

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

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

The Owners - Strata Plan No 82945
PARKSTONE PLACE
17 WARBY STREET
CAMPBELLTOWN 2560

SP82945

Registered:  7.12.2009

Purpose: STRATA PLAN

PLAN OF SUBDIVISION OF LOT 1 IN D.P.1131587

~~*(insert type being adopted) Model by-laws adopted for this scheme~~

~~*Keeping of animals: Option A/B/C~~

~~*Schedule of By-laws in 12 sheets filed with plan~~

~~*No By-laws apply~~

* strike out whichever is inapplicable

Strata Certificate

(1) * The Council of.....

* The Accredited Certifier..... LYALL DIX

* Accreditation No..... BPB92

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 2007,

~~* (b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1973
and clause 30A Strata Schemes (Leasehold Development) Regulation 2007,~~

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 the use of 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..... 24/11/09

Subdivision No..... 36/09

Relevant Development Consent No..... 1186/2009

Issued by..... CAMPBELLTOWN COUNCIL


* Authorised Person / General Manager / Accredited Certifier

* Strike through if inapplicable

^ Insert lot numbers of proposed utility lots

LGA: CAMPBELLTOWN

Locality: CAMPBELLTOWN

Parish: St PETER

County: CUMBERLAND

Surveyor's Certificate

I, TASY MORAITIS

of DENNY LINKER & Co.,
Level 5, 17 RANDLE ST, SURRY HILLS. 2010

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: 22/10/2009

* Delete if inapplicable

+ State whether dealing or plan, and quote registered number.

SURVEYORS REFERENCE: 090104 SP

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

* OFFICE USE ONLY

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

PLAN OF SUBDIVISION OF LOT 1 IN D.P.1131587

SP82945

Registered:  7.12.2009

Strata Certificate Details: Subdivision No:

36/09

Date:

24/11/09

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet)

Lot No.	U.E.	Lot No.	U.E.	Lot No.	U.E.	Lot No.	U.E.	Lot No.	U.E.
1	112	17	152	33	153	49	146	65	153
2	110	18	137	34	142	50	105	66	135
3	117	19	137	35	120	51	136	67	136
4	115	20	150	36	143	52	145	68	101
5	159	21	158	37	143	53	145	69	146
6	126	22	143	38	151	54	129	70	140
7	124	23	142	39	123	55	154	71	140
8	154	24	137	40	141	56	108	72	133
9	141	25	140	41	141	57	140	73	124
10	128	26	140	42	127	58	133		
11	129	27	149	43	163	59	97	AGGREGATE	10000
12	137	28	134	44	156	60	148		
13	137	29	118	45	132	61	152		
14	130	30	139	46	126	62	101		
15	161	31	141	47	152	63	145		
16	154	32	148	48	143	64	153		

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)

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 & SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 IT IS INTENDED TO CREATE:

- EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (D) (LIMITED IN STRATUM).
- EASEMENT FOR HIGH VOLTAGE CABLE ROOM VARIABLE WIDTH (E).
- RESTRICTION ON THE USE OF LAND VARIABLE WIDTH (F) (LIMITED IN STRATUM).
- POSITIVE COVENANT.

SURVEYORS REFERENCE: 090104 SP

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STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

PLAN OF SUBDIVISION OF LOT 1 IN D.P.1131587

SP82945

Registered:  7.12.2009

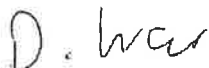
Strata Certificate Details: Subdivision No:

36/09

Date:

24/11/09

EXECUTED by KEY URBAN PTY LIMITED
(ACN 108 214 213) in accordance with
section 127 of the Corporations Act:



Signature of Sole Director /Secretary

David Brian Ward

Name of Sole Director /Secretary
(block letters)

EXECUTED by BALANCED SECURITIES)
LIMITED (ACN 083 514 685) in accordance)
with section 127 of the Corporations Act:)



Signature of Director

DAVID MORTON GEER

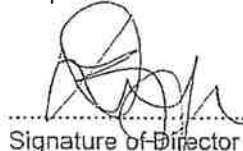
Name of Director (block letters)



Signature of Director /Secretary

Name of Director /Secretary (block letters)

EXECUTED by GRESHAM PROPERTY)
FUNDS MANAGEMENT LTD (ACN 092)
191 270) as trustee for the Gresham)
Property Fund No 3 Investment Trust in)
accordance with section 127 of the)
Corporations Act:)



Signature of Director

DANIEL BURKER

Name of Director (block letters)



