

STRATA PLAN FORM 3 (PART 1) (2012) WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Office Use Only

se Only

Registered:  20.11.2012

Purpose: STRATA PLAN



SP87554 S

PLAN OF SUBDIVISION OF LOT 2
 IN DP 1178832

LGA: SUTHERLAND SHIRE

Locality: SUTHERLAND

Parish: SUTHERLAND

County: CUMBERLAND

Strata Certificate (Approved Form 5)

- (1) The Council of S G JOHNSON
 The Accredited Certifier: BPR 0530
 Accreditation number: 2012

has made the required inspections and is satisfied that the requirements of;

- *(a) Section 37 or 37A Strata Schemes (Freehold Development) Act 1973 and clause 29A Strata Schemes (Freehold Development) Regulation 2012,
 *(b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2012.

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

- *(2) The Accredited Certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

- *(3) The strata plan is part of a development scheme. The council or accredited certifier is satisfied that the plan is consistent with any applicable conditions of the relevant development consent and that the plan gives effect to the stage of the strata development contract to which it relates.

- *(4) The building encroaches on a public place and;

- *(a) The Council does not object to the encroachment of the building beyond the alignment of;

- *(b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment.

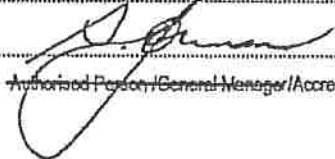
- *(5) This approval is given on the condition that lot(s) 23 are created as utility lots in accordance with section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date: 23 OCTOBER, 2012

Subdivision number: 12623

Relevant Development Consent number: DA 10/0610

Issued by: SUTHERLAND SHIRE COUNCIL

Signature: 

Authorised Person / General Manager / Accredited Certifier

* Strike through if inapplicable.

^ Insert lot numbers of proposed utility lots.

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners - Strata Plan No

720 Old Princes Highway

Sutherland NSW 2232

The adopted by-laws for the scheme are:

- 2A. Model By-laws
 * together with, Keeping of animals: Option *A/B/C
 * By-laws in 37 sheets filed with plan.

* Strike through if inapplicable

^ Insert the type to be adopted (Schedules 2 - 7 Strata Schemes Management Regulation 2010)

Surveyor's Certificate (Approved Form 3)

I, Morgan Shoebridge

of Map & Survey - 1/100 Gynea Bay Rd, Gynea 2227

a surveyor registered under the Surveying and Spatial Information Act 2002, hereby certify that:

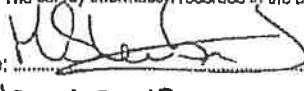
- (1) Each applicable requirement of

- * Schedule 1A of the Strata Schemes (Freehold Development) Act 1973 has been met
 * Schedule 1A of the Strata Schemes (Leasehold Development) Act 1986 has been met.

- *(2) *(a) The building encroaches on a public place;

- *(b) The building encroaches on land (other than a public place), and an appropriate easement has been created by to permit the encroachment to remain.

- *(3) The survey information recorded in the accompanying location plan is accurate.

Signature: 

Date: 12-10-12

* Strike through if inapplicable.

^ Insert the deposited plan number or dealing number of the instrument that created the easement

Signatures, Seals and Section 88B Statements should appear on STRATA PLAN FORM 3A

SURVEYOR'S REFERENCE: 3937CSP

720 OLD PRINCES HWY, SUTHERLAND - COMMERCIAL

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:



20.11.2012

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PLAN OF SUBDIVISION OF LOT 2
IN DP 1178832

SP87554

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

- A Schedule of Unit Entitlements.
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919.
- Signatures and seals - see 195D Conveyancing Act 1919.
- Any Information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 12623

Date of endorsement: 23 OCTOBER 2012

SCHEDULE OF UNIT ENTITLEMENT

Lot No.	Unit Entitlement
1	12
2	12
3	9
4	14
5	13
6	19
7	21
Aggregate	100

~~THIS PLAN INCORPORATES A STRATA MANAGEMENT STATEMENT
COMPRISING 70 SHEETS FILED WITH SP~~



Edward Zacaropoulos
Director
Edward Messih
Secretary

EDWARD ZACAROPoulos

EDWARD MESSIH.

If space is Insufficient use additional annexure sheet.

Surveyor's Reference: 3937CSP

Amended Norm Taylor 9 Nov 2012.

