

**STRATA PLAN ADMINISTRATION SHEET**

Sheet 1 of 2 sheet(s)

\* OFFICE USE ONLY \*

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

**The Owners – Strata Plan No 87570  
 No. 131-135 Henry Parry Drive Gosford 2250**

**SP87570**

Registered:  10-01-2013

Purpose: STRATA PLAN

**PLAN OF SUBDIVISION OF  
 LOT 1 IN DP 854303**

Commercial/Retail Model by-laws adopted for this scheme –

- \*Keeping of animals: Option A/B/C
  - \*Schedule of By-laws in 14 sheets filed with plan
  - \*No By-laws apply
- \* strike out whichever is inapplicable

**Strata Certificate**

\* Name of Council/ Accredited Certifier... GOSFORD CITY COUNCIL  
 being satisfied that the requirements of the \* Strata Schemes (Freehold Development) Act 1973 or \* Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed:

\* strata plan/ \* strata plan of subdivision

illustrated in the annexure to this certificate.

~~\* The accredited certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.~~

~~\* The strata plan/strata plan of subdivision is part of a development scheme. The \* council/ \* accredited certifier is satisfied that the plan is consistent with any applicable conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.~~

\* The Council does not object to the encroachment of the building beyond the alignment of

William Street

~~\* The Accredited Certifier is satisfied that the building complies with a relevant development consent in force that allows the encroachment.~~

\* This approval is given on the condition that the use of lot(s) ..... (being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in \* section 39 of the Strata Schemes (Freehold Development) Act 1973 or \* section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date... 23.2.2010

Subdivision No... 7337

Accreditation No.....

Relevant Development Consent No... 35908

Issued by... GOSFORD CITY COUNCIL



Authorised Person / General Manager / Accredited Certifier

\* Complete or delete if applicable.

LGA: GOSFORD

Locality: GOSFORD


Parish: GOSFORD

County: NORTHUMBERLAND

**Surveyor's Certificate**

I, PAUL D. HUTCHEON  
 of CHASE BURKE & HARVEY 12 WINANI ROAD ERINA NSW 2250  
 a surveyor registered under the Surveying Act, 2002, hereby certify that:

- (1) each applicable requirement of
  - \*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973
  - ~~\*Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986~~
 has been met;
- (2) (a) the building encroaches on a public place;  
 (b) ~~the building encroaches on land (other than a public place), in respect of which encroachment an appropriate easement:~~
  - ~~\*has been created by registered + .....~~
  - ~~\*is to be created under section 88B of the Conveyancing Act 1919~~
- (3) \*the survey information recorded in the accompanying location plan is accurate.

Signature: 

Date: 14.01.10

\* Delete if inapplicable  
 + State whether dealing or plan, and quote registered number.

SURVEYOR'S REFERENCE: 2008165

Use STRATA PLAN FORM 3A for additional certificates, signatures and seals

**STRATA PLAN ADMINISTRATION SHEET**

Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 1 IN DP 854303

**SP87570**

Registered:



10-01-2013

Strata Certificate Details: Subdivision No: **7337**

Date: **23. 2. 2010**

**SCHEDULE OF UNIT ENTITLEMENT**  
*(if insufficient space use additional annexure sheet)*

LOT NO.	UNIT ENTITLEMENT
1	123
2	54
3	32
4	32
5	44
6	30
7	42
8	141
9	118
10	132
11	32
<b>AGGREGATE</b>	<b>780</b>

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants  
*(if insufficient space use additional annexure sheet)*



Name: **PHILLIP BRAND**  
 Director *Phillip Brand*

Name: Secretary *Craig Forbes*

Mortgagee under Mortgage No. **0124793**  
 Signed at *Sydney* this **11<sup>th</sup>** day of **October** 2012 for National Australia Bank Limited ABN 12 004 044 937  
 by **ANTHONY GREGORY AMASI**  
 its duly appointed Attorney under Power of Attorney No 39 Book 4512

*Anthony Gregory*  
 Level 2 Attorney  
 Witness/Bank Officer **EVAN TANG**  
**BUSINESS BANKING OFFICER**

