

# Land and Property Information Division

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Land & Property  
Information

A division of the Department of Finance & Services

## Pre-Allocated Plan Number Details

Lodgment Id : 69037  
Lodgment Type : Pre-Allocated Plan Number  
Lodgment Status : Lodged

### PPN Details

Pre-Allocated Plan Number: PP SP88737  
Date Issued: 16/08/2013  
Surveyor's Reference: 135759  
Surveyor: MALCOLM JOHN CORK  
Plan Purpose: STRATA PLAN  
DA Number: 12/1264  
DA Date: 11/03/2013

Lot Numbers:

First Lot No	Last Lot No
1	2

### Title References & LGA's

Title Reference

1160/1171491

LGA's

A copy of this letter must accompany any plan lodged manually for pre-examination and/or registration. The Plan Lodgment Form should be clearly noted (preferably in red) "PPN". Failure to do this may lead to a new plan number being allocated and cause delays in plan processing.  
Please direct your inquiries or correspondence via email to: [eplan@lpi.nsw.gov.au](mailto:eplan@lpi.nsw.gov.au)

**STRATA PLAN ADMINISTRATION SHEET**

Sheet 2 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION OF LOT 1160 IN  
DP 1171491

**DRAFT**

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.

Subdivision Certificate number: .....

Date of endorsement: .....

LOT No.	UNIT ENTITLEMENT
1	712
2	288
AGG	1000

NOTE:

- (1) DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY AND COUNCIL APPROVAL
- (2) THIS IS A DRAFT PLAN BASED ON ARCHITECTURAL DRAWINGS AND IS SUBJECT TO FINAL CONSTRUCTION AND FINAL SURVEY
- (3) THIS PLAN MAY BE SUBJECT TO CHANGE AND DONOVAN ASSOCIATES ACCEPT NO RESPONSIBILITY FOR ANY AMENDMENTS TO LOCATION, AREAS OR SHAPE THAT MAY OCCUR DRUING THE DEVELOPMENT PROCESS

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 135760

<b>STRATA PLAN ADMINISTRATION SHEET</b>		Sheet 1 of 2 sheet(s)
<p style="text-align: center;">Office Use Only</p> <p>Registered: Purpose:</p>	<p style="text-align: center;">Office Use Only</p>	
<p><b>PLAN OF SUBDIVISION OF LOT 1160 IN</b> DP 1171491 <b>DRAFT</b></p>	<p>LGA: PENRITH Locality: PENRITH Parish: CASTLEREAGH County: CUMBERLAND</p>	
<p style="text-align: center;"><b>Strata Certificate (Approved Form 5)</b></p> <p>(1) *The Council of ..... *The Accredited Certifier: ..... Accreditation number: ..... has made the required inspections and is satisfied that the requirements of: *(a) Section 37 or 37A <i>Strata Schemes (Freehold Development) Act 1973</i> and clause 29A <i>Strata Schemes (Freehold Development) Regulation 2012</i>, *(b) Section 66 or 66A <i>Strata Schemes (Leasehold Development) Act 1986</i> and clause 30A of the <i>Strata Schemes (Leasehold Development) Regulation 2012</i>, have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.</p> <p>*(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.</p> <p>*(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.</p> <p>*(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.</p> <p>*(5) This approval is given on the condition that lot(s) ^..... are created as utility lots in accordance with section 39 of the <i>Strata Schemes (Freehold Development) Act 1973</i> or section 68 of the <i>Strata Schemes (Leasehold Development) Act 1986</i>.</p> <p>Date: ..... Subdivision number: ..... Relevant Development Consent number: ..... Issued by: ..... Signature: ..... Authorised Person /General Manager/Accredited Certifier</p> <p>* Strike through if inapplicable. ^ Insert lot numbers of proposed utility lots.</p>	<p>Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)</p> <p><b>The Owners – Strata Plan No</b> <b>No. 19 Sydney Smith Drive</b> <b>Penrith NSW 2750</b></p> <p>The adopted by-laws for the scheme are: * Residential ..... Model By-laws * together with, Keeping of animals: Option <del>A</del>*B/<del>C</del> * By-laws in _____ sheets filed with plan. * Strike through if inapplicable ^ Insert the type to be adopted (Schedules 2 - 7 <i>Strata Schemes Management Regulation 2010</i>)</p> <p style="text-align: center;"><b>Surveyor's Certificate (Approved Form 3)</b></p> <p>I,..... of Donovan Associates 15 Parkes St, Parramatta 2150 ..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, hereby certify that: (1) Each applicable requirement of * Schedule 1A of the <i>Strata Schemes (Freehold Development) Act 1973</i> has been met <del>* Schedule 1A of the <i>Strata Schemes (Leasehold Development) Act 1986</i> has been met;</del> <del>*(2) (a) The building encroaches on a public place;</del> <del>*(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.</del> *(3) The survey information recorded in the accompanying location plan is accurate.</p> <p>Signature: ..... Date: .....</p> <p>* Strike through if inapplicable. ^ Insert the deposited plan number or dealing number of the instrument that created the easement</p>	
<p>Signatures, Seals and Section 88B Statements should appear on STRATA PLAN FORM 3A</p>	<p><b>SURVEYOR'S REFERENCE: 135760</b></p>	