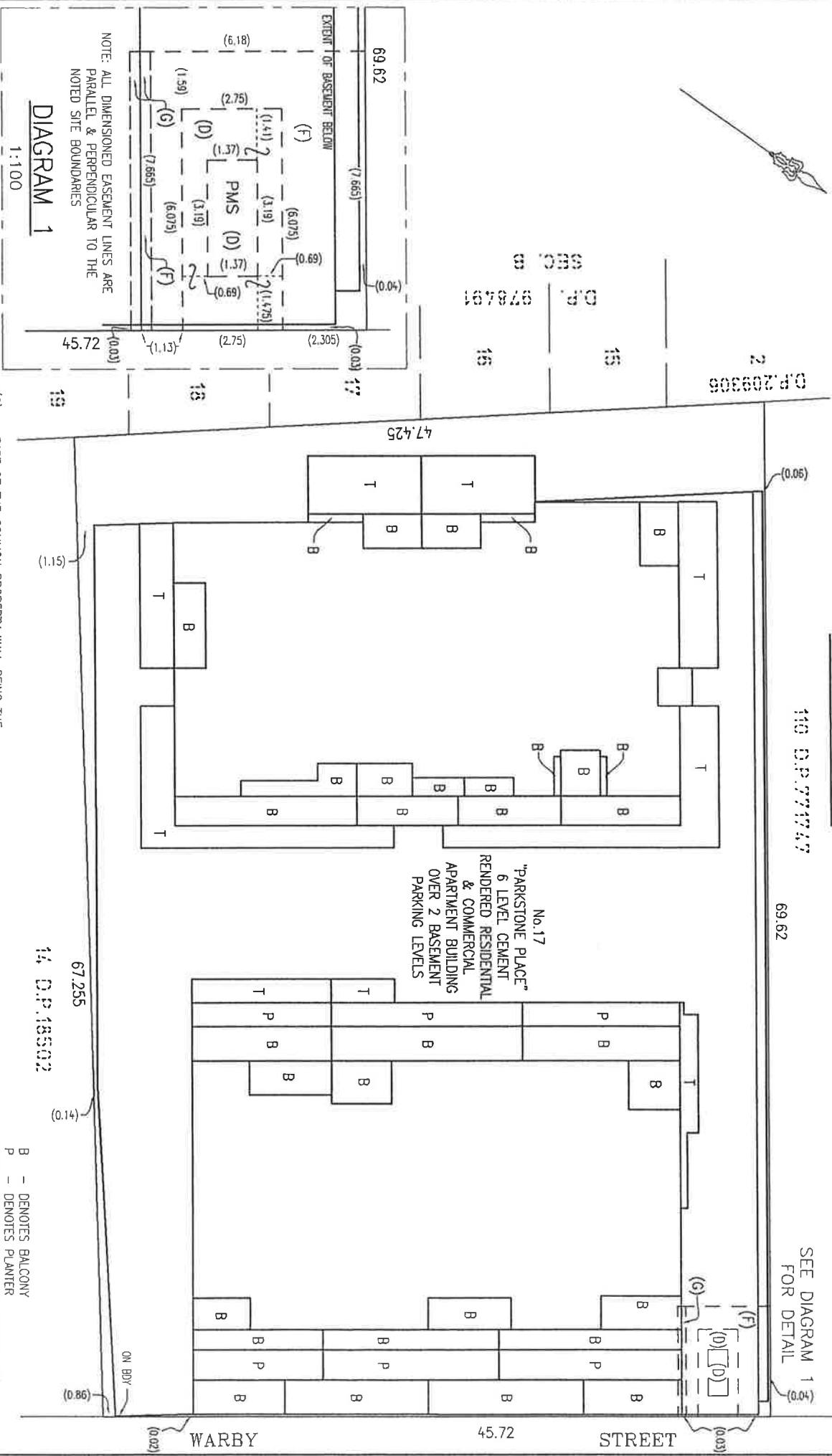
Signature of Director /Secretary

MICHAEL BRUCE BURLEY

Name of Director /Secretary (block letters)

SURVEYORS REFERENCE: 090104 SP

LOCATION PLAN



- B - DENOTES BALCONY
- P - DENOTES PLANTER
- PMS - DENOTES PADMOUNT SUBSTATION
- T - DENOTES TERRACE

(G) - PART OF THE COMMON PROPERTY WALL BEING THE SUBJECT OF THE TERMS OF THE POSITIVE COVENANT

(D) - DENOTES EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (LIMITED IN STRATUM)

(F) - DENOTES RESTRICTION ON THE USE OF LAND VARIABLE WIDTH (LIMITED IN STRATUM)

THE STRATUM OF EASEMENT (D) & RESTRICTION (F) IS LIMITED IN DEPTH TO THE UNDERSIDE OF THE BASEMENT LEVEL CEILING SLAB & IS UNLIMITED IN HEIGHT.

NOTE:

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.

FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

Table with 2 rows and 16 columns. Row 1: 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150. Row 2: 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150. Label: Table of mm

Surveyor: TASY MORATIS
Surveyor's Ref: 090104 SP
Subdivision No: 36/09
Lengths are in metres. Reduction Ratio 1:250