- (A) RIGHT OF VEHICULAR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP1178832)
- (B) RIGHT OF PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP1178832)
- (C) RIGHT FOR LIFT TO STAND (LIMITED IN STRATUM) (DP1178832)

MERTON

STREET

OLD PRINCES HIGHWAY

WALL ON BDY

WALL ON BDY

WALL ON BDY

LANE 9 WIDE

SP 36041

7 STOREY RESIDENTIAL
AND COMMERCIAL
BUILDING
No. 720

33.695

35.375

33.79

38.27

WALL ON BDY

WALL ON BDY

LOCATION PLAN - UPPER BASEMENT LEVEL

1

DP 622047

Surveyor: MORGAN SHOE BRIDGE
Surveyor's Ref: 3937CSP
Subdivision No: 12623
Lengths are in metres. Reduction Ratio 1:200

Registered
20.11.2012

SP87554

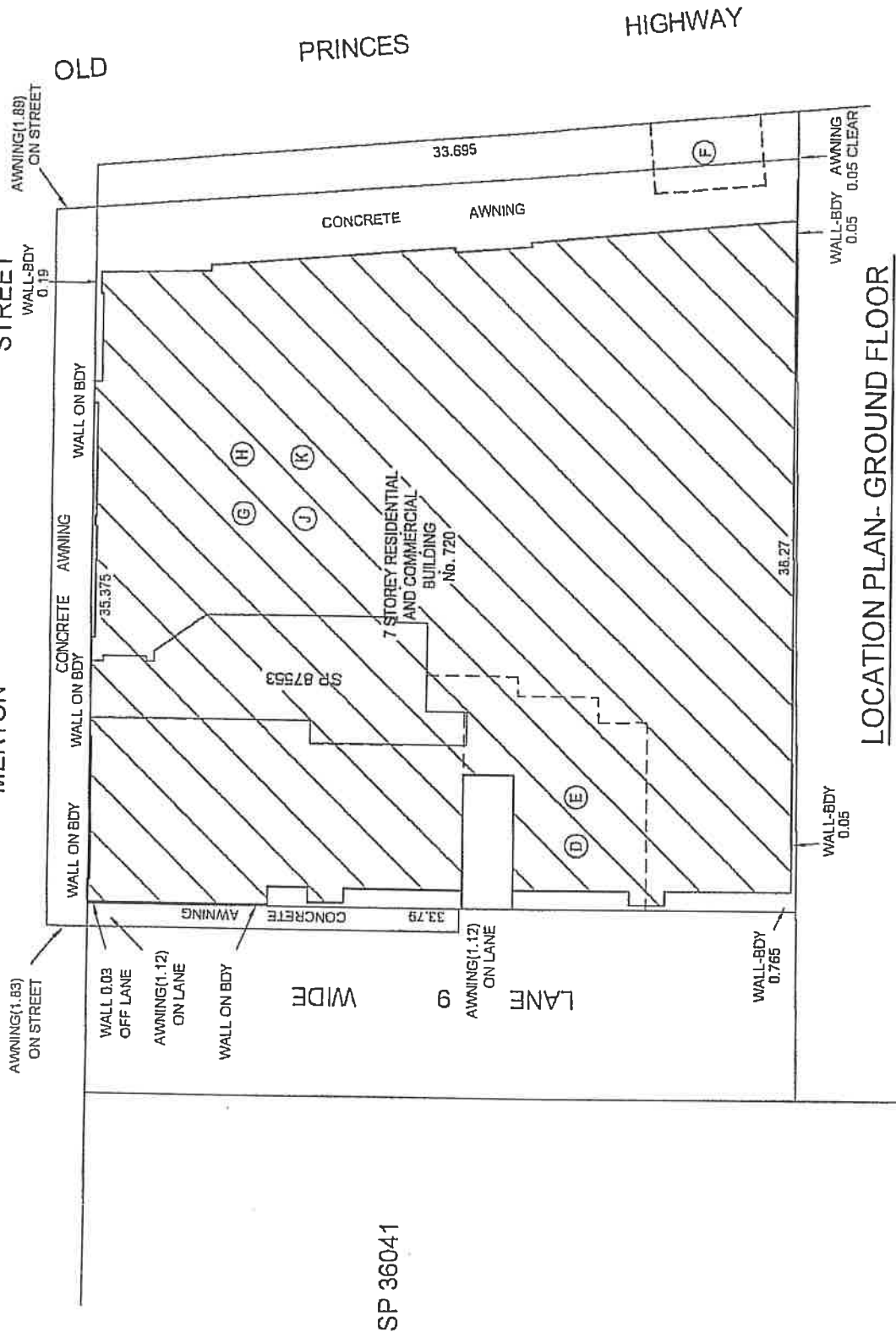
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- (D) EASEMENT FOR CARWASH BAY (LIMITED IN STRATUM) (DP1178832)
 (E) EASEMENT FOR WASTE REMOVAL (LIMITED IN STRATUM) (DP1178832)
 (F) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE - AH 319716

