

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
Office Use Only		Office Use Only
Registered:	<i>THIS IS A DRAFT STRATA PLAN ONLY. ALL STRATA BOUNDARIES, AREAS & LAYOUTS ARE SUBJECT TO FINAL SURVEY.</i>	
PLAN OF SUBDIVISION LOT 53 SECTION 3 D.P.1376	LGA: NORTHERN BEACHES Locality: QUEENSCLIFF Parish: MANLY COVE County: CUMBERLAND	
This is a *FREEHOLD/LEASEHOLD Strata Scheme		
Address for Service of Documents No.97 Queenscliff Rd, QUEENSCLIFF 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, ANDREW LIONEL WHITFIELD of NORTON SURVEY PARTNERS P/L P.O. BOX 289 ROZELLE NSW 2039 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: 8382 Surveyor's Reference: 53117 SP Draft Issue A Date: 21.03.25 ^ Insert the deposited plan number or dealing number of the instrument that created the easement	Strata Certificate (Accredited Certifier) Ibeing 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.	

<div style="text-align: right; font-weight: bold; font-size: small;">Office Use Only</div> <p style="margin-top: 20px;">Registered:</p>	<div style="text-align: right; font-weight: bold; font-size: small;">Office Use Only</div> <p style="margin-top: 20px; font-style: italic; font-size: small;">THIS IS A DRAFT STRATA PLAN ONLY. ALL STRATA BOUNDARIES, AREAS & LAYOUTS ARE SUBJECT TO FINAL SURVEY.</p>
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VALUER'S CERTIFICATE

I, * of

being a qualified valuer, as defined in the *Strata Schemes Development Act 2015* 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

LOT	UE	LOT	UE
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		TOTAL	

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CONSENT

DA2025/0420

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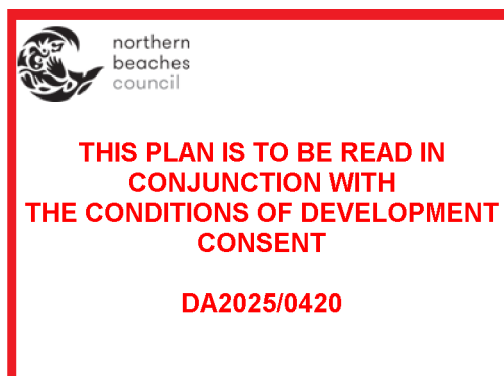
This sheet is for the provision of the following information as required:


- 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*

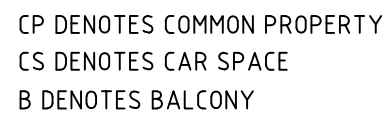
STREET ADDRESS SCHEDULE

Lot	Sub-address Number	Address Number	Street Name	Street Type	Locality
CP		97	QUEENSCLIFF	ROAD	QUEENSCLIFF
1	1	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
2	2	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
3	3	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
4	4	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
5	5	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
6	6	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
7	7	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
8	8	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
9	9	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
10	10	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
11	11	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
12	12	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
13	13	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
14	14	97	QUEENSCLIFF	ROAD	QUEENSCLIFF
15	15	97	QUEENSCLIFF	ROAD	QUEENSCLIFF

Execution by Registered Proprietor:



SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 4 sheet(s)
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<div>Execution by Mortgagee:</div> <div><div><div>northern beaches council</div></div><div><div>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</div><div>DA2025/0420</div></div></div>		
Surveyor's Reference: 53117 SP Issue A 21.03.25		



THIS IS A DRAFT STRATA PLAN PREPARED FOR D.A. PURPOSES ONLY.
FINAL DIMENSIONS, AREAS AND LAYOUTS ARE SUBJECT TO SURVEY.

