

SP94481



SEE SHEET 5 FOR
DIAGRAMS 1, 2, 3 & 4

- OS - OPEN SPACE
- P - PATIO
- BOK - BACK OF CONCRETE EDGE STRIP
- PC - PROLOGATION OF EDGE OF CONCRETE
- PW - PROLONGATION OF FACE OF WALL
- EC - EDGE OF CONCRETE

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

⊥ DENOTES 90°



AREAS ARE APPROXIMATE

THE STRUCTURE OF THE BUILDING STANDING ON EACH LOT, INCLUDING WALLS, FLOORS, CEILINGS AND ROOFS, FORM PART OF THE LOT AND IS NOT COMMON PROPERTY.


LOTS ARE LIMITED IN STRATUM FROM 5 METRES BELOW TO 10 METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE UNITS GROUND FLOOR SLAB.

DISTANCES ARE ON THE PROLOGATION OF OUTER FACE OF WALL UNLESS STATED OTHERWISE

(E) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 0.5 WIDE

FLOOR PLAN

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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Surveyor: ANTOHNY JOHN DENNY	Registered	 10.11.2016	SP94481
Surveyor's Ref: 14/355			
Subdivision No. SC 2754			
Lengths are in metres. Reduction Ratio 1:250			

SHEET 4 ADJOINS

AREAS ARE APPROXIMATE

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└ DENOTES 90°

SEE SHEET 5 FOR
DIAGRAMS 1, 2, 3 & 4



SHEET 2 ADJOINS

(E) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 0.5 WIDE

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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FLOOR PLAN

Surveyor: ANTHONY JOHN DENNY

Surveyor's Ref: 14/355

Subdivision No. SC 2754

Lengths are in metres. Reduction Ratio 1:250

Registered

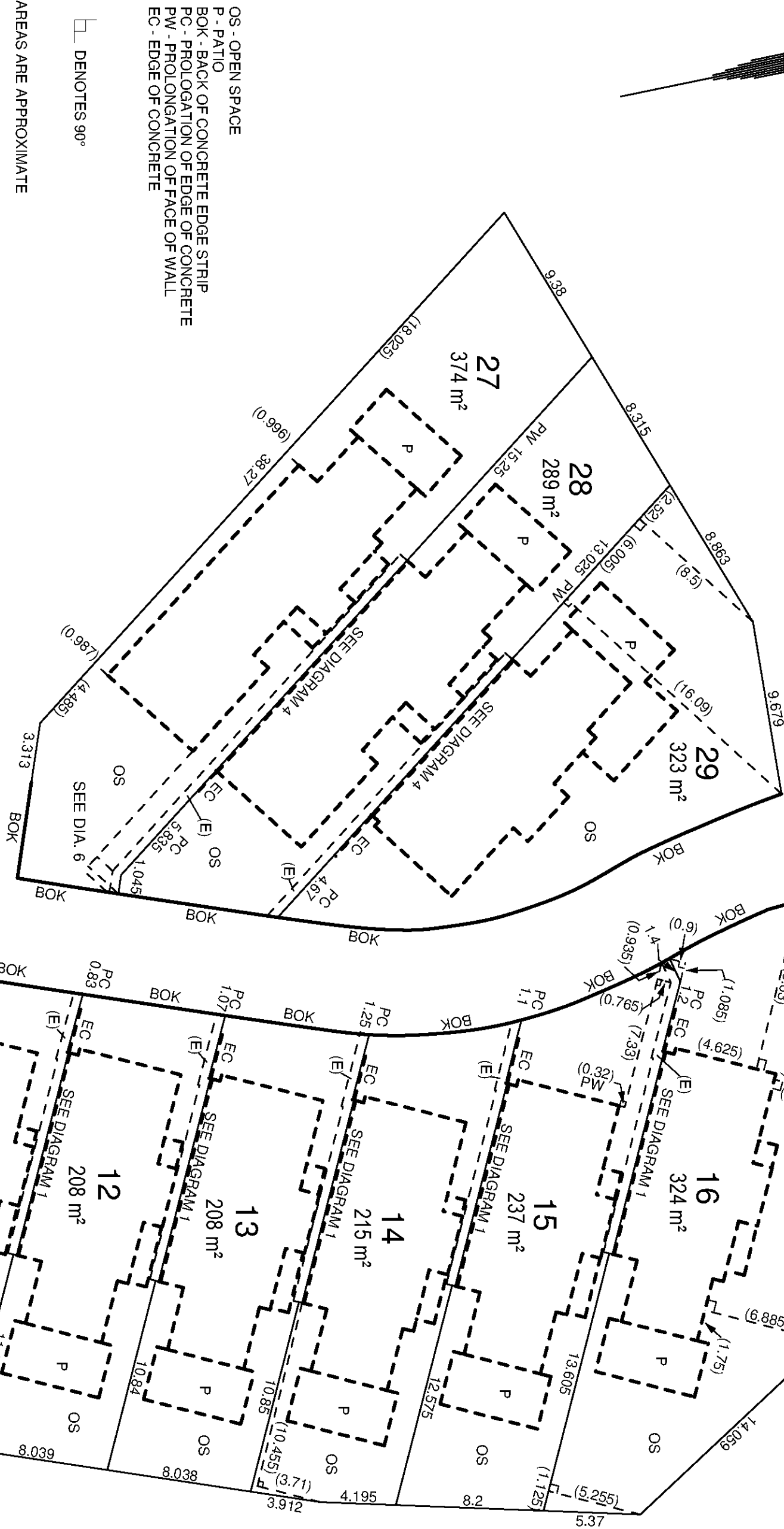
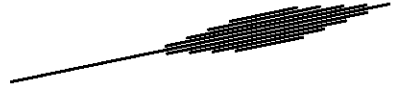


