

Telephone: 02 9853 7907
Fax:

In reply quote: **UML8637 , 2014/02306/001**
Your Contact: **Felipe Clarete**

Surveyor's Ref: 1027924
Council's Ref: DA14/0376

**COMPLIANCE CERTIFICATE FOR THE PROVISION OF
DISTRIBUTION OF ELECTRICITY
IN A MULTI UNIT RESIDENTIAL DEVELOPMENT**

**City, Municipality
or Shire** PENRITH CITY COUNCIL **Locality** PENRITH

Street WALSHAW STREET

Lot No 2348 **Section** **D.P.** 1184497

Parish CASTLEREAGH **County** CUMBERLAND

Strata into TWO (2) UNITS **Units Numbered** 1-2 INCLUSIVE

Name of Applicant FIRSTYLE HOMES PTY LTD

Applicant's Postal Address PO BOX 171, HOXTON PARK, 2171

The applicant has made satisfactory arrangements relating to the provision of electricity to the proposed development, a plan of which is annexed. The issue of this certification is subject to:

- 1 The registration of all necessary easements shown in the plans pursuant to Section 88B of the Conveyancing Act 1919 Terms.
- 2 In the case of community land development, the lodgement of a suitable management statement and corresponding working plan in accordance with the Community Land Development Act 1989.
- 3 The payment of any applicable fees and charges under Endeavour Energy's Model Standing Offer for a Standard Connection Service (Subdivision and Asset Relocation), Terms and Conditions.

Dated this SECOND **day of** MARCH 2018

For and on behalf of
ENDEAVOUR ENERGY

Felipe Clarete
Felipe Clarete
Contestable Works Administrator

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION OF:

LOT 2348 DP 1184497

LGA: PENRITH

Locality: PENRITH

Parish: CASTLEREAGH

County: CUMBERLAND

This is ~~*FREEHOLD/*LEASEHOLD~~ Strata Scheme

Address for Service of Documents

13 Walshaw Street Penrith NSW 2750

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 B
 Smoke penetration: Option B
 (see Schedule 3 *Strata Schemes Management Regulation 2016*)

~~* The strata by-laws lodged with the plan.~~

Surveyor's Certificate

Strata Certificate (Local Council)

I DAVID BURTON
 of ASPECT DEVELOPMENT & SURVEY P/L
 being a land surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the *Strata Schemes Development Act 2015* 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: 10-02-17

Surveyor ID: 693

Surveyor's Reference: 1027924: 2016 M7600 (10)

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

.....

certifies that in regards to the strata plan with this certificate, it has made the required inspections and is satisfied the plan complies with clause 17 *Strata Schemes Development Regulation 2016* and the relevant parts of Section 64 *Strata Schemes Development Act 2015*.

~~*(a) This plan is part of a development scheme.~~

~~*(b) The building encroaches on a public place, it complies with section 62(2) *Strata Schemes Development Act 2015* and the council does not object to the encroachment.~~

~~*(c) This certificate is given on the condition that lot(s)~~

[^] will be created as utility lots and restricted in accordance with section 63 *Strata Schemes Development Act 2015*.

Certificate Reference:

Relevant Planning Approval No.:

issued by:

Signed by:

being the *Authorised Person, *General Manager

Signature:

Date:

Insert the name of the local council

[^] Insert lot numbers of proposed utility lots

* Strike through if inapplicable



Office Use Only

Office Use Only

Registered:

VALUER'S CERTIFICATE

I, 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: Date

SCHEDULE OF UNIT ENTITLEMENT

LOT No.	UNIT ENTITLEMENT
1	
2	
AGGREGATE	100



SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 3 sheet(s)
Office Use Only	Office Use Only	
<p>Registered:</p>		
<p>This sheet is for the provision of the following information as required:</p>		
<ul style="list-style-type: none"> • 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 <i>Conveyancing Act 1919</i> • Signatures and seals- see section 22 <i>Strata Schemes Development Act 2015</i> 		
<p>Surveyor's Reference: 1027924: 2016M7600 (10)</p>		

