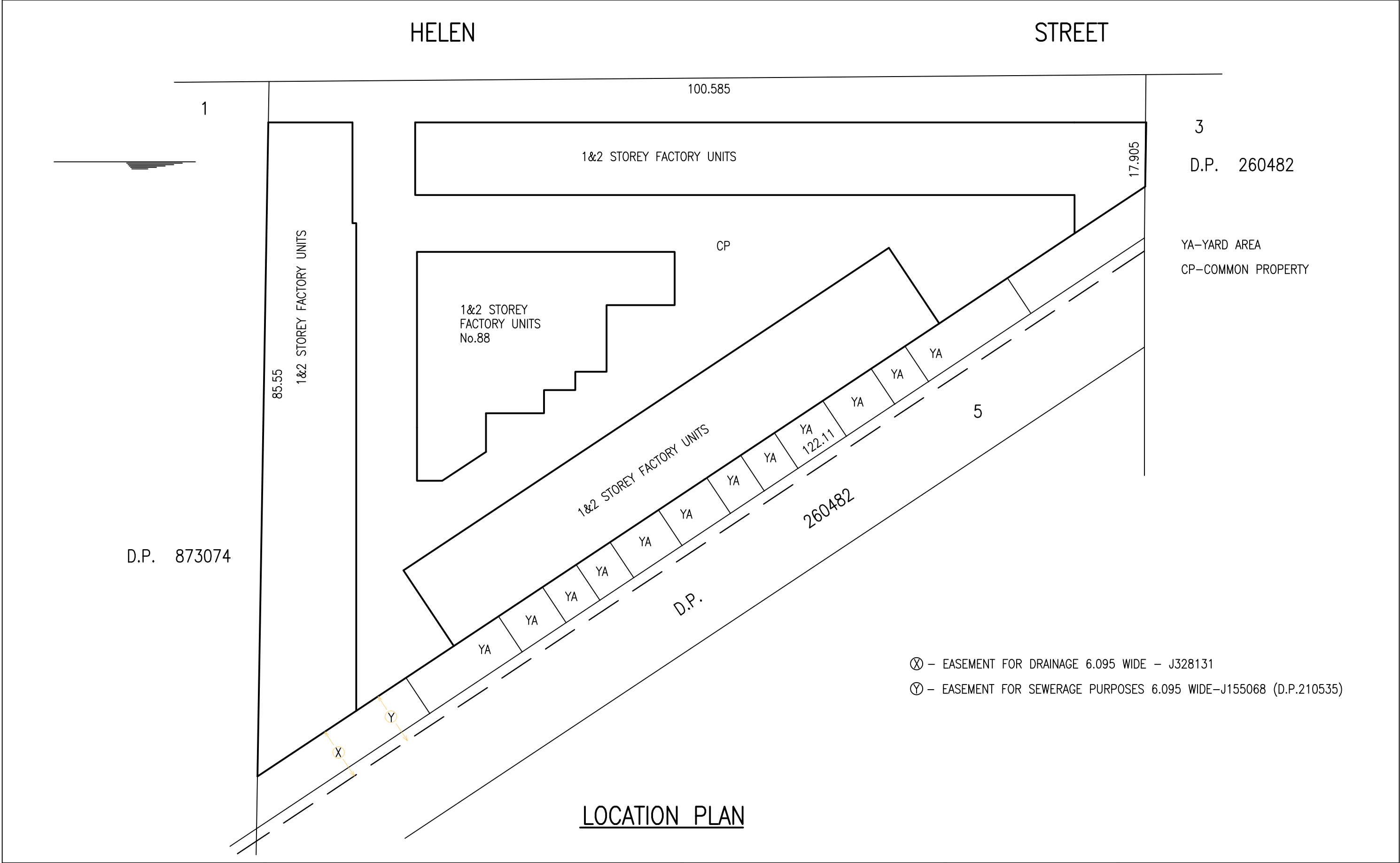