Surveyor:
Name: ANDREW LIONEL WHITFIELD
Date:
Reference: 53117 SP

PLAN OF SUBDIVISION OF LOT 53 SECTION 3 D.P.1376

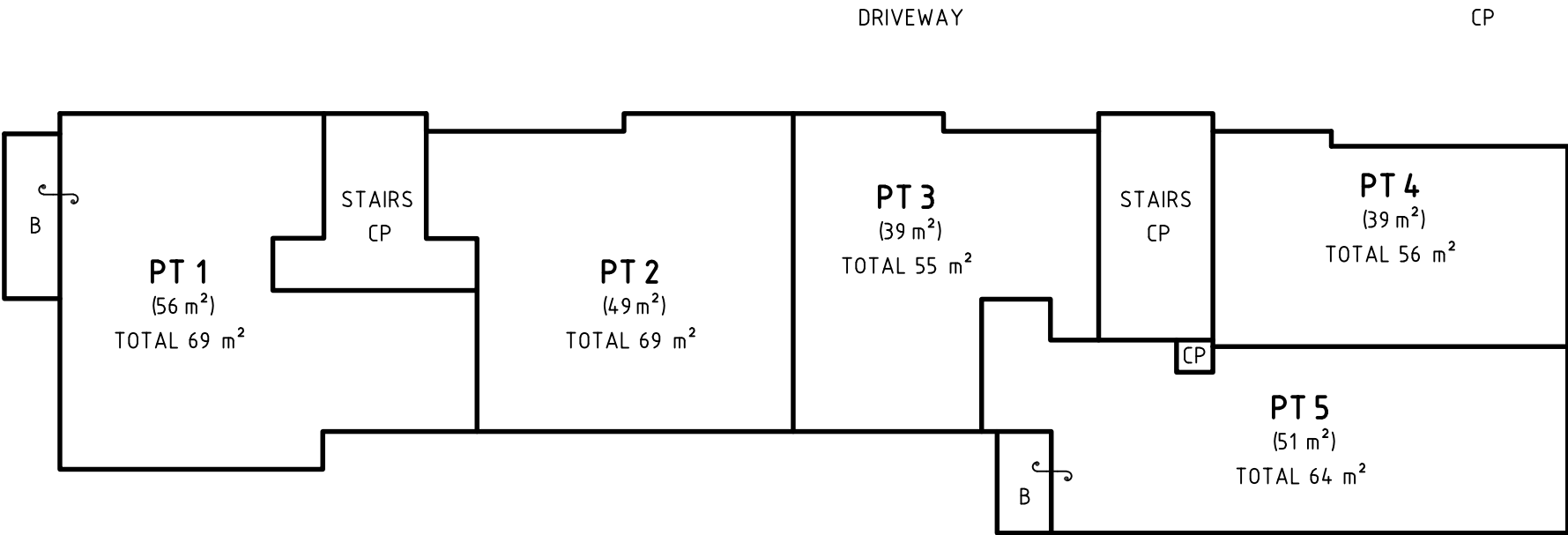
L.G.A. NORTHERN BEACHES
Locality: QUEENSCLIFF
Reduction Ratio: 1:200
Lengths are in metres

Registered:

