

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
Office Use Only Registered:		Office Use Only
PLAN OF SUBDIVISION OF LOT 443 IN DP1279269 Preliminary Only 15-12-2021	LGA: BALLINA Locality: SKENNARS HEAD Parish: BALLINA County: ROUS	
This is a *FREEHOLD/*LEASEHOLD Strata Scheme		
Address for Service of Documents 25 Swell Avenue Skennars Head, NSW, 2478 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 <i>Strata Schemes Management Regulation 2016</i>) * The strata by-laws lodged with the plan.	
<p style="text-align: center;">Surveyor's Certificate</p> I , of B&P Surveys, PO Box 46, Murwillumbah, NSW, 2484 , 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 ^Δ Signature: Date: Surveyor ID: Surveyor's Reference: M31890/24471D..... ^Δ Insert the deposited plan number or dealing number of the instrument that created the easement	<p style="text-align: center;">Strata Certificate (Registered Certifier)</p> Ibeing a Registered Certifier, registration number, certify that in regards to the 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 58 <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) ^Δ will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i> . Certificate Reference: Relevant Planning Approval No.: issued by: Signature: Date: ^Δ Insert lot numbers of proposed utility lots.	
* Strike through if inapplicable		

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Registered:

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

LOT	U.E.	LOT	U.E.
1		26	
2		27	
3		28	
4		29	
5		30	
6		31	
7		32	
8		33	
9		34	
10		35	
11		36	
12 (Stage 2 Dev. Lot)		37	
13 (Stage 3 Dev. Lot)		38	
14 (Stage 4 Dev. Lot)		39	
15 (Stage 5 Dev. Lot)		40	
16		41	
17		42	
18		43	
19		44	
20		45	
21		46	
22		47	
23		48	
24			
25			

AGGREGATE

Office Use Only

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Registered:

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
- A schedule of street addresses
- 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*

Lot	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
CP		25	Swell	Avenue	Skennars Head
1					Skennars Head
2					Skennars Head
3					Skennars Head
4					Skennars Head
5					Skennars Head
6					Skennars Head
7					Skennars Head
8					Skennars Head
9					Skennars Head
10					Skennars Head
11					Skennars Head
16					Skennars Head
17					Skennars Head
18					Skennars Head
19					Skennars Head
20					Skennars Head
21					Skennars Head
22					Skennars Head
23					Skennars Head
24					Skennars Head
25					Skennars Head
26					Skennars Head
27					Skennars Head
28					Skennars Head
29					Skennars Head
30					Skennars Head
31					Skennars Head
32					Skennars Head
33					Skennars Head
34					Skennars Head
35					Skennars Head

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Lot	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
36					Skennars Head
37					Skennars Head
38					Skennars Head
39					Skennars Head
40					Skennars Head
41					Skennars Head
42					Skennars Head
43					Skennars Head
44					Skennars Head
45					Skennars Head
46					Skennars Head
47					Skennars Head
48					Skennars Head

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:-

1. RESTRICTION ON THE USE OF LAND

THIS PLAN IS SUBJECT TO A STRATA DEVELOPMENT CONTRACT WHICH IS FILED WITH THE STRATA PLAN.

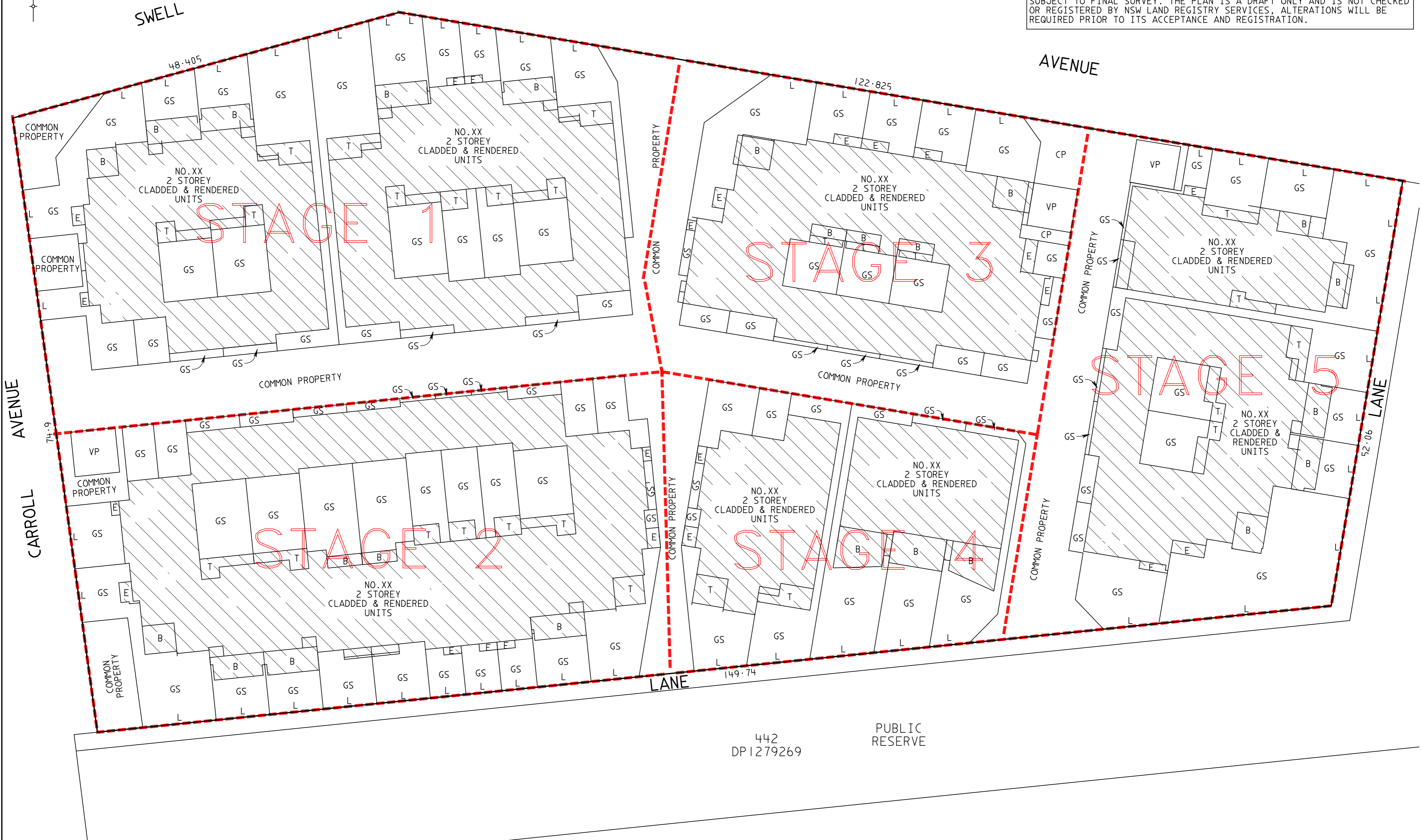
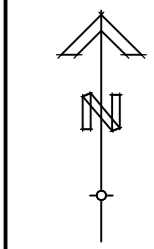
INTRAPAC SKENNARS HEAD PTY LTD
ACN 609 488 780