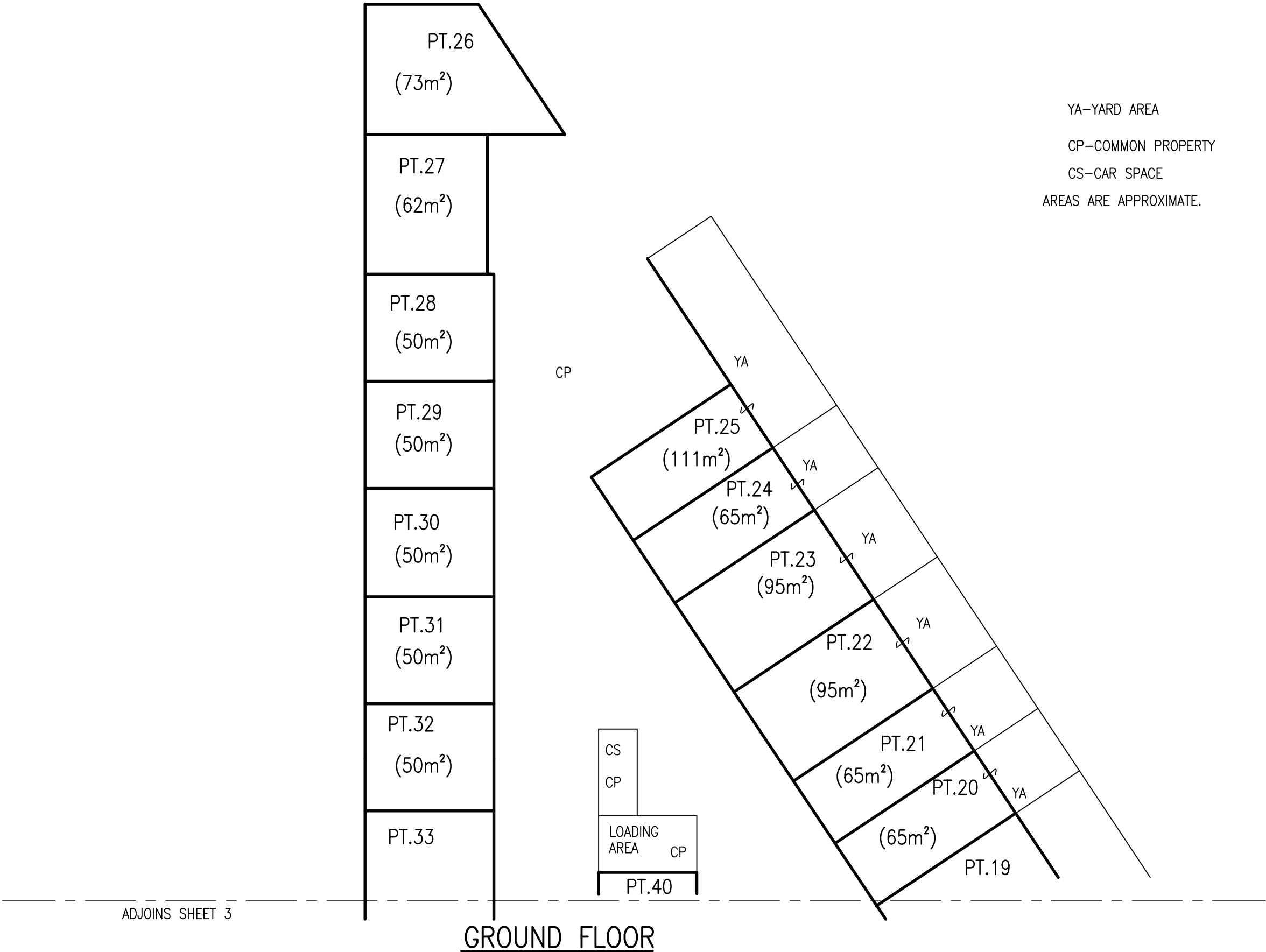




