

LOCATION PLAN



PEATS

FERRY

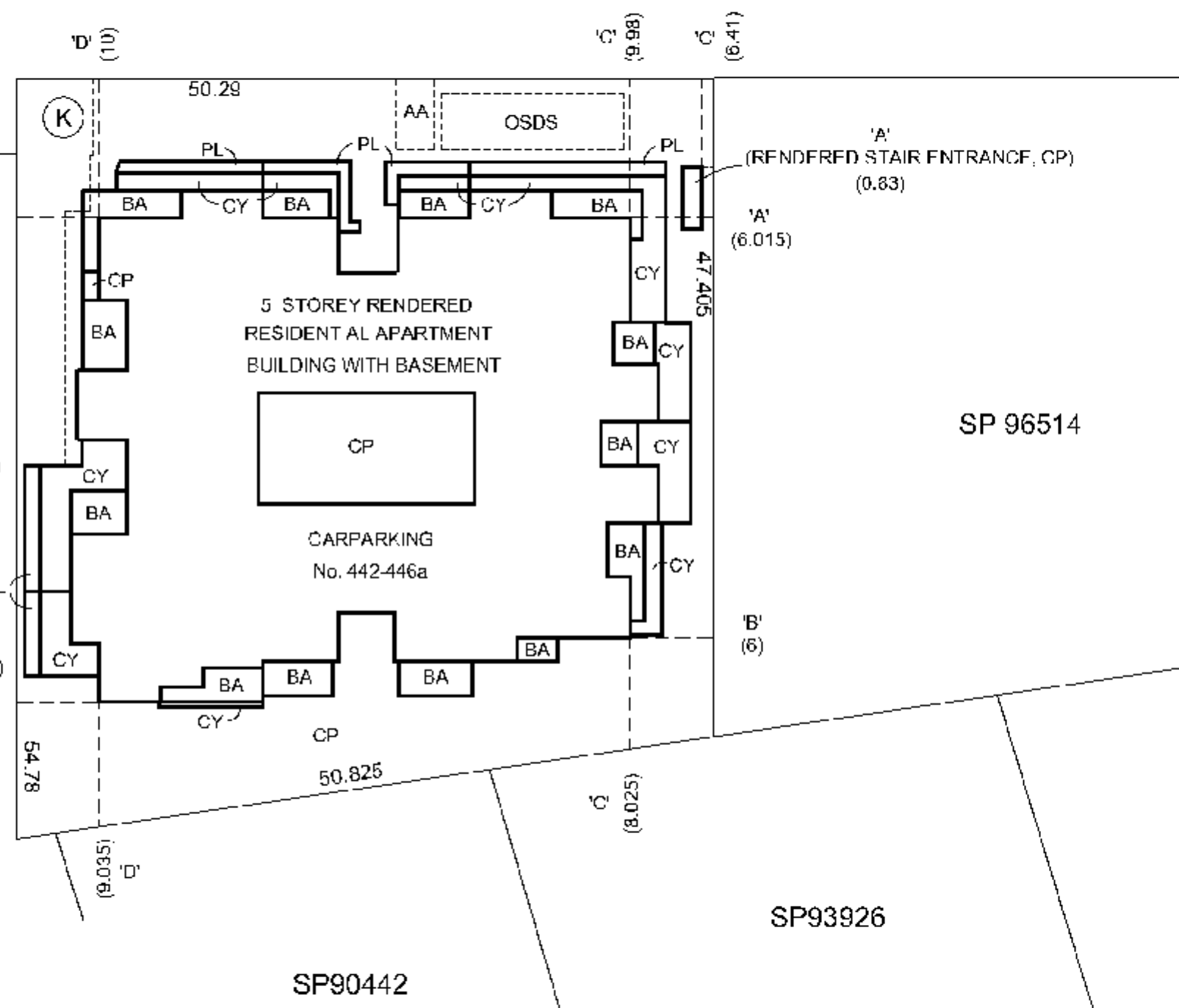
ROAD

1
DP120191

SP 96514

SP90442

SP93926



A' - DENOTES PROLONGATION OF NORTHERN FACE OF WALL
 B' - DENOTES PROLONGATION OF SOUTHERN FACE OF WALL
 C' - DENOTES PROLONGATION OF EASTERN FACE OF WALL
 D' - DENOTES PROLONGATION OF WESTERN FACE OF WALL

CY - DENOTES COURTYARD
 CP - DENOTES COMMON PROPERTY
 PL - DENOTES PLANTER BOX
 BA - DENOTES BALCONY

(K) - DENOTES EASEMENT FOR WASTE COLLECTION VARIABLE WIDTH LIMITED IN STRATUM (DP1242609)

OSDS - DENOTES ONSITE STORMWATER DETENTION SYSTEM (DP1242609)
 EASEMENT AA - DENOTES EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE (DP1242609)

Req: R913415 / Doc: SP 0097895 P / Rev: 12-Jul-2018 / Sts: SC.OK / Pgs: ALL / Prt: 13-Jul-2018 03:31 / Seq: 1 of 12
 Ref: lrs:eplan-eplan FOR SURVEYORS USE ONLY / Src: W

Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
 Reference: 3894PEATSFERRY

PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:400
 Lengths are in metres