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

LOCATION PLAN

PLAN FOR CONTRACTS ONLY

THIS PLAN IS PREPARED FROM ARCHITECTURAL DRAWINGS AS SUPPLIED BY ARCADIA STUDIO ON 30.11.2021. CHANGES MAY OCCUR DURING CONSTRUCTION, HENCE DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY. THE PLAN IS A DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY NSW LAND REGISTRY SERVICES; ALTERATIONS WILL BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.



PRELIMINARY ONLY
15/12/2021

- B DENOTES BALCONY
- CP DENOTES COMMON PROPERTY
- E DENOTES ENTRY
- T DENOTES TERRACE
- GS DENOTES GARDEN SPACE
- L DENOTES LOT BOUNDARY IS COINCIDENT WITH PARCEL BOUNDARY
- VP DENOTES VISITOR PARKING (COMMON PROPERTY)

SURVEYOR
 Name: B&P SURVEYS
 Date: XX/X/XXXX
 Reference: M31890/24471D

PLAN OF SUBDIVISION OF LOT 443
 IN DP1279269 (UN-REGISTERED)

LGA: BALLINA
 Locality: SKENNARS HEAD
 Reduction Ratio: 1:300
 Lengths are in metres

REGISTERED

DP

GROUND FLOOR PLAN

CP DENOTES COMMON PROPERTY
 G DENOTES GARAGE
 GS DENOTES GARDEN SPACE
 E DENOTES ENTRY
 T DENOTES TERRACE

THE ENTRIES AND TERRACES ARE LIMITED TO XX ABOVE THE UPPER SURFACE OF THEIR TILED FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT.

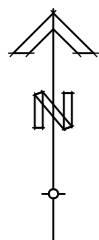
GARDEN SPACES ARE LIMITED FROM XX BELOW TO XX ABOVE THE UPPER SURFACE OF THE GARAGE FLOOR OF THE ADJOINING UNIT EXCEPT WHERE COVERED.

ANY SERVICE LINES WITHIN ONE LOT SERVING ANOTHER LOT ARE COMMON PROPERTY.
 ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

AREA ARE APPROXIMATE ONLY.

PLAN FOR CONTRACTS ONLY

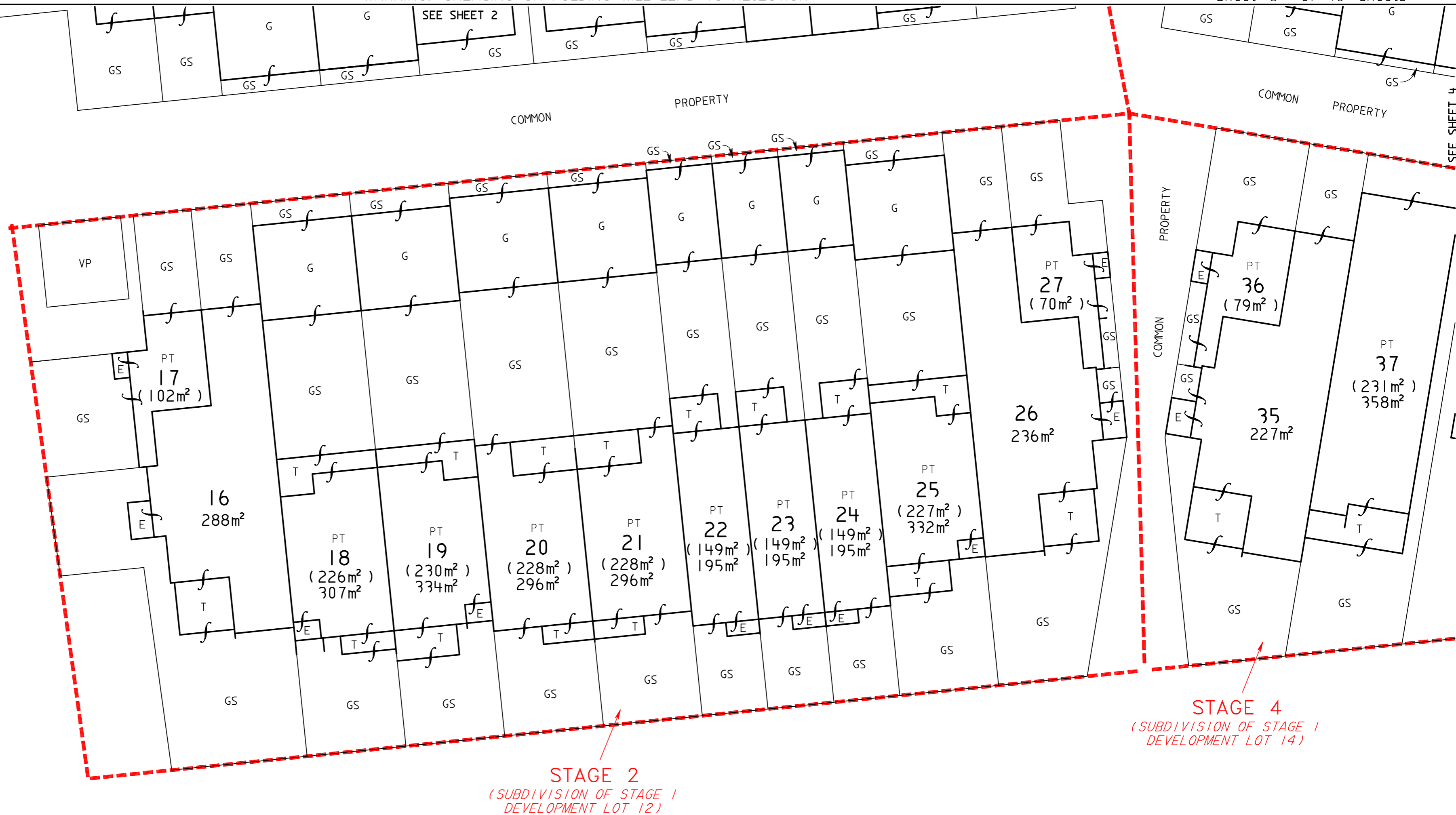
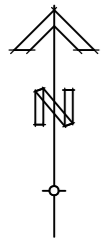
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STAGE 2
 (SUBDIVISION OF STAGE 1
 DEVELOPMENT LOT 12)