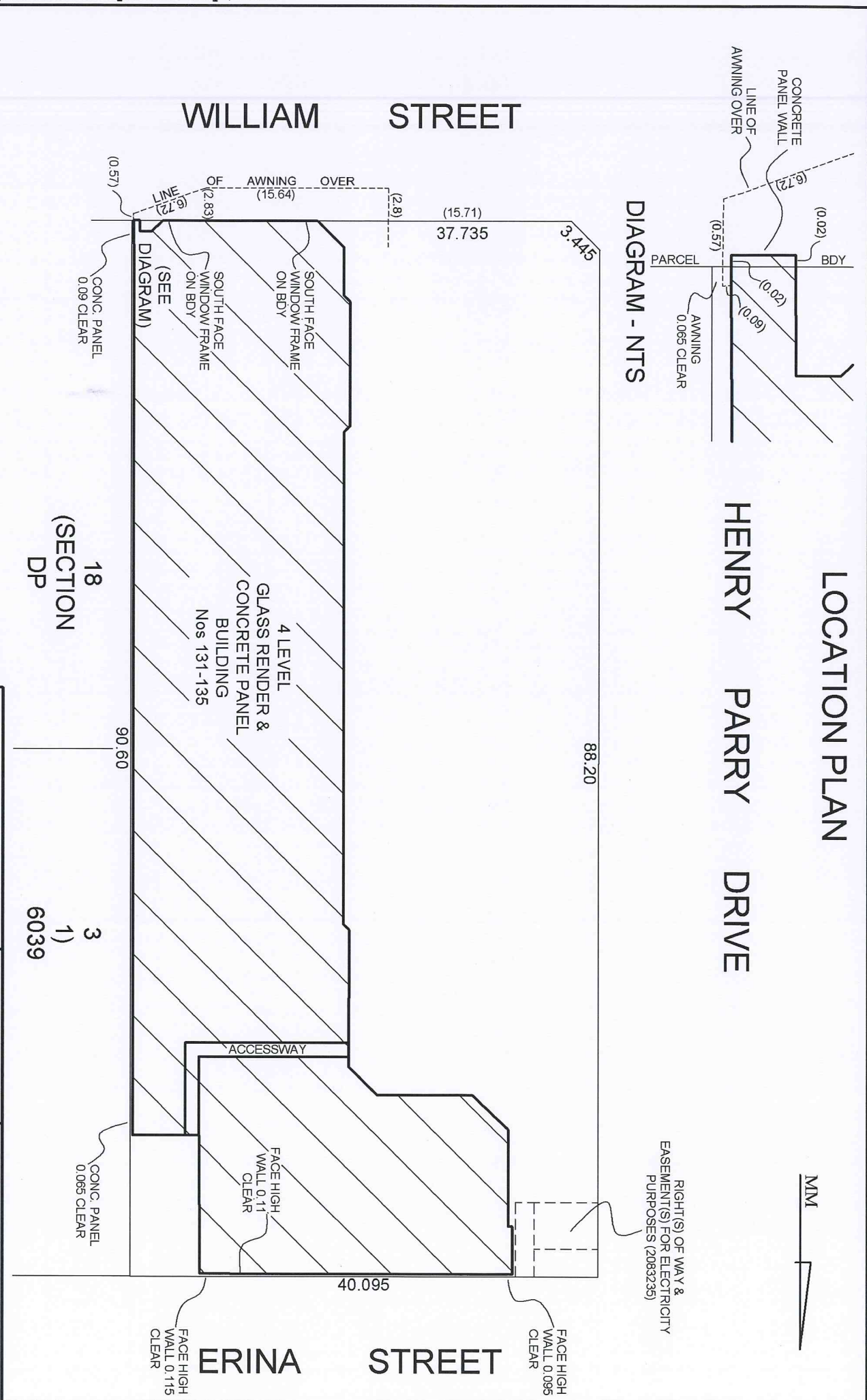
\* OFFICE USE ONLY

LOCATION PLAN

HENRY PARRY DRIVE

DIAGRAM - NTS

RIGHT(S) OF WAY & EASEMENT(S) FOR ELECTRICITY PURPOSES (20892335)