DRAFT STRATA
Issue: A
Date: 21.03.25

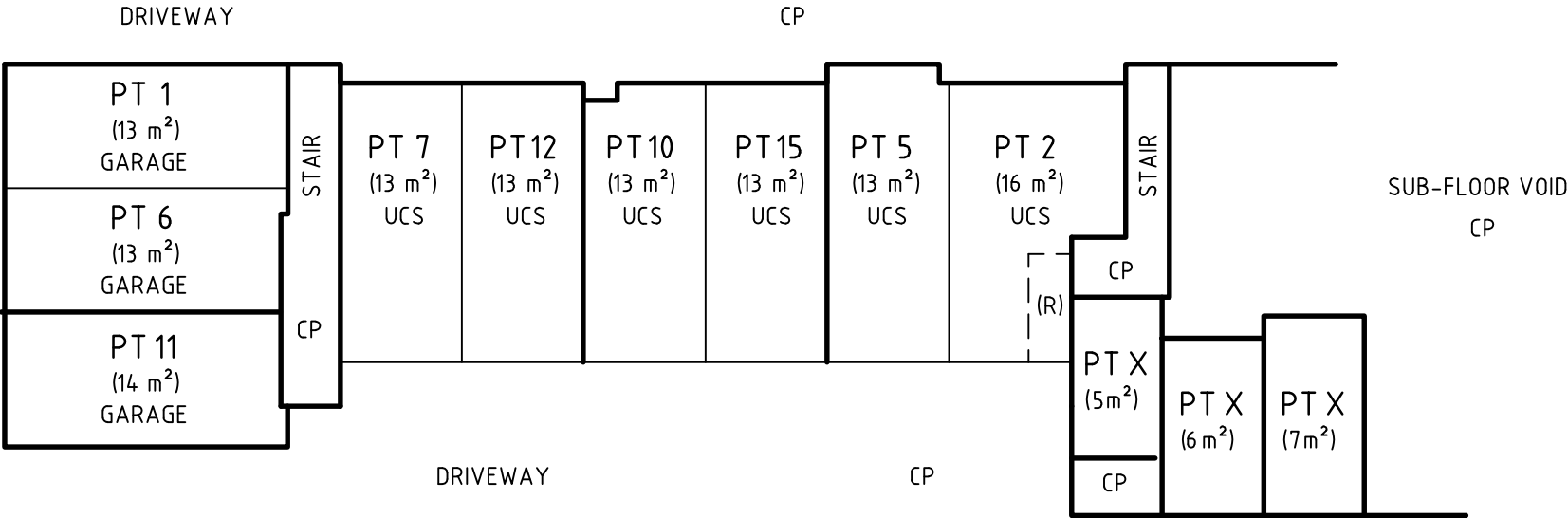
FLOOR PLAN

LEVEL 1



PT13 (15 m ²) CS
PT14 (13 m ²) CS
PT 8 (13 m ²) CS
PT 9 (13 m ²) CS
PT 3 (13 m ²) CS
PT 4 (15 m ²) CS

GROUND FLOOR
(PARKING & STORAGE)



(R) RIGHT OF ACCESS
UCS DENOTES UNDERCOVER CAR SPACE
CS DENOTES CAR SPACE
CP DENOTES COMMON PROPERTY
ST DENOTES STORAGE
B DENOTES BALCONY

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015. THEY INCLUDE BALCONIES WHERE SHOWN.



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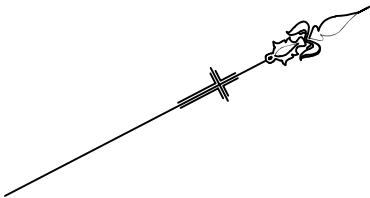
PLAN OF SUBDIVISION
OF LOT 53 SECTION 3 D.P.1376

L.G.A. NORTHERN BEACHES
Locality: QUEENSCLIFF
Reduction Ratio: 1:150
Lengths are in metres