Registered
 11.7.2018

SP97895

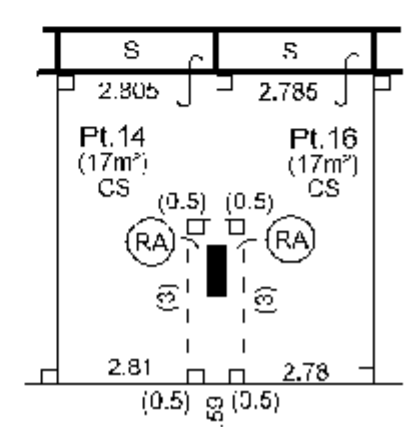
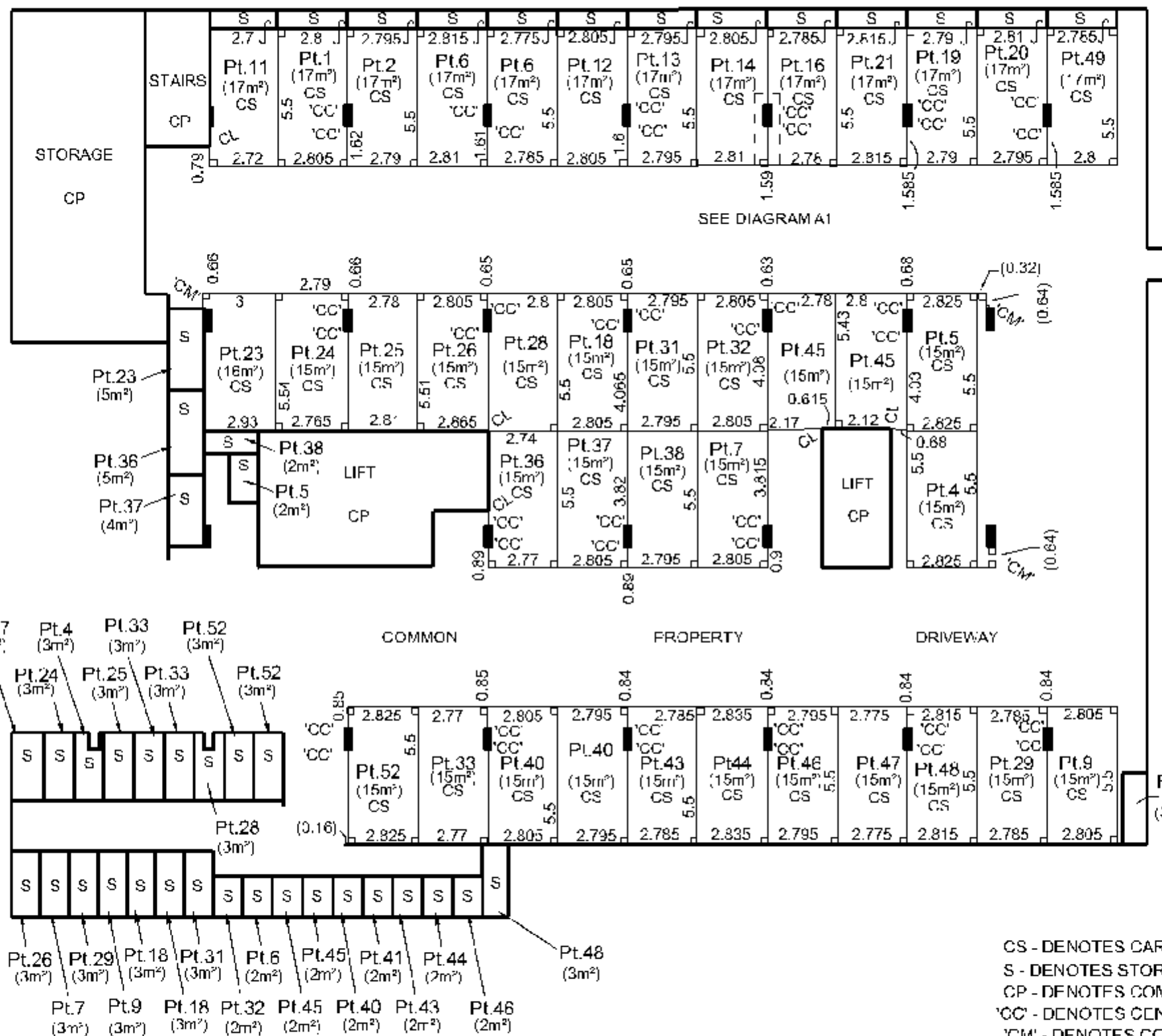
BASEMENT PLAN LEVEL 1

NOTES

1) AREAS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY & MAY DIFFER FROM AREAS CALCULATED FOR OTHER PURPOSES

2) ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

3) ALL OF THE OSD SYSTEM, BASEMENT PUMP OUT SYSTEM, STORMWATER PITS, & PIPES ARE COMMON PROPERTY.



(RA) - DENOTES RIGHT OF ACCESS 0.5 WIDE

DIAGRAM A1 N.T.S.

CS - DENOTES CARSPACE
 S - DENOTES STORAGE
 CP - DENOTES COMMON PROPERTY
 'CC' - DENOTES CENTRE OF VERTICAL CONCRETE COLUMN
 'CM' - DENOTES CORNER OF VERTICAL CONCRETE COLUMN
 'CL' - DENOTES CORNER OF WALL

Req:R913415 /Doc:SP 0097895 P /Rev:12-Jul-2018 /Prt:13-Jul-2018 03:31 /Seq:2 of 12
 Ref:1rs:eplan-eplan FOR SURVEYORS USE ONLY /Src:W

Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
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PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:200
 Lengths are in metres

