

CITY/TOWN: CITY OF HOBART SUBURB/LOCALITY: BATTERY POINT FOLIO REFERENCE: CT.160940-1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. SP.160940		STRATA PLAN SHEET 1 OF 7 SHEETS		Registered Number 175715
NAME OF STRATA SCHEME No 51 SANDY BAY ROAD BATTERY POINT		STRATA TITLES ACT, 1998 REGISTERED 17 OCT 2018 <i>Alice Kawa</i> Recorder of Titles.		
MAPSHEET MUNICIPAL CODE No.114 (5225)	LAST UPI No.	SCALE 1: 400	LENGTHS IN METRES	

SITE PLAN

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.
(ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.

STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)	<i>[Signature]</i> 5/10/2018 Council Delegate Date	<i>[Signature]</i> 20-6-18 Registered Land Surveyor Date
LODGED BY ROGERSON & BIRCH SURVEYORS		

STRATA PLAN

SHEET 2 OF 7 SHEETS

STRATA TITLES ACT 1998

Registered Number

[Signature]
Council Delegate

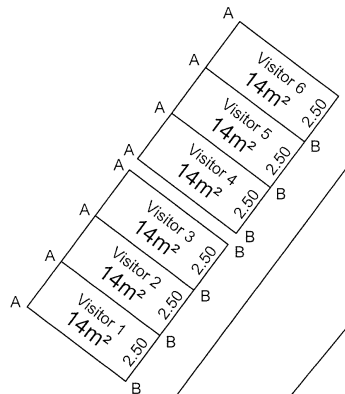
5/19/2018
Date

1757 15



SCALE 1: 200

LEVEL 1



THE HORIZONTAL EXTENTS OF VISTOR PARKING ARE SHOWN BY UNBROKEN LINES DEFINED BY:

MEASUREMENT WHERE BOUNDARY IS OPEN
CENTRE OF LINE MARKING LABELLED A - B
FACE OF CONCRETE WALL LABELLED A - A

THE VERTICAL EXTENTS ARE FROM FLOOR
LEVEL TO THE CENTRE OF THE CEILING ABOVE

[Signature]
Registered Land Surveyor

11/01/2018
Date

STRATA PLAN

SHEET 3 OF 7 SHEETS

STRATA TITLES ACT 1998

Registered Number

Oliver
Council Delegate Date 5/10/2018

1757 15



SCALE 1: 200

LEVEL 2



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

MEASUREMENT WHERE BOUNDARY IS OPEN
CENTRE OF LINE MARKING LABELLED A - B, C - D & E - F
FACE OF CONCRETE WALL & THE PROLONGATION THEREOF LABELLED A - A
FACE OF TIMBER SCREEN LABELLED C - C
A - A & E - E ARE COLLINEAR
B - B & F - F ARE COLLINEAR

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRELINE OF THE FLOOR BELOW TO THE CENTRELINE OF THE CEILING ABOVE

Oliver
Registered Land Surveyor Date 1/10/2018

STRATA PLAN

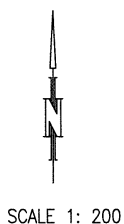
SHEET 4 OF 7 SHEETS

STRATA TITLES ACT 1998

Registered Number

Shelley
Council Delegate
5/10/2018
Date

1757 15



LEVEL 3



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES
MEASUREMENT WHERE BOUNDARY IS OPEN
CENTRELINE OF CONCRETE WALLS & TIMBER FRAMED WALLS
CENTRELINE OF TIMBER SCREENS LABELLED G - H
CENTRELINE OF BALCONY BALUSTRADES LABELLED K - K
HJ IS OPEN & IS THE PROLONGATION OF GH TO THE SITE BOUNDARY

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRELINE OF THE FLOOR BELOW TO THE CENTRELINE OF THE CEILING ABOVE & IN THE CASE OF LOTS 1, 2, 3 & 4, FIRSTLY, THE UPPER LIMIT IS EXTENDED OVER OPEN SPACE AREAS & SECONDLY, THE LOWER LIMIT EXTENDS TO 4 METRES BELOW GROUND LEVEL IN OPEN SPACE AREAS

LOT No	TOTAL FLOOR AREA	OPEN SPACE AREA
1	58m ²	54m ²
2	65m ²	41m ²
3	77m ²	45m ²
4	58m ²	86m ²

Total Floor Area includes balconies but not carparking areas

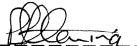
Shelley
Registered Land Surveyor
11/10/2018
Date