REGISTERED

SP82945

LOWER BASEMENT

PT 57 (2.65)	PT 51 (2.7)
(1.37)	(1.28)
(1.37)	(1.28)
(5.36)	
PT 53	

DIAGRAM 1

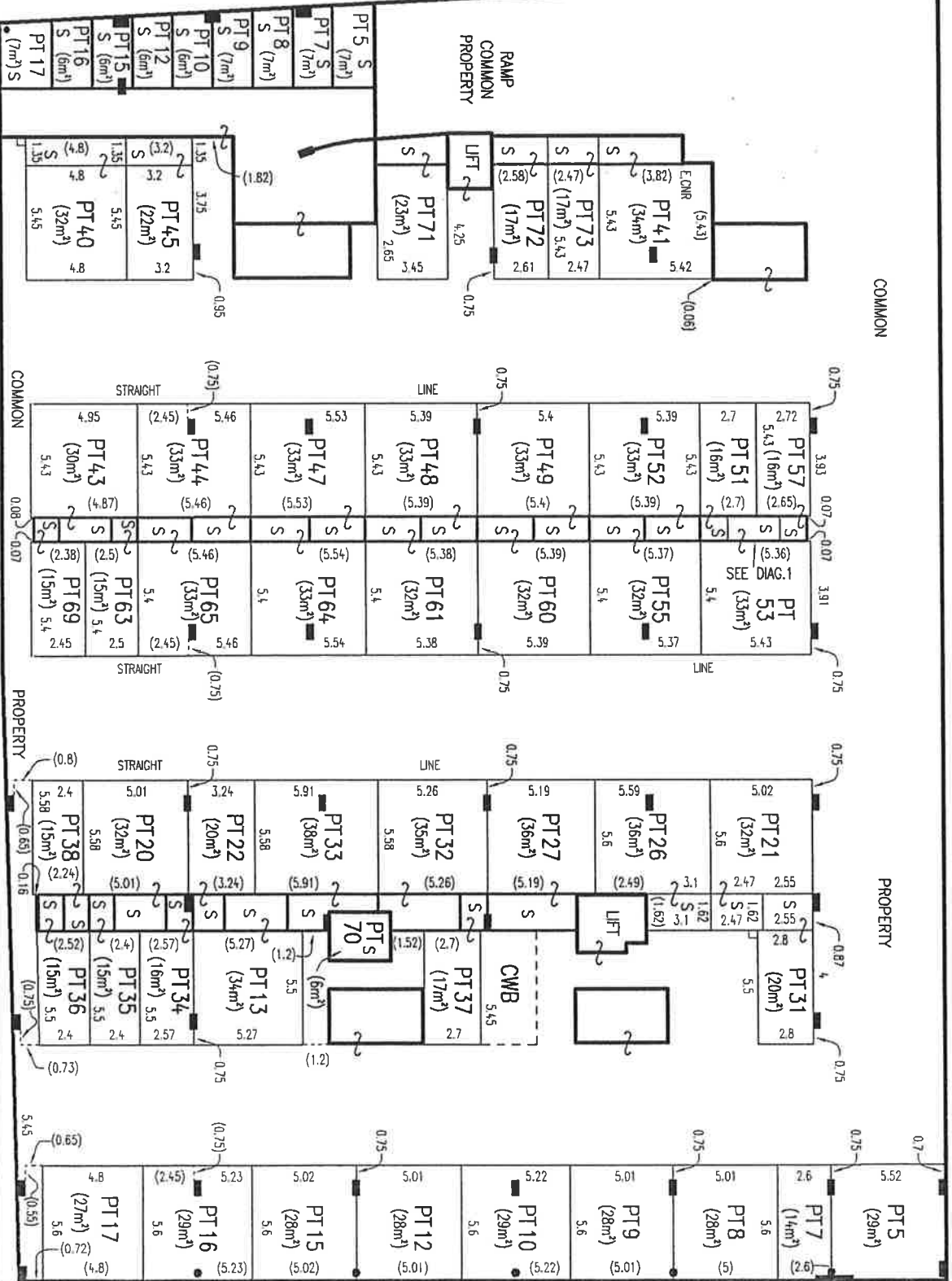
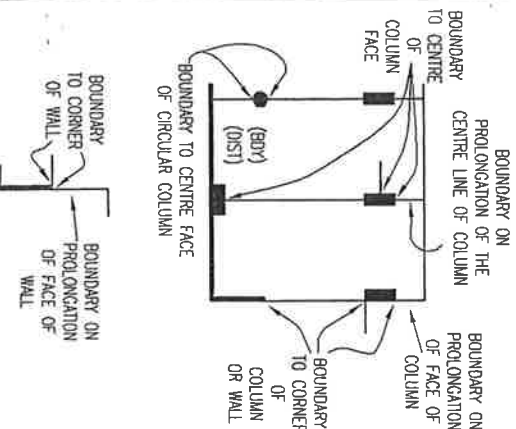
(N.T.S.)

NOTE:
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FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

TYPICAL KEY - UNLESS OTHERWISE NOTED



CWB - DENOTES CAR WASH BAY
E.C.N.R. - DENOTES ELECTRICITY CONTROL NERVE ROOM
S - DENOTES STORAGE AREA
H - DENOTES 90° ANGLE

Surveyor: TASY MORAITIS
Surveyor's Ref: 090104 SP
Subdivision No: 36/09
Lengths are in metres. Reduction Ratio 1:200

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7.12.2009

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street

UPPER BASEMENT

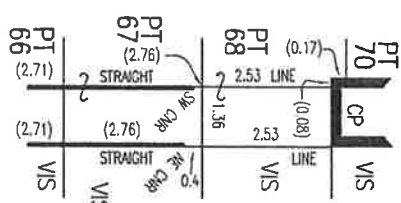


DIAGRAM 1

(N.I.S.)

NOTE:
AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES (FREELAND DEVELOPMENT) ACT 1973 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.
FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

- CP - DENOTES COMMON PROPERTY
- HVCR - DENOTES HIGH VOLTAGE CABLE ROOM WITHIN COMMON PROPERTY
- NE CNR - DENOTES NORTH EAST CORNER
- SW CNR - DENOTES SOUTH WEST CORNER
- VIS - DENOTES VISITOR PARKING SPACES WITHIN COMMON PROPERTY
- L - DENOTES 90° ANGLE

(E) - EASEMENT FOR HIGH VOLTAGE CABLE ROOM VARIABLE WIDTH. THE EASEMENT IS LIMITED TO THE INTERNAL FACES OF THE WALLS, THE UPPER SURFACE OF THE CONCRETE FLOOR, AND THE UNDERSIDE OF THE CONCRETE CEILING OF THE HIGH VOLTAGE CABLE ROOM.