**PRELIMINARY
 ONLY
 15/12/2021**

SURVEYOR Name: B&P SURVEYS Date: XX/X/XXXX Reference: M31890/24471D	PLAN OF SUBDIVISION OF LOT 443 IN DP1279269 (UN-REGISTERED)	LGA: BALLINA Locality: SKENNARS HEAD Reduction Ratio: 1:200 Lengths are in metres	REGISTERED	DP
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VP DENOTES VISITOR PARKING (COMMON PROPERTY)
 G DENOTES GARAGE
 GS DENOTES GARDEN SPACE
 E DENOTES ENTRY
 T DENOTES TERRACE

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GROUND FLOOR PLAN

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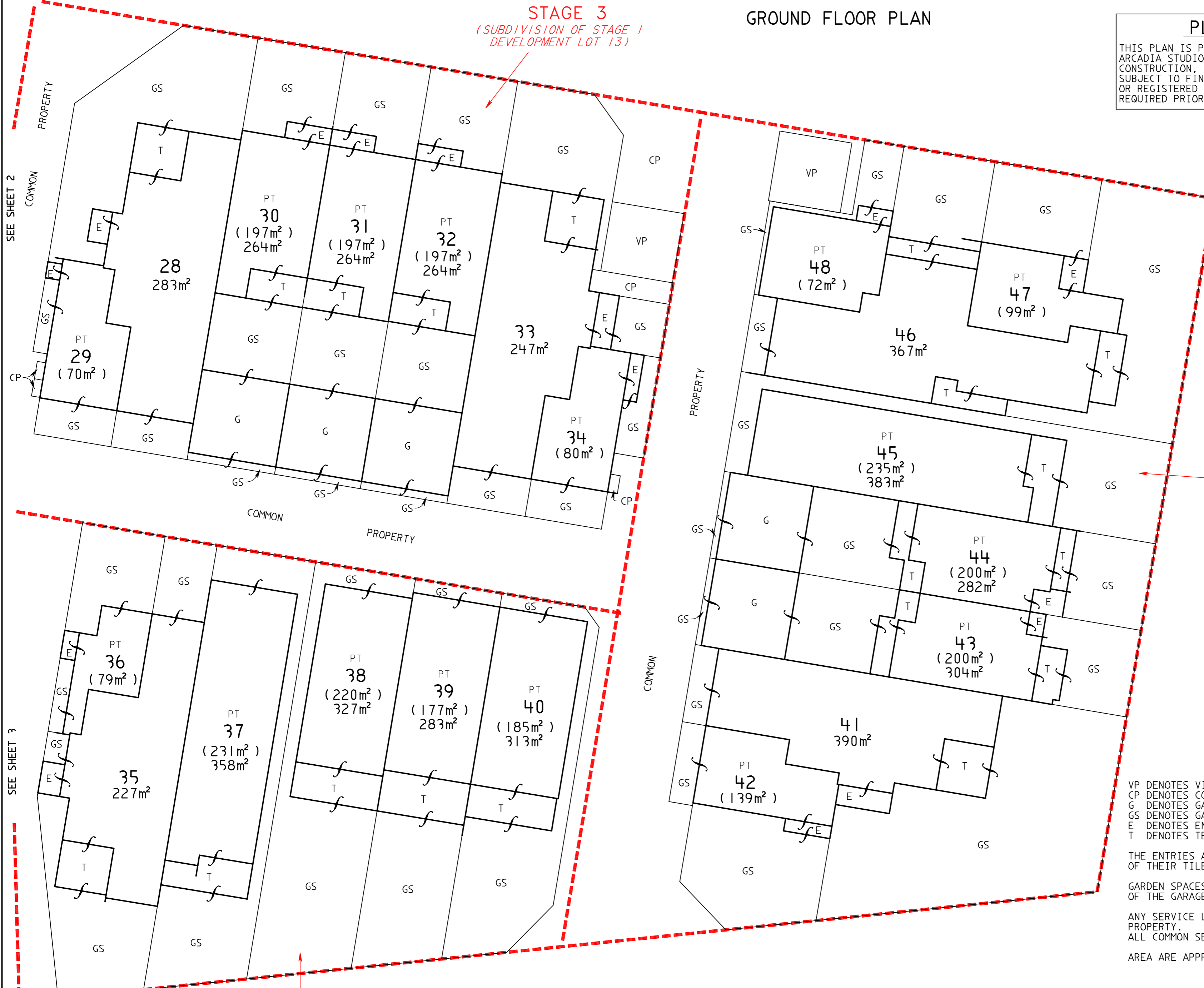
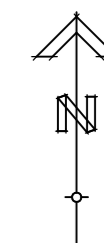
**PRELIMINARY
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<p>SURVEYOR Name: B&P SURVEYS Date: XX/X/XXXX Reference: M31890/24471D</p>	<p>PLAN OF SUBDIVISION OF LOT 443 IN DP1279269 (UN-REGISTERED)</p>	<p>LGA: BALLINA Locality: SKENNARS HEAD Reduction Ratio: 1:200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>DP</p>
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GROUND FLOOR PLAN

