

CITY/TOWN HOBART SUBURB/LOCALITY BATTERY POINT FOLIO REFERENCE C.T. 168029/2 146767/1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. STR168029 P.168030		<p align="center">STRATA PLAN</p> <p align="center">NEW SHEET 1 OF 6 SHEETS (PURSUANT TO E.207504)</p>		Registered Number STR168029
MAPSHEET MUNICIPAL CODE No. 114 (5225)		LAST UPI No.		SCALE 1: 500
				LENGTHS IN METRES
		NAME OF STRATA SCHEME No 8 - 10 DE WITT STREET, BATTERY POINT		STRATA TITLES ACT 1998 REGISTERED 25 JUN 2014 <i>Mick Kenna</i> Recorder of Titles.

SITE PLAN

DE WITT STREET

LOGAN STREET

CROMWELL STREET

WATERLOO CRESCENT

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.	<i>M. Anderson</i> Council Delegate	3-6-2020 Date	<i>[Signature]</i> Registered Land Surveyor	22-7-19 Date
	LODGED BY ROGERSON & BIRCH SURVEYORS			

STRATA PLAN

NEW SHEET 2 OF 6 SHEETS

(PURSUANT TO E 207504)

STRATA TITLES ACT 1998

Registered Number

STR168029

M. Anderson
Council Delegate

3-6-2020
Date

GROUND LEVEL

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

THE CENTRES OF THE WALLS UNLESS OTHERWISE STATED

SITE BOUNDARIES

MEASUREMENT WHERE BOUNDARY IS OPEN

FACE OF WALL LABELLED A - A

CENTRELINE OF FENCE LABELED B - C, A - E

EDGE OF STAIRCASE STRUCTURE LABELLED D - D

OPEN BOUNDARIES SHOWN # ARE THE PROLONGATION OF THE FACE OF WALL

OPEN BOUNDARIES SHOWN ** ARE THE PROLONGATION OF THE CENTRE OF WALL

OPEN BOUNDARIES SHOWN * ARE THE PERPENDICULAR TO THE ADJACENT WALL

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

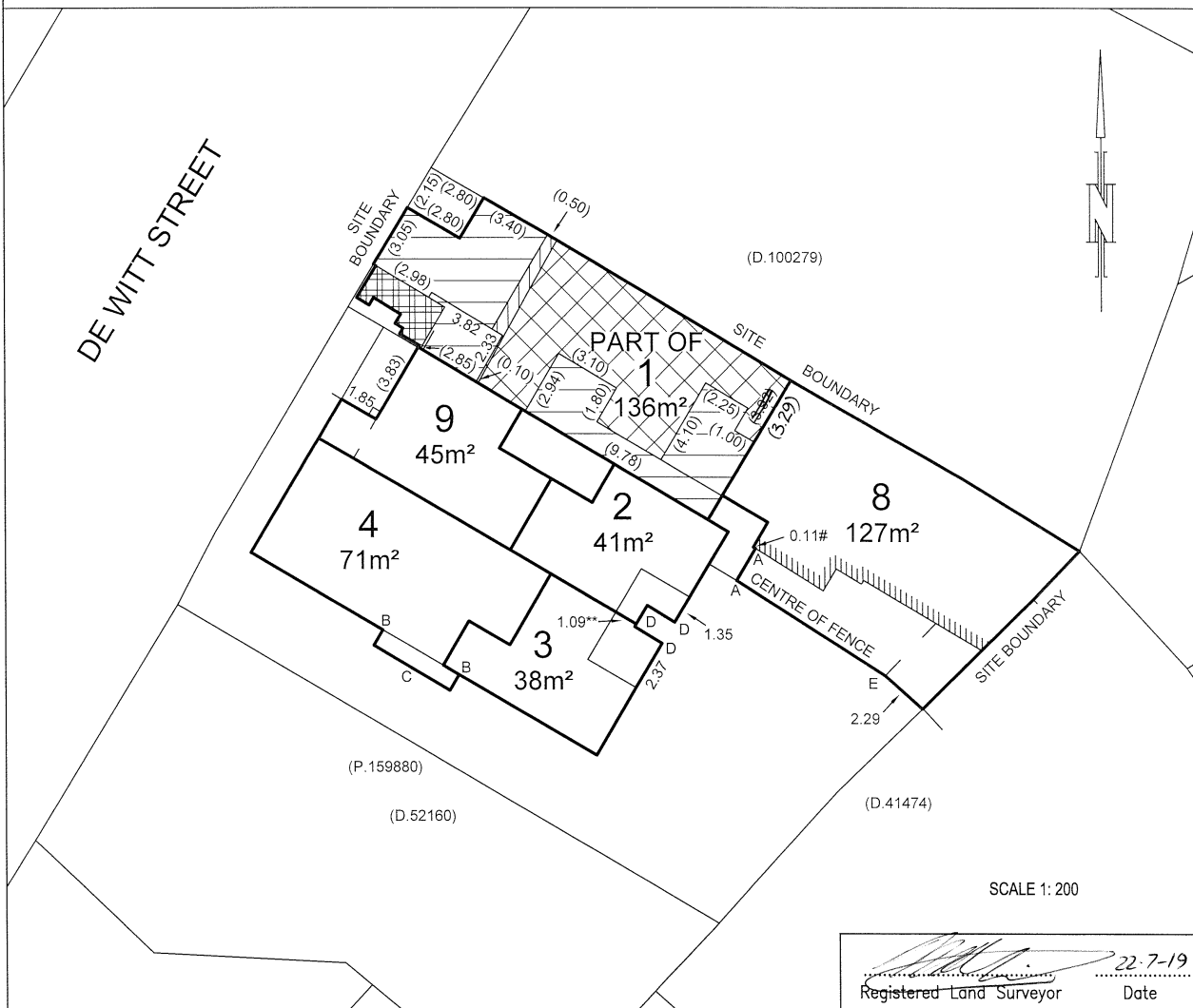
THE CROSS HATCHED AREA OF LOT 1 EXTEND VERTICALLY FROM 2.00m BELOW
GROUND LEVEL TO 38.65 METRES BASED ON THE AUSTRALIAN HEIGHT DATUM
THE VERTICAL HATCHED AREA OF LOT 1 EXTEND VERTICALLY FROM 2.00m BELOW
GROUND LEVEL TO 39.70 METRES BASED ON THE AUSTRALIAN HEIGHT DATUM
THE HORIZONTAL HATCHED AREA OF LOT 1 EXTEND VERTICALLY FROM 2.00m BELOW
GROUND LEVEL TO THE CENTRE OF THE CEILING ABOVE OR PROLONGATION THEREOF
THE DOUBLE HATCHED AREA OF LOT 1 EXTENDS VERTICALLY FROM THE SURFACE OF THE
FLOOR TO THE UNDERSIDE OF THE CONCRETE STAIRS ABOVE OR EXTENSION THEREOF