- (G) EASEMENT FOR SERVICES (WHOLE OF LOT) (DP1178832)
 (H) EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT) (DP1178832)
 (J) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP1178832)
 (K) EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) (DP1178832)

MERTON

STREET



SP 36041

SP 87553

7 STOREY RESIDENTIAL
AND COMMERCIAL
BUILDING
No. 720

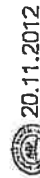
LOCATION PLAN- GROUND FLOOR

1

DP 622047

Surveyor: MORGAN SHOEBRIDGE
 Surveyor's Ref: 3937CSP
 Subdivision No: 12623
 Lengths are in metres. Reduction Ratio 1: 200

Registered

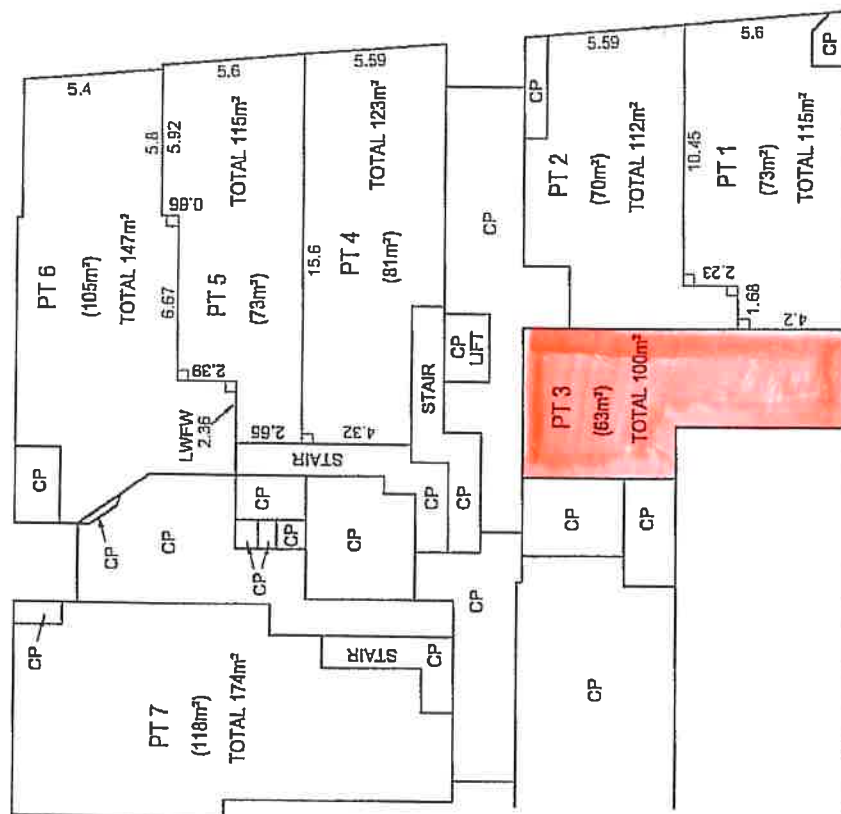


20.11.2012

SP87554

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GROUND FLOOR

DENOTES PERPENDICULAR

LWFW DENOTES LINE OF WEST FACE OF WALL

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES
(FREEHOLD DEVELOPMENT) ACT 1973 ONLY AND ARE APPROXIMATE.