18 (SECTION DP

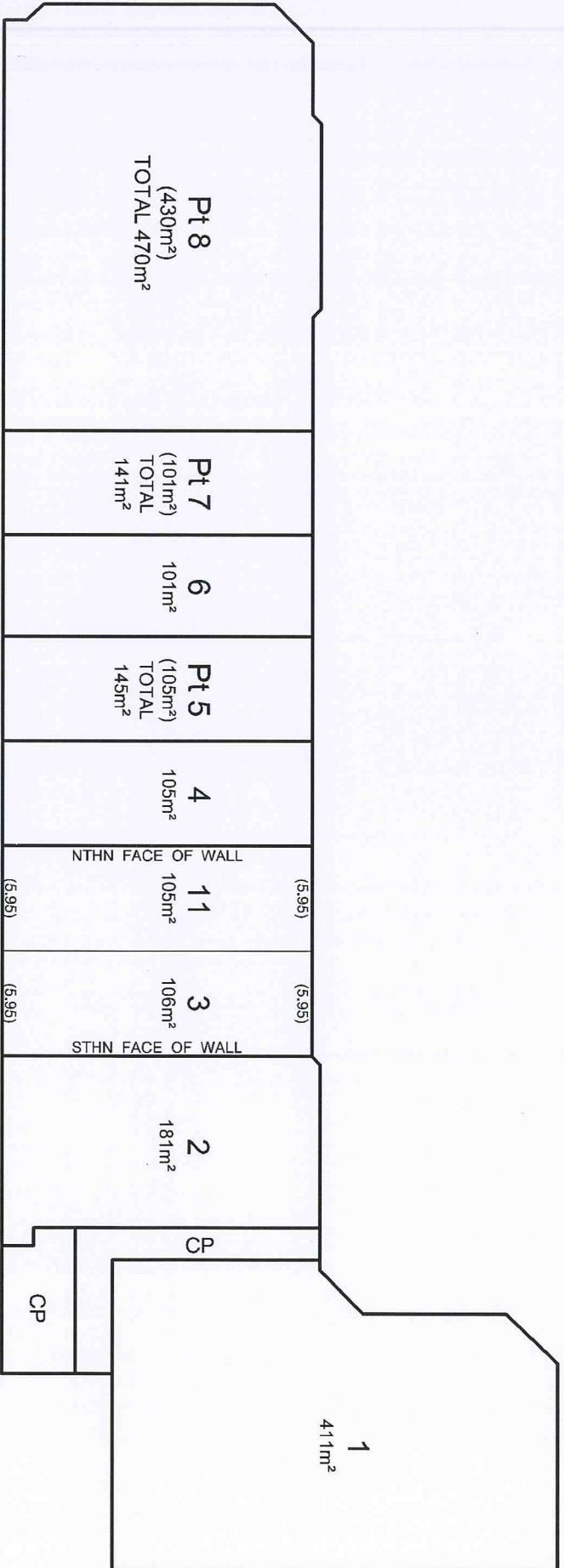
3 1) 6039

10 20 30 40 50 60 70 80 90 100 110 120 130 140 Table of mm

Surveyor: PAUL D HUTCHISON  
 Surveyor's Ref: 2008165  
 Subdivision No: 7337  
 Lengths are in metres.  
 Reduction Ratio: 1:300

Registered  
 10-01-2013

SP87570



- CP DENOTES COMMON PROPERTY
- MEASUREMENTS OF FLOOR AREAS SHOWN ON THIS FLOOR PLAN ARE APPROXIMATE AND ARE CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 ONLY. THEY MAY DIFFER FROM MEASUREMENTS FOR OTHER PURPOSES.
- LOT 1 IS LIMITED IN HEIGHT TO THE UNDERSIDE OF THE FLOOR ABOVE OR THE UNDERSIDE OF ANY STAIRS ABOVE, WHICHEVER IS LOWER

**LEVEL 1**

10 20 30 40 50 60 70 80 90 100 110 120 130 140 Table of mm

Surveyor: PAUL D HUTCHEON  
 Surveyor's Ref: 2008165  
 Subdivision No: 7337  
 Lengths are in metres.  
 Reduction Ratio: 1:250

Registered  
 10-01-2013

**SP87570**

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Pt 8  
(40m<sup>2</sup>)

Pt 7  
(40m<sup>2</sup>)

Pt 5  
(40m<sup>2</sup>)

# LEVEL 2

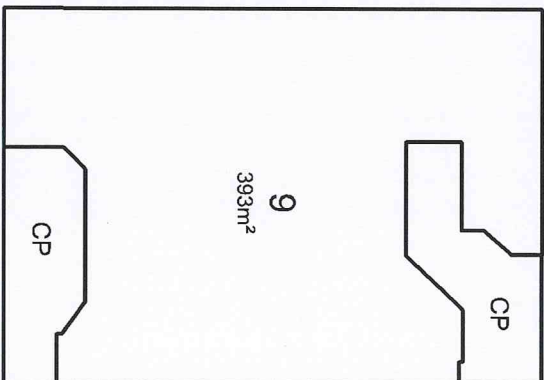


Surveyor: PAUL DHUTCHEON  
Surveyor's Ref: 2008165  
Subdivision No: 7337  
Lengths are in metres.  
Reduction Ratio: 1:250

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MM



# LEVEL 3

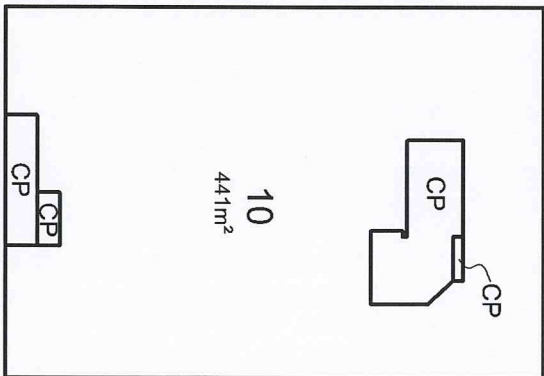
Surveyor: PAUL D HUTCHEON  
Surveyor's Ref: 2008165  
Subdivision No: 7337  
Lengths are in metres.  
Reduction Ratio: 1:250

Registered  
10-01-2013

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10	20	30	40	50	60	70	80	90	100	110	120	130	140	Table of mm
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# LEVEL 4

10 20 30 40 50 60 70 80 90 100 110 120 130 140 Table of mm

Surveyor: PAUL DHUTCHEON  
 Surveyor's Ref: 2008165  
 Subdivision No: 7337  
 Lengths are in metres.  
 Reduction Ratio: 1:250



Registered  
 10-01-2013

SP87570