Registered

 11.7.2018

SP97895

BASEMENT FLOOR PLAN LEVEL 2

NOTES

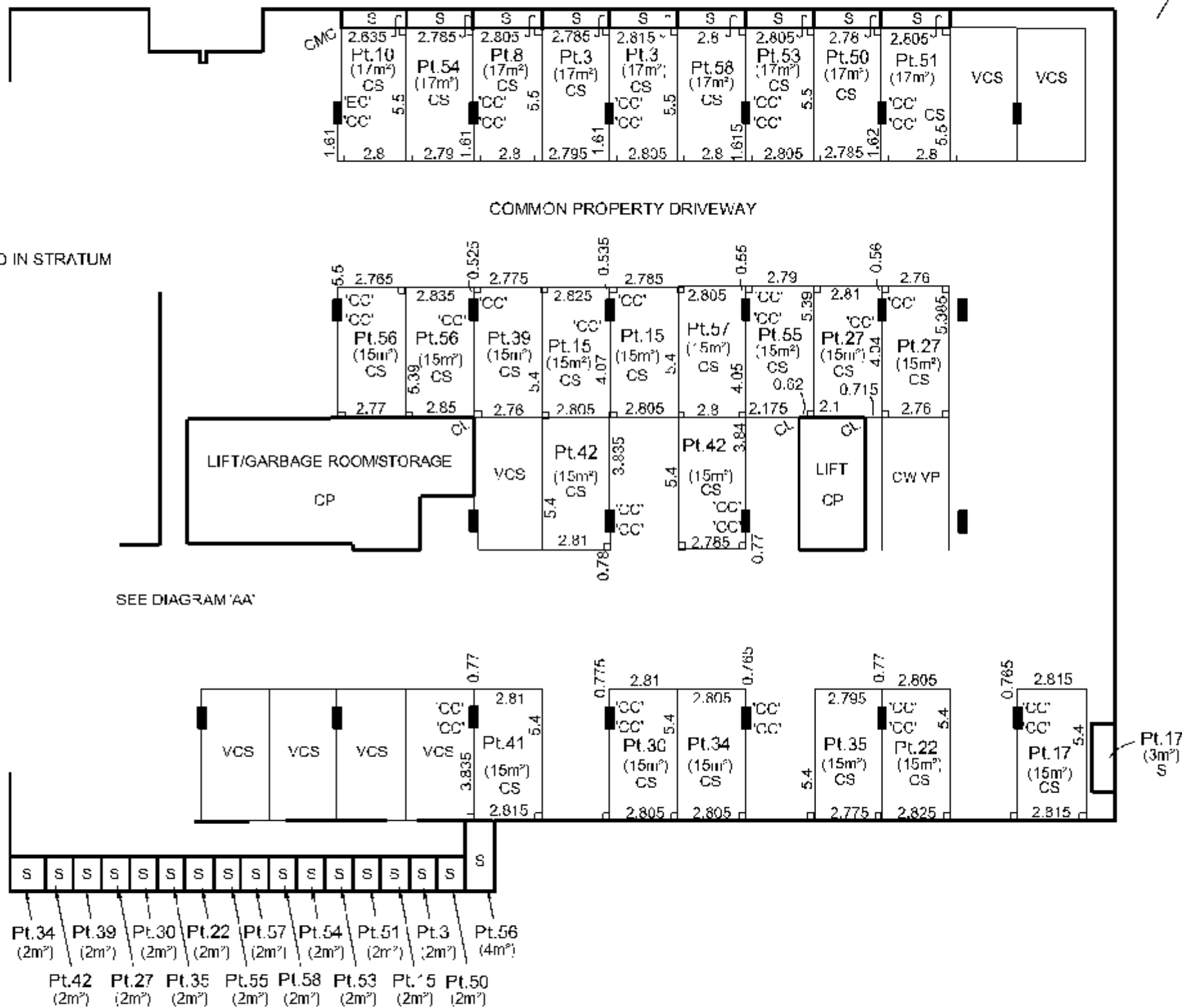
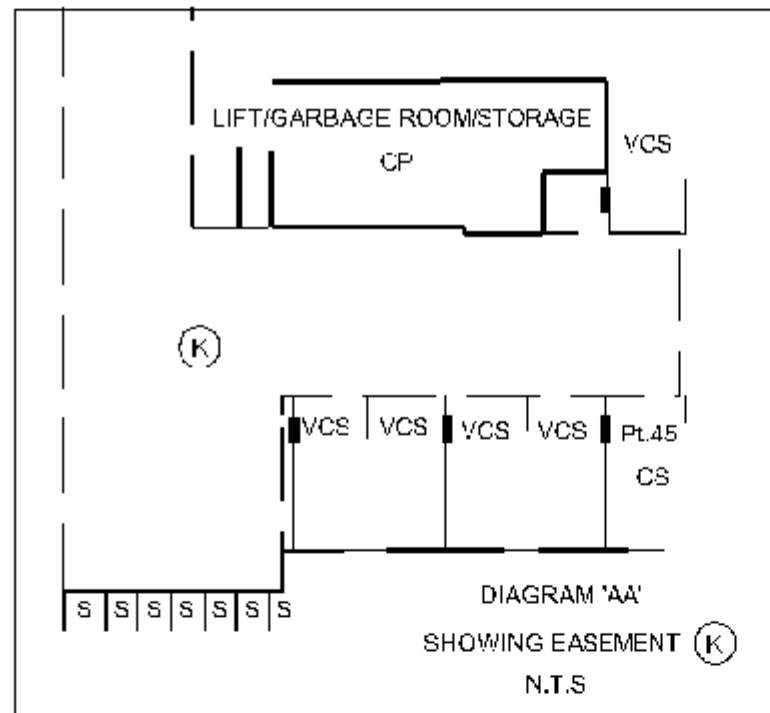
1) AREAS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY & MAY DIFFER FROM AREAS CALCULATED FOR OTHER PURPOSES

2) ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

3) ALL OF THE CSD SYSTEM, BASEMENT PUMP OUT SYSTEM, STORMWATER PITS, & PIPES ARE COMMON PROPERTY.

- VCS - DENOTES VISITORS CARSPACE & IS COMMON PROPERTY
- CS - DENOTES CARSPACE
- S - DENOTES STORAGE
- CP - DENOTES COMMON PROPERTY
- 'CC' - DENOTES CENTRE OF VERTICAL CONCRETE COLUMN
- CL - DENOTES CORNER OF WALL
- 'EC' - DENOTES EDGE OF COLUMN
- CW VP - DENOTES CARWASH VISITOR PARKING AND IS COMMON PROPERTY
- CMC - DENOTES CORNER OF METAL CAGE

(K) DENOTES EASEMENT FOR WASTE COLLECTION VARIABLE WIDTH LIMITED IN STRATUM (DP1242609)



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 Ref:11rs:eplan-eplan FOR SURVEYORS USE ONLY / Src:W

Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
 Reference: 3894PEATSFERRY

PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:200
 Lengths are in metres