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STAGE 3
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 13)

STAGE 5
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 15)

STAGE 4
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 14)

VP DENOTES VISITOR PARKING (COMMON PROPERTY)
 CP DENOTES COMMON PROPERTY
 G DENOTES GARAGE
 GS DENOTES GARDEN SPACE
 E DENOTES ENTRY
 T DENOTES TERRACE

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SURVEYOR
 Name: B&P SURVEYS
 Date: XX/X/XXXX
 Reference: M31890/24471D

PLAN OF SUBDIVISION OF LOT 443
 IN DP1279269 (UN-REGISTERED)

LGA: BALLINA
 Locality: SKENNARS HEAD
 Reduction Ratio: 1:200
 Lengths are in metres

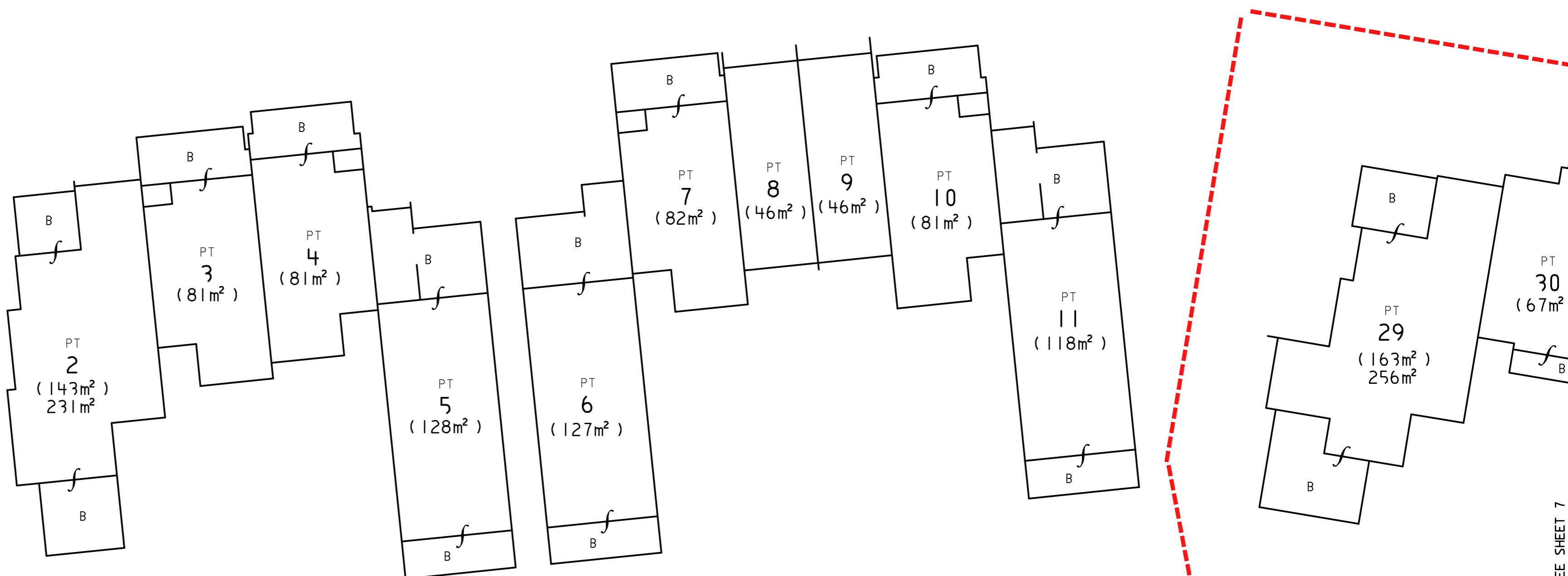
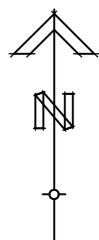
REGISTERED

DP

LEVEL 1 FLOOR PLAN

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B DENOTES BALCONY

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STAGE 2
(SUBDIVISION OF STAGE 1 DEVELOPMENT LOT 12)