10.11.2016

SP94481

FLOOR PLAN

SEE SHEET 5 FOR
DIAGRAMS 1, 2, 3 & 4



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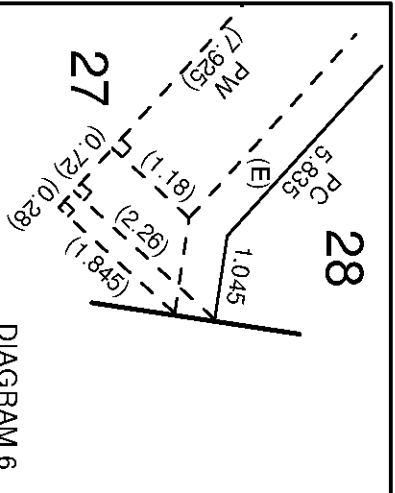
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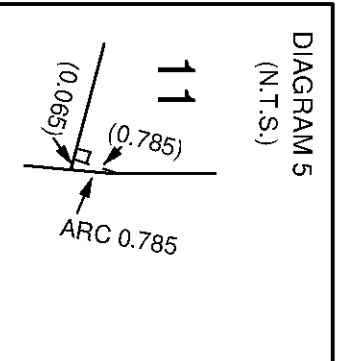
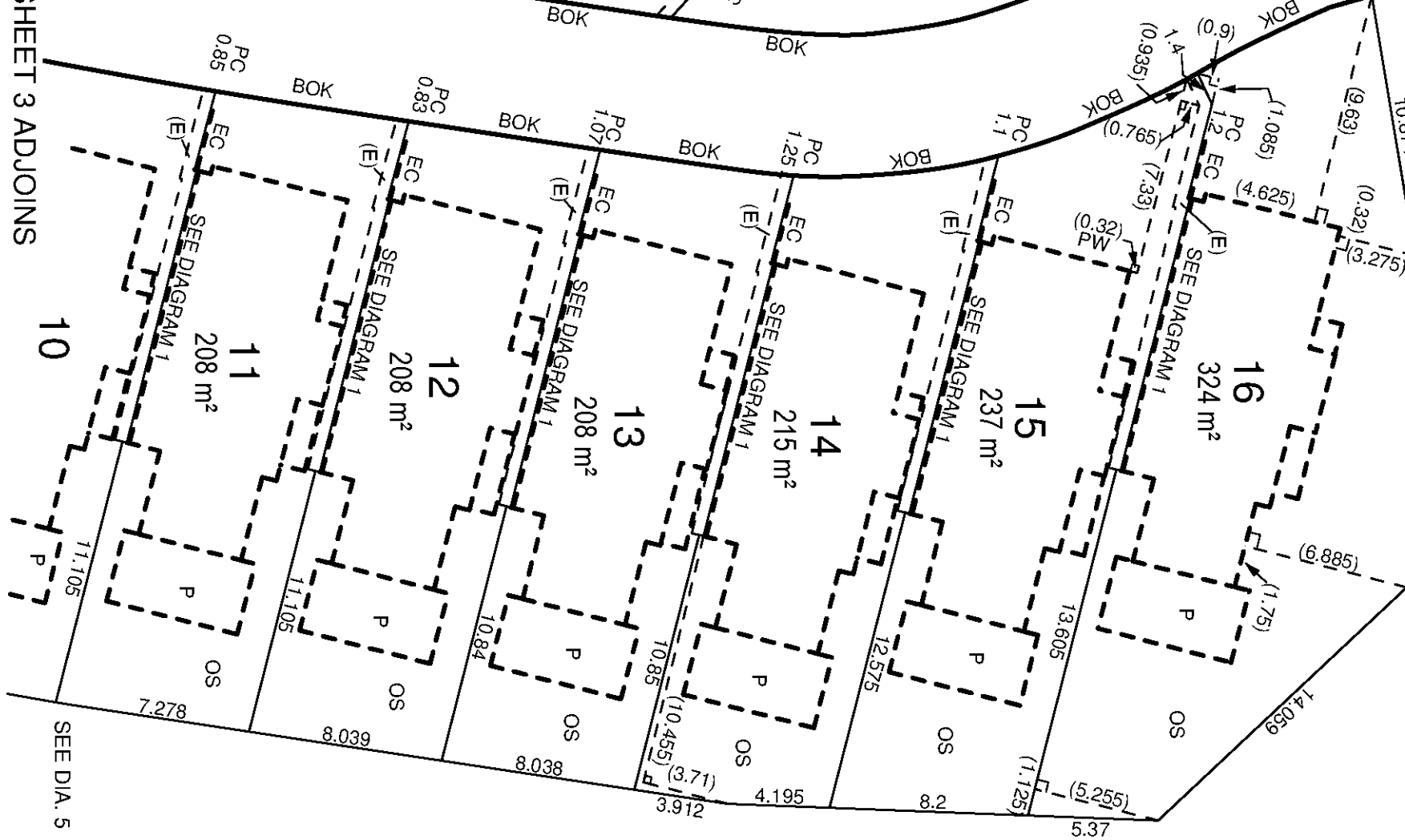
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SHEET 3 ADJOINS



10	20	30	40	50	60	70	80	90	100	110	120	130	140
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(E) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 0.5 WIDE

Surveyor: ANTOHNY JOHN DENNY

Surveyor's Ref: 14/355

Subdivision No. SC 2754

Lengths are in metres. Reduction Ratio 1:250

Registered



10.11.2016

SP94481

FLOOR PLAN

(E) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 0.5 WIDE

DIAGRAM 2
N.T.S.