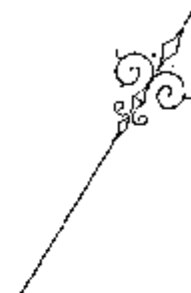
Registered
 11.7.2018

SP97895

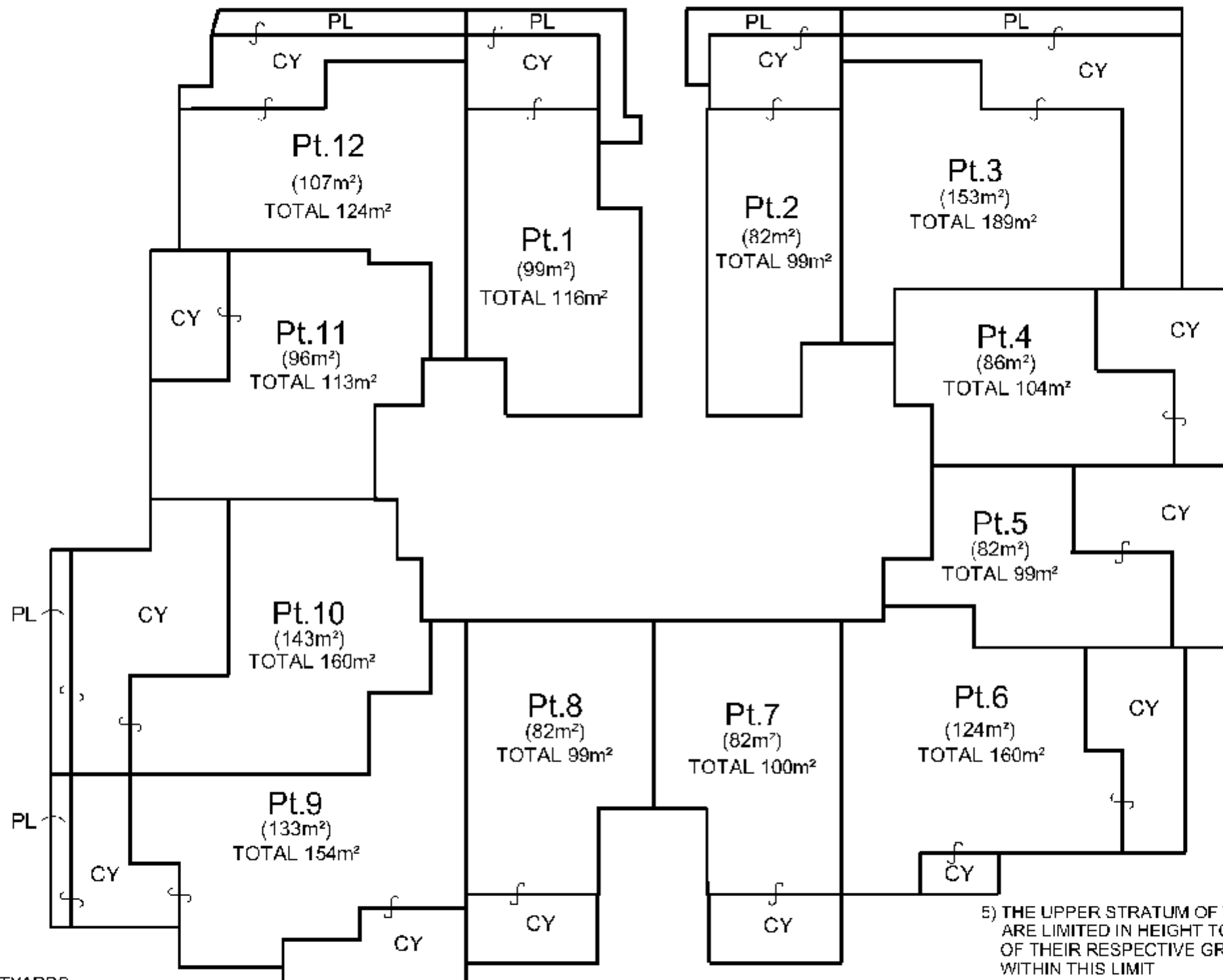
GROUND FLOOR PLAN LEVEL 3

NOTES

- 1) AREAS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY & MAY DIFFER FROM AREAS CALCULATED FOR OTHER PURPOSES
- 2) ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.



CY - DENOTES COURTYARD
 PL - DENOTES PLANTER



3) THE UPPER STRATUM OF THE COURTYARDS ARE LIMITED IN HEIGHT TO 4m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE GROUND FLOOR SLAB, EXCEPT WHERE COVERED WITHIN THIS LIMIT.

4) THE LOWER STRATUM OF THE COURTYARDS ARE LIMITED IN DEPTH TO 2.2m BELOW THE UPPER SURFACE OF THEIR RESPECTIVE GROUND FLOOR SLAB OR TO THE UPPER SURFACE OF THE BASEMENT SLAB BELOW

5) THE UPPER STRATUM OF THE PLANTERS ARE LIMITED IN HEIGHT TO 3m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE GROUND FLOOR SLAB, EXCEPT WHERE COVERED WITHIN THIS LIMIT

6) THE LOWER STRATUM OF THE PLANTERS ARE LIMITED IN DEPTH TO 3m BELOW THE UPPER SURFACE OF THEIR RESPECTIVE GROUND FLOOR SLAB OR TO THE UPPER SURFACE OF THE BASEMENT SLAB BELOW

Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
 Reference: 3894PEATSFERRY

PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:200
 Lengths are in metres