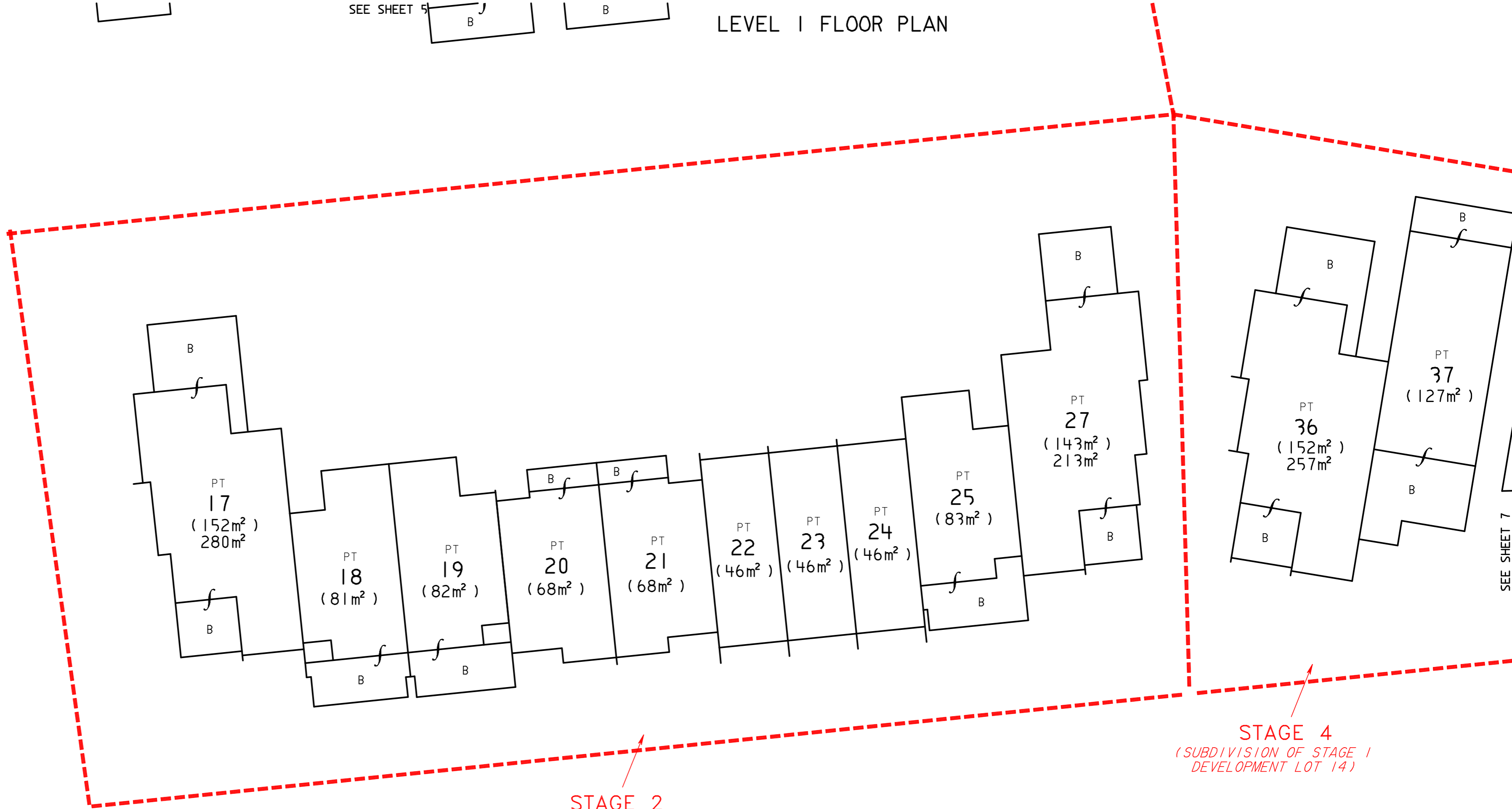
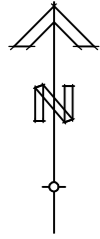
**PRELIMINARY
ONLY
15/12/2021**

SEE SHEET 6

<p>SURVEYOR Name: B&P SURVEYS Date: XX/X/XXXX Reference: M31890/24471D</p>	<p>PLAN OF SUBDIVISION OF LOT 443 IN DP1279269 (UN-REGISTERED)</p>	<p>LGA: BALLINA Locality: SKENNARS HEAD Reduction Ratio: 1:200 Lengths are in metres</p>	<p>REGISTERED</p>	<p>DP</p>
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SEE SHEET 7