Surveyor: MORGAN SHOEBRIDGE

Surveyor's Ref: 3937CSP

Subdivision No: 12623

Lengths are in metres. Reduction Ratio 1: 200

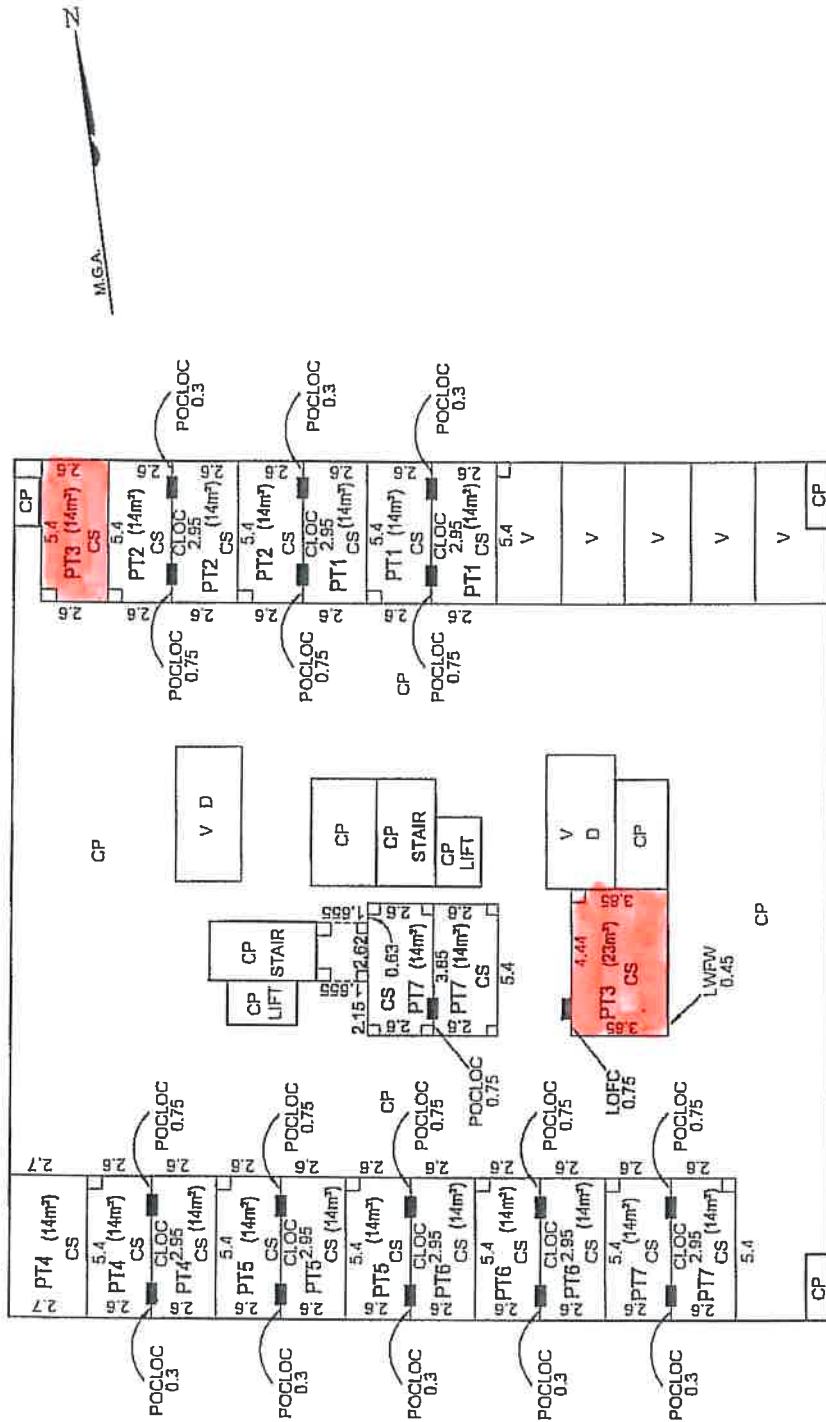
Registered



20.11.2012

SP87554

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- POCLOC DENOTES PERPENDICULAR
- POCLOC DENOTES PROLONGATION OF CENTRELINE OF COLUMN
- LOFC DENOTES LINE OF FACE OF COLUMN
- LWFW DENOTES LINE OF WEST FACE OF WALL
- CLOC DENOTES CENTRELINE OF COLUMNS

UPPER BASEMENT

CS DENOTES CARSPACE
D DENOTES DISABLED CARSPACE
CP DENOTES COMMON PROPERTY
V DENOTES VISITOR CARSPACE (CP)

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES
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