SURVEYOR Name: VICTOR JOHN MANSELL Date: Reference: 205834	PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 D.P. (BEING A REDEFINITION OF LOT X IN D.P.420237)	L.G.A CANTERBURY-BANKSTOWN Locality: SEFTON Reduction Ratio: 1: 400 Lengths are in metres	REGISTERED	DRAFT
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YA—YARD AREA
CP—COMMON PROPERTY
CS—CAR SPACE
AREAS ARE APPROXIMATE.



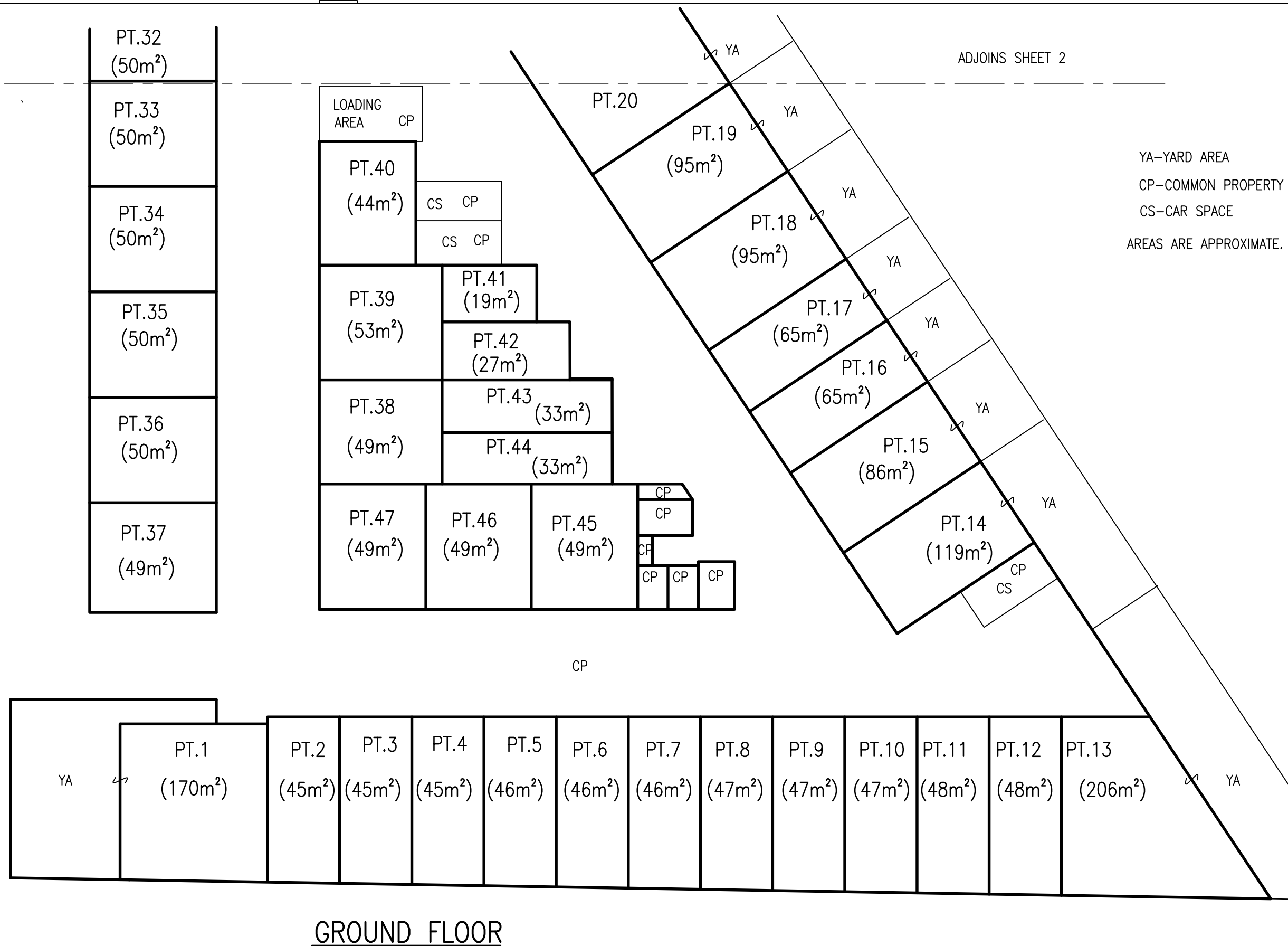
SURVEYOR
Name: VICTOR JOHN MANSELL
Date:
Reference: 205834

PLAN HEADING
PLAN OF SUBDIVISION OF
LOT 100 D.P.
(BEING A REDEFINITION OF LOT X IN D.P.420237)

L.G.A CANTERBURY—BANKSTOWN
Locality: SEFTON
Reduction Ratio: 1: 250
Lengths are in metres