LEVEL 1 FLOOR PLAN



B DENOTES BALCONY

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LEVEL 1 FLOOR PLAN

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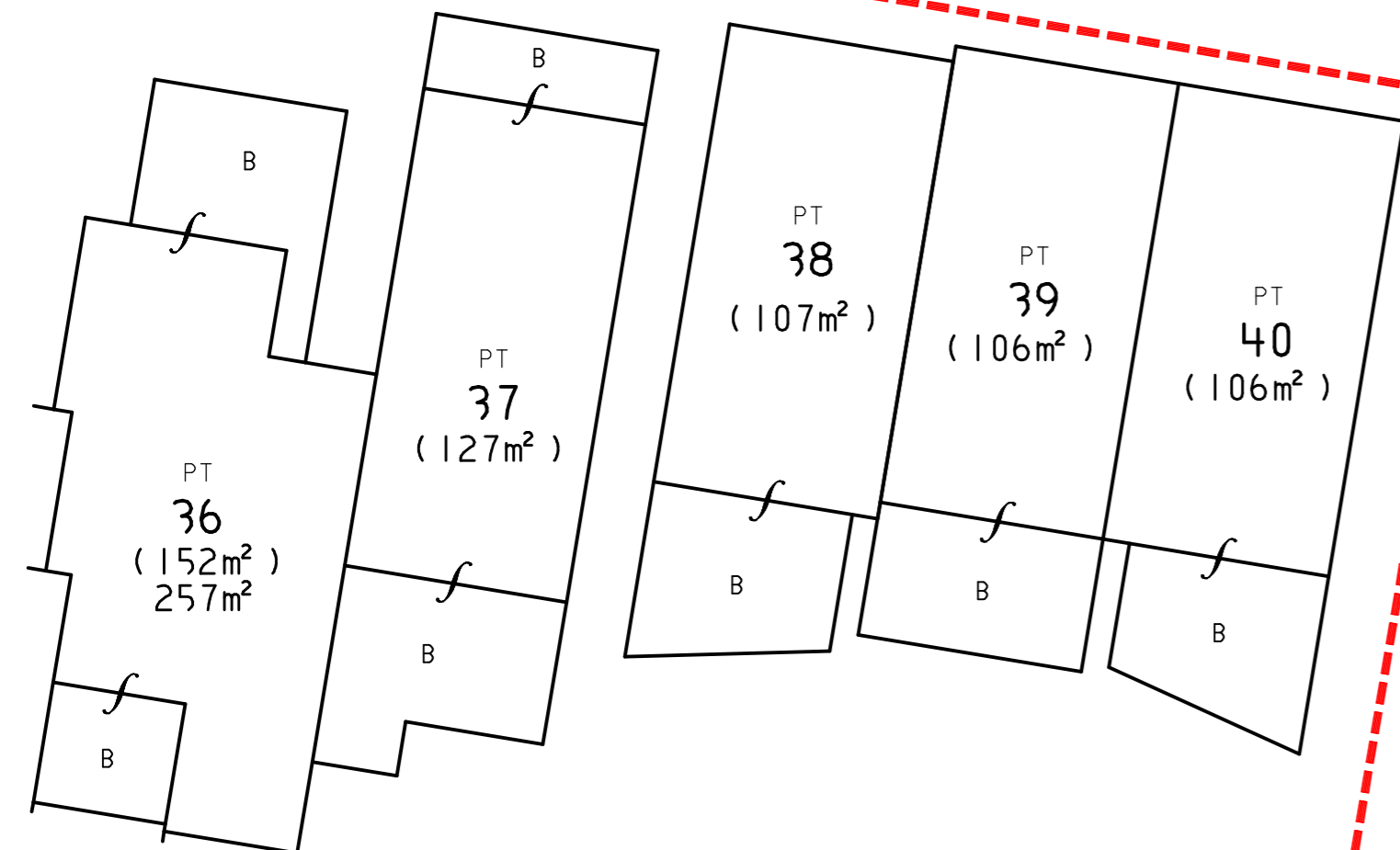
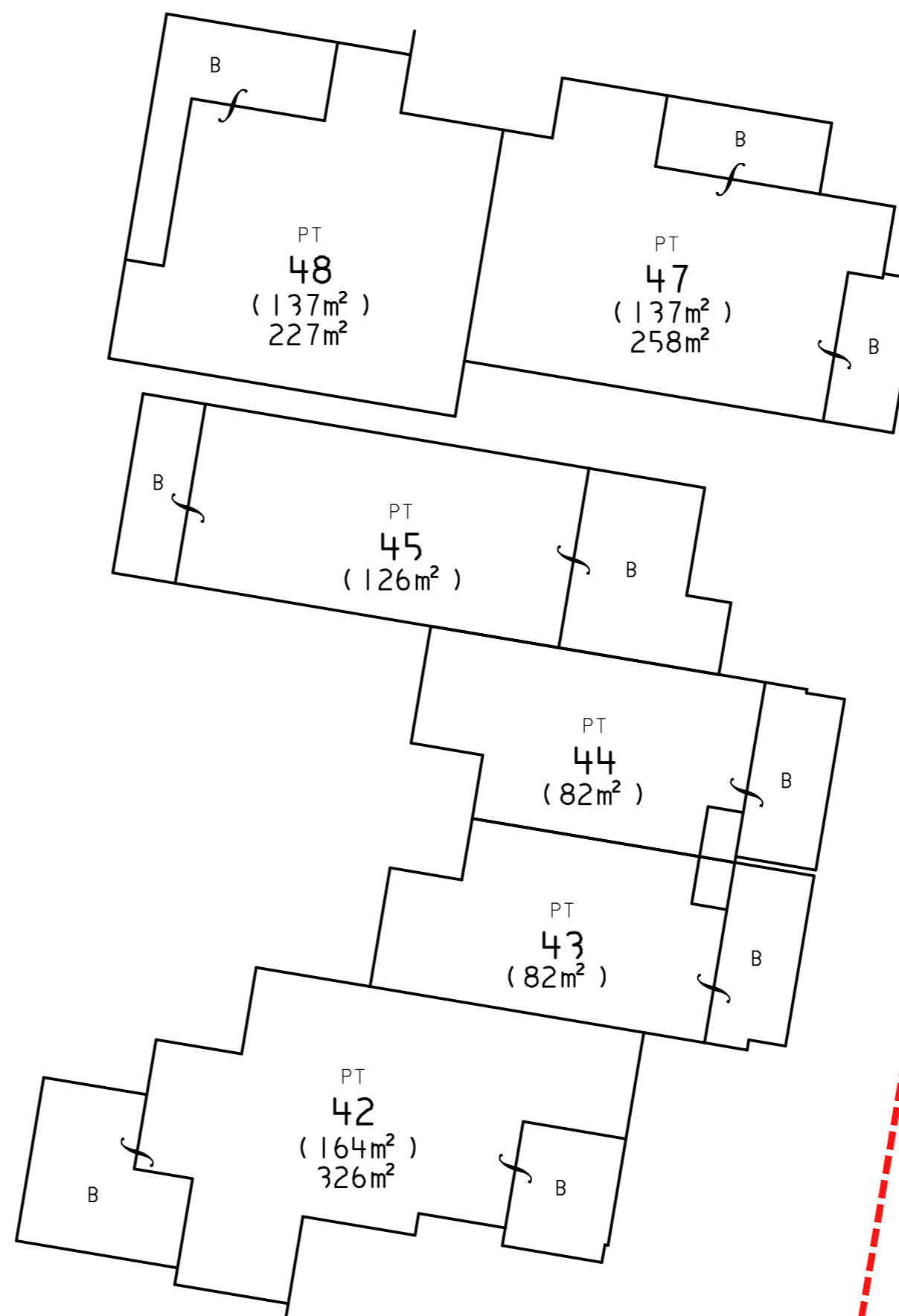
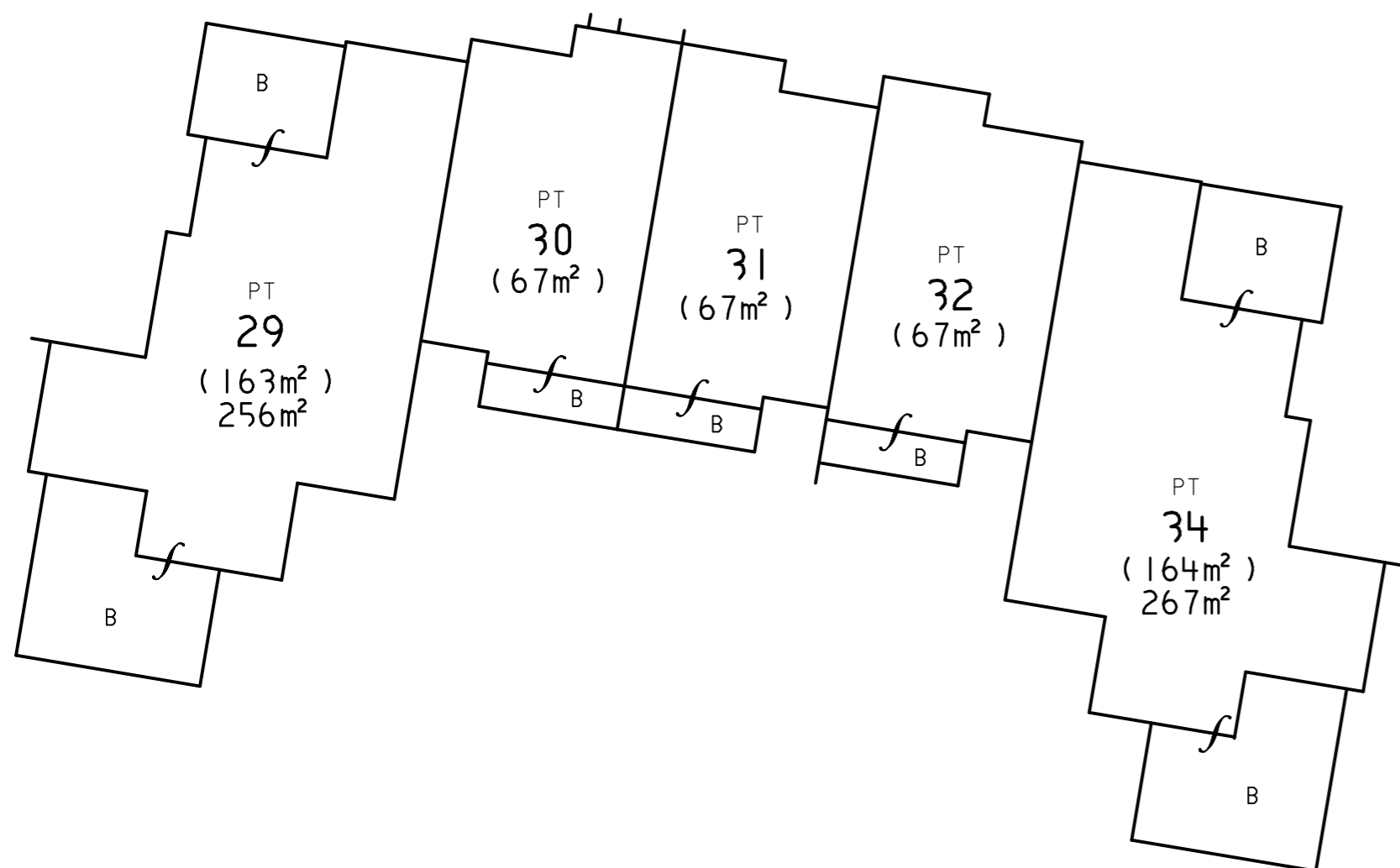