Registered
 11.7.2018

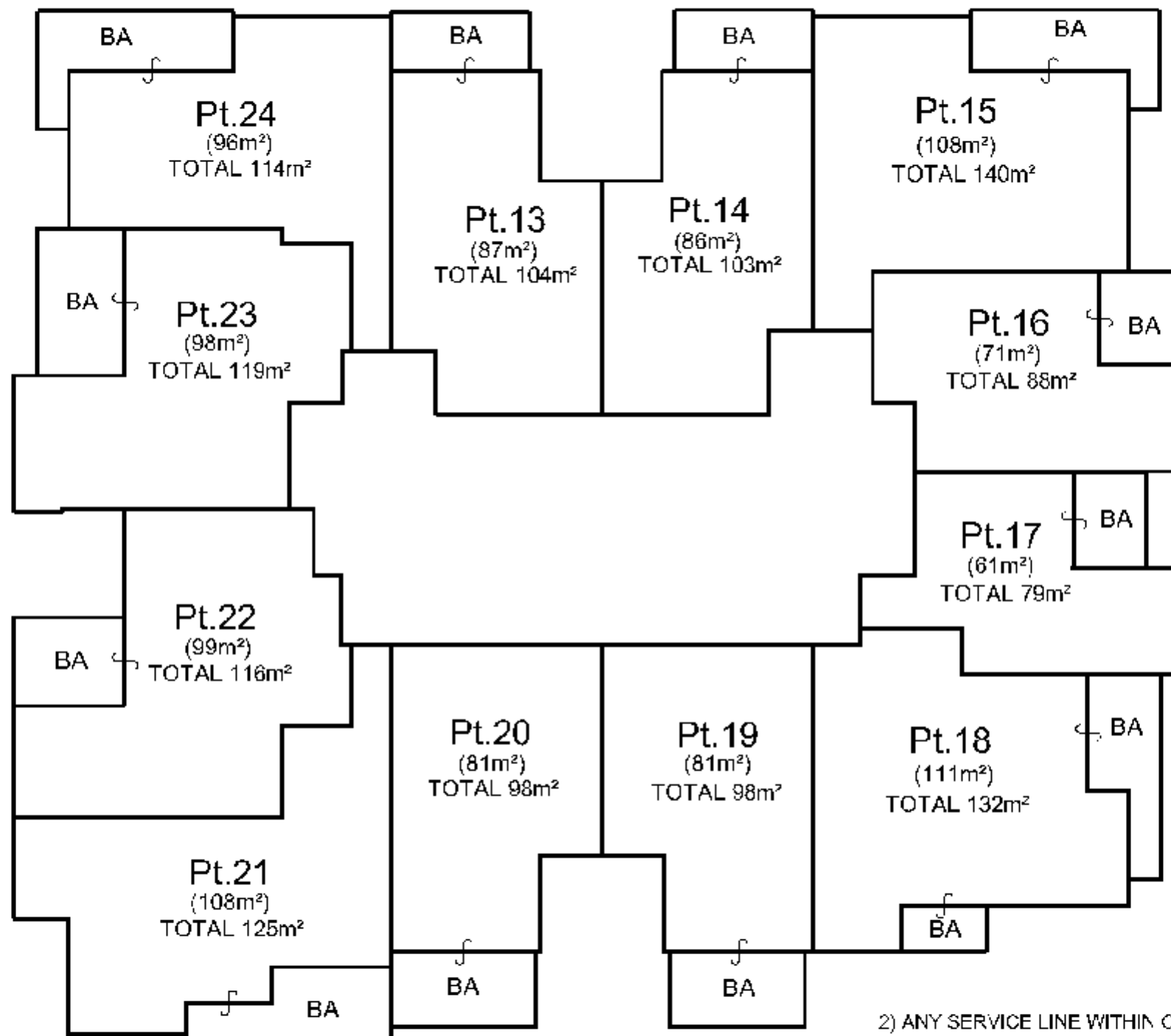
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 Ref:1rs:eplan-eplan FOR SURVEYORS USE ONLY / Src:W

FLOOR PLAN LEVEL 4

NOTES

1) AREAS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY & MAY DIFFER FROM AREAS CALCULATED FOR OTHER PURPOSES



2) ANY SERVICE LINE WITHIN ONE LOT SERVING ANOTHER LOT IS COMMON PROPERTY.

3) THE UPPER STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 4m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR SLAB, EXCEPT WHERE COVERED WITHIN THIS LIMIT

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Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
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PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:200
 Lengths are in metres

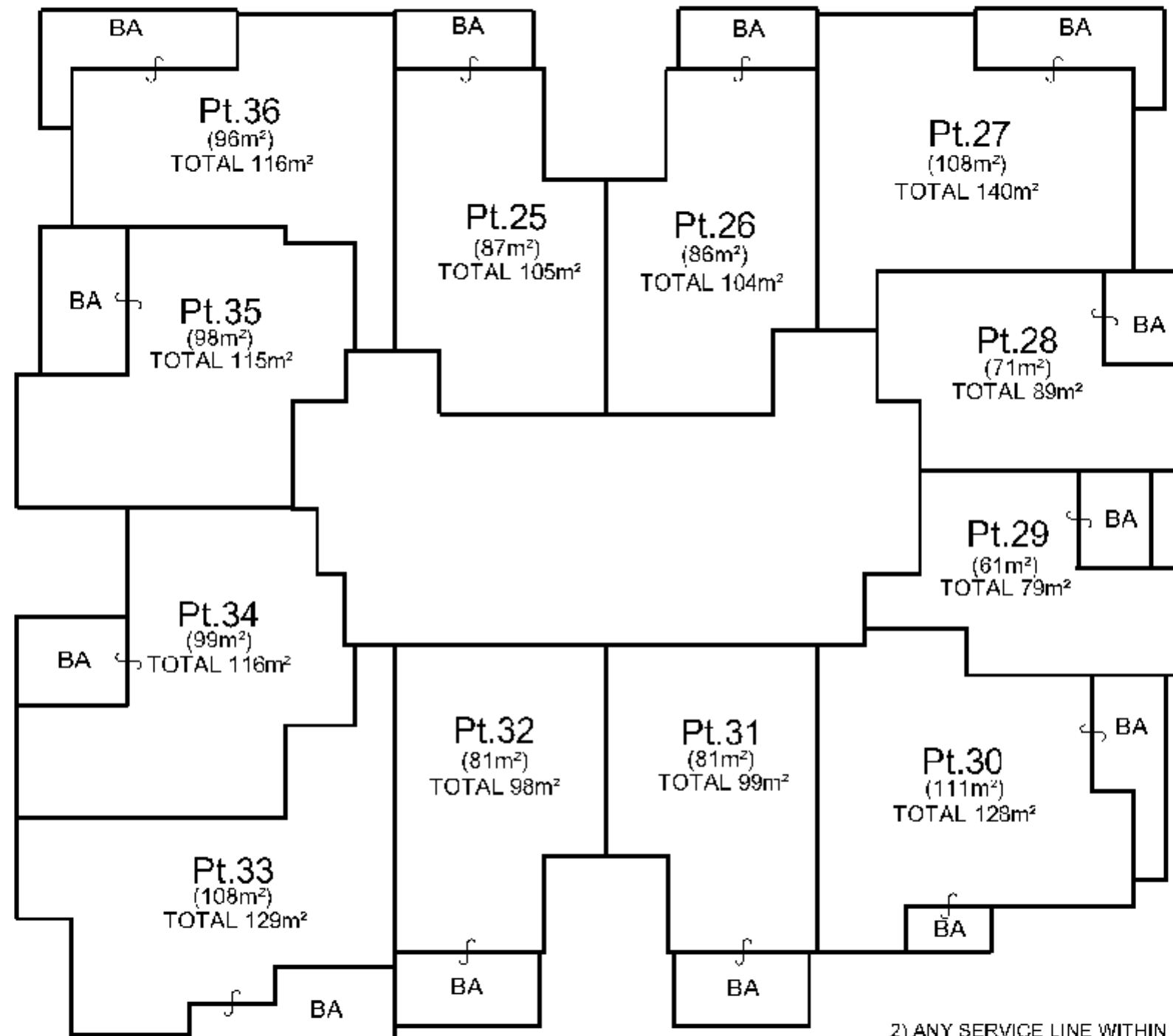
Registered
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SP97895

