

2 November 2022

At 5.00 pm

Local Planning Panel



Agenda

- 1. Disclosures of Interest**
- 2. Confirmation of Minutes**
- 3. Development Application: 807 South Dowling Street, Waterloo - D/2021/1512**



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1. Register to speak by calling Secretariat on 9265 9702 or emailing secretariat@cityofsydney.nsw.gov.au before 12.00 noon on the day of the meeting.
2. Check the recommendation in the LPP report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.
3. Note that there is a three minute time limit for each speaker and prepare your presentation to cover your major points within that time.
4. Avoid repeating what previous speakers have said and focus on issues and information that the LPP may not already know.
5. If there is a large number of people interested in the same item as you, try to nominate three representatives to speak on your behalf and to indicate how many people they are representing.

At the start of each LPP meeting, the Chair may re-order agenda items so that those items with speakers can be dealt with first.

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Item 1.

Disclosures of Interest

In accordance with section 4.9 of the Code of Conduct for Local Planning Panel Members, all Panel members are required to sign a declaration of interest in relation to each matter on the agenda.

Pursuant to the provisions of Clause 15 of Schedule 4B of the Environmental Planning and Assessment Act 1979, members of the Local Planning Panel are required to disclose pecuniary interests in any matter on the agenda for this meeting of the Local Planning Panel.

Panel members are also required to disclose any non-pecuniary interests in any matter on the agenda for this meeting of the Local Planning Panel.

In both cases, the nature of the interest must be disclosed.

Item 2.

Confirmation of Minutes

Minutes of the following meeting of the Local Planning Panel, which have been endorsed by the Chair of that meeting, are submitted for noting:

Meeting of 12 October 2022

Item 3.**Development Application: 807 South Dowling Street, Waterloo - D/2021/1512**

File No.: D/2021/1512

Summary

Date of Submission: 29 December 2021, with additional information submitted on 7 September 2022.

Applicant/Owner: Karimbla Properties (No. 25) Pty Limited

Planning Consultant: Avenue Town Planning

Cost of Works: \$0

Zoning: The site is located in the B4 Mixed Use zone. The proposed development is defined as residential flat building and is permissible with consent in the zone.

Proposal Summary: Approval is sought for the conversion of existing serviced apartments to their previously approved use as residential apartments pursuant to Chapter 3, Part 7 of the State Environmental Planning Policy (Housing) 2021.

The application is referred to the Local Planning Panel for determination as the proposal is subject to State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development and the existing building is greater than 4 storeys in height.

The following additional information has been provided to address issues raised by Council's officers:

- written statement referring to the amendment to the SEPP (Transport and Infrastructure) 2021 made on 12 August 2022 to remove the noise and vibration consideration for developments pursuant to Chapter 3, Part 7 of the SEPP (Housing) 2021;
- updated floor plans to nominate the use of existing back-of-house facilities on Level 2 as bulky waste storage, and an updated waste management plan to outline the residential waste management procedure;

- confirmation of the apartment mix, including the number of dual-key apartments that were converted from three-bedroom apartments;
- number of car parking spaces, car wash bays, and bicycle parking; and
- gross floor area calculation plan to confirm that the proposal will not alter the site's existing FSR.

The application was notified and advertised for 21 days between 18 January and 9 February 2022. As a result, 1 submission in support and 1 submission in objection were received. All comments made in the submissions are addressed within this report.

Overall, the proposal satisfies the provisions of Chapter 3, Part 7 of the SEPP (Housing) 2021 and maintains the level of residential amenity for the apartments as originally approved under development consent D/2003/927 (as amended).

Summary Recommendation: The development application is recommended for approval, subject to conditions.

Development Controls:

- (i) State Environmental Planning Policy (Housing) 2021
- (ii) State Environmental Planning Policy (Transport and Infrastructure) 2021
- (iii) State Environmental Planning Policy (Resilience and Hazards) 2021
- (iv) State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development
- (v) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- (vi) Sydney Local Environmental Plan 2012
- (vii) Sydney Development Control Plan 2012
- (viii) City of Sydney Development Contributions Plan 2015
- (ix) City of Sydney Affordable Housing Program

Attachments:

- A. Recommended Conditions of Consent
- B. Selected Drawings

Recommendation

It is resolved that consent be granted to Development Application No. D/2021/1512 subject to the conditions set out in Attachment A to the subject report.

Reasons for Recommendation

The application is recommended for approval for the following reasons:

- (A) The development complies with the objectives of the B4 Mixed Use zone pursuant to Sydney Local Environmental Plan 2012.
- (B) The development complies with the principles of the State Environmental Planning Policy (Housing) 2021 and the provisions of Chapter 3, Part 7 of the policy.
- (C) The development is generally consistent with the design quality principles of State Environmental Planning Policy No 65 - Design Quality of Residential Apartments.
- (D) The development is generally consistent with the objectives of Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.

Background

The Site and Surrounding Development

1. The site has a legal description of Lot 2 in DP1094580, commonly known as 807 South Dowling Street, Waterloo. It is irregular in shape with an area of approximately 27,390m². It has a primary street frontage to South Dowling Street and secondary street frontages to Crescent Street (north) and Danks Street (south).
2. The site was redeveloped together with the adjoining property to the west, being 28 Danks Street, under development consent D/2003/927. Collectively, the two sites form the Stage 6 redevelopment of the former ACI site.
3. The two sites contain four buildings sited above a shared basement and ground floor parking, loading and servicing area. The shared basement and servicing area is accessed via a double-width single driveway off Danks Street (Figure 3). The two sites also share a communal podium, nested between the buildings.
4. The two sites have been subdivided. To allow access to the shared facilities, 29 easements have been registered in DP1094580. These include reciprocal easements for access, fire egress, services, fire services, and the access and use of the communal podium; and easements for the subject site to access the loading bay, and recycling bin storage area located on 28 Danks Street.
5. The adjoining 28 Danks Street accommodates Buildings A and B, being two 7-10 storey residential flat buildings. The two buildings comprise 82 strata-subdivided apartments.
6. The subject site, on the other hand, accommodates Buildings C and D, being two 7-15 storey buildings. The two buildings are currently used as serviced apartments, known as 'Meriton Suites Waterloo'. However, they were originally designed as residential flat buildings, with Small Office Home Office (SOHO) style apartments and a retail tenancy on the ground floor.
7. The surrounding area is characterised by a mixture of land uses, primarily being residential in nature, including the multi-storey mixed use buildings known as Moore Park Gardens to the north, and other mixed-use buildings to the west and south.
8. The site is not a heritage item nor located within a heritage conservation area. The site is located within the Green Square locality and is not identified as being flood-affected.
9. A site visit was carried out on 20 January 2022. Photos of the site and surrounds are provided below:



Figure 1: Aerial view of site and surrounds



Figure 2: Site (Building D) viewed from the corner of Danks and South Dowling Streets



Figure 3: Site (Building D) viewed from Danks Street, showing entrance to the common basement shared with the adjoining apartment buildings to the west



Figure 4: Site (Building C) viewed from Crescent Street



Figure 5: View of ground floor SOHO apartments fronting South Dowling Street

History Relevant to the Development Application

Development Applications

On 8 September 1999, South Sydney Council adopted a masterplan for the former ACI site. The adopted masterplan established a framework of land uses and urban design elements for the development of the former ACI site. The subject site forms part of Stage 6 of the masterplan. The 10 stages of the masterplan are shown in Figure 6 below, with the subject Stage 6 outlined in red.

On 29 July 2004, deferred commencement consent **D/2003/927** was granted by the Central Sydney Planning Committee for the construction of 4 buildings containing 242 residential units, 70m² of retail space, and associated 255 parking spaces. The deferred commencement condition relating to the detailed design of the building facades was satisfied on 22 September 2004 and the consent was activated. The four buildings, being Buildings A, B, C and D are shown in Figure 6, while the approved Level 3 plan is provided in Figure 7, showing the shared loading bay and recycling bin storage area.

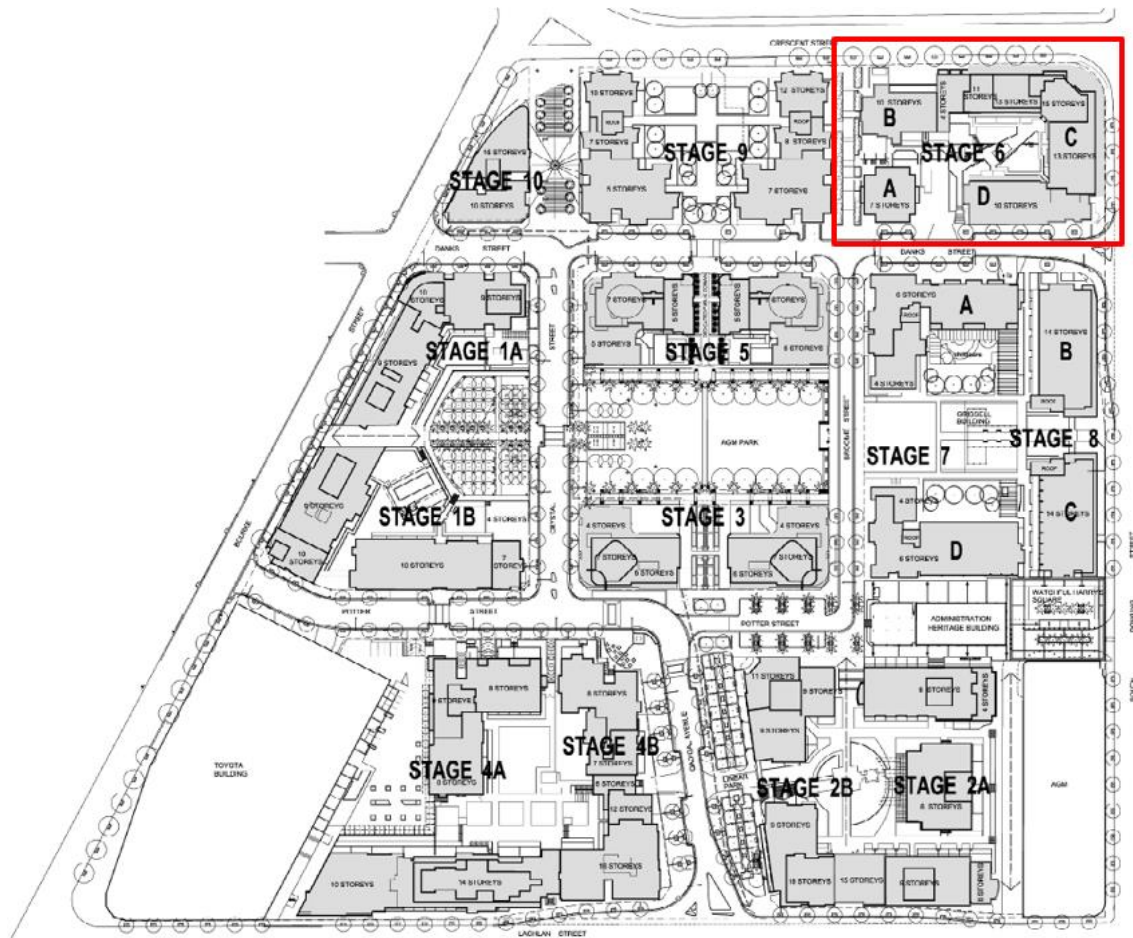


Figure 6: Stages of the masterplan redevelopment of the former ACI site

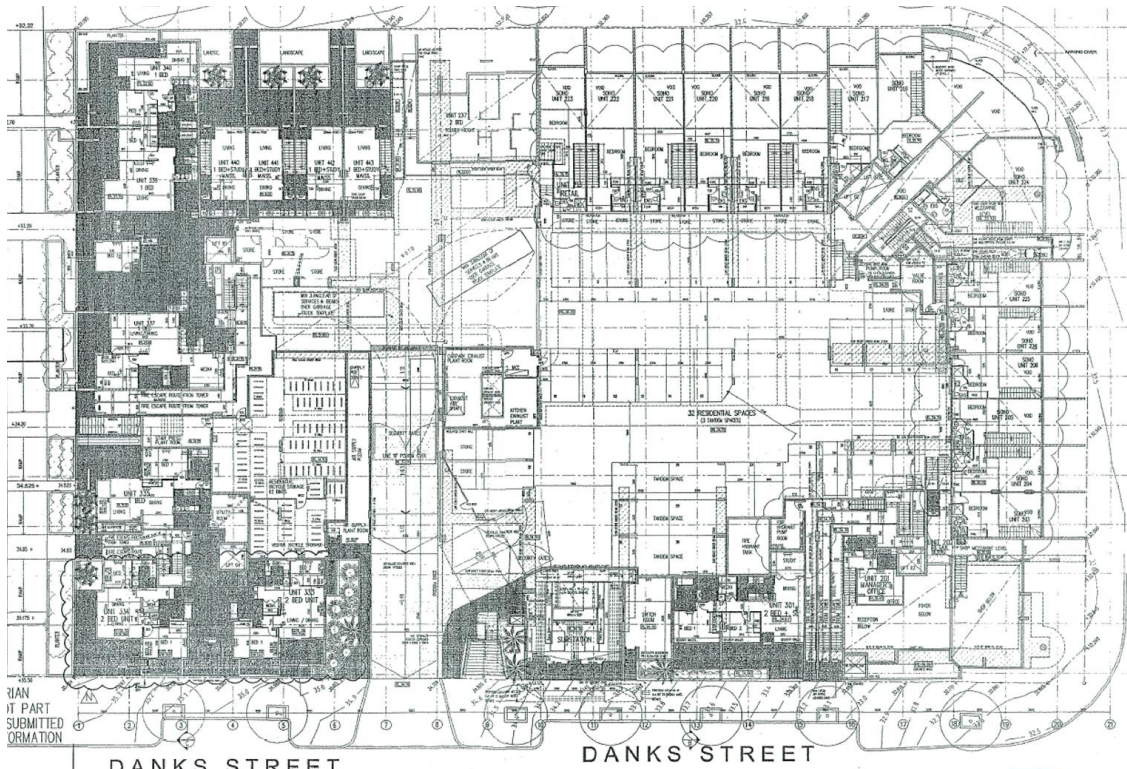


Figure 7: Level 3 plan for Buildings A-D

10. The development consent D/2003/927 has been subsequently modified. The following modification applications are relevant to the subject application:

- **D/2003/927/G** – was approved on 29 August 2005 to convert the studies of nine apartments into bedrooms, deletion of a roof top communal open space, and modify the retail tenancy floor space. As amended, the consent allows 226 residential units, 15 home/office (SOHO) units, 71m² retail floor space, and 255 parking spaces.
- **D/2003/927/J** – was approved on 14 December 2005 for physical works related to serviced apartments in Buildings C and D such as linen room, reception desk, staff room [*the use is separately approved under D/2005/1989*] and the conversion of 26 three-bedroom apartments in Buildings C and D into dual key apartments.