STAGE 3
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 13)

STAGE 5
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 15)

SEE SHEET 5

SEE SHEET 6



B DENOTES BALCONY

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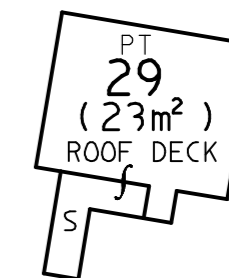
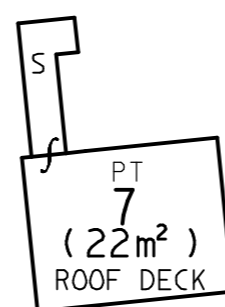
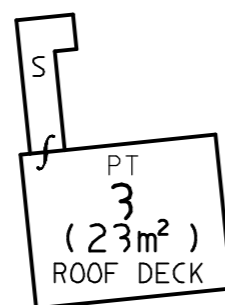
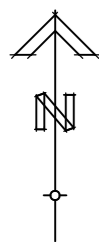
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**PRELIMINARY
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STAGE 4
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 14)

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ROOF FLOOR PLAN



S DENOTES STAIRS

THE ROOF DECK AND STAIRS ARE LIMITED TO XX ABOVE THE UPPER SURFACE OF THE TIMBER FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT.

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STAGE 2
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 12)

PLAN FOR CONTRACTS ONLY

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SEE SHEET 10

SEE SHEET 9

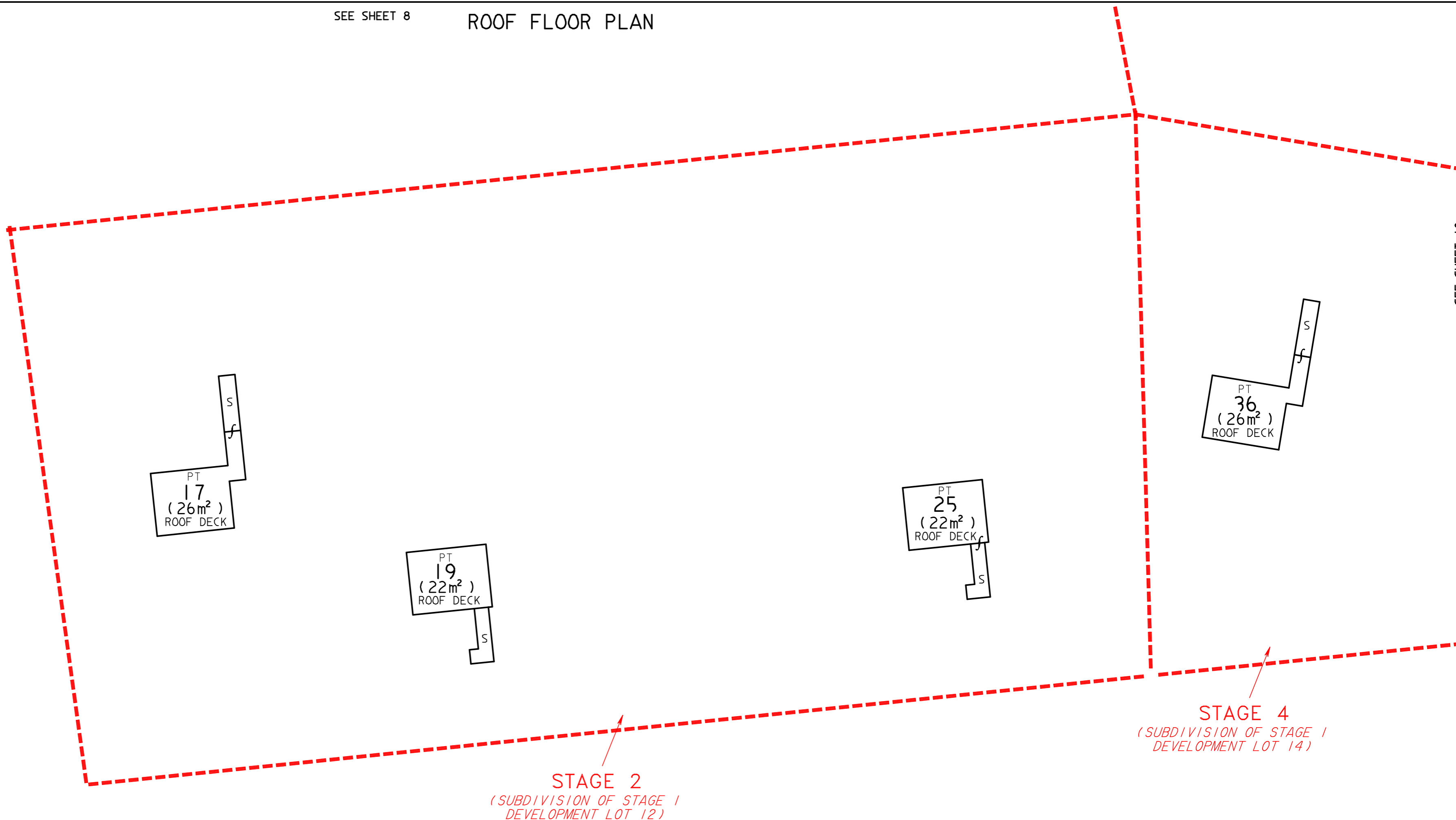
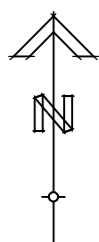
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SEE SHEET 8