REGISTERED

DRAFT



SURVEYOR
Name: VICTOR JOHN MANSELL
Date:
Reference: 205834

PLAN HEADING
PLAN OF SUBDIVISION OF
LOT 100 D.P.
(BEING A REDEFINITION OF LOT X IN D.P.420237)

L.G.A CANTERBURY-BANKSTOWN
Locality: SEFTON
Reduction Ratio: 1: 250
Lengths are in metres

REGISTERED

DRAFT

STORAGE
PT.26
(31m²)

STORAGE
PT.27
(35m²)

STORAGE
PT.28
(23m²)

STORAGE
PT.29
(23m²)

STORAGE
PT.30
(23m²)

STORAGE
PT.31
(26m²)

STORAGE
PT.32
(23m²)

PT.33

THE UPPER BOUNDARY OF A LOT’S FLOOR IS
DEFINED AS THE UPPER SURFACE OF THE
STRUCTURAL FLOOR, INCLUDING ANY
WATERPROOFING MEMBRANES PERMANENTLY AFFIXED
PRIOR TO THE REGISTRATION OF THIS PLAN. FLOOR
COVERINGS, SUCH AS CARPETS, TILES, OR
FLOATING FLOORS ARE NOT CONSIDERED COMMON
PROPERTY AND FORM PART OF THE LOT.

THE INTERNAL BOUNDARY OF A LOT’S WALL
IS DEFINED AS THE INTERIOR SURFACE OF
THE STRUCTURAL WALL, INCLUDING ANY
PLASTERBOARD OR MATERIALS
PERMANENTLY AFFIXED PRIOR TO THE
REGISTRATION OF THIS PLAN. DECORATIVE
FINISHES APPLIED AFTER REGISTRATION,
SUCH AS PAINT OR WALLPAPER, ARE NOT
CONSIDERED COMMON PROPERTY AND FORM
PART OF THE LOT.

ADJOINS SHEET 5



FIRST FLOOR

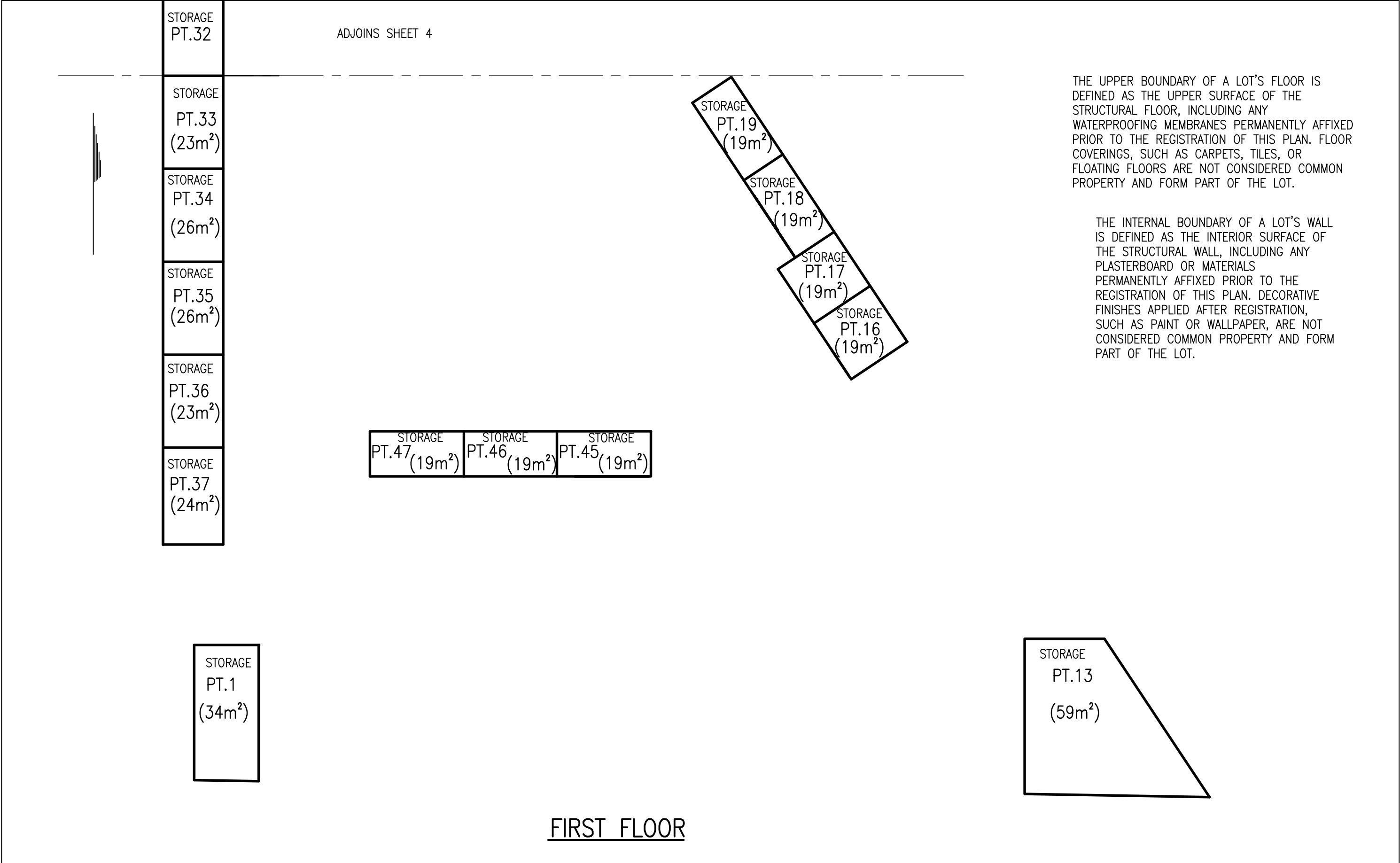
SURVEYOR
Name: VICTOR JOHN MANSELL
Date:
Reference: 205834