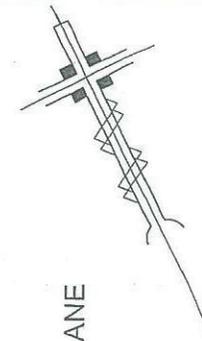


LOCATION PLAN

POR DENOTES PORCH
P DENOTES PROLONGATION OF FACE OF WALL

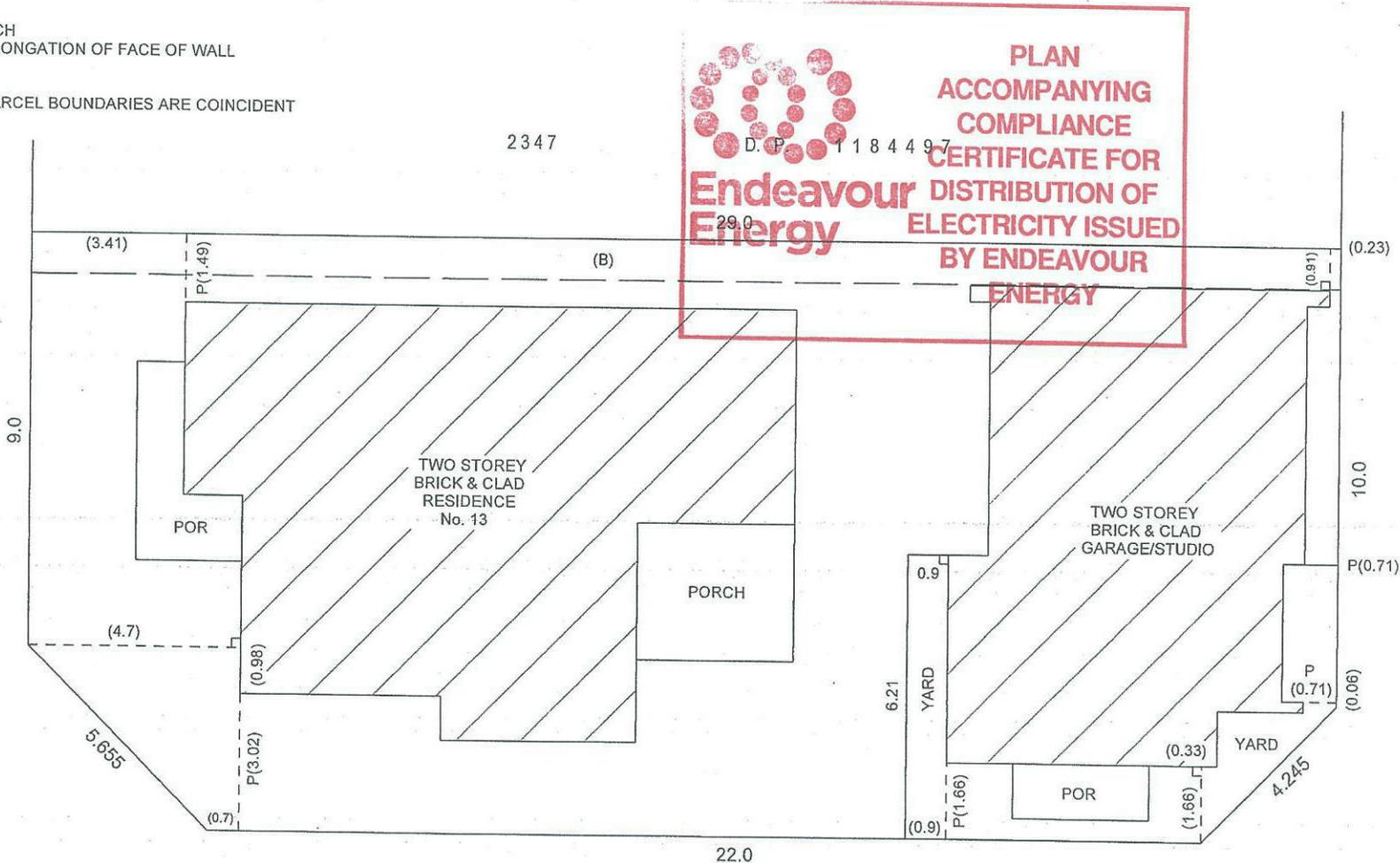
LOT BOUNDARIES & PARCEL BOUNDARIES ARE COINCIDENT