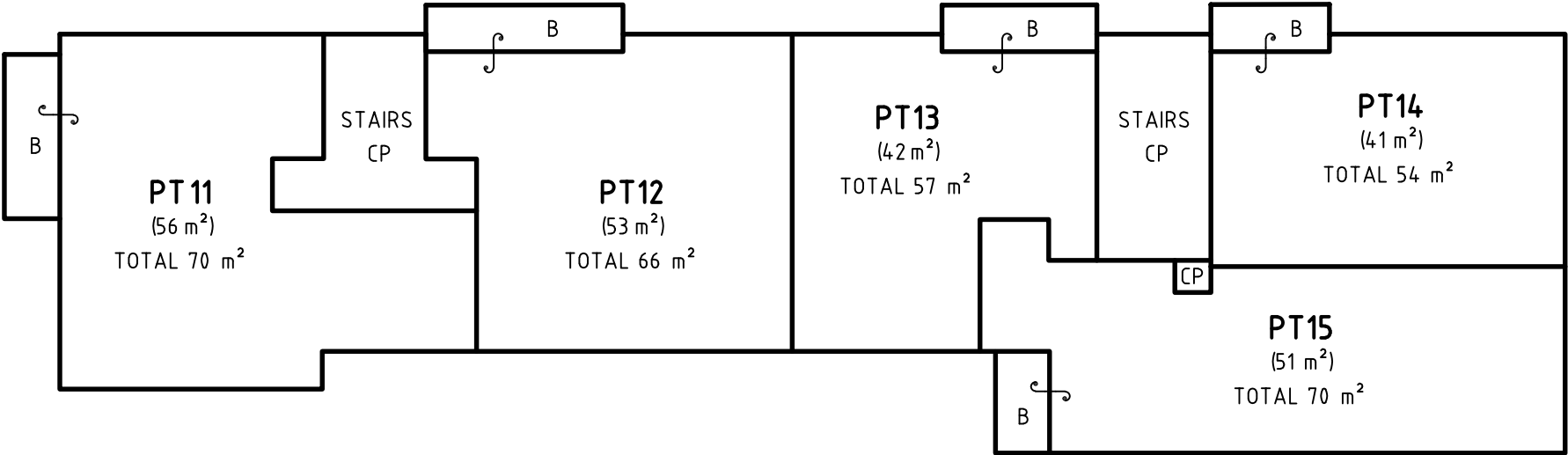
Registered:

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Issue: A
Date: 21.03.25

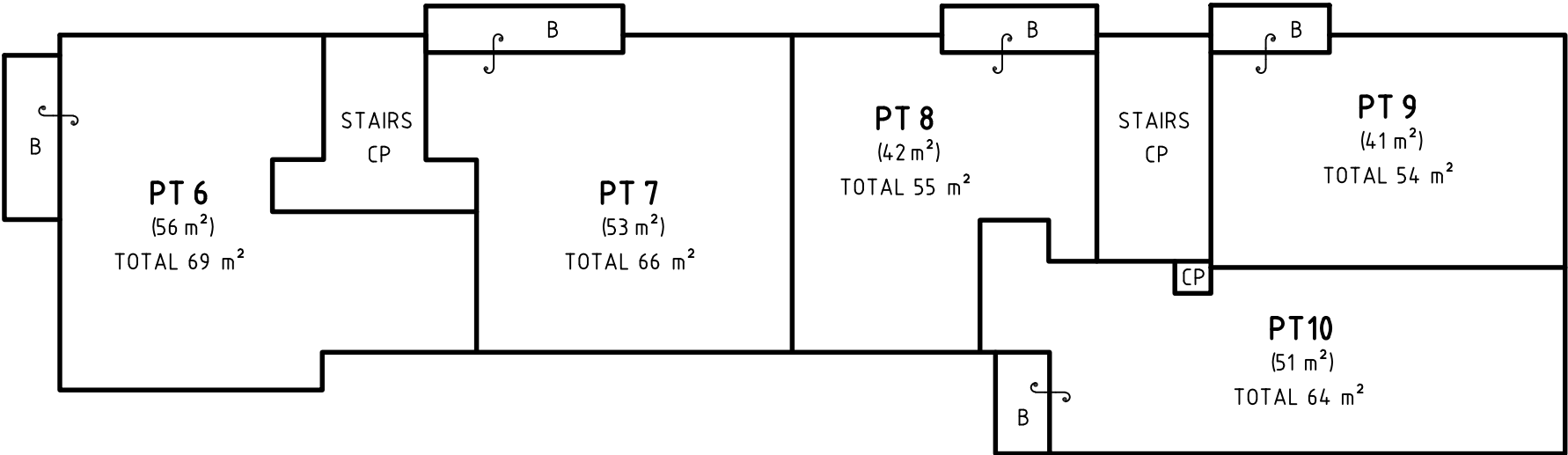
FLOOR PLAN



LEVEL 3



LEVEL 2



CP DENOTES COMMON PROPERTY
ST DENOTES STORAGE
B DENOTES BALCONY

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