FLOOR PLAN LEVEL 5

NOTES

1) AREAS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY & MAY DIFFER FROM AREAS CALCULATED FOR OTHER PURPOSES



BA - DENOTES BALCONY

2) ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

3) THE UPPER STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 4m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR SLAB, EXCEPT WHERE COVERED WITHIN THIS LIMIT

Req:R913415 / Doc:SP 0097895 P / Rev:12-Jul-2018 / Pts:SC.OK / Pgs:ALL / Prt:13-Jul-2018 03:31 / Seq:6 of 12
 Ref:1rs:eplan-eplan FOR SURVEYORS USE ONLY / Src:W

Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
 Reference: 3894PEATSFERRY

PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:200
 Lengths are in metres

Registered



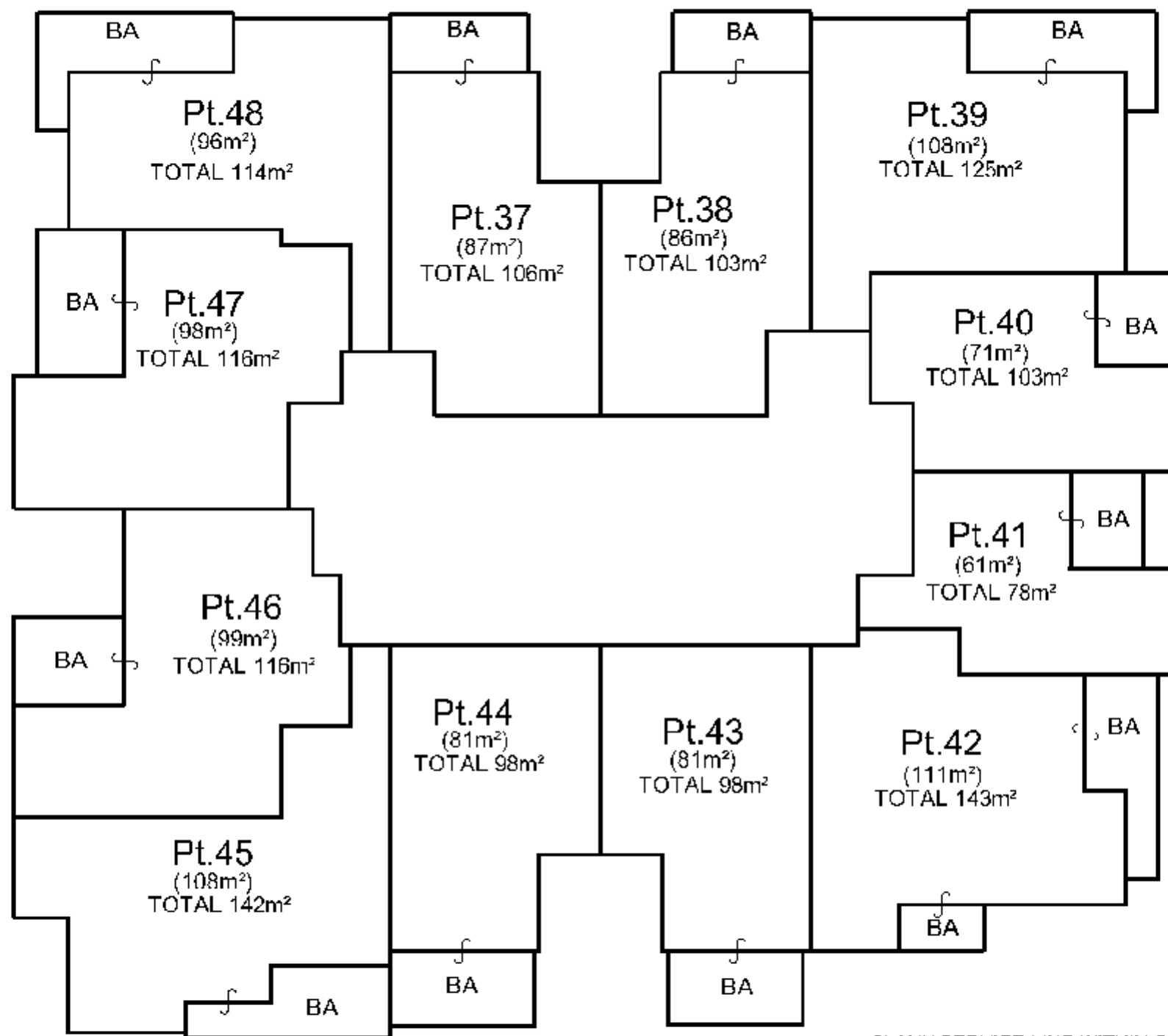
11.7.2018

SP97895

FLOOR PLAN LEVEL 6

NOTES

1) AREAS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY & MAY DIFFER FROM AREAS CALCULATED FOR OTHER PURPOSES



BA - DENOTES BALCONY

2) ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

3) THE UPPER STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 4m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR SLAB, EXCEPT WHERE COVERED WITHIN THIS LIMIT

Req:R913415 / Doc:SP 0097895 P / Rev:12-Jul-2018 / Pgs:ALL / Prt:13-Jul-2018 03:31 / Seq:7 of 12
 Ref:1rs:eplan-eplan FOR SURVEYORS USE ONLY / Src:W

Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
 Reference: 3894PEATSFERRY

PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:200
 Lengths are in metres