LOTS 2 - 4 & 9 EXTEND VERTICALLY FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF
THE CEILINGS ABOVE

THE BUILDING ON LOT 8 EXTENDS VERTICALLY FROM 2.00m BELOW GROUND LEVEL TO THE
FACE OF THE ROOF ABOVE

THE OPEN PORTION OF LOT 8 EXTENDS VERTICALLY FROM GROUND LEVEL TO 2.50m ABOVE **GROUND LEVEL**

LOT No	GROUND FLOOR AREA	FIRST FLOOR AREA	SECOND FLOOR AREA	STORE	GARAGE	OPEN SPACE	TOTAL AREA
1	123m ²	29m ²		13m ²			165m ²
2	36m ²					5m ²	41m ²
3	32m ²					6m ²	38m ²
4	68m ²					3m ²	71m ²
5		75m ²				3m ²	78m ²
6		32m ²				6m ²	38m ²
7		70m ²					70m ²
8	83m ²				15m ²	29m ²	127m ²
9	42m ²					3m ²	45m ²
10		38m ²	6m ²			8m ²	52m ²



STRATA PLAN

NEW SHEET 3 OF 6 SHEETS
(PURSUANT TO E 207504)

STRATA TITLES ACT 1998

M. Anderson
Council Delegate
3-6-2020
Date

Registered Number

STR168029

LEVEL 1

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

THE CENTRES OF THE WALLS UNLESS OTHERWISE STATED
SITE BOUNDARIES

B - D IS OPEN & IS A PROLONGATION OF B - C

FACE OF HANDRAIL LABELLED B - C

FACE OF CLADDING LABELLED A - A

OPEN BOUNDARIES SHOWN # ARE THE PROLONGATION OF THE
ADJACENT FACE OF HANDRAIL TO THE CENTRE OF THE WALL

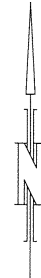
MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE CROSS HATCHED AREA FOR LOT 1 EXTENDS FROM THE CENTRE OF THE FLOOR BELOW TO
38.65 METERS BASED ON THE AUSTRALIAN HEIGHT DATUM