It is noted that Condition 1d was added to prevent the strata subdivision of the 26 dual key apartments, requiring each of the former three-bedroom apartments to remain as a single strata lot; and Condition 1e was added to require the partial surrender of D/2003/927 for the use of Buildings C and D as permanent residential apartment.

11. On 12 January 2006, deferred commencement consent **D/2005/1989** was granted for the use of residential apartments in Building C and D as serviced apartments. The deferred commencement condition required the partial surrender of D/2003/927 for the use of those apartments as permanent residential apartments. The deferred commencement requirement was satisfied on 2 February 2006, and the consent was subsequently activated.

NOTE: The consent included no physical works and does not affect Buildings A and B.

Additional Information

12. Following an assessment of the proposed development by Council Officers, a request for additional information was sent to the applicant on 9 March 2022. The following were requested:

- (a) updated acoustic report to demonstrate compliance with the noise and vibration criteria stipulated by the State Environmental Planning Policy (Transport and Infrastructure) 2021;
- (b) updated waste management plan to outline the proposed management procedure for the residential apartments;
- (c) evidence to demonstrate how the proposed development is eligible for an exemption for section 7.11 development contribution pursuant to Table 2, Section 1.3 of the City of Sydney Development Contributions Plan 2015 and an exemption for affordable housing contribution pursuant to Section 2.2 of the City of Sydney Affordable Housing Program;
- (d) diagrams to identify the proposed apartment mix and the number of parking spaces, car wash bays, and bicycle parking spaces;
- (e) confirm the new uses for the existing back-of-house facilities associated with the service apartments; and

- (f) a gross floor area calculation plan to confirm the FSR of the site.
13. The applicant responded to the request on 7 September 2022 and submitted the following information:
- (a) written statement referring to the amendment to the SEPP (Transport and Infrastructure) 2021 made on 12 August 2022 to remove the noise and vibration consideration for developments pursuant to Chapter 3, Part 7 of the SEPP (Housing) 2021;
 - (b) updated floor plans to nominate the use of existing back-of-house facilities on Level 2 as bulky waste storage, and an updated waste management plan to outline the waste management procedure, utilising the existing loading bay and recycling waste storage area located on the adjoining 28 Danks Street;
 - (c) confirmation of the apartment mix, including the number of dual-key apartments that were converted from three-bedroom apartments;
 - (d) number of car parking spaces, car wash bays, and bicycle parking provided within the subject site;
 - (e) a gross floor area calculation plan to demonstrate that no changes to the site's existing FSR as a result of the proposed change of use;
 - (f) receipt demonstrating previous payment of s94 (now s7.11) development contributions; and
 - (g) receipt demonstrating previous payment for affordable housing contributions and a request for an exemption to be considered.

Proposed Development

14. The application seeks consent for the change of use of Buildings C and D from serviced apartments to residential apartments, as originally approved under development consent D/2003/972 (as amended).
15. The two buildings currently contain 158 apartments, including 26 three-bedroom apartments that have been approved as dual key apartments. Those dual key apartments comprise three studios, 42 one-bedrooms, and seven two-bedrooms, increasing the total number of apartments to 184.
16. Existing back-of-house facilities associated with the serviced apartments, being linen store, office and house-keeper store, are proposed to be repurposed as bulky waste storage area.
17. The buildings also contain a ground floor retail tenancy at the southeast corner. No specific use is proposed for the tenancy. Thus, its fitout and use are subject to separate development consent/s and a condition is recommended to restrict the hours of operation to the typical hours for commercial premises under a complying development certificate.
18. The application proposes no changes to the existing vehicular access off Danks Street, and maintains the existing servicing, loading, and parking arrangements as originally approved.

Assessment

19. The proposed development has been assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

20. The aim of SEPP (Housing) 2021 is to provide a consistent planning regime for the provision of diverse housing types, especially in locations where it will make good use of existing and planned infrastructure and services.

Chapter 3 Diverse Housing - Part 7 Conversion of certain serviced apartments

21. Chapter 3 Part 7 is applicable to the subject application as the existing buildings are currently used for the purposes of serviced apartments under D/2005/1989 and have previously been the subject of a development consent for the use as a residential flat building under D/2003/927.
22. Section 116 enables the conversion of serviced apartments to residential flat buildings, given 'residential flat buildings' are permitted on the subject site, which is zoned B4 Mixed Use.
23. In accordance with Section 115(2), the Apartment Design Guide is not to be taken into consideration when determining the subject application.

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

24. The aim of SEPP 65 is to improve the design quality of residential apartment development in New South Wales.
25. When determining an application for a residential flat development of three or more floors and containing four or more apartments, SEPP 65 requires the consent authority take into consideration a number of matters relating to design quality, including the design quality principles as set out in Schedule 1.
26. The applicant has submitted a design verification statement prepared by Ian Lim (no. 8473) with the application, addressing the design quality principles set out in Schedule 1 of this SEPP. The statement is deemed to satisfy Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.
27. An assessment of the proposal against the design quality principles is provided below:
 - (a) Principle 1: Context and Neighbourhood Character

The site was redeveloped as part of the wider redevelopment of the ACI site. The existing building responds to its surrounding context and contributes to the now established residential character of the area. The proposal will not modify the existing buildings, hence maintaining that contribution to the surrounding streetscape and character.

(b) Principle 2: Built Form and Scale

The proposal will not modify the existing buildings' form and scale, which is compatible with the neighbouring buildings, including the predominantly residential developments to the north, west, and south.

(c) Principle 3: Density

The proposal maintains the existing number and variety of apartment as originally approved. It maintains the level of amenity approved by the original development consent for the future residents and will not result in any additional amenity impacts to neighbouring properties.

The density is appropriate in the local context, particularly in proximity to established infrastructure, public transport, community and recreational facilities.

(d) Principle 4: Sustainability

The apartments were designed to maximise access to natural light, and the achievement of natural cross ventilation. Centralised waste management facilities were also provided. These features are not altered by the proposal.

The site is located close to existing public transport and is well-serviced by the existing dedicated cycleway that runs along Bourke Street to encourage the use of alternative transport modes to private vehicles.

(e) Principle 5: Landscape

A communal podium open space is provided between Buildings C and D that accommodates landscaping and tree plantings. The proposal will maintain the landscaping currently accommodated within the open space.

(f) Principle 6: Amenity

The existing buildings were approved with an acceptable level of amenity. The proposal will not diminish that level of amenity for the future residents of the development and will not result in any additional amenity impacts to neighbouring properties.

(g) Principle 7: Safety

The proposal provides for passive surveillance of the three street frontages, including the corners. The communal open spaces are easily accessible and clearly defined. Appropriate security gate is provided to the street entrance to the podium open space from Danks Street, and the open space is highly visible to the apartments to optimise passive surveillance. The design is generally consistent with the principles of Crime Prevention Through Environmental Design.

(h) Principle 8: Housing Diversity and Social Interaction

The proposal will provide an appropriate mix of dwelling types with varying sizes to accommodate different demographics. Communal open spaces are designed to accommodate active and passive uses, to provide amenity to the residents and encourage social interaction.

(i) Principle 9: Aesthetics

The proposal will not alter the existing design of Buildings C and D. The design is of an acceptable standard and is compatible with existing neighbouring developments and the desired character of the locality.

28. The development is acceptable when assessed against the SEPP including the above stated principles.
29. It should be noted that Clause 6A(2) of the SEPP specifies that provisions of Sydney Development Control Plan 2012 are of no effect regarding matters of visual privacy, solar and daylight access, common circulation and spaces, apartment size and layout, ceiling heights, private open space and balconies, natural ventilation, and storage.

State Environmental Planning Policy (Transport and Infrastructure) 2021

30. The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment of the development application.

Section 2.119 – Development with frontage to classified road

31. The application is subject to Section 2.119 of the SEPP as the site has a frontage to South Dowling Street which is a classified road.
32. The proposed development satisfies the provisions of section 2.119 as access to the site is not provided from the classified road and the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development.
33. The application was referred to the Transport for NSW, who raised no objections and did not recommend any conditions.

Section 2.120 – Impact of road noise or vibration on non-road development

34. The application is subject to Section 2.120 of the SEPP as the proposed use, being residential accommodation, is likely to be adversely affected by road noise or vibration from the adjacent South Dowling Street.
35. Clause (3A), however, was added on 12 August 2022 to exclude the consideration of the identified noise and vibration criteria of section 2.120 for developments pursuant to Chapter 3, Part 7 of SEPP (Housing) 2021.
36. Compliance with the identified noise and vibration criteria of section 2.120 is therefore not required.

State Environmental Planning Policy (Resilience and Hazards) 2021

37. Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 is to ensure that a change of land use will not increase the risk to health, particularly in circumstances where a more sensitive land use is proposed.
38. The subject site was redeveloped circa 2004-2006 under development consent D/2003/927 (as amended) as a residential flat building. The site was made suitable for residential purposes and was subjected to a Site Audit Statement issued by an EPA Accredited Site Auditor.

39. This development application does not include any physical works to the existing buildings, thus there will be no exposure created to any potential sub-surface contaminants.
40. Council's Health Unit has reviewed the history of the site and considers the site is suitable for the proposed use.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

41. A BASIX Certificate has been submitted with the development application to demonstrate that the existing building can satisfy BASIX requirements subject to possible replacement of existing fixtures. A condition of consent is recommended ensuring the measures detailed in the BASIX certificate are implemented.

Sydney Local Environmental Plan 2012

42. An assessment of the proposed development against the relevant provisions of the Sydney Local Environmental Plan 2012 is provided in the following sections.

Part 2 Permitted or prohibited development

Provision	Compliance	Comment
2.3 Zone objectives and Land Use Table	Yes	The site is located in the B4 Mixed Use zone. The proposed development is defined as residential flat building and is permissible with consent in the zone. The proposal generally meets the objectives of the zone.

Part 4 Principal development standards

Provision	Compliance	Comment
4.3 Height of buildings	Yes	A maximum building height of 45m is permitted. The proposal will not alter the height of the existing buildings.
4.4 Floor space ratio	Yes	A maximum FSR of 3.75:1 is permitted. The proposal, including the change of use of existing back-of-house services located on the ground floor, will not alter the existing FSR for the site.

Part 7 Local provisions – general

Provision	Compliance	Comment
Division 1 Car parking ancillary to other development		
7.5 Residential flat buildings, dual occupancies and multi dwelling housing	Acceptable	The proposal will not alter the existing provision of car parking spaces. While the existing 184 residential car parking spaces exceeds the maximum

Provision	Compliance	Comment
7.7 Retail premises	Yes	137 permitted under section 7.5; section 7.1(3) clarifies that a reduction is not required in an existing building. The existing 2 retail parking spaces is compliant with the maximum of 2 spaces permitted under section 7.7.
Division 3 Affordable housing		
7.13 Contribution for purpose of affordable housing	Yes	An affordable housing contribution is not payable as an exemption in accordance with Section 2.2 of City of Sydney Affordable Housing Program is considered acceptable. See 'Financial Contributions' section below for details.

Development Control Plans

Sydney Development Control Plan 2012

43. An assessment of the proposed development against the relevant provisions within the Sydney Development Control Plan 2012 is provided in the following sections.

Section 2 – Locality Statements

44. The site is located within the Danks Street locality. The proposed development is in keeping with the unique character and the design principles of the locality.

Section 3 – General Provisions

Provision	Compliance	Comment
3.6 Ecologically Sustainable Development	Yes	The proposal satisfies BASIX and environmental requirements.
3.8 Subdivision, Strata Subdivision and Consolidation	Yes	A condition is recommended to require the dual key apartments to remain on a single strata lot to allow them to be converted back to three-bedroom apartments in the future if desired. This requirement is consistent with the requirements of the original development consent D/2003/927.
3.11 Transport and Parking	Yes	Existing easement allows the subject site to access the loading bay located on the portion of the basement below 28 Danks Street. A condition is recommended to

Provision	Compliance	Comment
		<p>specify the maximum vehicle size to service the site is 10.8m. This is consistent with the original development consent D/2003/927.</p> <p>No changes are proposed to the existing car parking allocation. Two (2) car wash bays are also maintained.</p>
3.14 Waste	Yes	<p>The subject site will utilise the existing loading area and recycling waste storage area located at 28 Danks Street, which access is secured by existing easements.</p> <p>Existing back-of-house facilities associated with the service apartments will also be repurposed as bulky waste storage area to comply with the City's <i>Guidelines for Waste Management in New Development</i>.</p> <p>Conditions have been recommended in Attachment A to ensure appropriate waste management will occur in accordance with the relevant provisions of the <i>Guidelines</i>.</p>

Section 4 – Development Types

4.2 Residential Flat, Commercial and Mixed Use Developments

Provision	Compliance	Comment
4.2.1 Building height 4.2.2 Building setbacks	Yes	The proposal will not alter the existing building envelope nor the floor to ceiling heights as originally approved.
4.2.3.5 Landscaping	Yes	The existing landscaping, including the landscaped area within the podium open space, are not altered by this application.
4.2.3.12 Flexible housing and dwelling mix	Yes	<p>The existing buildings have been approved with 158 apartments, including 26 dual key apartments.</p> <p>Prior to the conversion of the 26 three-bedrooms into dual key apartments, the apartment mix of 12.6% studio, 31% one-bedrooms, 49% two-bedrooms and 18.4% three-bedrooms is generally consistent with the recommended ratio.</p>

Provision	Compliance	Comment
		<p>The 26 dual key apartments provide as an alternative 3 studios, 42 one-bedrooms, and 7 two-bedrooms.</p> <p>The mix of dwelling type is considered appropriate to accommodate a diverse population and achieve social diversity. In particular, the dual key apartments provide additional flexibility to enable future changes in internal configurations to cater for future needs.</p> <p>The 26 dual key apartments are currently contained within a single strata unit according to the strata plan included in Attachment B2. A condition is also recommended to reinforce this requirement.</p>
4.2.6 Waste and recycling Management	Yes	Conditions are recommended to ensure compliance with the relevant provisions of the <i>City of Sydney Guidelines for Waste Management in New Development</i> .
4.2.8 Letterboxes	Yes	A condition is recommended to confirm the design and installation of letterboxes prior to the occupation of the buildings.