TYPICAL KEY - UNLESS OTHERWISE NOTED

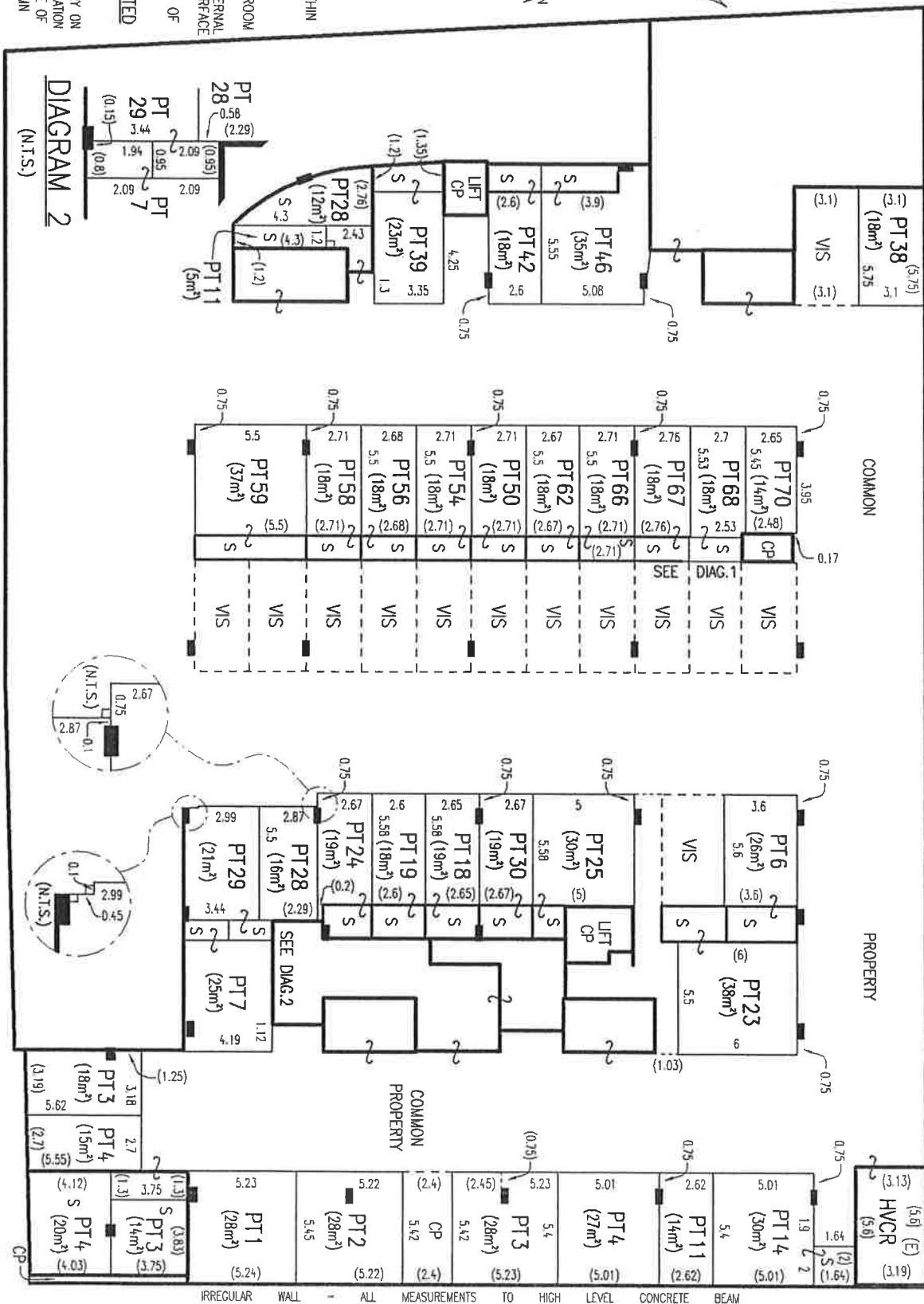
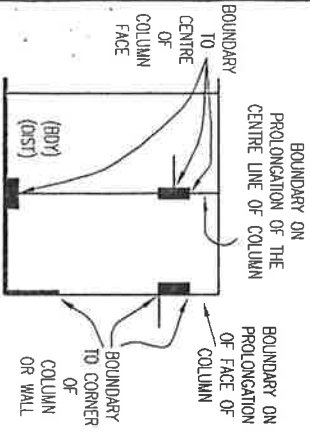


DIAGRAM 2

(N.I.S.)

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

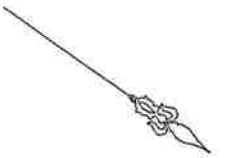
Surveyor: TASY MORAITIS
Surveyor's Ref: 090104 SP
Subdivision No: 36/09
Lengths are in metres Reduction Ratio 1:200

REGISTERED
7.12.2009

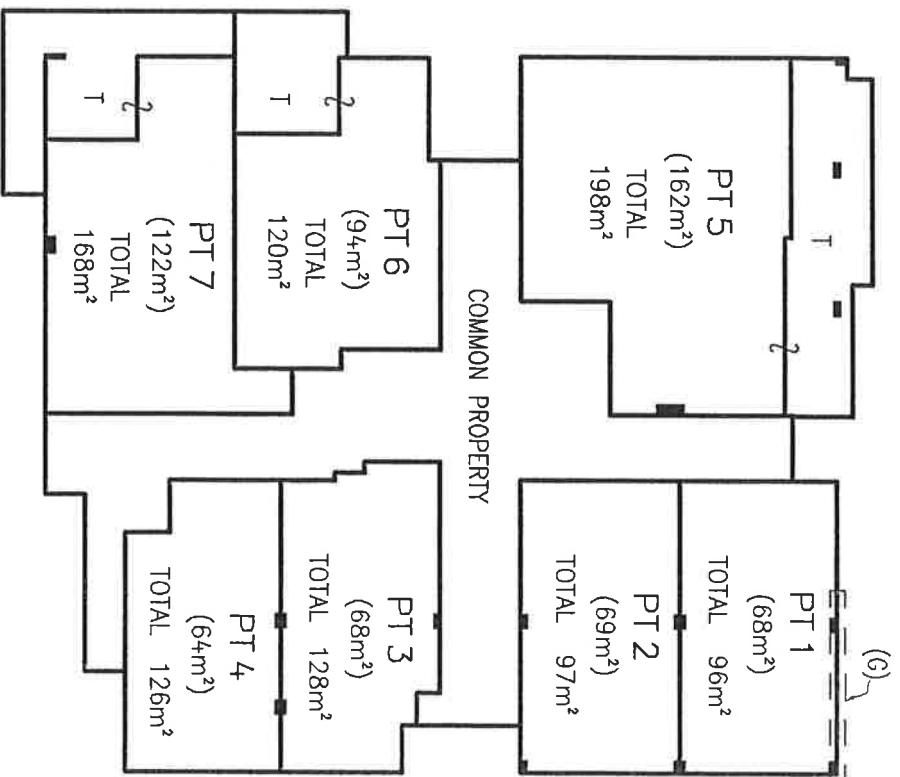
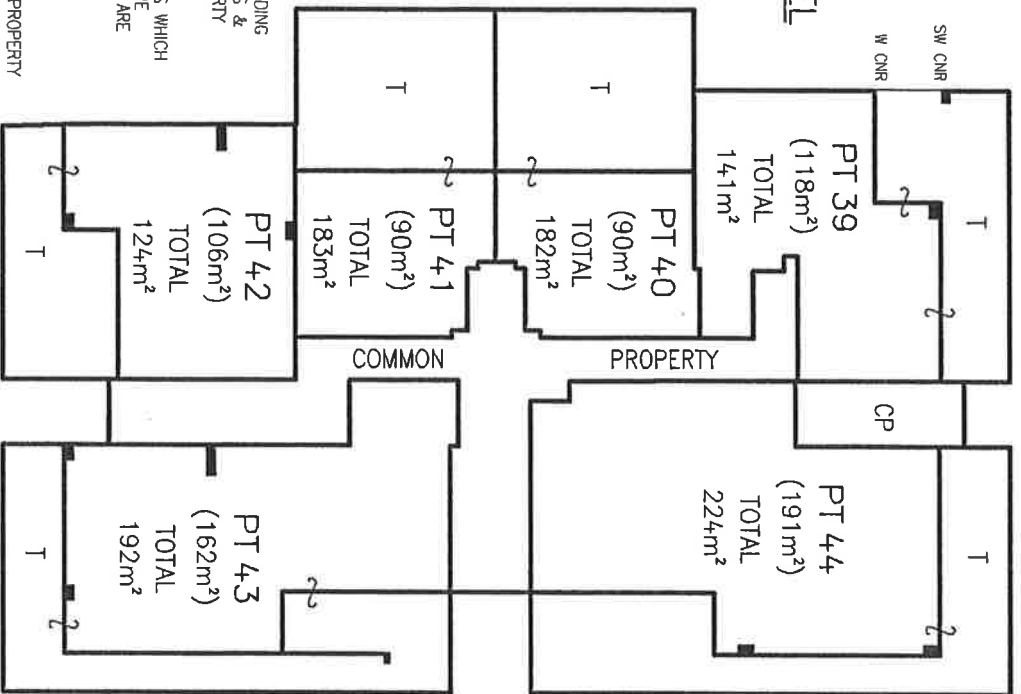
SP82945