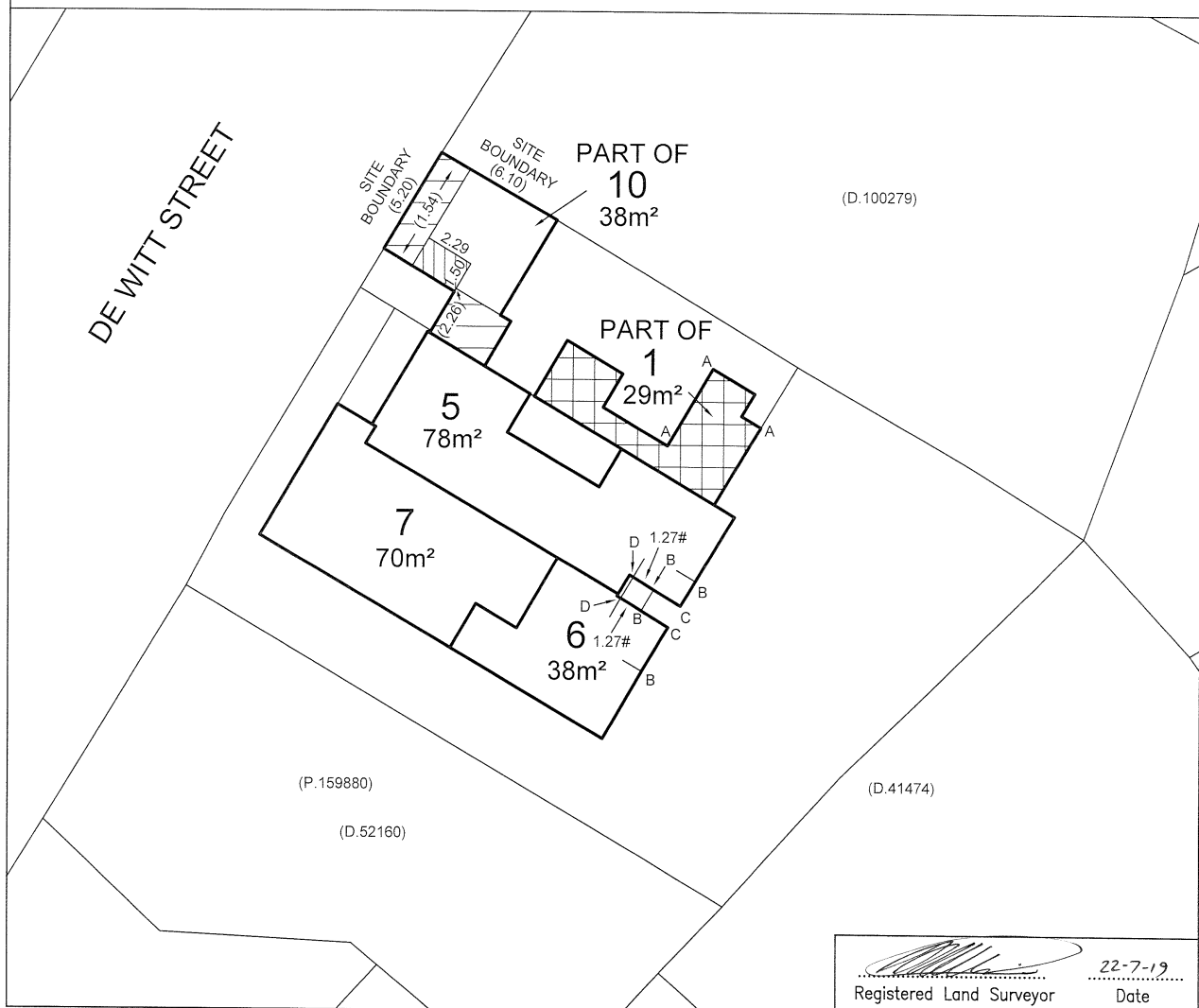
THE VERTICAL LOT BOUNDARIES FOR LOTS 5, 6 AND 7 EXTEND VERTICALLY FROM THE CENTRE
OF THE FLOOR TO THE UNDERSIDE OF THE BUILDING ROOF ABOVE OR EXTENSION THEREOF

THE VERTICAL LOT BOUNDARY FOR LOT 10 EXTENDS VERTICALLY FROM THE CENTRE OF THE
FLOOR TO 39.70 METERS BASED ON THE AUSTRALIAN HEIGHT DATUM

EXCEPT FOR THE HORIZONTAL HATCHED AREA WHICH EXTENDS FROM THE CENTRE OF THE
FLOOR BELOW TO THE CENTRE OF THE CEILING ABOVE AND
THE VERTICAL HATCHED AREA WHICH EXTENDS FROM THE CENTRE OF THE FLOOR BELOW TO
40.51 METRES BASED ON THE AUSTRALIAN HEIGHT DATUM