Section 5 – Specific Areas

5.2 Green Square

Provision	Compliance	Comment
<p>5.2.1 Green Square Urban Strategy</p> <p>5.2.2 Objectives for Green Square</p>	Yes	<p>The subject site was redeveloped in accordance with a master plan for the former ACI site. The residential units originally approved within the existing building contributes to a residential environment that is supported by a 'local centre' along Dank Street, community facilities, public parks and public streets.</p> <p>The proposed change of use will maintain the site's contribution to the desired character of the area and provide a mix of housing choices to support a diverse community.</p>

Consultation

Internal Referrals

45. The application was discussed with Council's Building Services Unit; Environmental Health Unit; Heritage and Urban Design Unit; Surveyors; Transport and Access Unit; and the Waste Management Unit who advised that the proposal is acceptable subject to conditions. Where appropriate, these conditions are included in the Notice of Determination.

Advertising and Notification

46. In accordance with the City of Sydney Community Participation Plan 2019, the proposed development was notified and advertised for a period of 21 days between 18 January 2022 and 9 February 2022. A total of 463 properties were notified and a total of 2 submissions were received, including one submission in support and one objection.

47. The submission in support made the following comments:

- (a) **Issue:** The change from serviced apartments to residential apartments will eliminate the current amenity issues, such as loud music at night and littering.

Response: Noted.

48. The objection raised the following issue:

- (a) **Issue:** Sufficient visitor car parking spaces should be provided to avoid visitors using the car parking spaces in the common basement.

Response: According to the approved strata plan included in Attachment B2, no visitor car parking spaces were previously approved in the portion of the basement below the subject site and that all existing car parking spaces are allocated to a strata unit. Notwithstanding, the subject site is well serviced by public transport and the existing cycleway network as alternative transport modes. Nineteen (19) visitor bicycle parking spaces are also provided in the portion of the basement below the subject site.

Financial Contributions

Contribution under Section 7.11 of the EP&A Act 1979

49. The development is not subject to a Section 7.11 development contribution under the provisions of the City of Sydney Development Contributions Plan 2015, as a development contribution has previously been charged and paid under a predecessor plan, being the Sydney City Council Section 94 Contributions Plan 2003.
50. The contribution amount was calculated on the basis that the buildings would be used as residential apartments instead of serviced apartments. The receipt of payment provided by the applicant has also been verified against Council's record.
51. This application is therefore excluded from the need to pay a contribution.

Affordable Housing Contribution under Section 7.13 of the Sydney LEP 2012

52. The proposed development is on land within the Green Square affordable housing contribution area, and the proposed development involves the change of use of more than 60sqm of existing floor area of a building. As such, the proposed development is subject to an affordable housing contribution in accordance with Section 7.13(1)(b) of Sydney LEP 2012.
53. However, the applicant has made a case for an exemption under Section 2.2 of the City of Sydney Affordable Housing Program in that the estimated development cost of construction for the proposed development is below \$100,000.
54. The exemption is considered acceptable, and an affordable housing contribution is therefore not payable.

Relevant Legislation

55. Environmental Planning and Assessment Act 1979.

Conclusion

56. The proposed development is generally consistent with the zone objectives contained in Sydney Local Environmental Plan 2012 and the provisions of Chapter 3 Part 7 of the State Environmental Planning Policy (Housing) 2021.
57. The proposed development is generally consistent with the design quality principles of SEPP 65 and the residential amenity provisions of Section 4.2 of Sydney Development Control Plan 2012.
58. The proposed development is consistent with the objectives and desired future character for the Danks Street locality contained within the Sydney Development Control Plan 2012.

ANDREW THOMAS

Executive Manager Planning and Development

Bryan Li, Senior Planner

Attachment A

Recommended Conditions of Consent
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SCHEDULE 1
CONDITIONS OF CONSENT
PART A - GENERAL

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2021/1512 dated 29 December 2021 and the following drawings prepared by MERITON:

Drawing Number	Drawing Name	Date
DA0020 Q	Floor Plan Level 1 Carparking Plan (Stage C-D)	05.08.22
DA0021 AJ	Floor Plan Level 2 Carparking Plan (Stage C-D)	05.08.22
DA0022 AJ	Floor Plan Level 3 Carparking Plan (Stage C-D)	05.08.22
DA0023 AG	Floor Plan Level 4 Plan (Stage C-D)	05.08.22
DA0024 AD	Floor Plan Level 5 Plan (Stage C-D)	05.08.22
DA0025 AA	Floor Plan Level 6 Plan (Stage C-D)	05.08.22
DA0026 AA	Floor Plan Level 7 Plan (Stage C-D)	05.08.22
DA0027 AC	Floor Plan Level 8 Plan (Stage C-D)	05.08.22
DA0028 AE	Floor Plan Level 9 Plan (Stage C-D)	05.08.22
DA0029 AD	Floor Plan Level 10 Plan (Stage C-D)	05.08.22
DA0030 X	Floor Plan Level 11 Plan (Stage C-D)	05.08.22
DA0031 AA	Floor Plan Level 12 Plan (Stage C-D)	05.08.22
DA0032 Z	Floor Plan Level 13 Plan (Stage C-D)	05.08.22
DA0033 W	Floor Plan Level 14 Plan (Stage C-D)	05.08.22
DA0034 Q	Floor Plan Level 15 Plan (Stage C-D)	05.08.22

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(2) USE - SEPARATE DA REQUIRED

No consent is granted or implied for the fit out or specific use of the retail tenancy.

A development consent or Complying Development Certificate (as appropriate) is required to be obtained for the fitout and/or use of that tenancy prior to that fitout and/or use commencing.

Reason

To require separate consent to be obtained for a use.

(3) ALLOCATION FOR CAR WASH BAYS

If car wash bays are provided, spaces must not at any time be allocated, sold or leased to an individual owner/occupier and must be strictly retained as common property by the Owners Corporation for use by all tenants.

Reason

To ensure designated areas within the development are maintained as common property.

(4) ALLOCATION OF ACCESSIBLE CAR PARKING SPACES

For residential development, accessible car parking spaces for people with mobility impairment are only to be allocated as visitor parking or to adaptable units. Where allocated to adaptable units, the unit(s) and car spaces must be assigned to the unit in any future strata subdivision of the building.

Reason

To ensure accessible vehicle parking spaces are allocated to adaptable units.

(5) INTERCOM FOR VISITORS

Where a boom gate or barrier control is in place, the visitor spaces must be accessible to visitors by the location of an intercom (or card controller system) at the car park entry and at least 4m clear of the property boundary, wired to all units. The intercom must comply with *Australian Standard AS 1428.2-1992: Design for access and mobility - Enhance and additional requirements - Building and facilities Sections 22 and 23*.

Reason

To maintain the orderly operation of vehicle parking areas.

(6) PARKING ON COMMON PROPERTY AREAS

No part of the common property, apart from the visitor vehicle spaces which are to be used only by visitors to the building, and service vehicle spaces which are to be used only by service vehicles, is to be used for the parking or storage of vehicles or boats. The strata subdivision of the building is to include an appropriate documentary restriction pursuant to Section 88B of the Conveyancing Act 1919, so burdening common property, with the Council being the authority to release, vary or modify the restriction.

Reason

To ensure designated areas within the development are maintained as common property.

(7) WASTE AND RECYCLING MANAGEMENT - RESIDENTIAL

- (a) The Waste and Recycling Management Plan accompanying this Development Application has not been approved by this consent.
- (b) An updated Waste and Recycling Management Plan is to be submitted to and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to any Occupation Certificate being issued. The plan must comply with the Council's *Guidelines for Waste Management in New Developments 2018*.
- (c) The updated Waste and Recycling Management Plan must include:
 - (i) Marked up plans of the existing chute discharge rooms and details on how the chute will be secured to ensure safety and confirmation that residents would not have access to the chute room;
 - (ii) The path of travel between the bin storage areas/bulky waste storage areas and the designated waste/recycling collection point;
 - (iii) If consolidation of 240L bins into 1,100L bins are proposed, identify space for a 240L bin lifter and confirmation that the owners will be responsible for the costs of replacing any red 1,100L bins where in-bin compaction is used;
 - (iv) All nominated waste and recycling storage areas must be constructed to meet the relevant conditions required by Council's *Guidelines for Waste Management in New Developments 2018*.
- (d) Prior to any Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifier must obtain Council's approval of the waste and recycling management facilities provided in the development and ensure arrangements are in place for domestic waste collection by Council.

Reason

To ensure that waste and recycling is appropriately managed.

(8) SIGNAGE TO INDICATE NON-PARTICIPATION IN RESIDENT PARKING PERMIT SCHEME

Signs reading 'all owners, tenants and occupiers of this building are advised that they are not eligible to obtain an on-street resident parking permit from Council' must be permanently displayed and located in prominent places such as at display apartments and on all directory boards or notice boards, where they can easily be observed and read by people entering the building. The signs must be erected prior to an Occupation Certificate being issued and must be maintained in good order at all times by the Owners of the building.

Reason

To ensure all owners, tenants and occupiers of the building are aware that they are not eligible to obtain an on-street resident parking permit.

(9) DUAL KEY APARTMENTS

All dual key apartments must remain on a single strata lot or otherwise not be subdivided. A covenant is to be placed on the title of all dual key apartments and the subject land prohibiting strata subdivision in any form of dual key apartments. Evidence of the creation of the covenant is to be submitted prior to the issue of an Occupation Certificate.

Reason

To ensure all dual key apartments remain on a single strata lot in any future strata subdivision.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

There are no conditions relevant to Part B.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

There are no conditions relevant to Part C.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

There are no conditions relevant to Part D.

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

(10) LETTERBOXES

- (a) Details of the location and design of all letterboxes are to be submitted to and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to the issue of any Occupation Certificate.
- (b) Letterboxes are to be discreetly located, must not obstruct and/or dominate the public way and must be of a type and specification that minimises opportunities for mail theft.
- (c) Where possible, consideration should be given to locating letterboxes within existing secure building lobbies.
- (d) The letterboxes approved under subsection (a) above must be installed prior to the issue of any Occupation Certificate.

Note: The applicant is strongly advised to contact Australia Post to discuss how the letterboxes within the lobby will be accessed.

Reason

To ensure letterboxes are located in an appropriate location on the site to prevent mail theft.

(11) REMOVAL OF SIGN

All existing signage, including the top of building sign, relating to the use of the site as a serviced apartment are to be removed prior to any Occupation Certificate being issued.

Reason

To require the removal of existing signage that do not relate to the approved use of the site.

(12) BASIX

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Reason

To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 97A(2) EP&A Regulation).

(13) RESTRICTION ON USE OF CAR SPACES

The following conditions apply to car parking:

- (a) The on-site car parking spaces, exclusive of service and visitor car spaces, are not to be used other than by an occupant, tenant or resident of the subject building.
- (b) Prior to any Occupation Certificate being issued, a documentary restrictive covenant, is to be registered on the Title of the development site pursuant to Section 88E of the *Conveyancing Act 1919*, to the effect of (a) above. The covenant is to be created appurtenant to Council, at no cost to and to the satisfaction of Council.
- (c) Any future strata subdivision of the site is to include a restriction on User pursuant to section 39 of the *Strata Titles (Freehold Development) Act, 1973*, as amended, burdening all utility car parking allotments in the Strata Plan and/or an appropriate restrictive covenant pursuant to section 88B of the *Conveyancing Act 1919* burdening all car parking part - lots in the strata scheme.

Reason

To ensure the on-site car parking spaces are not to be used other than by an occupant, tenant or resident of the building.

PART F – OCCUPATION AND ONGOING USE

(14) OCCUPATION CERTIFICATE TO BE SUBMITTED

An Occupation Certificate must be obtained from the Principal Certifier and a copy submitted to Council prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.

Reason

To ensure the site is authorised for occupation.

(15) ON SITE LOADING AREAS AND OPERATION

All loading and unloading operations associated with servicing the site must be carried out within the confines of the site or within the dedicated loading area located on the adjoining property, being 28 Danks Street Zetland, at all times and must not obstruct other properties/units or the public way.

At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.

Reason

To maintain the orderly operation of vehicle parking areas and to ensure the public domain is kept free from physical obstructions.

(16) SERVICE VEHICLE SIZE LIMIT

The size of vehicles servicing the property must be a maximum length of 10.8m.

Reason

To maintain the orderly operation of vehicle parking and loading areas.