⊥ DENOTES 90°



WALSHAW STREET

CLEVELAND LANE




PLAN ACCOMPANYING COMPLIANCE CERTIFICATE FOR DISTRIBUTION OF ELECTRICITY ISSUED BY ENDEAVOUR ENERGY

Endeavour Energy

D.P. 1184497

29.0

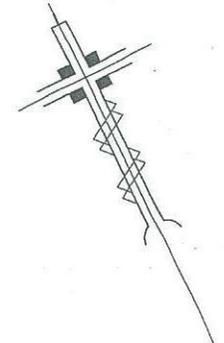
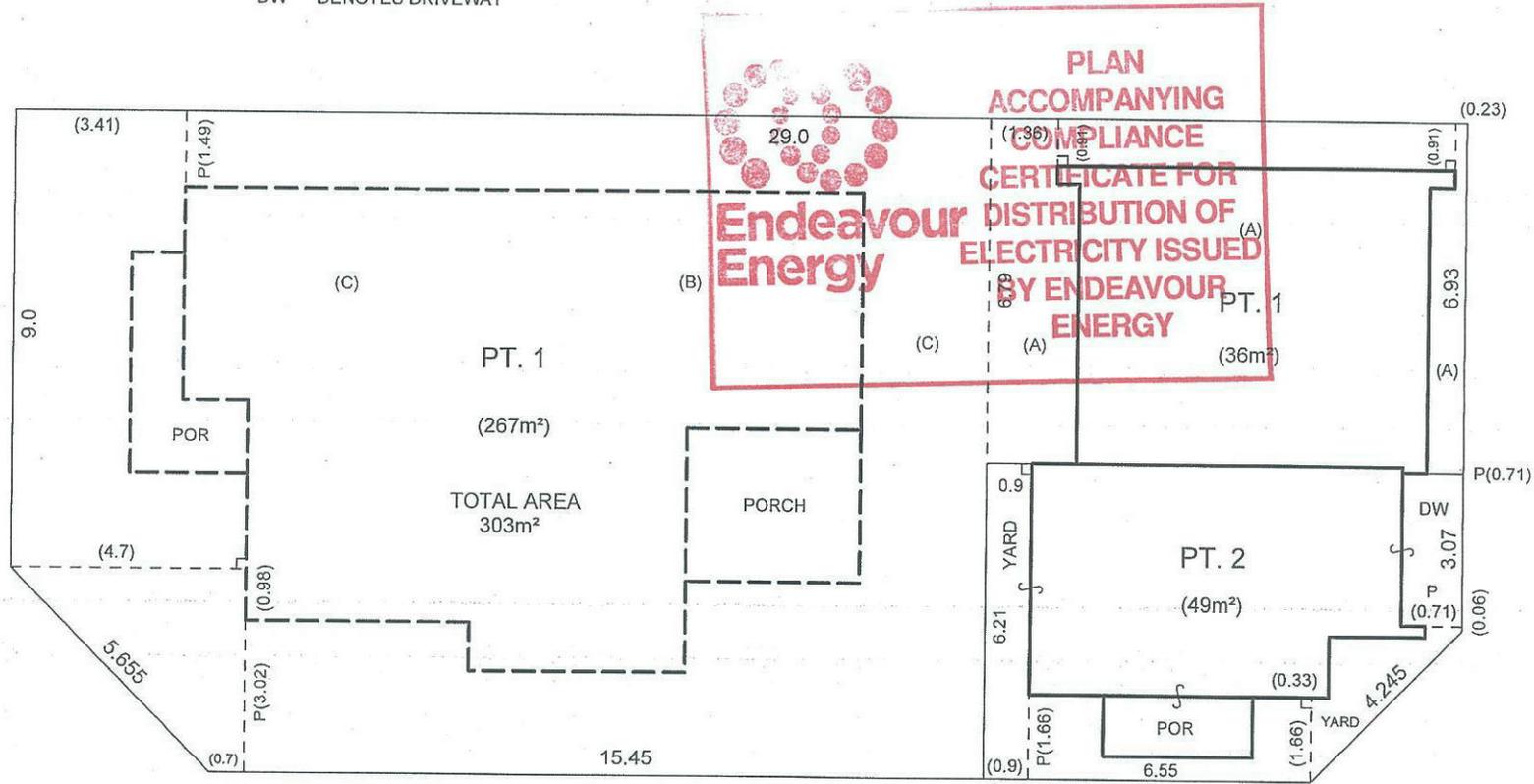
(B) EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (DP 1184497)