Diagram 201 301 401 501 601 701 801 901 1001 1101 1201 1301 1401 1501 Table of mm

X:\09\0905\090104 - 17 WARBY ST CAMPBELLTOWN\STRATA\SHEET 3 - UPPER BASEMENT.dwg



GROUND LEVEL



ALL SCREENING DEVICES INCLUDING LOUVERES, PERGOLAS, SHUTTERS & AWNINGS ARE COMMON PROPERTY

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

- CP - DENOTES COMMON PROPERTY
- T - DENOTES TERRACE
- SW CNR - DENOTES SOUTH WEST CORNER
- W CNR - DENOTES WEST CORNER

(G) - PART OF THE COMMON PROPERTY WALL BEING THE SUBJECT OF THE TERMS OF THE POSITIVE COVENANT.

NOTE:
AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.
FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

THE STRATUM OF THE TERRACES, WHERE NOT COVERED BY LEVEL 1, IS LIMITED AS FOLLOWS
- FOR LOTS 5, 6 & 7, TO 3.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED FLOORS.
- FOR LOTS 39-44 INCLUSIVE, TO 2.8 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED FLOORS.

THE STRATUM OF LOTS 1 to 4 EXTENDS TO THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE FLOOR SLABS, THE UNDERSIDE OF THEIR RESPECTIVE CEILING SLABS AND THE INTERNAL FACE OF THEIR RESPECTIVE STRUCTURAL PERIMETER WALLS AND TO THE INTERNAL FACE OF THEIR RESPECTIVE SHOP FRONT WALLS

Surveyor: TASY MORATTIS
Surveyor's Ref: 090104 SP
Subdivision No: 36/09

Lengths are in metres Reduction Ratio 1:200



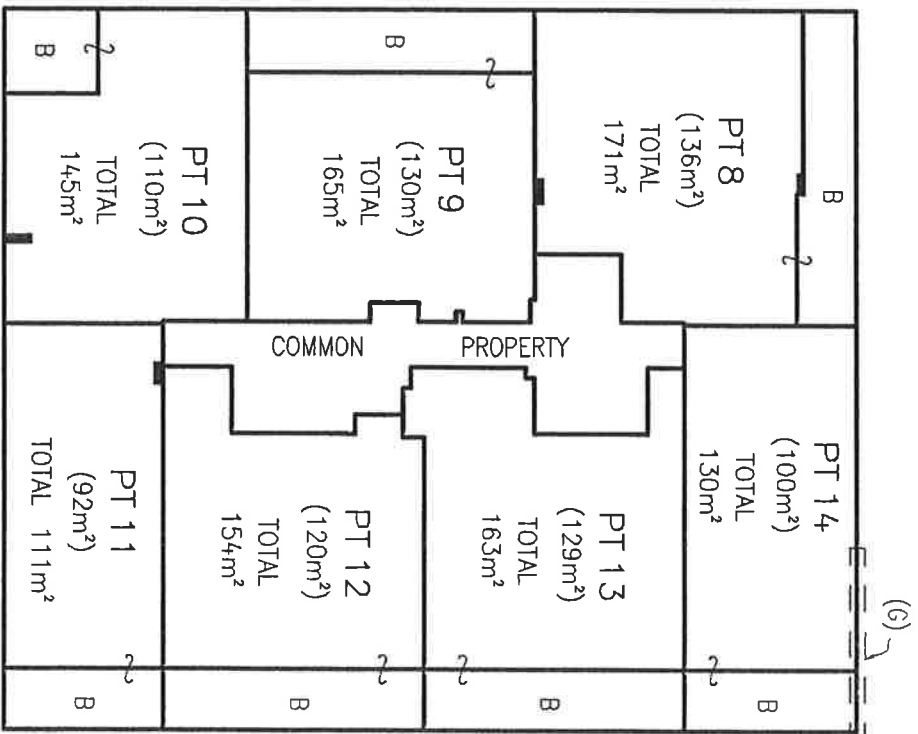
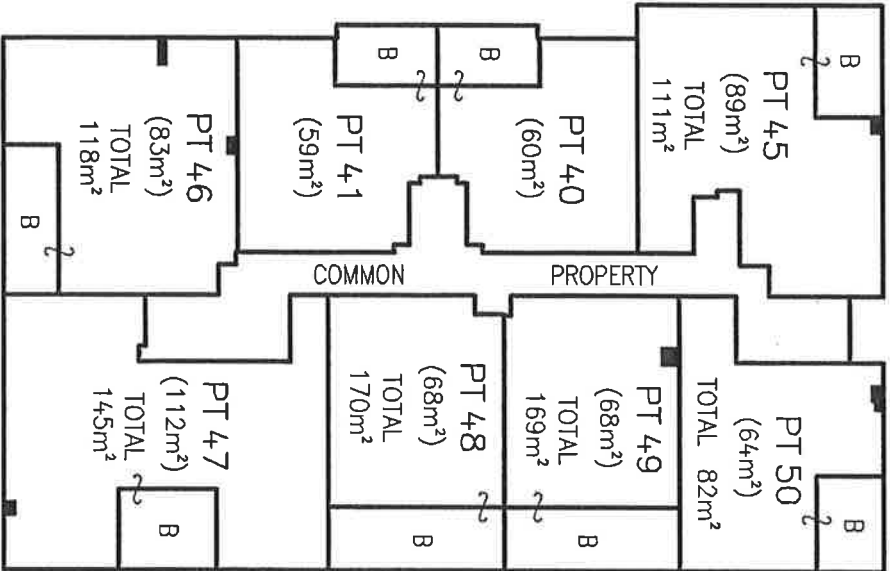
REGISTERED
7.12.2009