(17) WASTE AND RECYCLING MANAGEMENT - RESIDENTIAL

(a) The collection of waste and recycling must only occur during the designated zone collection times as outlined in the City's Waste Policy – Local Approvals Policy for Managing Waste in Public Places 2017.

(b) Garbage and recycling must not be placed on the street for collection.

Reason

To ensure that waste and recycling is appropriately managed.

(18) USE OF COMMON AREAS AND FACILITIES

The roof top communal space and podium communal space must be available for the use all residents of the building and must be designated as common property on any strata subdivision of the site, with no exclusive use rights.

Reason

To ensure designated areas within the residential development are maintained as common property.

(19) CAR WASH BAYS

- (a) All car wash bays must have connections to water and sewer.
- (b) All car washing must be conducted in a wash bay which is roofed and bunded to exclude rainwater, and which is graded to an internal drainage point connected to sewer in accordance with the trade waste agreement obtained from Sydney Water. Car wash runoff must not enter the stormwater drainage system or give rise to water pollution.

Reason

To ensure the premises has access to water and sewer and to that runoff is discharged appropriately.

(20) CAR PARK VENTILATION

The car park must be ventilated in accordance with the *Building Code of Australia* and, where necessary, Australian Standard AS1668, Parts 1 and 2. Ventilation must be controlled by carbon monoxide monitoring sensors to ensure compliance with occupant health requirements.

Reason

To ensure car park ventilation complies with relevant standards.

(21) NUMBER OF ADULTS PER ROOM

- (a) No more than two adult people shall permanently occupy any bedroom and no bedroom shall contain more than two beds. This excludes children and children's beds, cots or bassinets.
- (b) The total number of adults residing in one unit must not exceed twice the number of approved bedrooms.

Reason

To prevent overcrowding.

(22) HOURS OF OPERATION – RETAIL TENANCY

The hours of operation of the food and drink tenancies are restricted to 7.00am and 10.00pm Monday to Saturday, and 7.00am to 8.00pm Sunday or a public holiday.

Reason

To ensure the premises operates within the approved hours of operation.

SCHEDULE 2

PRESCRIBED CONDITIONS

The prescribed conditions in accordance with Division 8A of the *Environmental Planning and Assessment Regulation 2021* apply:

- Clause 69 Compliance with *Building Code of Australia* and insurance requirements under the *Home Building Act 1989*
- Clause 70 Erection of signs
- Clause 71 Notification of *Home Building Act 1989* requirements
- Clause 72 Conditions relating to entertainment venues
- Clause 73 Conditions relating to maximum capacity signage
- Clause 74 Conditions relating to shoring and adequacy of adjoining property

Refer to the NSW State legislation for full text of the clauses under Division 2 conditions of the *Environmental Planning and Assessment Regulation 2021*. This can be accessed at: <http://www.legislation.nsw.gov.au>

Attachment B1

Selected Drawings

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Rev: A Date: 05/08/22 By: CHL
 Revision: DA Approval for conversion: MBR: AJCH
 Drawn: JRW
 Checked: AJ

ACI - STAGE 6 - PRECINCT C Cnr Crescent St & South Dowling St, Waterloo

Conversion of Existing Serviced Apartments to Residential

DA DRAWING LIST

Dwg No.	Sheet Name	Scale	Revision
DA0000	COVER SHEET	NTS	A
DA0001	SITE PLAN	1:500	D
DA0020	LEVEL 1 CARPARK PLAN (Stage C-D)	1:200	Q
DA0021	LEVEL 2 CARPARK PLAN (Stage C-D)	1:200	AJ
DA0022	LEVEL 3 CARPARK PLAN (Stage C-D)	1:200	AJ
DA0023	LEVEL 4 (Stage C-D)	1:200	AG
DA0024	LEVEL 5 (Stage C-D)	1:200	AD
DA0025	LEVEL 6 (Stage C-D)	1:200	AA
DA0026	LEVEL 7 (Stage C-D)	1:200	AA
DA0027	LEVEL 8 (Stage C-D)	1:200	AC
DA0028	LEVEL 9 (Stage C-D)	1:200	AE
DA0029	LEVEL 10 (Stage C-D)	1:200	AD
DA0030	LEVEL 11 (Stage C-D)	1:200	X
DA0031	LEVEL 12 (Stage C-D)	1:200	AA
DA0032	LEVEL 13 (Stage C-D)	1:200	Z
DA0033	LEVEL 14 (Stage C-D)	1:200	W
DA0034	LEVEL 15 (Stage C-D)	1:200	Q
DA0060	GFA DIAGRAMS	NTS	A

GFA SCHEDULE

LEVEL	GFA TYPE	AREA (m ²)
L1	RESIDENTIAL	21.67
L2	RESIDENTIAL + RETAIL	1251.6
L3	RESIDENTIAL	643.2
L4	RESIDENTIAL	1877.2
L5	RESIDENTIAL	1645.6
L6	RESIDENTIAL	1727.4
L7	RESIDENTIAL	1835.5
L8	RESIDENTIAL	1820.4
L9	RESIDENTIAL	1202.6
L10	RESIDENTIAL	1224.9
L11	RESIDENTIAL	1094.7
L12	RESIDENTIAL	1062.7
L13	RESIDENTIAL	950
L14	RESIDENTIAL	738
L15	RESIDENTIAL	214.7
TOTAL		17286.5

BLD C UNIT MIX				BLD D UNIT MIX				BLD C+D UNIT MIX			
TYPE	QUANTITY	%	TOTAL	TYPE	QUANTITY	%	TOTAL	TYPE	QUANTITY	%	TOTAL
STUDIO	3	2.9%	102	STUDIO	2	2.0%	82	STUDIO	5	2.7%	184
SOHO - 1 BED	11	10.8%		SOHO - 1 BED	4	3.9%		SOHO - 1 BED	15	8.2%	
1 BED	35	34.3%		1 BED	24	23.5%		1 BED	59	32.1%	
1 BED + ST	11	10.8%		1 BED + ST	6	5.9%		1 BED + ST	17	9.2%	
2 BED	38	37.3%		2 BED	44	43.1%		2 BED	82	44.9%	
2 BED + ST	2	2.0%		2 BED + ST	1	1.0%		2 BED + ST	3	1.6%	
3 BED	1	1.0%		3 BED	1	1.0%		3 BED	2	1.1%	
3 BED + ST	1	1.0%		3 BED + ST	0	0.0%		3 BED + ST	1	0.5%	
TOTAL	102	100.0%		TOTAL	82	80.4%		TOTAL	184	100.0%	

BLD C+D EXISTING PARKING COUNT				BLD C+D EXISTING BICYCLE COUNT			
LEVEL	RESIDENTIAL	RETAIL	CARWASH	LEVEL	BICYCLE	TOTAL	REQ. BICYCLE VISITORS
LEVEL 1	97	0	0	LEVEL 1	0	0	184
LEVEL 2	96	2	2	LEVEL 2	19	19	184
LEVEL 3	32	0	0	LEVEL 3	0	0	184
SUB-TOTAL	166	2	2	TOTAL	19	19	184
TOTAL	166	2	2	TOTAL	19	19	184

BLD C+D PARKING RATES (LEP)				BLD C+D BICYCLE RATES (DCP)			
TYPE	QTY	LEP RATE	REQ. PARKING	LEVEL	TOTAL UNITS	DCP RATE	REQ. BICYCLE VISITORS
STUDIO	5	0.4	2.0	RESIDENTIAL	184	1 PER UNIT	184
SOHO - 1 BED	15	0.5	7.5	VISITORS	184	1 PER 10 UNITS	18.4
1 BED	59	0.5	29.5	TOTAL	203		
1 BED + ST	17	0.5	8.5				
2 BED	62	1	62.0				
2 BED + ST	3	1	3.0				
3 BED	2	1.2	2.4				
3 BED + ST	1	1.2	1.2				
TOTAL	164		137				

RETAIL PARKING RATE (LEP)

TYPE	QTY (m ²)	LEP RATE	REQ. PARKING
RETAIL	101	(1 PER 50m ²)	2.0
TOTAL	101		2.0

Product: ACI - STAGE 6 - PRECINCT C
 Cnr Crescent St & South Dowling St, Waterloo



Drawing Name: COVER SHEET

Date: APRIL '04
 Scale: @ A0
 NTS

Drawn: JRW
 Ck'd: AJ

Job No.: DA0000
 Revision: A



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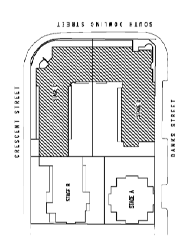
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Rev	Date	Revision	By	CHK
0	05.03.22	DA Approval for construction to commence	MER/AJ	MER/AJ

Building Key



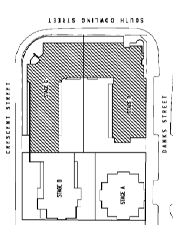
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MINOR CHANGES TO FORM AND COMPOSITION MAY BE REQUIRED TO REFLECT THE REVISIONS TO THE CONSTRUCTION PROPOSALS AFTER THE GRANT OF DEVELOPMENT CONSENT.

Rev Date Revision By Chk
 AJ 05.08.23 DA Approved for submission MCTJ AJCH

Building May



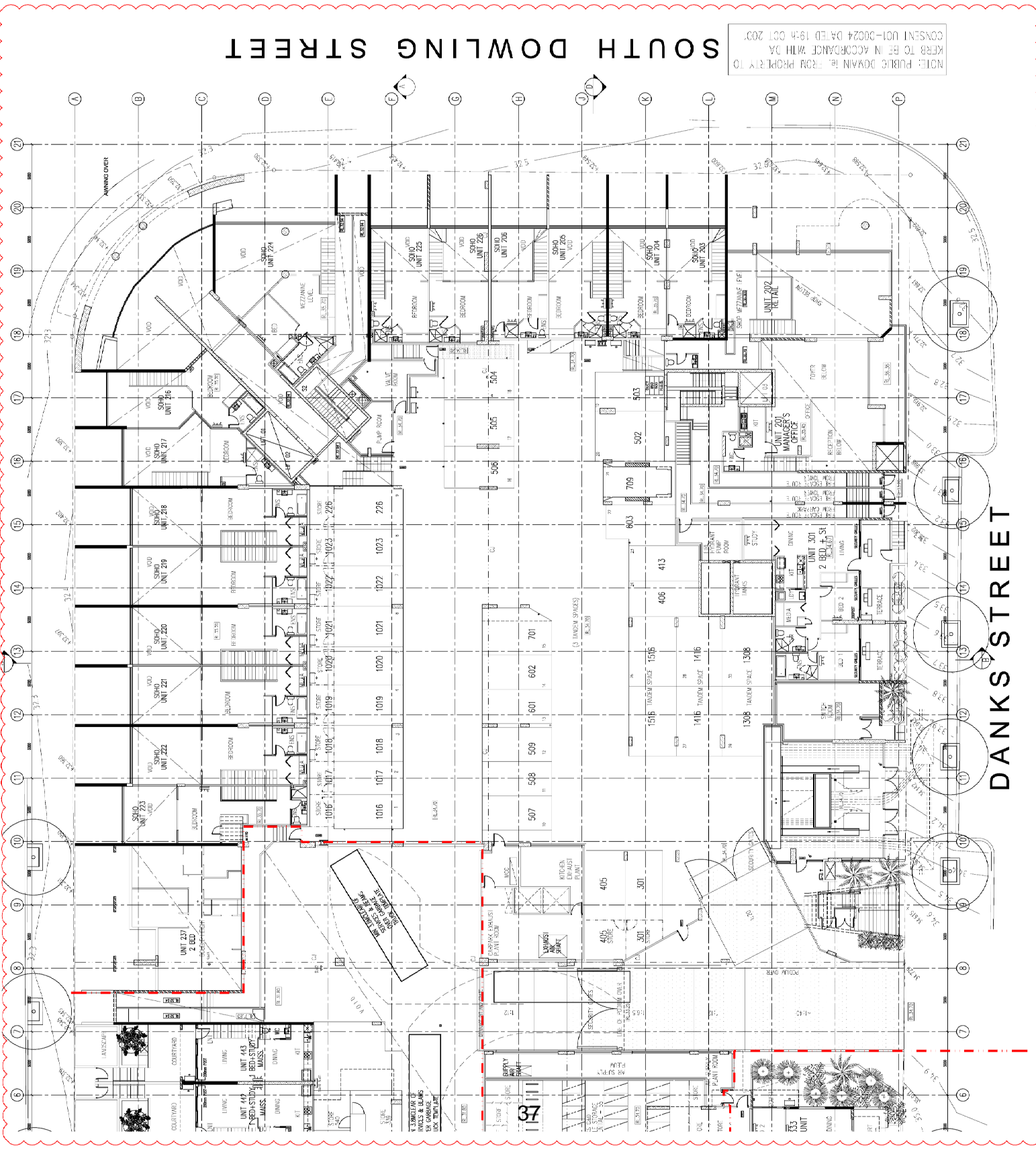
Project:
 ACI - STAGE 6 - PRECINCT C
 Chr Crescent St &
 South Dowling St, Waterloo



Drawing Name:
**FLOOR PLAN
 LEVEL 3 CARPARK PLAN
 (Stage C-D)**

Date: 01-03-04
 Scale: 1:200
 Sheet Size: @ A0

Drawn: MER
 Chk: AJ
 Drawing No.: DA0022
 Revision: AJ



NOTE: PUBLIC DOMAIN: FROM PROPERTY TO
 MERITON TO BE IN ACCORDANCE WITH DA
 CONSENT U01-00024 DATED 19th OCT 2007.