STRATA PLAN

SHEET 5 OF 7 SHEETS

STRATA TITLES ACT 1998

Registered Number


Council Delegate

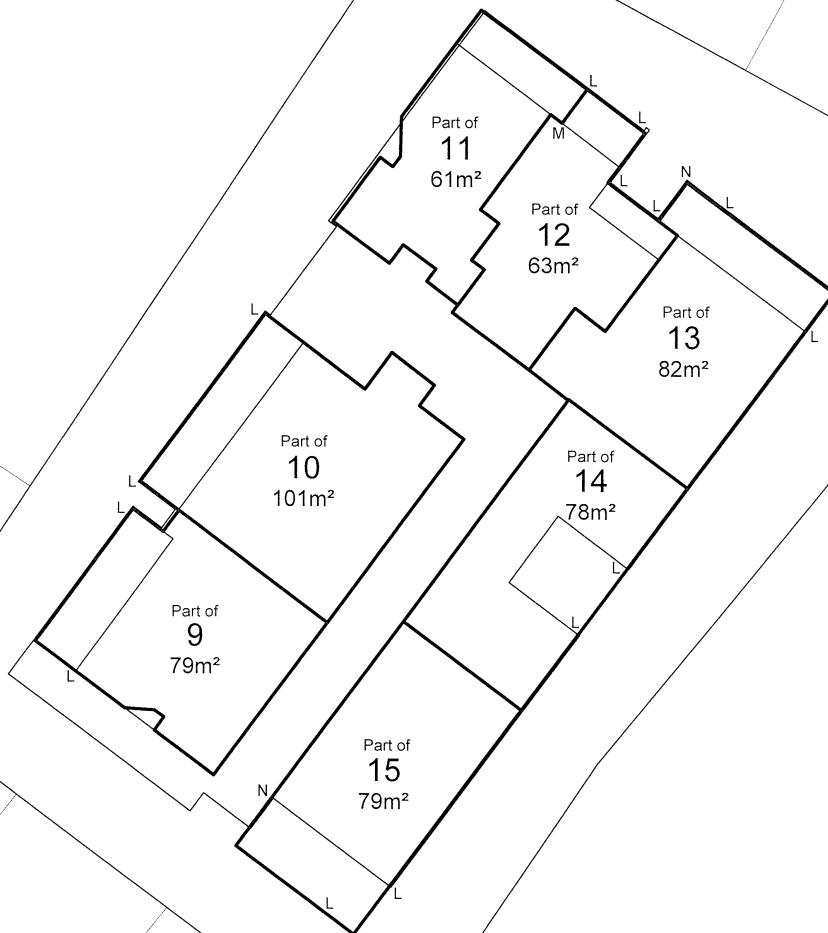
5/10/2018
Date

1757 15



SCALE 1: 200

LEVEL 4



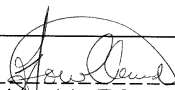
THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN
LINES DEFINED BY:
MEASUREMENT WHERE BOUNDARY IS OPEN

CENTRELINE OF CONCRETE WALLS & TIMBER FRAMED WALLS
CENTRELINE OF BALCONY BALUSTRADES LABELLED L - L
CENTRELINE OF BATTEN WALLS LABELLED L - N
CENTRELINE OF TIMBER SCREEN LABELLED L - M