SP82945

10mm 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

X:\09\085\090104 - 17 WARBY ST CAMPBELLTOWN\STRATA\SHEET 4 - GROUND LEVEL.dwg

LEVEL 1



B - DENOTES BALCONY
(G) - PART OF THE COMMON PROPERTY WALL BEING THE SUBJECT OF THE TERMS OF THE POSITIVE COVENANT.

ALL SCREENING DEVICES INCLUDING LOUVRES, PERGOLAS, SHUTTERS & AWNINGS ARE COMMON PROPERTY

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

THE STRATUM OF THE BALCONIES, WHERE NOT COVERED BY LEVEL 2, IS LIMITED TO 2.8 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED FLOORS.

NOTE:
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FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

Surveyor: TASY MORATTIS
Surveyor's Ref: 090104 SP
Subdivision No: 36/09
Lengths are in metres. Reduction Ratio 1:200



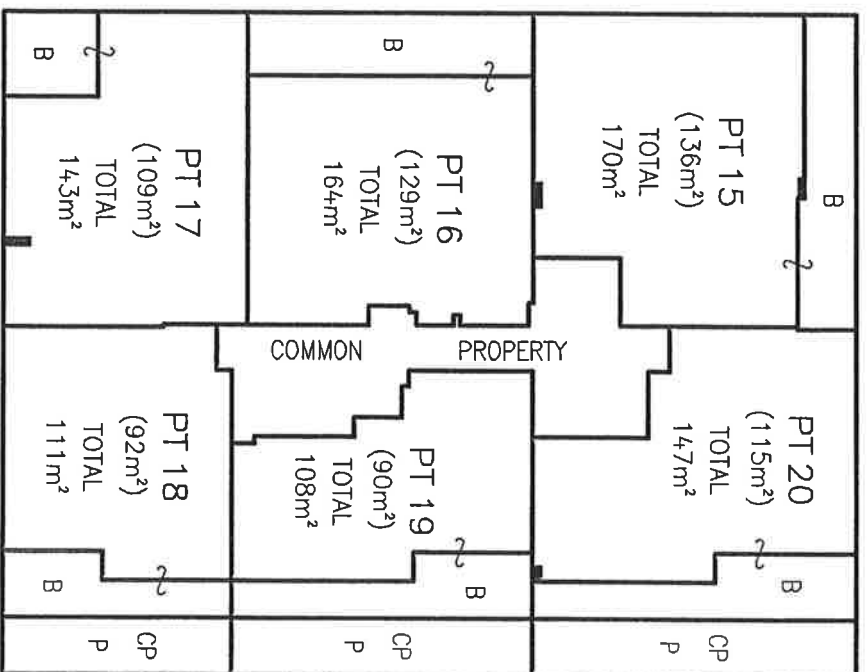
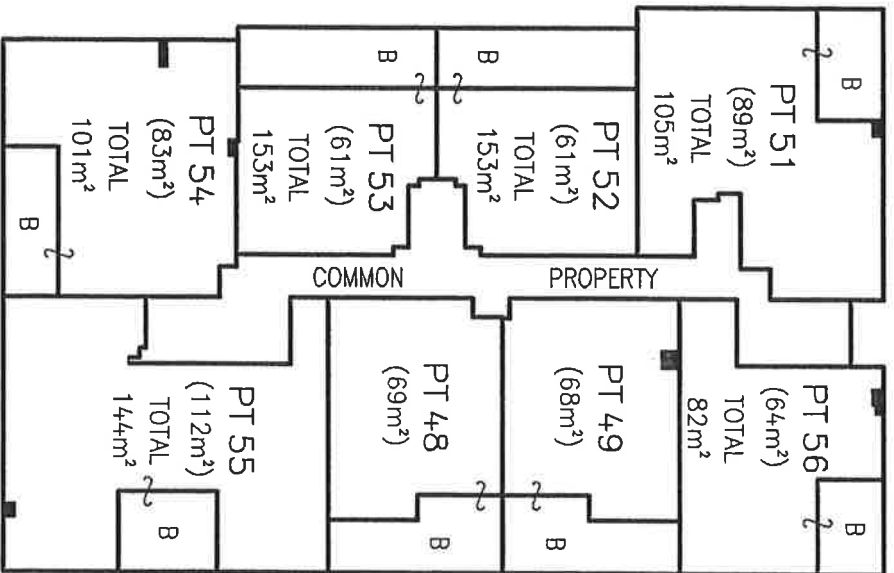
7.12.2009

SP82945

10mm 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

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LEVEL 2



B - DENOTES BALCONY
CP - DENOTES COMMON PROPERTY
P - DENOTES PLANTER

ALL SCREENING DEVICES INCLUDING LOUVRES,
PERGOLAS, SHUTTERS & AWNINGS ARE
COMMON PROPERTY

THOSE PARTS OF SERVICE LINES WHICH
SERVICE ONE LOT ONLY AND ARE LOCATED
OUTSIDE OF THAT LOT ARE COMMON
PROPERTY.