PLAN HEADING
PLAN OF SUBDIVISION OF
LOT 100 D.P.
(BEING A REDEFINITION OF LOT X IN D.P.420237)

L.G.A CANTERBURY–BANKSTOWN
Locality: SEFTON
Reduction Ratio: 1: 200
Lengths are in metres

REGISTERED

DRAFT



THE UPPER BOUNDARY OF A LOT'S FLOOR IS DEFINED AS THE UPPER SURFACE OF THE STRUCTURAL FLOOR, INCLUDING ANY WATERPROOFING MEMBRANES PERMANENTLY AFFIXED PRIOR TO THE REGISTRATION OF THIS PLAN. FLOOR COVERINGS, SUCH AS CARPETS, TILES, OR FLOATING FLOORS ARE NOT CONSIDERED COMMON PROPERTY AND FORM PART OF THE LOT.

THE INTERNAL BOUNDARY OF A LOT'S WALL IS DEFINED AS THE INTERIOR SURFACE OF THE STRUCTURAL WALL, INCLUDING ANY PLASTERBOARD OR MATERIALS PERMANENTLY AFFIXED PRIOR TO THE REGISTRATION OF THIS PLAN. DECORATIVE FINISHES APPLIED AFTER REGISTRATION, SUCH AS PAINT OR WALLPAPER, ARE NOT CONSIDERED COMMON PROPERTY AND FORM PART OF THE LOT.

SURVEYOR Name: VICTOR JOHN MANSELL Date: Reference: 205834	PLAN HEADING PLAN OF SUBDIVISION OF LOT 100 D.P. (BEING A REDEFINITION OF LOT X IN D.P.420237)	L.G.A CANTERBURY–BANKSTOWN Locality: SEFTON Reduction Ratio: 1: 200 Lengths are in metres	REGISTERED	DRAFT
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SP FORM 3.02		STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 5 sheet(s)	
Office use only			Office use only		
Registered:			DRAFT		
PLAN OF SUBDIVISION OF: LOT 100 D.P. (BEING A REDEFINITION OF LOT X IN D.P.420237)			LGA: CANTERBURY-BANKSTOWN Locality: SEFTON Parish: LIBERTY PLAINS County: CUMBERLAND		
This is a *FREEHOLD/*LEASEHOLD Strata Scheme					
Address for Service of Documents 88 HELEN STREET SEFTON NSW 2162 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 Strata Schemes Management Regulation 2016) * The strata by-laws lodged with plan.		
Surveyor's Certificate I, VICTOR JOHN MANSELL OF W. BUXTON P/L of 76 WILLISON ROAD, CARLTON NSW 2218 being a land surveyor registered under the Surveying and Spatial Information Act 2002, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the Strata Schemes Development Act 2015 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			Strata Certificate (Local Council) #..... certifies that in regards to the proposed strata plan with this certificate, it has made the required inspections and is satisfied the plan complies with clause 17 Strata Schemes Development Regulation 2016 and the relevant parts of Section 54 Strata Schemes Development Act 2015: *(a) This plan is part of the development scheme. *(b) The building encroaches on a public place, it complies with section 62(2) Strata Schemes Development Act 2015 and the council does not object to the encroachment. *(c) This certificate is given on the condition that lot(s) ^.....will be created as utility lots and restricted in accordance with section 63 Strata Schemes Development Act 2015 Certificate Reference: Relevant Planning Approval No: issued by: signed by: Being the *Authorised Person, *General Manager Signature: Date: #Insert the name of the local council. ^Insert lot numbers of proposed utility lots.		
Signature: Date: Surveyor ID SU 001566 Surveyor's Reference: 205834 ^insert the deposited plan number or dealing number of the instrument that created the easement					
*Strike through if inapplicable.					