ROOF FLOOR PLAN

SEE SHEET 10



S DENOTES STAIRS

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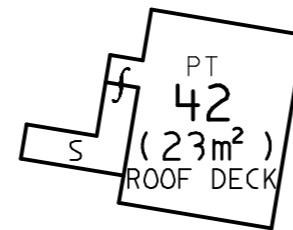
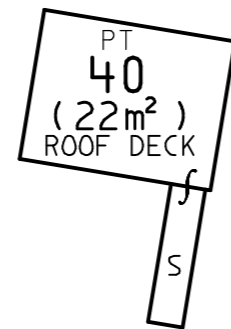
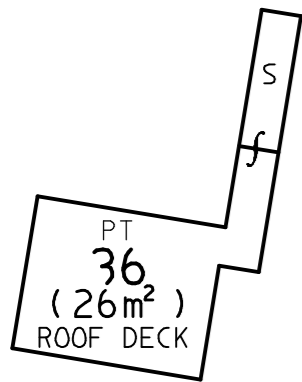
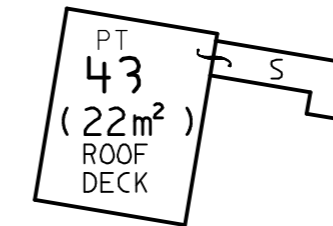
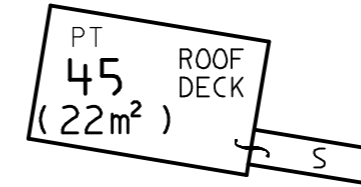
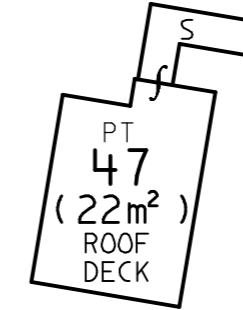
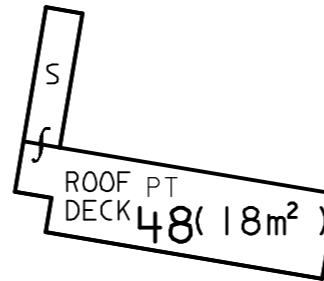
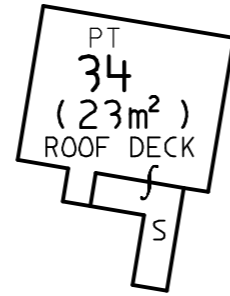
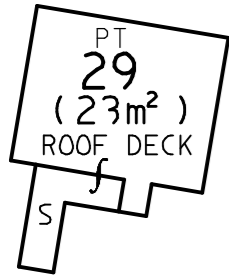
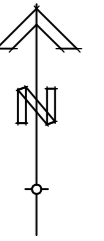
ROOF FLOOR PLAN

STAGE 3
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 13)

STAGE 5
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 15)

SEE SHEET 8

SEE SHEET 9



S DENOTES STAIRS

THE ROOF DECK AND STAIRS ARE LIMITED TO XX ABOVE THE UPPER SURFACE OF THEIR TIMBER FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT.

ANY SERVICE LINES WITHIN ONE LOT SERVICING ANOTHER LOT ARE COMMON PROPERTY. ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

AREA ARE APPROXIMATE ONLY.

PLAN FOR CONTRACTS ONLY

THIS PLAN IS PREPARED FROM ARCHITECTURAL DRAWINGS AS SUPPLIED BY ARCADIA STUDIO ON 30.11.2021. CHANGES MAY OCCUR DURING CONSTRUCTION, HENCE DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY. THE PLAN IS A DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY NSW LAND REGISTRY SERVICES, ALTERATIONS WILL BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.

**PRELIMINARY
ONLY
15/12/2021**

STAGE 4
(SUBDIVISION OF STAGE 1
DEVELOPMENT LOT 14)

SURVEYOR
Name: B&P SURVEYS
Date: XX/X/XXXX
Reference: M31890/24471D

PLAN OF SUBDIVISION OF LOT 443
IN DP1279269 (UN-REGISTERED)

LGA: BALLINA
Locality: SKENNARS HEAD
Reduction Ratio: 1:200
Lengths are in metres

REGISTERED

DP