THE STRATUM OF THE BALCONIES, WHERE NOT
COVERED BY LEVEL 3, IS LIMITED TO 2.8
METRES ABOVE THE UPPER SURFACE OF THEIR
RESPECTIVE TILED FLOORS.

NOTE:

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE
PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973
ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.

FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

10mm 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

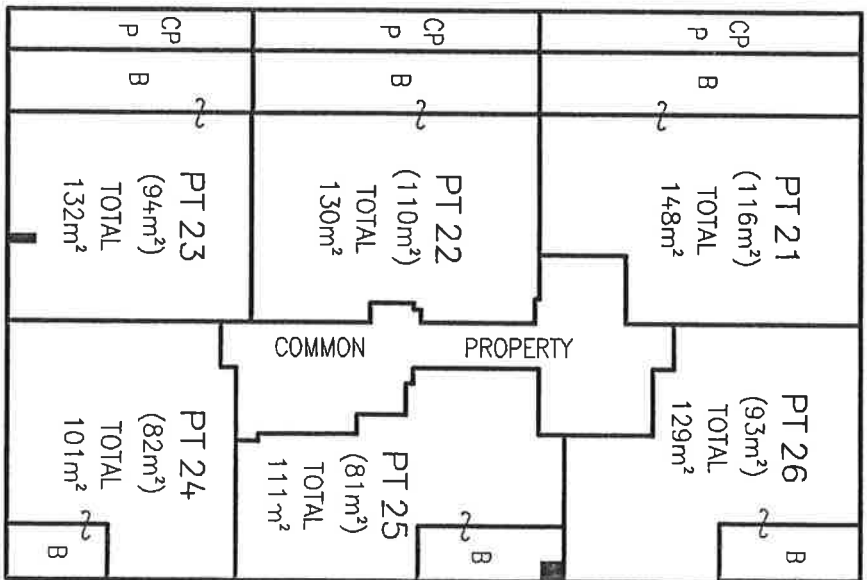
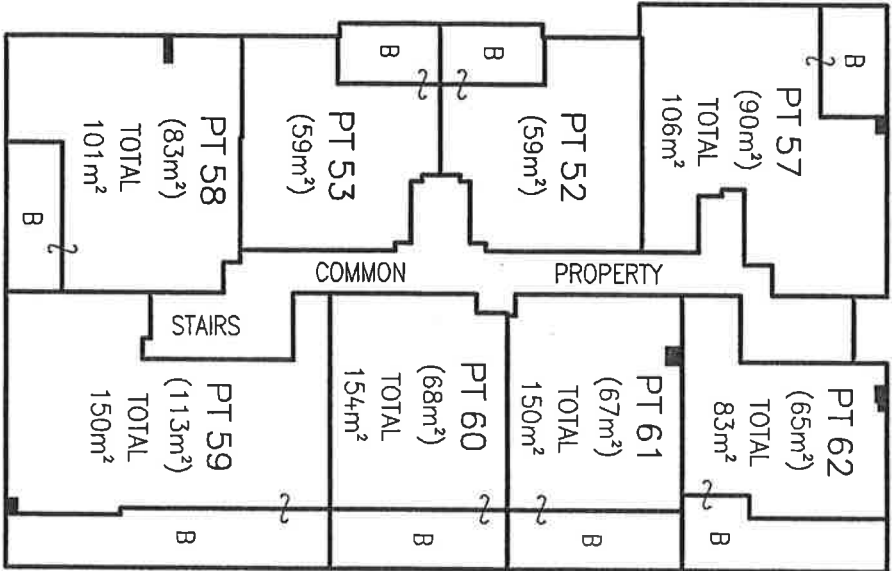
Surveyor: TASY MORAITIS
Surveyor's Ref: 090104 SP
Subdivision No: 36/09
Lengths are in metres. Reduction Ratio 1:200



REGISTERED
7.12.2009

SP82945

LEVEL 3



B - DENOTES BALCONY
CP - DENOTES COMMON PROPERTY
P - DENOTES PLANTER

ALL SCREENING DEVICES INCLUDING LOUVRES, PERGOLAS, SHUTTERS & AWNINGS ARE COMMON PROPERTY

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

THE STRATUM OF THE BALCONIES, WHERE NOT COVERED BY LEVEL 4, IS LIMITED TO 2.8 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED FLOORS.

NOTE:

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.

FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

Surveyor: TASY MORATIS

Surveyor's Ref: 090104 SP

Subdivision No: 36/09

Lengths are in metres. Reduction Ratio 1:200

REGISTERED

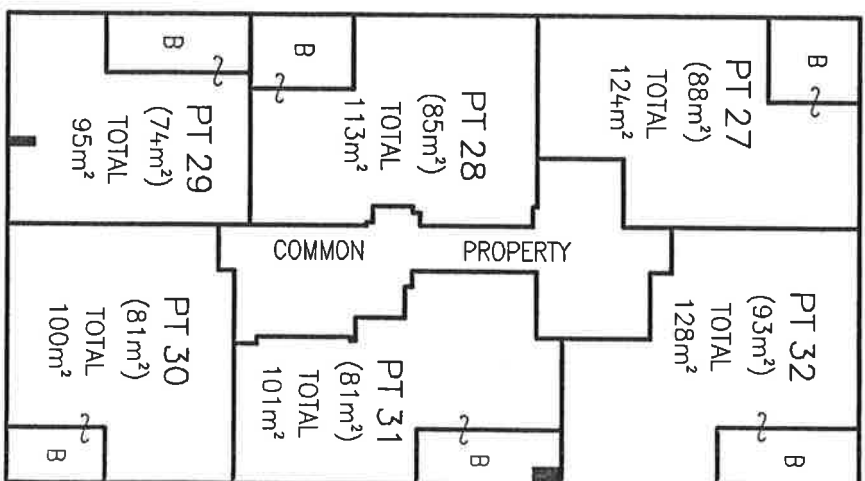
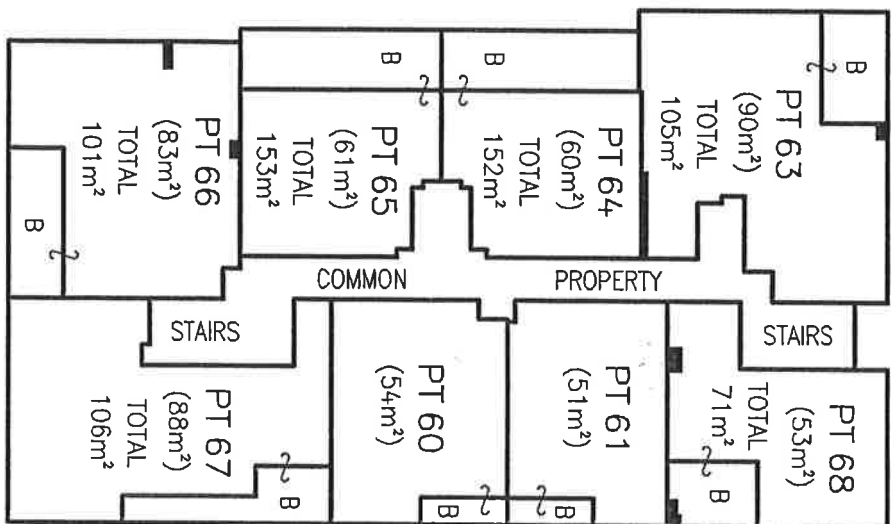
7.12.2009

SP82945

10mm 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

X:\090104\090104 - 17 WARBY ST CAMPBELLTOWN\STRATA\SHEET 7 - LEVEL 3.dwg

LEVEL 4



B - DENOTES BALCONY

ALL SCREENING DEVICES INCLUDING LOUVRES, PERGOLAS, SHUTTERS & AWNINGS ARE COMMON PROPERTY

NOTE:

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FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

THE STRATUM OF THE BALCONIES, WHERE NOT COVERED BY LEVEL 5, IS LIMITED TO 2.8 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED FLOORS.

Surveyor: TASY MORAITIS

Surveyor's Ref: 090104 SP

Subdivision No: 36/09

Lengths are in metres. Reduction Ratio 1:200

REGISTERED

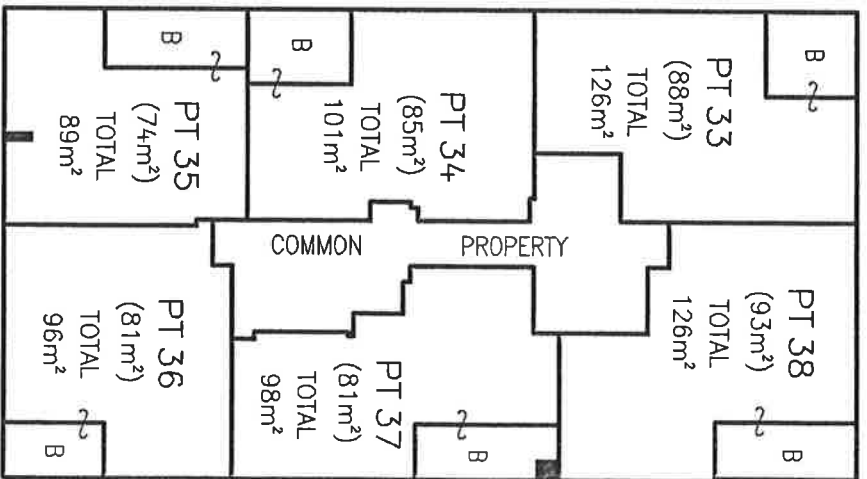
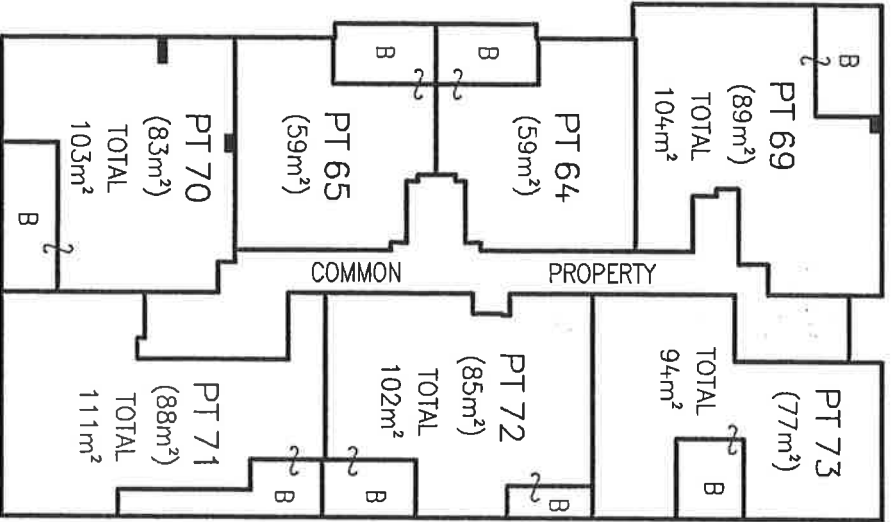
7.12.2009

SP82945

10mm 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

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LEVEL 5



B - DENOTES BALCONY

ALL SCREENING DEVICES INCLUDING LOUVRES, PERGOLAS, SHUTTERS & AWNINGS ARE COMMON PROPERTY

THOSE PARTS OF SERVICE LINES WHICH SERVE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.

THE STRATUM OF THE BALCONIES, WHERE NOT COVERED, IS LIMITED TO 2.8 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED FLOORS.

NOTE:
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Surveyor: TASY MORAITIS
Surveyor's Ref: 090104 SP
Subdivision No: 36/09
Lengths are in metres. Reduction Ratio 1:200



7.12.2009

SP82945

10mm 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

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