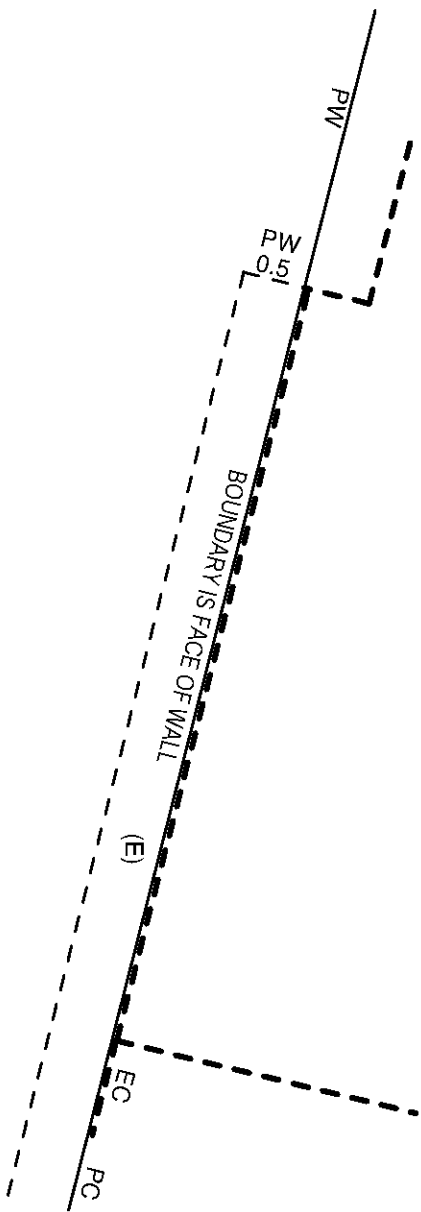


DIAGRAM 3
N.T.S.

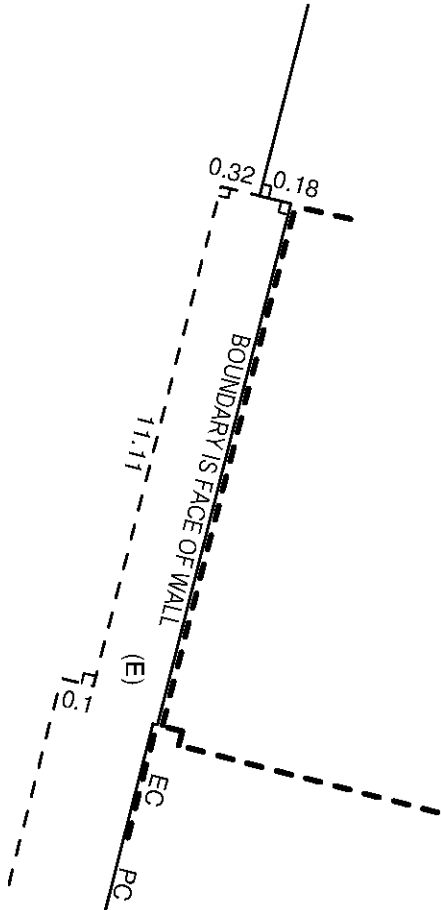


DIAGRAM 1
N.T.S.