Registered



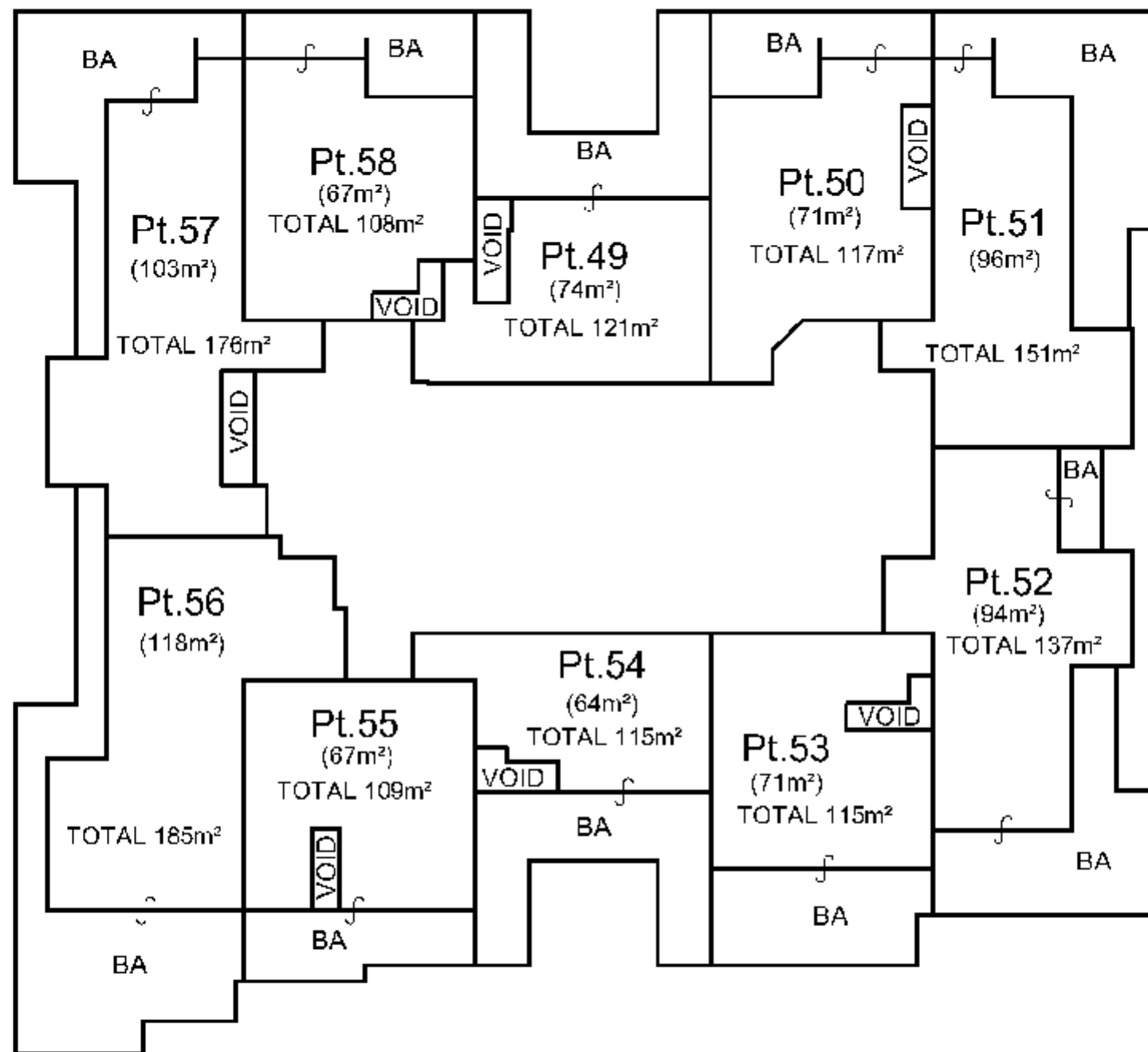
11.7.2018

SP97895

FLOOR PLAN LEVEL 7

NOTES

1) AREAS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY & MAY DIFFER FROM AREAS CALCULATED FOR OTHER PURPOSES



BA - DENOTES BALCONY

2) ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

3) THE UPPER STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 4m ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR SLAB. EXCEPT WHERE COVERED WITHIN THIS LIMIT

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 Ref:1rs:eplan-eplan FOR SURVEYORS USE ONLY / Src:W

Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
 Reference: 3894PEATSFERRY

PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:200
 Lengths are in metres