DANKS STREET

SOUTH DOWLING STREET

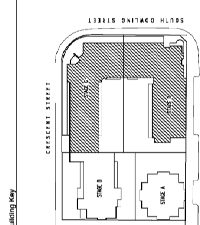
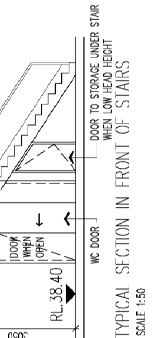
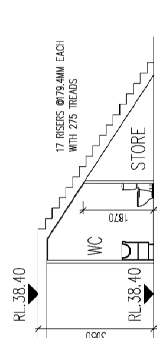
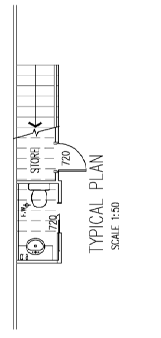
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CONSTRUCTION PROPOSED AFTER THE GRANT OF DEVELOPMENT CONSENT

Rev No. Date Revision By C/A
 A0 05.08.22 DA Approved for submission to residential MER AJ



Project: ACI - STAGE 6 - PRECINCT C
 Cnr Crescent St & South Dowling St, Waterloo

Drawing Name: FLOOR PLAN LEVEL 4 PLAN (Stage C-D)

Date: 01-03-04
 Scale: 1:200
 Sheet Size: @ A0

Drawn: MER
 C/A: AJ

Job No.: DA0023
 Revision: AG



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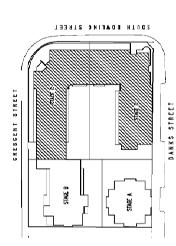
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Rev Date Revision By Chk
 AD 05.08.22 DA Approval for submission MCT, MCHD

Building Key



Project:
 ACI - STAGE 6 - PRECINCT C
 Chr Crescent St &
 South Dowling St, Waterloo

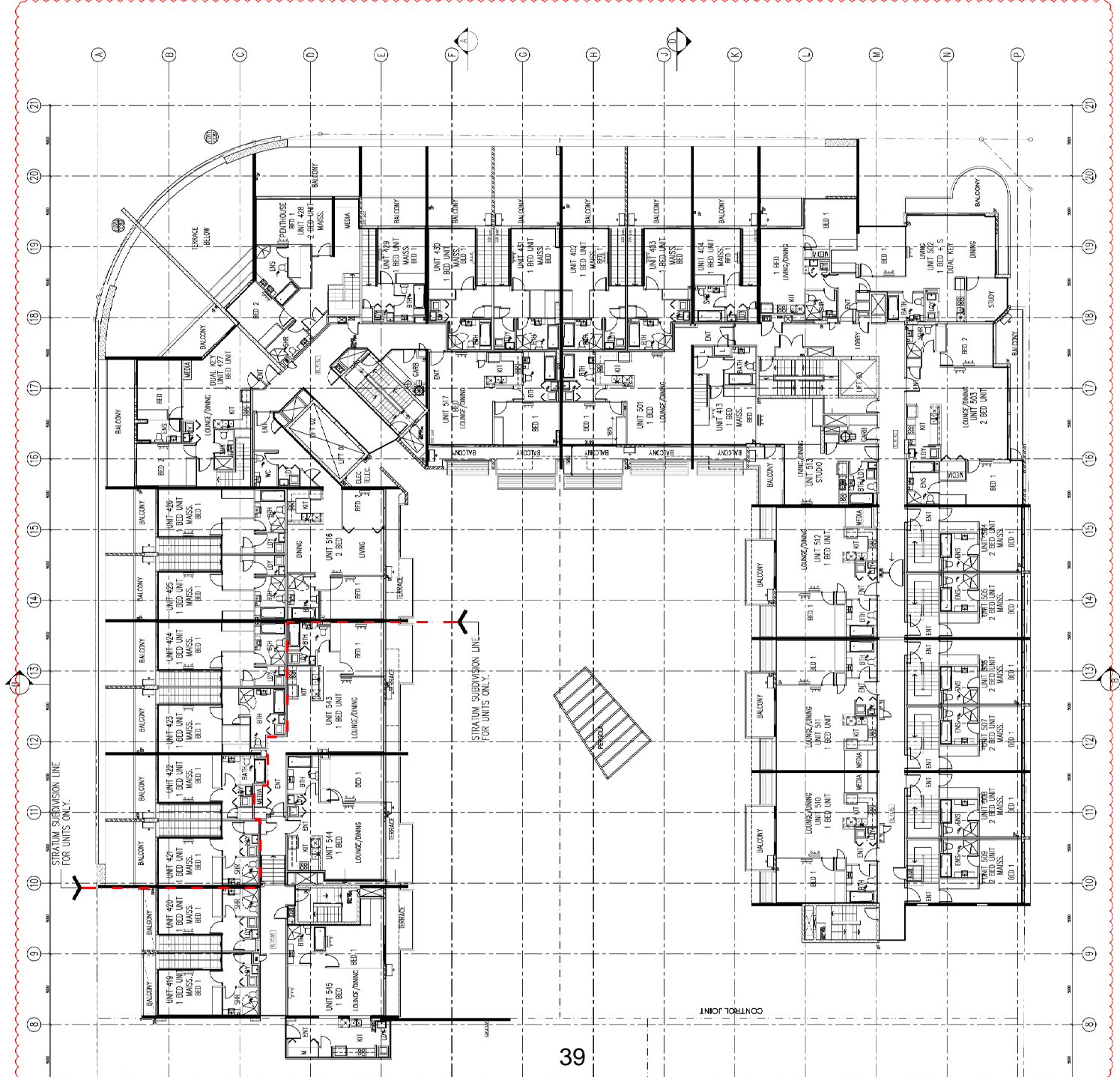


Drawing Name:
 FLOOR PLAN
 LEVEL 5 PLAN
 (Stage C-D)

Date: 01-03-04
 Scale: 1:200
 Sheet Size: @ A0
 Drawn: MER
 Chk: AJ
 Job No.: DA0024
 Revision: AD



Level 5 Plan
 1:45 03/02/2008
 1:45 03/02/2008
 1:45 03/02/2008

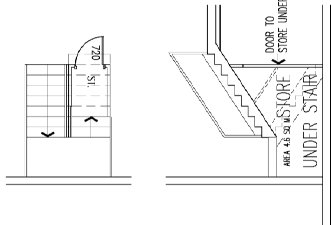


ISSUE FOR DA

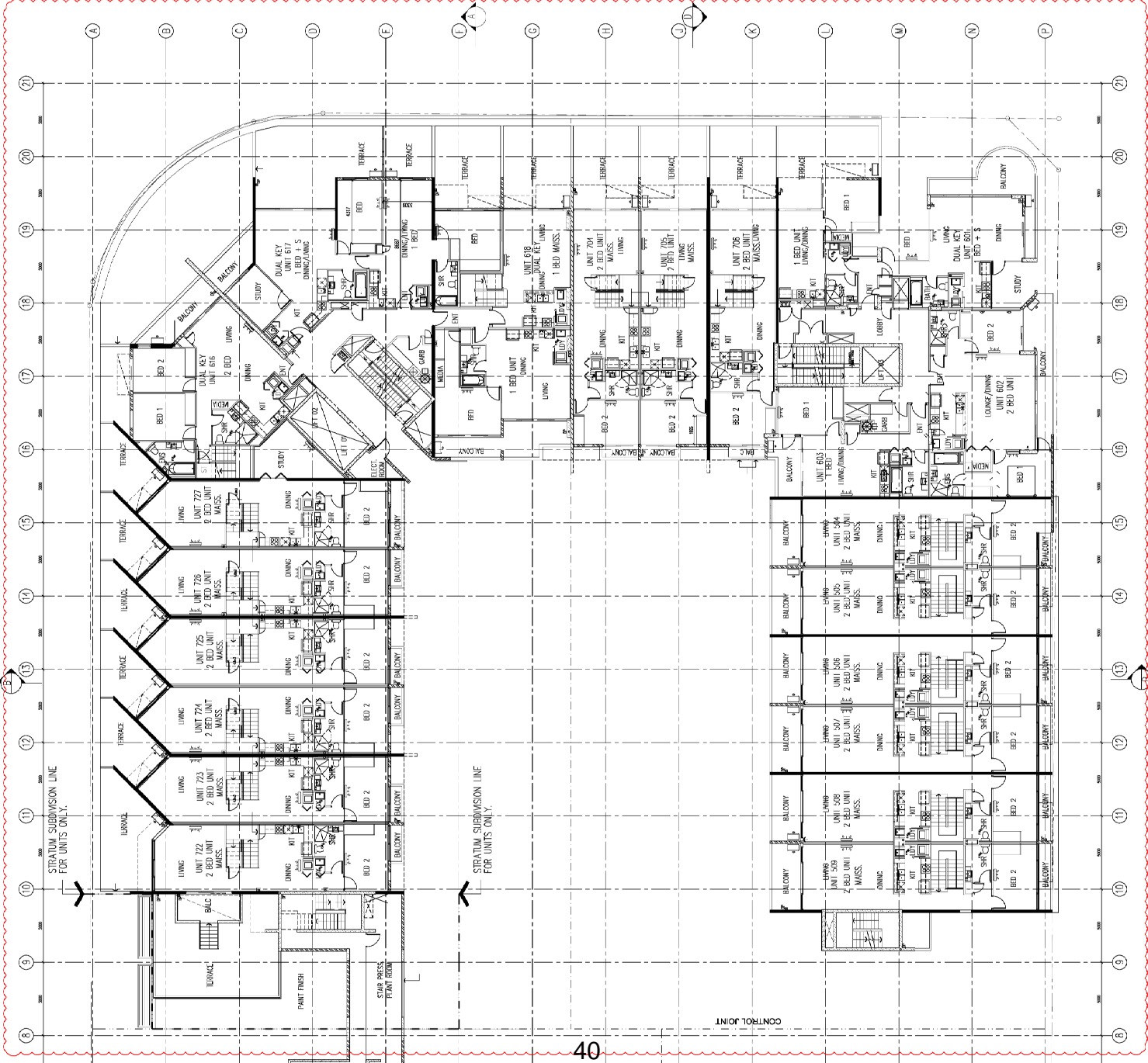
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MINOR CHANGES TO FORM AND COMPLETION MAY BE REQUIRED TO ACCOMMODATE THE NEEDS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO THE START OF CONSTRUCTION WORKS AFTER THE GRANT OF DEVELOPMENT CONSENT.

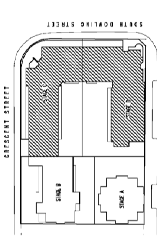
Rev: A Date: 05.08.22 Revision: DA Approved for submission by: [Signature] By: CHK MCT, ARCH



TYPICAL INTERNAL STAIR SECTIONS
SCALE: 1:50



Building No. _____



Project: ACI - STAGE 6 - PRECINCT C
Cnr Crescent St & South Dowling St, Waterloo

Drawing Name: _____

**FLOOR PLAN
LEVEL 6 PLAN
(Stage C-D)**

Date: 01-03-04 Scale: 1:200 Sheet Size: @ A0
Drawn: MER CHK: AJ
Job No.: _____ Drawing No.: _____ Revision: AA



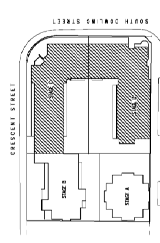
ISSUE FOR DA

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MINOR CHANGES TO FORM AND COMPLETION MAY BE REQUIRED TO REFLECT THE LATEST INFORMATION AND REQUIREMENTS OF THE CONSTRUCTION AUTHORITIES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Rev Date Revision By Ck
 AD 05.08.22 DA Approved for submission to residential MERI AD/CI

Building No.



Project
 ACI - STAGE 6 - PRECINCT C
 Chr Crescent St &
 South Dowling St, Waterloo



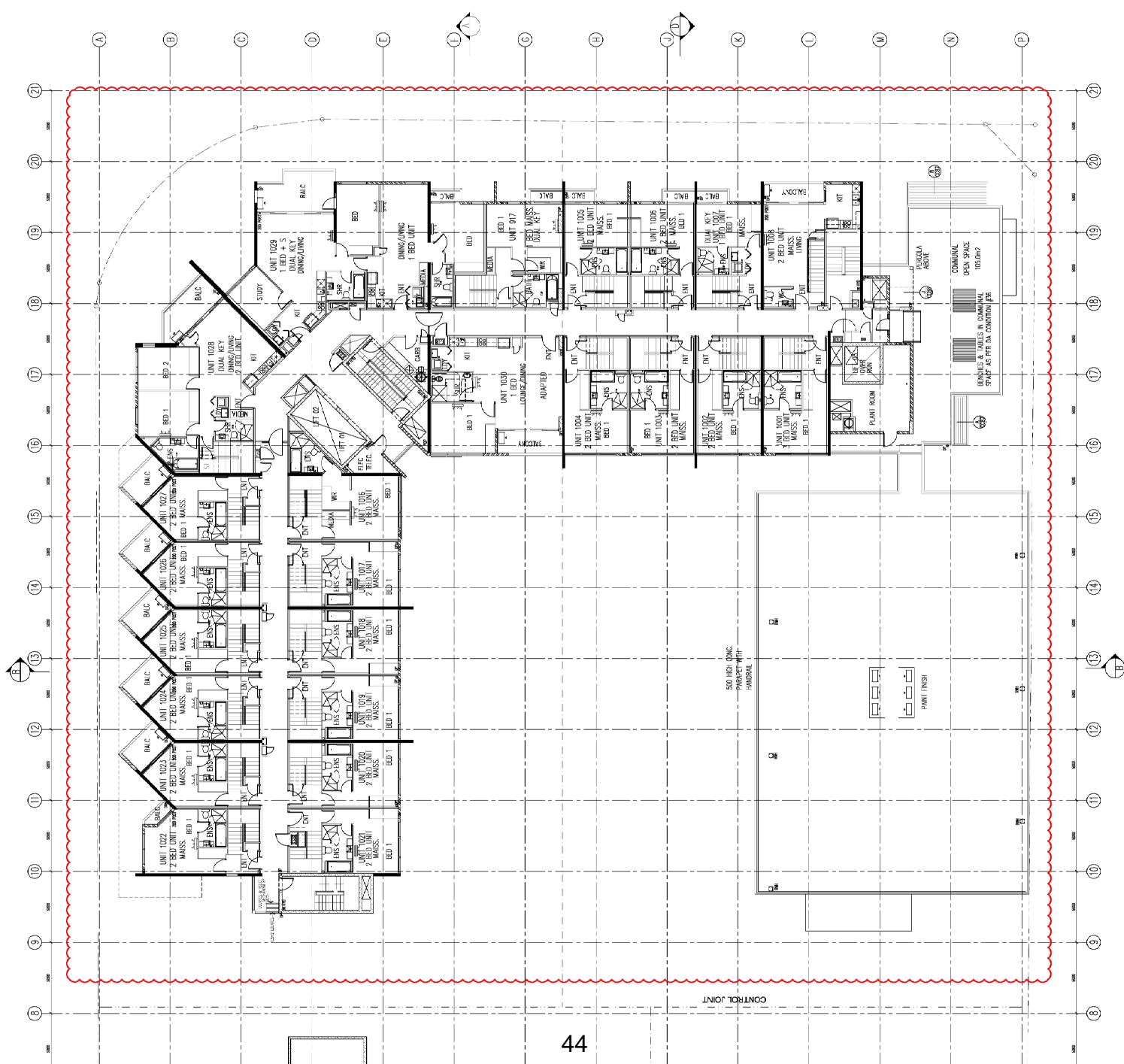
Drawing Name

**FLOOR PLAN
 LEVEL 10 PLAN
 (Stage C-D)**

Date 01-03-04 Scale 1:200 Sheet Size @ A0

Drawn by MER Ck/AJ

Job No. DA0029 Revision AD



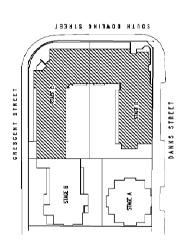
ISSUE FOR DA

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MINOR CHANGES TO FORM AND COMPOSITION MAY BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS AND THE CONSTRUCTION PROPOSALS AFTER THE GRANT OF DEVELOPMENT CONSENT.