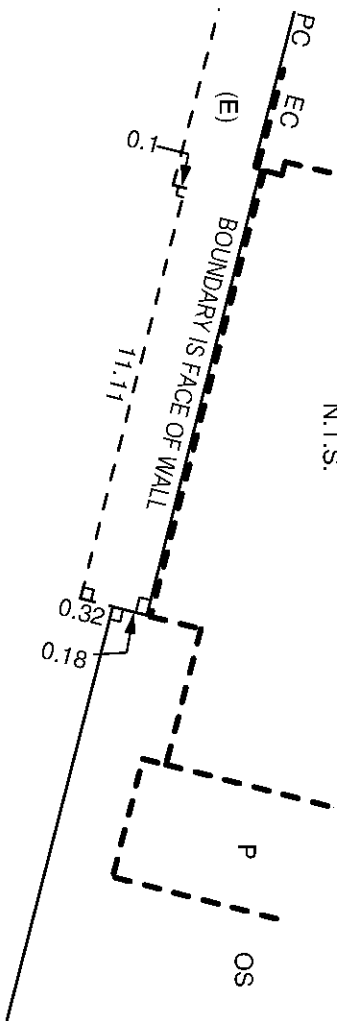
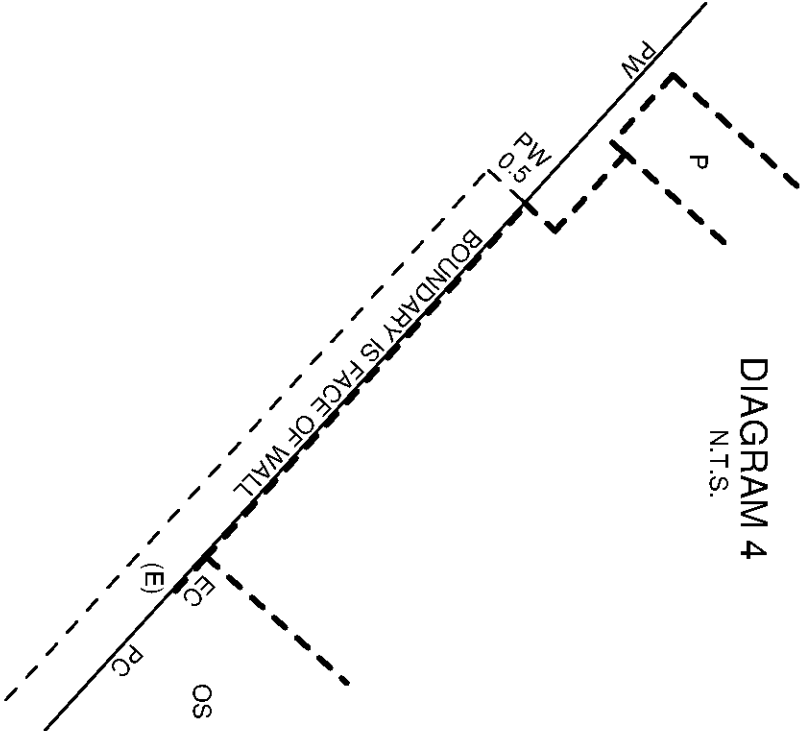


DIAGRAM 4
N.T.S.




OS - OPEN SPACE
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└─ DENOTES 90°

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Surveyor: ANTOHNY JOHN DENNY	Registered	 10.11.2016	SP94481
Surveyor's Ref: 14/355			
Subdivision No. SC 2754			
Lengths are in metres. Reduction Ratio 1:250			

STRATA PLAN FORM 3 (PART 1) (2012) WARNING: Creasing or folding will lead to rejection

ePlan

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:



10.11.2016

Purpose: STRATA PLAN

SP94481

PLAN OF SUBDIVISION OF
LOT 16 IN DP 1198266

LGA: TWEED

Locality: CASUARINA

Parish: CUDGEN

County: ROUS

Strata Certificate (Approved Form 5)

(1) ~~The Council of~~

~~The Accredited Certifier:~~

GORDON WREN
BPG 0447

~~Accreditation number:~~

~~has made the required inspections and is satisfied that the requirements of;~~

~~*(a) Section 37 or 37A Strata Schemes (Freehold Development) Act 1973 and clause 29A Strata Schemes (Freehold Development) Regulation 2012,~~

~~*(b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and clause 30A of the Strata Schemes (Leasehold Development) Regulation 2010,~~

~~have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.~~

*(2) 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.

~~*(3) The strata plan is part of a development scheme. The council or accredited certifier is satisfied that the plan is consistent with any applicable conditions of the relevant development consent and that the plan gives effect to the stage of the strata development contract to which it relates.~~

*(4) The building encroaches on a public place and;

*(a) The Council does not object to the encroachment of the building beyond the alignment of

*(b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment

*(5) This approval is given on the condition that lot(s) [^] are created as utility lots in accordance with section 39 of the Strata Schemes (Freehold Development) Act 1973 or section 68 of the Strata Schemes (Leasehold Development) Act 1986.