SURVEYOR: Name: DAVID BURTON Date: 20 JANUARY 2017 Reference: 1027924: 2016M7600 (10)	PLAN OF SUBDIVISION OF LOT 2348 DP 1184497	LGA: PENRITH Locality: PENRITH Reduction Ratio: 1:100 Lengths are in metres.	REGISTERED
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GROUND FLOOR

POR DENOTES PORCH
 P DENOTES PROLONGATION OF FACE OF WALL
 DW DENOTES DRIVEWAY

└ DENOTES 90°



NOTES:

- 1. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.
- 2. LOT BOUNDARIES AND PARCEL BOUNDARIES ARE COINCIDENT.
- 3. AREAS ARE APPROXIMATE ONLY.

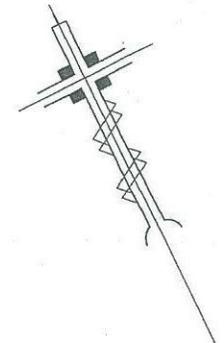
- (A) DENOTES PART LOT 1 LIMITED TO 3m BELOW THE UPPER SURFACE OF ITS GARAGE FLOOR ADJOINING AND LIMITED IN HEIGHT TO THE UNDERSIDE OF PART LOT 2 FIRST FLOOR LEVEL ABOVE AND HORIZONTAL PROLONGATION THEREOF.
- (B) DENOTES THE WHOLE OF THE STRUCTURE OF THE BUILDING INCLUDING PORCHES, BALCONIES AND EAVE & GUTTERING FORMS PART OF THAT LOT AND IS NOT COMMON PROPERTY EXCLUDING ANY COMMON SERVICE LINES.
- (C) DENOTES PART LOT 1 IS LIMITED IN DEPTH TO 3m BELOW AND IN HEIGHT TO 10m ABOVE THE UPPER SURFACE OF ITS RESPECTIVE GARAGE FLOOR.

YARDS & DRIVEWAYS FOR PART LOT 2 ARE LIMITED IN DEPTH TO 3m BELOW AND 10m ABOVE THE UPPER SURFACE OF ITS RESPECTIVE GARAGE FLOOR EXCEPT WHERE COVERED.

THE WATER TANKS WITHIN EACH LOT FORM PART OF THAT LOT AND ARE NOT COMMON PROPERTY.

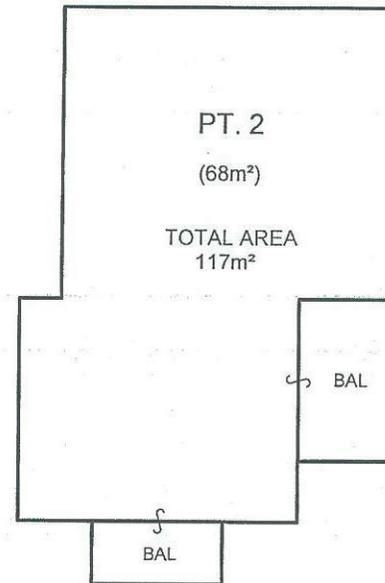
<p>SURVEYOR: Name: DAVID BURTON Date: 20 JANUARY 2017 Reference: 1027924: 2016M7600 (10)</p>	<p>PLAN OF SUBDIVISION OF LOT 2348 DP 1184497</p>	<p>LGA: PENRITH Locality: PENRITH Reduction Ratio: 1:100 Lengths are in metres.</p>	<p>REGISTERED</p>	
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FIRST FLOOR



NOTES:

- 1. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY
- 2. AREAS ARE APPROXIMATE ONLY
- 3. BALCONIES ARE COVERED
- 4. BAL DENOTES BALCONY



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