Rev	Date	Revision	By	CHK
X	05.08.22	DA Approved for submission to residential	MER	MER

Building Map



Project
ACI - STAGE 6 - PRECINCT C
 Chr Crescent St & South Dowling St, Waterloo



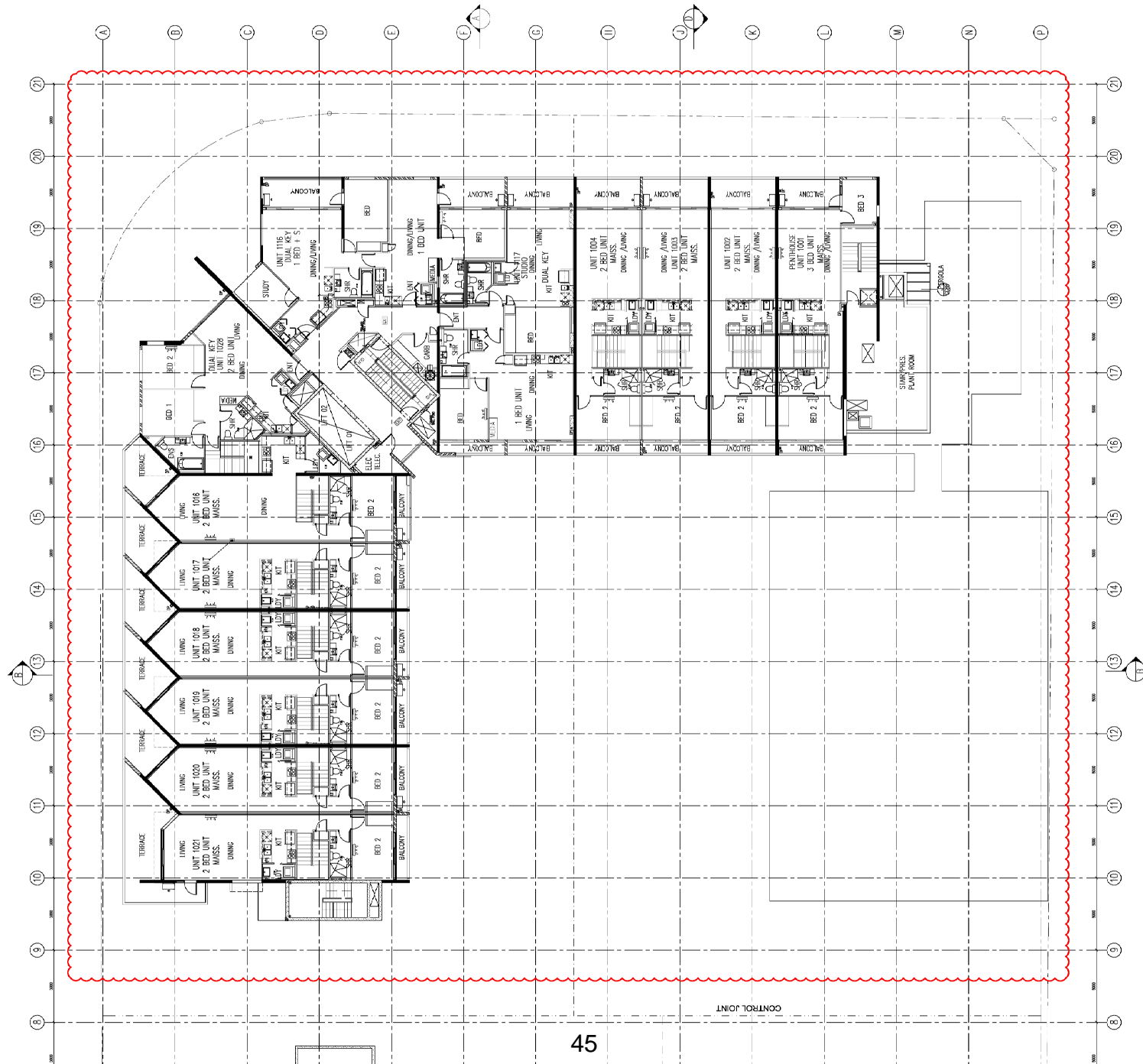
Drawing Name

**FLOOR PLAN
 LEVEL 11 PLAN
 (Stage C-D)**

Date	Scale	Sheet Size
01-03-04	1:200	@ A0

Drawn	CHK
MER	AJ

Job No.	Drawing No.	Revision
DA0030	DA0030	X



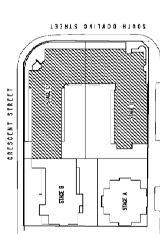
ISSUE FOR DA

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MINOR CHANGES TO FORM AND COMPOSITION MAY BE REQUIRED TO ACCOMMODATE ANY CHANGES TO THE SITE PLAN OR THE CONSTRUCTION PROPOSALS AFTER THE GRANT OF DEVELOPMENT CONSENT.

Rev	Date	Revision	By	CHK
2	05.08.22	DA Approved for submission to residential	MER	AKH

Building No.



Project:
ACI - STAGE 6 - PRECINCT C
 Chr Crescent SI &
 South Dowling St, Waterloo



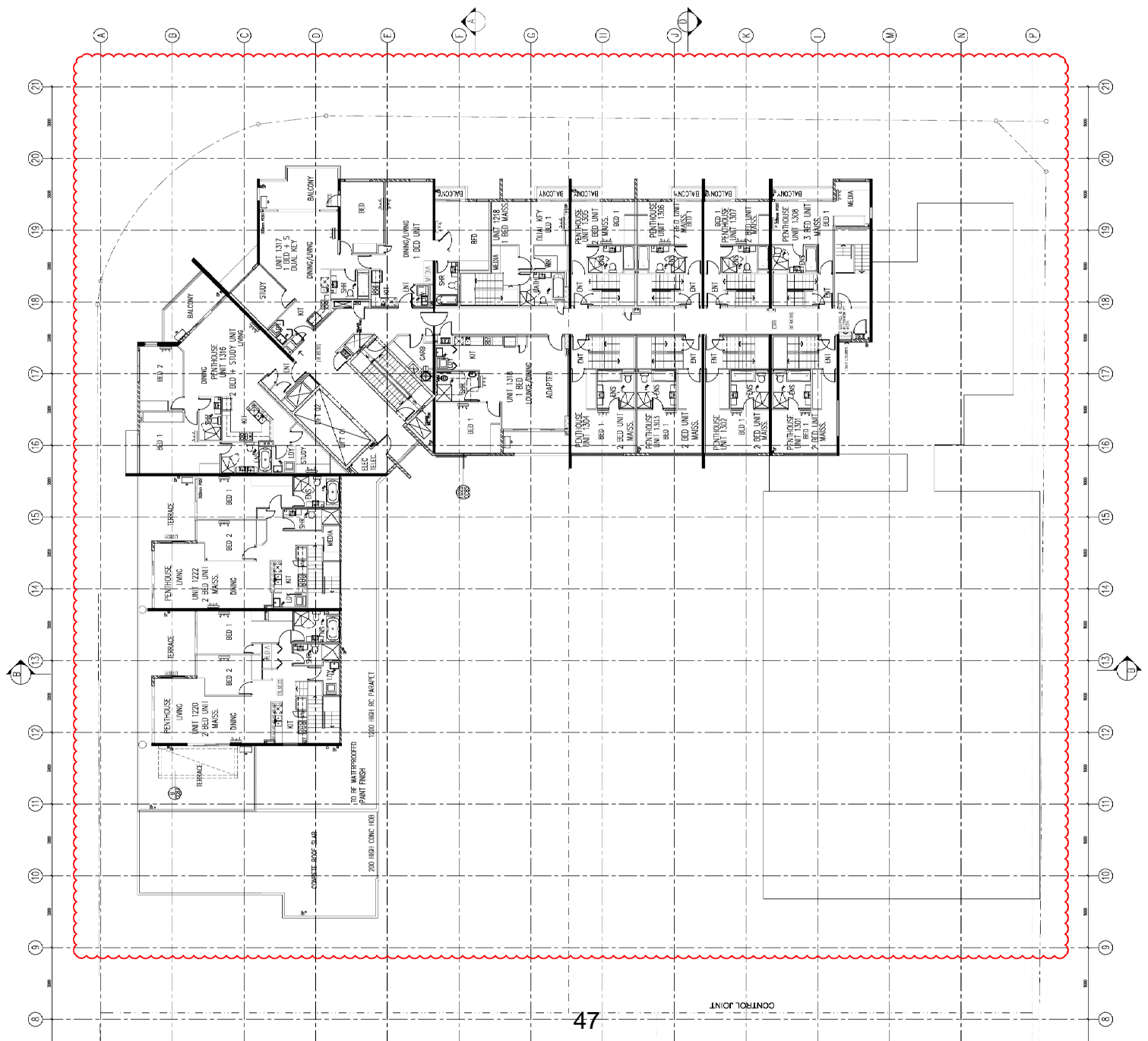
Drawing Name:

**FLOOR PLAN
 LEVEL 13 PLAN
 (Stage C-D)**

Date	Scale	Sheet Size
01-03-04	1:200	@ A0

Drawn	CHK
MER	AJ

Job No.	Drawing No.	Revision
	DA0032	Z



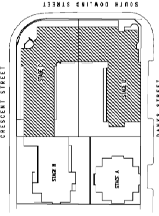
ISSUE FOR DA

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MINOR CHANGES TO FORM AND COMPOSITION MAY BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING ACT 2006 AND THE CONSTRUCTION PROPOSALS AFTER THE GRANT OF DEVELOPMENT CONSENT.

Rev	Date	Revision	By	CHK
W	05.03.22	DA Approved for submission to council	MERT	ATC/D

Building Map



Project

ACI - STAGE 6 - PRECINCT C
Chr Crescent St &
South Dowling St, Waterloo



Drawing Name

FLOOR PLAN
LEVEL 14 PLAN
(Stage C-D)