Date: 4th OCT 2016

Subdivision number: SC 2754

Relevant Development Consent number: 14/0605

Issued by: TWEED SHIRE COUNCIL

Signature: [Signature]

Authorised Person / General Manager / Accredited Certifier

* Strike through if inapplicable.

[^] Insert lot numbers of proposed utility lots.

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

The Owners - Strata Plan 94481
15 DIANELLA DRIVE
CASUARINA 2487

The adopted by-laws for the scheme are:

* [^] ~~Model By-laws~~

* ~~together with, Keeping of animals: Option *A/*B/*C~~

* By-laws in 98 sheets filed with plan.

* Strike through if inapplicable

[^] Insert the type to be adopted (Schedules 2 - 7 Strata Schemes Management Regulation 2010)

Surveyor's Certificate (Approved Form 3)

I, ANTHONY JOHN DENNY

of NEWTON DENNY CHAPELLE

a surveyor registered under the Surveying and Spatial Information Act 2002, hereby certify that:

(1) Each applicable requirement of

* Schedule 1A of the Strata Schemes (Freehold Development) Act 1973 has been met

* Schedule 1A of 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), and an appropriate easement has been created by [^] to permit the encroachment to remain.~~

*(3) The survey information recorded in the accompanying location plan is accurate.

Signature: [Signature]

Date: 13/9/2016

* Strike through if inapplicable.

[^] Insert the deposited plan number or dealing number of the instrument that created the easement

Signatures, Seals and Section 88B Statements should appear on STRATA PLAN FORM 3A


SURVEYOR'S REFERENCE: 14/355

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

ePlan

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

<p>Office Use Only</p> <p>Registered:  10.11.2016</p> <p>PLAN OF SUBDIVISION OF LOT 16 IN DP 1198266</p> <p>Subdivision Certificate number: <u>SC 2754</u></p> <p>Date of endorsement: <u>4th Oct. 2016</u></p>	<p>Office Use Only</p> <p style="font-size: 2em; text-align: center;">SP94481</p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> A Schedule of Unit Entitlements. Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>. Signatures and seals - see 195D <i>Conveyancing Act 1919</i>. Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE;

1. EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 0.5 WIDE
2. EASEMENT FOR CAR PARKING AND ACCESS VARIABLE WIDTH

LOT	UNIT ENTITLEMENT
1	105
2	100
3	100
4	100
5	105
6	100
7	105
8	100
9	100
10	100
11	105
12	100
13	105
14	100
15	100
16	115
17	120
18	110
19	110
20	105
21	100
22	90
23	105
24	100
25	100
26	110
27	110
28	110
29	115
TOTAL	3025

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 14/355

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

ePlan

STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Registered:



10.11.2016

Office Use Only

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PLAN OF SUBDIVISION OF
LOT 16 IN DP 1198266

SP94481

Subdivision Certificate number: SC 2754
Date of endorsement: 4th Oct 2016

- This sheet is for the provision of the following information as required:
- A Schedule of Unit Entitlements.
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919.
 - Signatures and seals - see 195D Conveyancing Act 1919.
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Executed by:

SUNCORP METWAY LTD ABN 66 010 831 722
BY ITS DULY CONSTITUTED ATTORNEY
UNDER POWER OF ATTORNEY
BOOK 3859 No. 372 Book 3859 No. 372
L FOLIO 2001 TROBIA LEVEL 1

witnessed by:

Joanna Kathryn Partington
Level 33, 266 George Street
Brisbane Qld 4000

Executed by CVS Lane Funding 26 Pty Ltd ACN 608 967 371 pursuant to s127 of the Corporations Act 2001.

Lee Matthew Centra
Director

Andrew Vasarelli
Director

Executed by CTC MULTIPLE LOTS PTY LTD
ACN 158 847 128 BY ITS ATTORNEY
ANDREW JOSEPH COSTELLO BOOK 4665 NO 357

WITNESS
Joyce
Shop 20/11-13 Pearl St,
Kingscliff NSW 2487

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 14/355