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRELINE OF
THE FLOOR BELOW TO THE CENTRELINE OF THE CEILING ABOVE

Total Floor Area includes balconies but not carparking areas


Registered Land Surveyor

17-8-18
Date

STRATA PLAN

SHEET 6 OF 7 SHEETS

STRATA TITLES ACT 1998

Registered Number

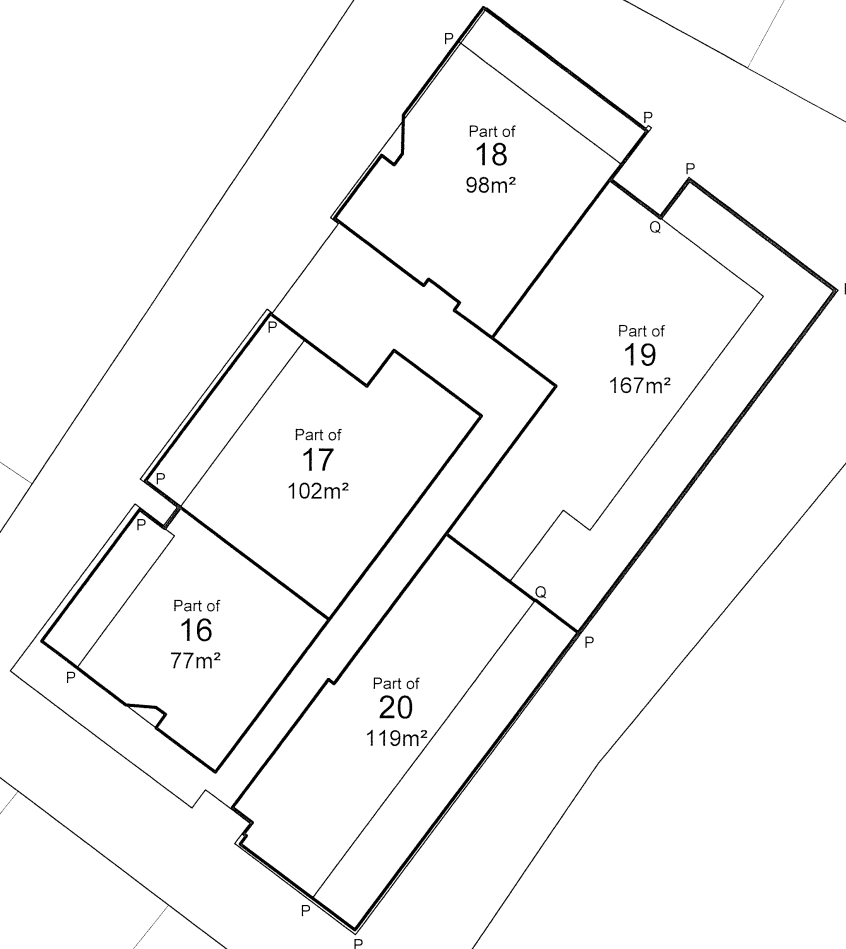
[Signature]
Council Delegate Date

1757 15



SCALE 1: 200

LEVEL 5



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

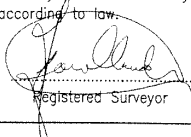
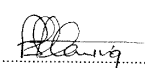
MEASUREMENT WHERE BOUNDARY IS OPEN
CENTRELINE OF CONCRETE WALLS & TIMBER FRAMED WALLS
CENTRELINE OF BALCONY BALUSTRADES LABELLED P - P
CENTRELINE OF TIMBER SCREENS LABELLED P - Q

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRELINE OF THE FLOOR BELOW TO THE CENTRELINE OF THE CEILING ABOVE

Total Floor Area includes balconies but not carparking areas

[Signature]
Registered Land Surveyor Date

<h2 style="margin: 0;">STRATA PLAN</h2> <p style="margin: 0;">SHEET 7 OF 7 SHEETS</p>		<p>STRATA TITLES ACT 1998</p> <p>Registered Number 1757 15</p>
<p>NAME OF BODY CORPORATE: STRATA CORPORATION No. 175715 - 51 SANDY BAY ROAD, BATTERY POINT</p> <p>ADDRESS FOR THE SERVICE OF NOTICES: 51 SANDY BAY ROAD, BATTERY POINT TAS 7004 STRATA COMPLETE PTY LTD 21/93 SALAMANCA PLACE BATTERY POINT TAS 7004</p>		
<p style="text-align: center;">SURVEYORS CERTIFICATE</p> <p>I, <u>TIMOTHY LEIGH GOWLLAND</u> of <u>OTAGO BAY</u> a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  <u>Registered Surveyor</u> </div> <div style="text-align: center;"> <u>20th June 2018</u> date </div> <div style="text-align: center;"> <u>YANNS03</u> ref no </div> </div>	<p style="text-align: center;">COUNCIL CERTIFICATE</p> <p>I certify that the <u>HOBART CITY</u> Council has:</p> <p>(a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  <u>Council Delegate</u> </div> <div style="text-align: center;"> <u>5/10/2018</u> date </div> <div style="text-align: center;"> <u>STR-18-44</u> ref no </div> </div>	
<h3>GENERAL UNIT ENTITLEMENTS</h3>		
LOT	UNIT ENTITLEMENT	
1	10	
2	10	
3	10	
4	10	
5	10	
6	10	
7	10	
8	10	
9	10	
10	10	
11	10	
12	10	
13	10	
14	10	
15	10	
16	10	
17	10	
18	10	
19	10	
20	10	
TOTAL	200	