SCALE 1: 200



<p style="text-align: center; font-size: 1.2em; font-weight: bold;">STRATA PLAN</p> <p style="text-align: center; font-size: 0.8em;">NEW SHEET 4 OF 6 SHEETS (PURSUANT TO E 207504)</p>	<p style="text-align: center; font-size: 0.8em;">STRATA TITLES ACT 1998</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p style="font-size: 0.7em;">M. Ockerton Council Delegate</p> </div> <p style="text-align: center; font-size: 0.8em;">3-6-2020 Date</p>	<p style="text-align: center; font-size: 0.8em;">Registered Number</p> <p style="text-align: center; font-size: 1.2em; font-weight: bold;">STR168029</p>
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LEVEL 2

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

THE CENTRES OF THE WALLS UNLESS OTHERWISE STATED

SITE BOUNDARIES

MEASUREMENT WHERE BOUNDARY IS OPEN

OPEN BOUNDARIES SHOWN * ARE THE PROLONGATION OF THE ADJACENT CENTRE OF THE WALL

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARY FOR LOT 10 EXTEND VERTICALLY FROM THE CENTRE OF THE FLOOR TO 40.51 METERS BASED ON THE AUSTRALIAN HEIGHT DATUM

SCALE 1: 200

DE WITT STREET

SITE BOUNDARY

SITE BOUNDARY (5.20)

PART OF
10
8m²

PART OF
10
6m²

(D.100279)

(P.159880)


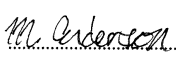
(D.52160)

(D.41474)

22-7-19
Date

Registered Land Surveyor

[illegible]

<h2 style="margin: 0;">STRATA PLAN</h2> <p style="margin: 5px 0;">NEW SHEET 6 OF 6 SHEETS (PURSUANT TO E207504)</p>		<p>STRATA TITLES ACT 1998</p> <p>Registered Number STR168029</p>
<p>NAME OF BODY CORPORATE: STRATA CORPORATION No. 168029, 8 – 10 DE WITT STREET, BATTERY POINT</p> <p>ADDRESS FOR THE SERVICE OF NOTICES: STRATA COMPLETE, 21/33 SALAMANCA PLACE, BATTERY POINT, 7004</p>		
<p style="text-align: center;">SURVEYORS CERTIFICATE</p> <p>I, Andrew Stephen Birch of Tranmere 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; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  Registered Surveyor </div> <div style="text-align: center;"> 9-9-2019 date </div> <div style="text-align: center;"> EARLC02 ref no </div> </div>	<p style="text-align: center;">COUNCIL CERTIFICATE</p> <p>I certify that theHORRART..... C.I.T.Y..... Council has:</p> <p>(a) approved the lots shown in this plan and</p> <p>(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; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  Council Delegate </div> <div style="text-align: center;"> 3-6-2020 date </div> <div style="text-align: center;"> 33104345 & STR-19-50 ref no </div> </div>	
<p style="text-align: center;"><u>WARNING</u></p> <p>1) THIS STRATA PLAN RELATES TO EXISTING BUILDINGS FOR WHICH THERE WAS NO CHANGE OF USE AT THE TIME WHEN THE APPLICATION WAS MADE TO THE COUNCIL FOR THIS CERTIFICATE OF APPROVAL.</p> <p>2) THIS CERTIFICATE OF APPROVAL RELATES ONLY TO THE STRATA PLAN, AND IS NOT EVIDENCE THAT THE BUILDING INCLUDED IN THE STRATA PLAN COMPLIED WITH THE REQUIREMENTS OF THE BUILDING ACT 2000 AT THE TIME WHEN THE CERTIFICATE WAS GIVEN.</p> <p>3) IN ACCORDANCE WITH SECTION 31(3)(c) OF THE STRATA TITLES ACT 1998, BECAUSE THE APPLICATION FOR APPROVAL RELATED TO AN EXISTING BUILDING FOR WHICH THERE WAS NO CHANGE OF USE, THE COUNCIL WAS NOT PERMITTED TO IMPOSE AS A CONDITION OF THE ISSUE OF THIS CERTIFICATE OF APPROVAL THAT THE BUILDING BE UPDATED TO MEET CURRENT BUILDING REQUIREMENTS.</p> <p>4) PARTIES SHOULD MAKE THEIR OWN ENQUIRES ON THIS ISSUE.</p>		