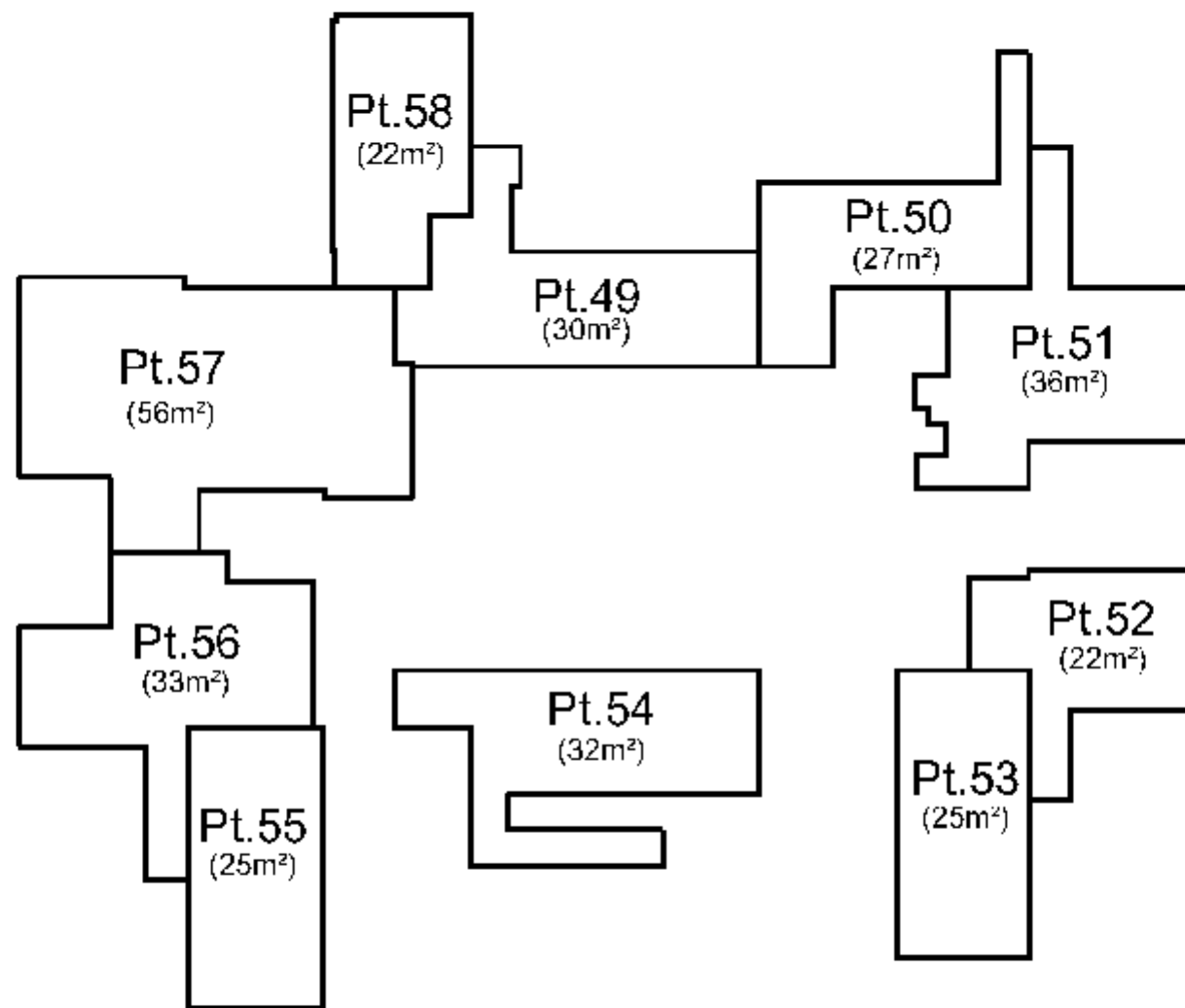
Registered



11.7.2018

SP97895

FLOOR PLAN LEVEL 8



NOTES

- 1) AREAS SHOWN ON THE PLAN HAVE BEEN CALCULATED FOR THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY & MAY DIFFER FROM AREAS CALCULATED FOR OTHER PURPOSES
- 2) ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

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 Ref:1rs:eplan-eplan FOR SURVEYORS USE ONLY / Src:W

Surveyor
 Name: Richard Wilkinson
 Date: 15-02-2018
 Reference: 3894PEATSFERRY


PLAN OF SUBDIVISION OF LOT 1
 IN DP1242609

L.G.A : HORNSBY
 Locality: ASQUITH
 Reduction Ratio 1:200
 Lengths are in metres

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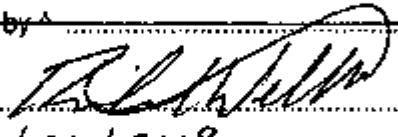
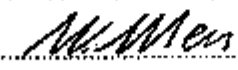
SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
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Office Use Only Registered:  11.7.2018	Office Use Only <h1 style="margin: 0;">SP97895</h1>
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PLAN OF SUBDIVISION OF LOT 1 IN DP 1242609	LGA: HORNSBY Locality: ASQUITH Parish: SOUTH COLAH County: CUMBERLAND
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This is a ~~*LEASEHOLD*~~ ***FREEHOLD*** Strata Scheme

Address for Service of Documents 442-446A PEATS FERRY RD, ASQUITH NSW 2077. 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* Smoke penetration: Option *A* (see Schedule 3 Strata Schemes Management Regulation 2016) * The strata by laws lodged with the plan.
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<p style="text-align: center;">Surveyor's Certificate</p> I RICHARD GUY WILKINSON of SYDNEY REGISTERED SURVEYORS 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: 15/07/2018 Surveyor ID: 3501 Surveyor's Reference: 3894PEATSFERRY ^ Insert the deposited plan number or dealing number of the instrument that created the easement	<p style="text-align: center;">Strata Certificate (Accredited Certifier)</p> I ANNA ALLENbeing an Accredited Certifier, accreditation number BPB.2772 , certify that in regards to the proposed 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 68 <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: 174/2018 Relevant Planning Approval No.: SDC 2018/44 issued by: ANNA ALLEN Signature:  Date: 21/06/2018 ^ Insert lot numbers of proposed utility lots.
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* Strike through if inapplicable

SP FORM 3.07

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Office Use Only

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Registered:  11.7.2018

SP97895

VALUER'S CERTIFICATE


I, Erika Minnaard, Certified Practising Valuer, AAPI 64986..... being a qualified valuer, as defined in the *Strata Schemes Development Act 2015*, certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 *Strata Schemes Development Act 2015*

Signature: E Minnaard Date: 14 June 2018

PROPOSED SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT	LOT	UNIT ENTITLEMENT
1	150	21	185	40	155
2	220	22	165	41	155
3	150	23	165	42	180
4	150	24	185	43	155
5	190	25	165	44	155
6	170	26	185	45	185
7	170	27	225	46	165
8	180	28	155	47	165
9	160	29	155	48	185
10	160	30	180	49	185
11	180	31	155	50	180
12	180	32	155	51	190
13	165	33	185	52	180
14	165	34	165	53	185
15	225	35	165	54	150
16	155	36	185	55	185
17	155	37	165	56	175
18	180	38	165	57	180
19	155	39	225	58	175
20	155	40	AGGREGATE		10,000

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 OF 3 sheet(s)
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<p style="text-align: right;">Office Use Only</p> <p>Registered:  11.7.2018</p>	<p style="text-align: right;">Office Use Only</p> <p style="text-align: center; font-size: 2em;">SP97895</p>
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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


Pursuant to sec.88B of the Conveyancing Act 1919, it is intended to Create:-

1. Right of Access 0.5 wide

Signed by

~~Mr Muklesur Rahman~~
~~Director K.R. HOLDINGS AUSTRALIA PTY LIMITED~~


Signed by: _____


 Belal Elmonay
 Pursuant to Registered Power
 of Attorney Book 4742 No 747
 K.R. HOLDINGS AUSTRALIA PTY LTD
 ACN: 168 136 785

Signed by

~~Mrs Afroza Rahman~~
~~Director K.R. HOLDINGS AUSTRALIA PTY LIMITED~~

Signed by: _____


 Belal Elmonay
 Pursuant to Registered Power
 of Attorney Book 4742 No 747
 K.R. HOLDINGS AUSTRALIA PTY LTD
 ACN: 168 136 785

WITNESS: DAVID WILKINSON
 40 LEUMEAH ROAD
 WOODFORD NSW 2778

