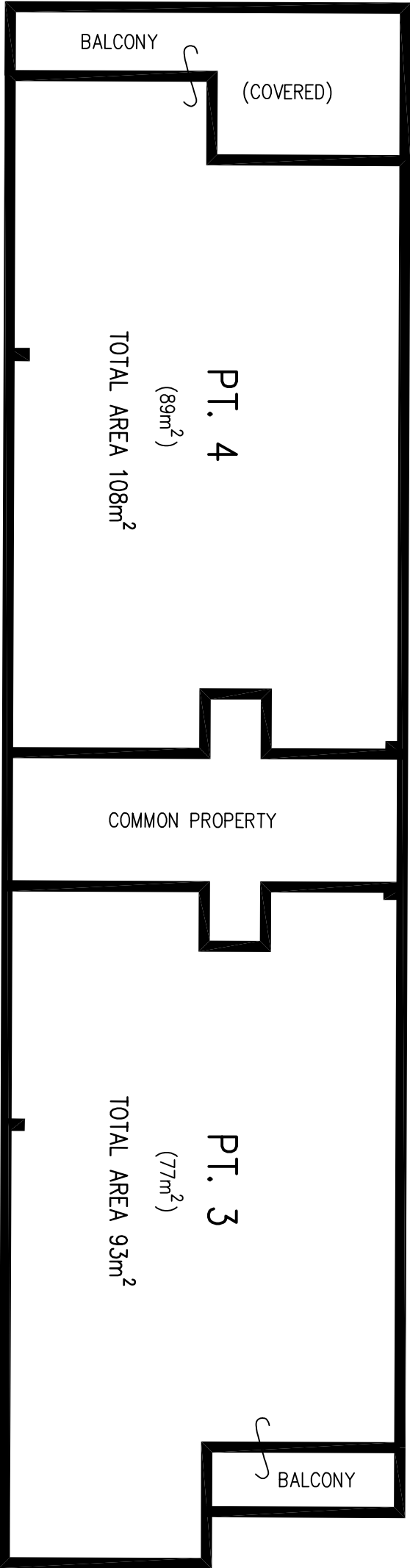
**PLEASE NOTE:  
ALL AREAS AND THE POSITION OF LOT  
BOUNDARIES ARE SUBJECT TO FINAL  
SURVEY, REGULATORY APPROVALS &  
PLAN REGISTRATION AT NSW LAND  
REGISTRY SERVICES**

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

|                                                                                       |                                   |                                                                                                                |             |                   |
|---------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|-------------------|
| SURVEYOR<br><br>Name: PAUL BARRY BYRNE<br><br>Date:<br><br>Reference: 11147SD ISSUE A | <b>PLAN OF<br/>SUBDIVISION OF</b> | L.G.A.: NORTHERN BEACHES<br><br>Locality: COLLAROY<br><br>Reduction Ratio: 1:100<br><br>Lengths are in metres. | Registered: | <b>S.P. DRAFT</b> |
|---------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|-------------------|



FIRST FLOOR



THE BALCONY OF LOT 4 IS LIMITED IN HEIGHT TO ?? ABOVE THE UPPER SURFACE OF ITS FLOOR EXCEPT WHERE COVERED WITHIN THAT LIMIT

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

PLEASE NOTE:  
ALL AREAS AND THE POSITION OF LOT BOUNDARIES ARE SUBJECT TO FINAL SURVEY, REGULATORY APPROVALS & PLAN REGISTRATION AT NSW LAND REGISTRY SERVICES

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

|                            |  |                         |  |
|----------------------------|--|-------------------------|--|
| SURVEYOR                   |  | PLAN OF SUBDIVISION OF  |  |
| Name: PAUL BARRY BYRNE     |  | L.G.A: NORTHERN BEACHES |  |
| Date:                      |  | Locality: COLLAROY      |  |
| Reference: 11147SD ISSUE A |  | Reduction Ratio: 1:100  |  |
|                            |  | Lengths are in metres.  |  |
|                            |  | Registered:             |  |
|                            |  | S.P. DRAFT              |  |

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