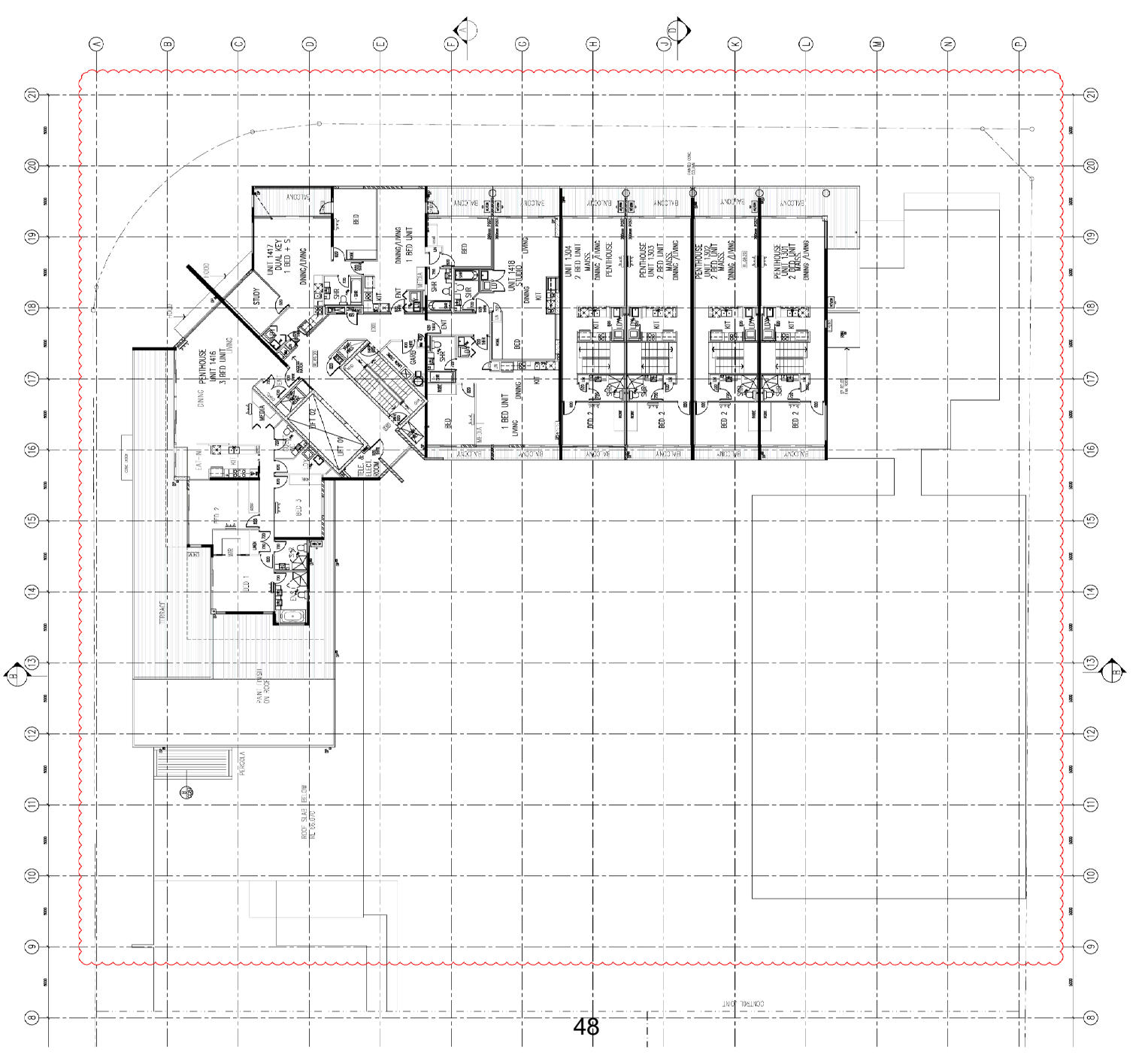
Date	Scale	Sheet Size
01-03-04	1:200	@ A0

Drawn	CHK
MER	AJ

Job No.	Drawing No.	Revision
	DA0033	W



Level 14
500 North St, Waterloo
T: +61 2 9252 2588
F: +61 2 9252 2777



Attachment B2

Selected Drawings

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 4 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
 N^o. 30 DANKS STREET,
 WATERLOO 2017

Registered:
 Purpose:

PLAN OF
 SUBDIVISION OF LOT 2 DP 1094580

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

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

Strata Certificate

*Name of ~~Council~~/*Accredited Certifier T. GIBSON
 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 Crescent St., South Dowling 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 28.5.08

Subdivision No. 414/08

Accreditation No. BPB0136

Relevant Development Consent No. U03/927

Issued by CITY of Sydney



~~Authorised Person/General Manager~~/Accredited Certifier

* Complete or delete if applicable.

LGA: SYDNEY CITY
 Locality: WATERLOO
 Parish: ALEXANDRIA
 County: CUMBERLAND

Surveyor's Certificate

Wayne Allen Diver-Tuck
 I,
 of JBW Surveyors Pty Ltd
 ACN 001 149 373

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 + DP 1038380
~~*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: Wayne Diver-Tuck

Date: 11 MAY 2007 & 15TH APRIL 2008

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

SURVEYOR'S REFERENCE: 124013 \\\ACI-Stg6:CD

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

STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

PLAN OF
SUBDIVISION OF LOT 2 DP 1094580

*

Registered:

*

Strata Certificate Details: Subdivision No: **414/08** Date: **28.5.08**

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 & SEC 7(3)
OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973
IT IS INTENDED TO CREATE:-

1. RESTRICTION ON THE USE OF LAND
2. RESTRICTION ON THE USE OF LAND

* OFFICE USE ONLY

STRATA PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

PLAN OF
SUBDIVISION OF LOT 2 DP 1094580

*

Registered:

*

Strata Certificate Details: Subdivision No: **414/08** Date: **28.5.08**

References to door numbers have not been investigated in the Department of Lands and do not form part of the plan for the purpose of the Strata Schemes (Freehold Development) Act 1973

SCHEDULE OF LOT NUMBERS & DOOR NUMBERS
BUILDINGS C&D

LOT	DOOR	LOT	DOOR	LOT	DOOR	LOT	DOOR	LOT	DOOR
1	201	34	417	67	617	100	809	133	1028
2	202	35	418	68	618	101	810	134	1029
3	203	36	421	69	701	102	811	135	1030
4	204	37	422	70	702	103	812	136	1116
5	205	38	423	71	703	104	813	137	1117
6	206	39	424	72	704	105	814	138	1216
7	216	40	425	73	705	106	815	139	1217
8	217	41	426	74	706	107	816	140	1218
9	218	42	427	75	707	108	817	141	1219
10	219	43	428	76	708	109	818	142	1220
11	220	44	429	77	709	110	901	143	1221
12	221	45	430	78	716	111	916	144	1222
13	222	46	431	79	717	112	917	145	1223
14	223	47	432	80	718	113	1001	146	1301
15	224	48	501	81	719	114	1002	147	1302
16	225	49	502	82	720	115	1003	148	1303
17	226	50	503	83	721	116	1004	149	1304
18	237	51	504	84	722	117	1005	150	1305
19	301	52	505	85	723	118	1006	151	1306
20	401	53	506	86	724	119	1007	152	1307
21	402	54	507	87	725	120	1008	153	1308
22	403	55	508	88	726	121	1016	154	1316
23	404	56	509	89	727	122	1017	155	1317
24	405	57	510	90	728	123	1018	156	1318
25	406	58	511	91	729	124	1019	157	1416
26	407	59	512	92	801	125	1020	158	1417
27	408	60	513	93	802	126	1021	159	1418
28	409	61	516	94	803	127	1022	160	1516
29	410	62	517	95	804	128	1023		
30	411	63	601	96	805	129	1024		
31	412	64	602	97	806	130	1025		
32	413	65	603	98	807	131	1026		
33	416	66	616	99	808	132	1027		

* OFFICE USE ONLY

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

PLAN OF
SUBDIVISION OF LOT 2 DP 1094580

*

Registered:

*

Strata Certificate Details: Subdivision No: **414/08**

Date: **28.5.08**

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

LOT	U.E.	LOT	U.E.	LOT	U.E.	LOT	U.E.	LOT	U.E.
1	12	34	49	67	77	100	65	133	86
2	79	35	49	68	77	101	65	134	76
3	54	36	51	69	67	102	65	135	50
4	54	37	51	70	67	103	65	136	76
5	54	38	51	71	67	104	65	137	76
6	54	39	51	72	67	105	65	138	66
7	48	40	51	73	67	106	40	139	77
8	49	41	51	74	67	107	86	140	79
9	50	42	81	75	78	108	75	141	64
10	51	43	65	76	63	109	78	142	66
11	51	44	50	77	52	110	83	143	62
12	51	45	50	78	62	111	75	144	66
13	51	46	50	79	61	112	78	145	62
14	51	47	49	80	61	113	70	146	70
15	53	48	54	81	61	114	69	147	69
16	49	49	77	82	61	115	69	148	69
17	49	50	62	83	61	116	69	149	69
18	56	51	65	84	61	117	67	150	69
19	61	52	65	85	61	118	67	151	69
20	54	53	65	86	61	119	67	152	69
21	55	54	65	87	61	120	60	153	75
22	55	55	65	88	61	121	64	154	66
23	55	56	65	89	62	122	62	155	77
24	77	57	54	90	75	123	62	156	50
25	62	58	54	91	49	124	62	157	85
26	53	59	54	92	83	125	62	158	76
27	53	60	40	93	63	126	62	159	76
28	53	61	50	94	66	127	62	160	90
29	54	62	49	95	66	128	62		
30	54	63	78	96	66	129	62		
31	66	64	62	97	66	130	62		
32	53	65	53	98	66	131	62		
33	49	66	79	99	66	132	64		
								AGG	10,000

* OFFICE USE ONLY

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER 2/1094580	
EDITION	DATE OF ISSUE
2	21/11/2006
CERTIFICATE AUTHENTICATION CODE	
NQFR-IG-KHN2	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.



REGISTRAR GENERAL

LAND

LOT 2 IN DEPOSITED PLAN 1094580
AT WATERLOO
LOCAL GOVERNMENT AREA: SYDNEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP1094580

FIRST SCHEDULE

MERITON APARTMENTS PTY LIMITED

SECOND SCHEDULE

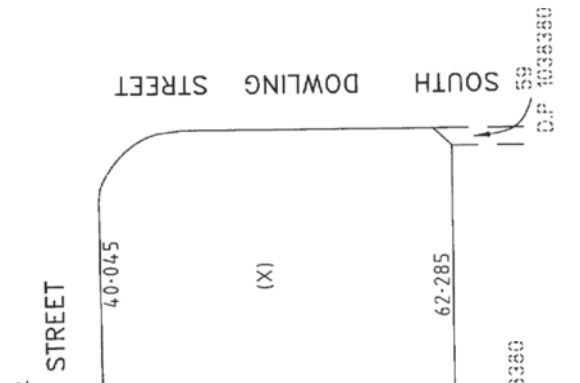
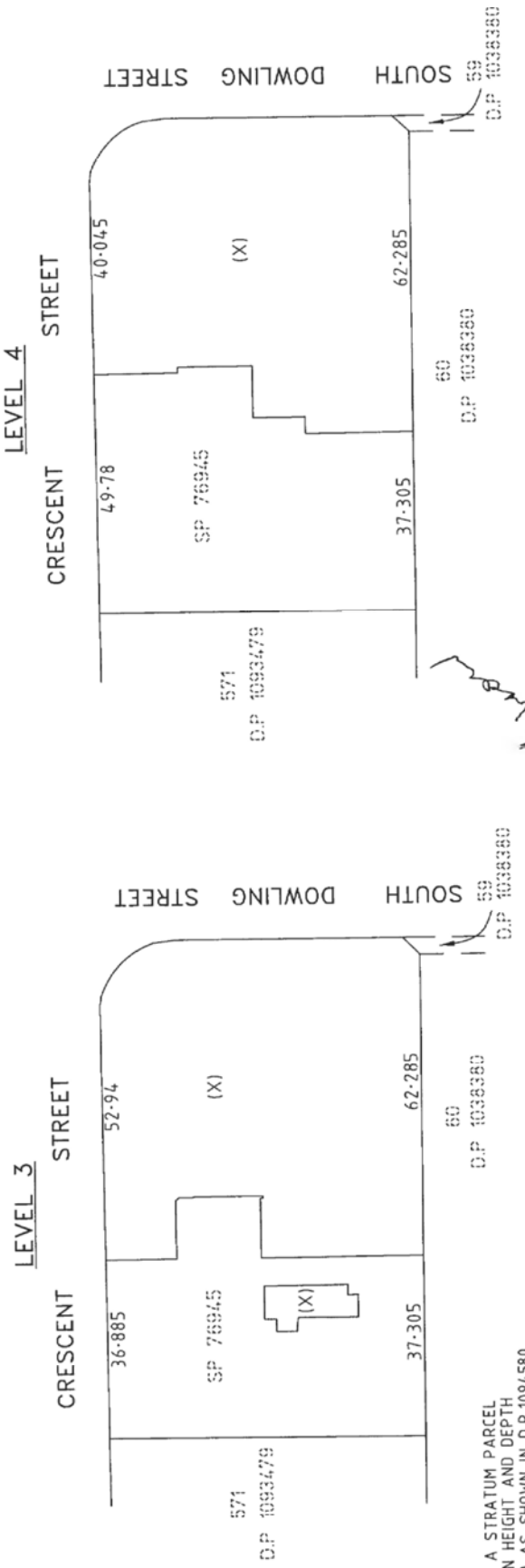
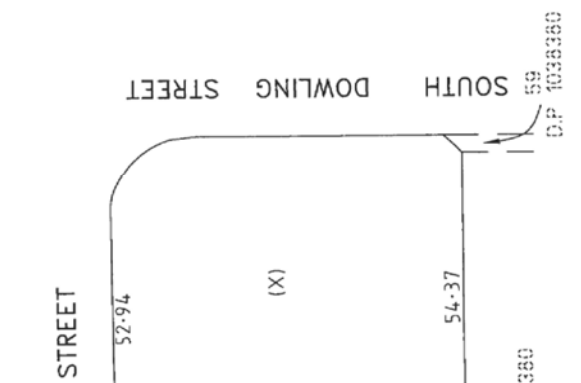
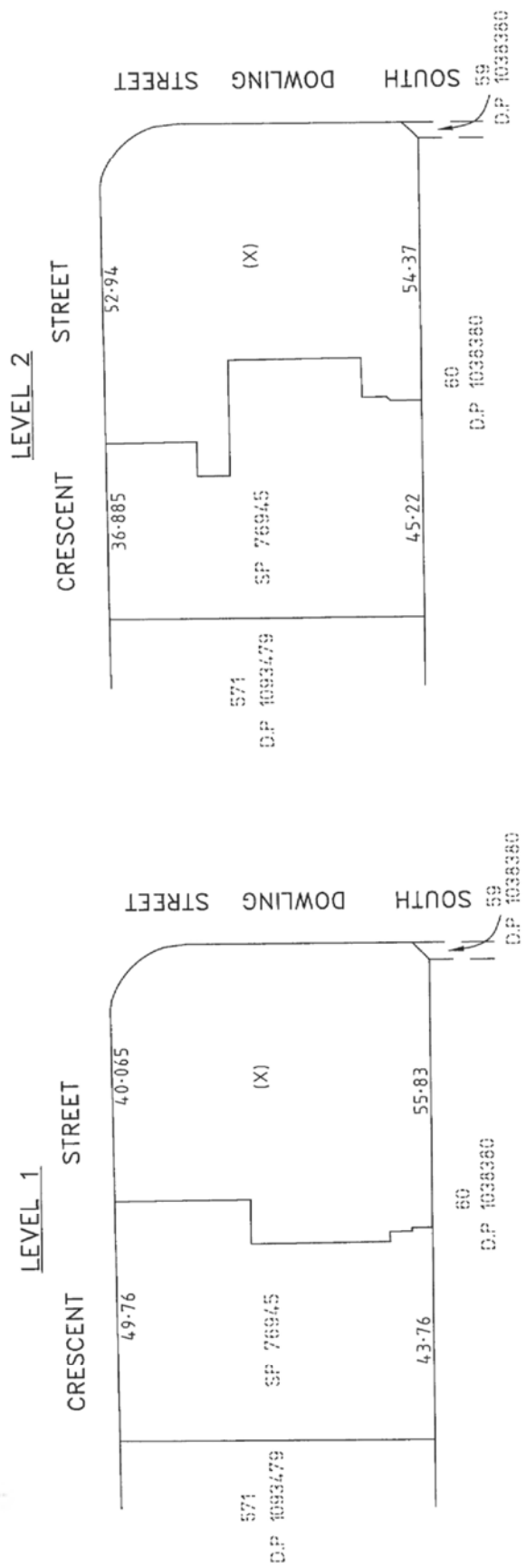
-
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2. DP1000368 RESTRICTION(S) ON THE USE OF LAND
 3. DP1000368 POSITIVE COVENANT
 4. DP1004914 RESTRICTION(S) ON THE USE OF LAND AS REFERRED TO AND NUMBERED (6) IN THE SECTION 88B INSTRUMENT
 5. DP1004914 RESTRICTION(S) ON THE USE OF LAND AS REFERRED TO AND NUMBERED (7) IN THE SECTION 88B INSTRUMENT
 6. DP1004914 EASEMENT FOR SUPPORT DESIGNATED (N) APPURTENANT TO THE LAND ABOVE DESCRIBED
 7. DP1017691 RIGHT OF CARRIAGEWAY 11 METRES WIDE LIMITED IN HEIGHT AND DEPTH DESIGNATED (EE) APPURTENANT TO THE LAND ABOVE DESCRIBED
 8. DP1038380 EASEMENT FOR ACCESS VARIABLE WITH DESIGNATED (OO) APPURTENANT TO THE LAND ABOVE DESCRIBED
 9. DP1038380 EASEMENT FOR SERVICES VARIABLE WIDTH DESIGNATED (PP) APPURTENANT TO THE LAND ABOVE DESCRIBED
 10. DP1038380 EASEMENT FOR ENCROACHING STRUCTURES VARIABLE WIDTH DESIGNATED (QQ) APPURTENANT TO THE LAND ABOVE DESCRIBED
 11. 9039572 POSITIVE COVENANT
 12. DP1055716 RIGHT OF ACCESS VARIABLE WIDTH LIMITED IN HEIGHT DESIGNATED (RR) APPURTENANT TO THE LAND ABOVE DESCRIBED
 13. SP71118 EASEMENT FOR ACCESS AND USE OF RECREATION CENTRE APPURTENANT TO THE LAND ABOVE DESCRIBED