SP FORM 3.07 (2019)	STRATA PLAN ADMINISTRATION SHEET	Sheet 2 of 5 sheet(s)																																																																																																												
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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																																																																																																														
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 16.6%;">LOT NO.</th> <th style="width: 33.3%;">UNIT ENTITLEMENT</th> <th style="width: 16.6%;">LOT NO.</th> <th style="width: 33.3%;">UNIT ENTITLEMENT</th> <th style="width: 16.6%;">LOT NO.</th> <th style="width: 33.3%;">UNIT ENTITLEMENT</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td>17</td><td></td><td>33</td><td></td></tr> <tr><td>2</td><td></td><td>18</td><td></td><td>34</td><td></td></tr> <tr><td>3</td><td></td><td>19</td><td></td><td>35</td><td></td></tr> <tr><td>4</td><td></td><td>20</td><td></td><td>36</td><td></td></tr> <tr><td>5</td><td></td><td>21</td><td></td><td>37</td><td></td></tr> <tr><td>6</td><td></td><td>22</td><td></td><td>38</td><td></td></tr> <tr><td>7</td><td></td><td>23</td><td></td><td>39</td><td></td></tr> <tr><td>8</td><td></td><td>24</td><td></td><td>40</td><td></td></tr> <tr><td>9</td><td></td><td>25</td><td></td><td>41</td><td></td></tr> <tr><td>10</td><td></td><td>26</td><td></td><td>42</td><td></td></tr> <tr><td>11</td><td></td><td>27</td><td></td><td>43</td><td></td></tr> <tr><td>12</td><td></td><td>28</td><td></td><td>44</td><td></td></tr> <tr><td>13</td><td></td><td>29</td><td></td><td>45</td><td></td></tr> <tr><td>14</td><td></td><td>30</td><td></td><td>46</td><td></td></tr> <tr><td>15</td><td></td><td>31</td><td></td><td>47</td><td></td></tr> <tr><td>16</td><td></td><td>32</td><td></td><td></td><td></td></tr> <tr> <td colspan="2">AGGREGATE</td> <td colspan="4"></td> </tr> </tbody> </table>			LOT NO.	UNIT ENTITLEMENT	LOT NO.	UNIT ENTITLEMENT	LOT NO.	UNIT ENTITLEMENT	1		17		33		2		18		34		3		19		35		4		20		36		5		21		37		6		22		38		7		23		39		8		24		40		9		25		41		10		26		42		11		27		43		12		28		44		13		29		45		14		30		46		15		31		47		16		32				AGGREGATE					
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SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 5 sheet(s)
Office use only	Office use only	
Registered:	DRAFT	
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 release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals – see section 22 Strata Schemes Development Act 2015.		
Executed under Section 127 Corporations Act 2001 ACN ----- Director/Secretary		
SURVEYOR'S REFERENCE: 205834		

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Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
CP	—	88	Helen	Street	Sefton
1	—	”	”	”	”
2	—	”	”	”	”
3	—	”	”	”	”
4	—	”	”	”	”
5	—	”	”	”	”
6	—	”	”	”	”
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