END OF PAGE 1 CONTINUED OVER

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

LOCATION PLANS

(SEE SHEET 3 FOR BUILDING DETAIL)



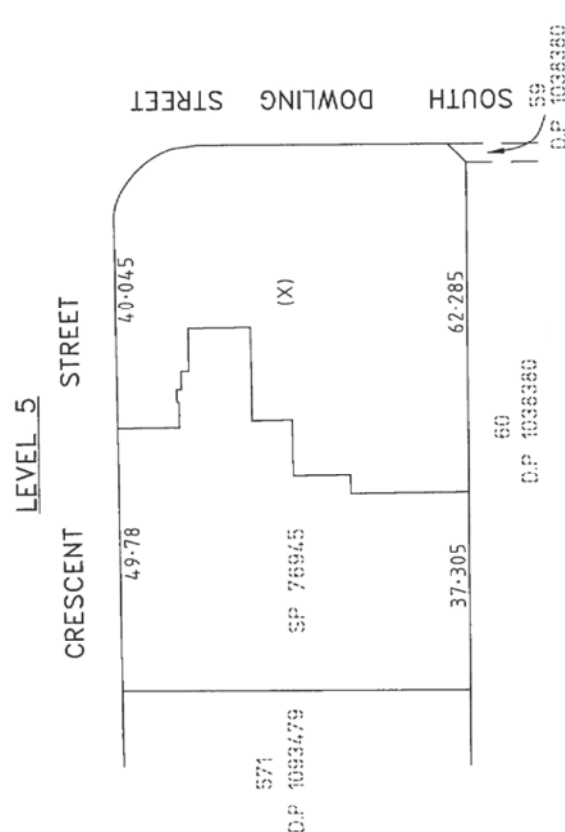
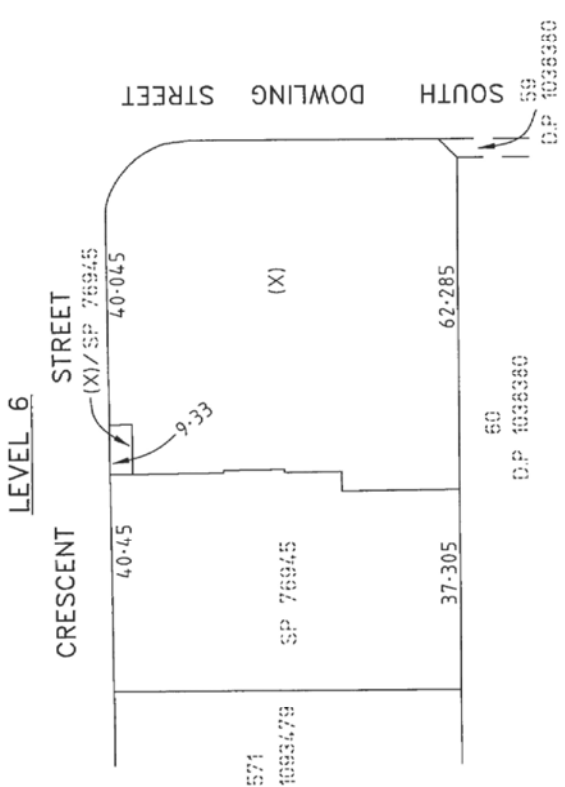
- NOTE:**
1. LOT 2 IS A STRATUM PARCEL LIMITED IN HEIGHT AND DEPTH (IN PART) AS SHOWN IN D.P.1094580
 2. VARIOUS EASEMENTS AND RESTRICTIONS BURDEN AND BENEFIT THE SUBJECT LAND (SEE D.P.'s FOR LOCATION)
 3. FOR DIMENSIONS OF PARCEL BOUNDARIES AND RELATIONSHIP OF BUILDING ELEMENTS TO PARCEL BOUNDARIES SEE D.P.1094580
 4. (X) DENOTES LAND WITHIN THIS STRATA SCHEME

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: **414/08**
 Registered
 SP
 Lengths are in metres. Reduction Ratio 1: 1000

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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LOCATION PLANS

(SEE SHEET 3 FOR BUILDING DETAIL)



Di.wood

- NOTE:**
1. LOT 2 IS A STRATUM PARCEL LIMITED IN HEIGHT AND DEPTH (IN PART) AS SHOWN IN D.P.1094580
 2. VARIOUS EASEMENTS AND RESTRICTIONS BURDEN AND BENEFIT THE SUBJECT LAND (SEE D.P.'s FOR LOCATION)
 3. FOR DIMENSIONS OF PARCEL BOUNDARIES AND RELATIONSHIP OF BUILDING ELEMENTS TO PARCEL BOUNDARIES SEE D.P.1094580
 4. (X) DENOTES LAND WITHIN THIS STRATA SCHEME

Surveyor: Wayne Allen Diver-Tuck Surveyor's Ref: 124.013\ACI-ST6:CD Subdivision No: 414 /08	Registered	SP
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Lengths are in metres. Reduction Ratio 1: 1000

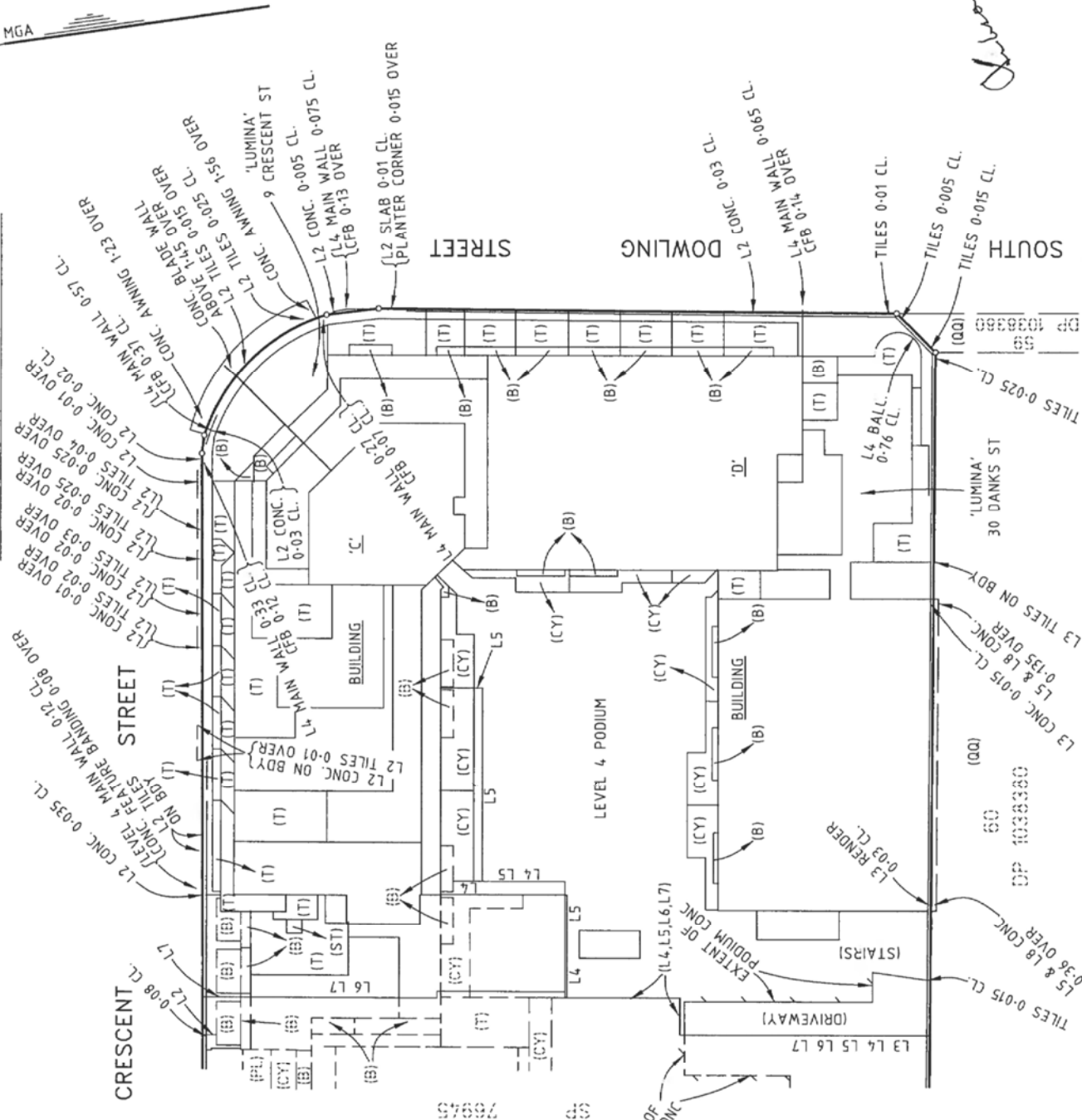
BUILDING DETAIL PLAN

BUILDING 'C'
 MULTI STOREY CONCRETE, BRICK AND RENDERED BRICK RESIDENTIAL BUILDING COMPRISING 14 RESIDENTIAL LEVELS WITH BASEMENT PARKING UNDER AND PLANT ROOMS ABOVE.

BUILDING 'D'
 MULTI STOREY CONCRETE, BRICK AND RENDERED BRICK RESIDENTIAL BUILDING COMPRISING 13 RESIDENTIAL LEVELS WITH BASEMENT PARKING UNDER AND A COMMERCIAL PREMISE AT LEVEL 2.

- (B) DENOTES BALCONY
 - (ST) DENOTES STAIRS
 - (CY) DENOTES COURTYARD
 - (T) DENOTES TERRACE
 - CFB DENOTES CONCRETE FEATURE BANDING ABOVE
 - (QQ) EASEMENT FOR ENCRoACHING STRUCTURES VARIABLE WIDTH (QQ) (DP 1038380)
- NOTE:**
1. LOT 2 IS A STRATUM PARCEL LIMITED IN HEIGHT AND DEPTH (IN PART) AS SHOWN IN D.P.1094580
 2. VARIOUS EASEMENTS AND RESTRICTIONS BURDEN AND BENEFIT THE SUBJECT LAND (SEE D.P.'s FOR LOCATION)
 3. FOR DIMENSIONS OF PARCEL BOUNDARIES AND RELATIONSHIP OF BUILDING ELEMENTS TO PARCEL BOUNDARIES SEE D.P.1094580 (ONLY SELECTED BUILDING ELEMENTS HAVE BEEN SHOWN ON THIS SHEET)

- L2 DENOTES BOUNDARY AT LEVEL 2
- L3 DENOTES BOUNDARY AT LEVEL 3
- L4 DENOTES BOUNDARY AT LEVEL 4
- L5 DENOTES BOUNDARY AT LEVEL 5
- L6 DENOTES BOUNDARY AT LEVEL 6
- L7 DENOTES BOUNDARY AT LEVEL 7 & ABOVE



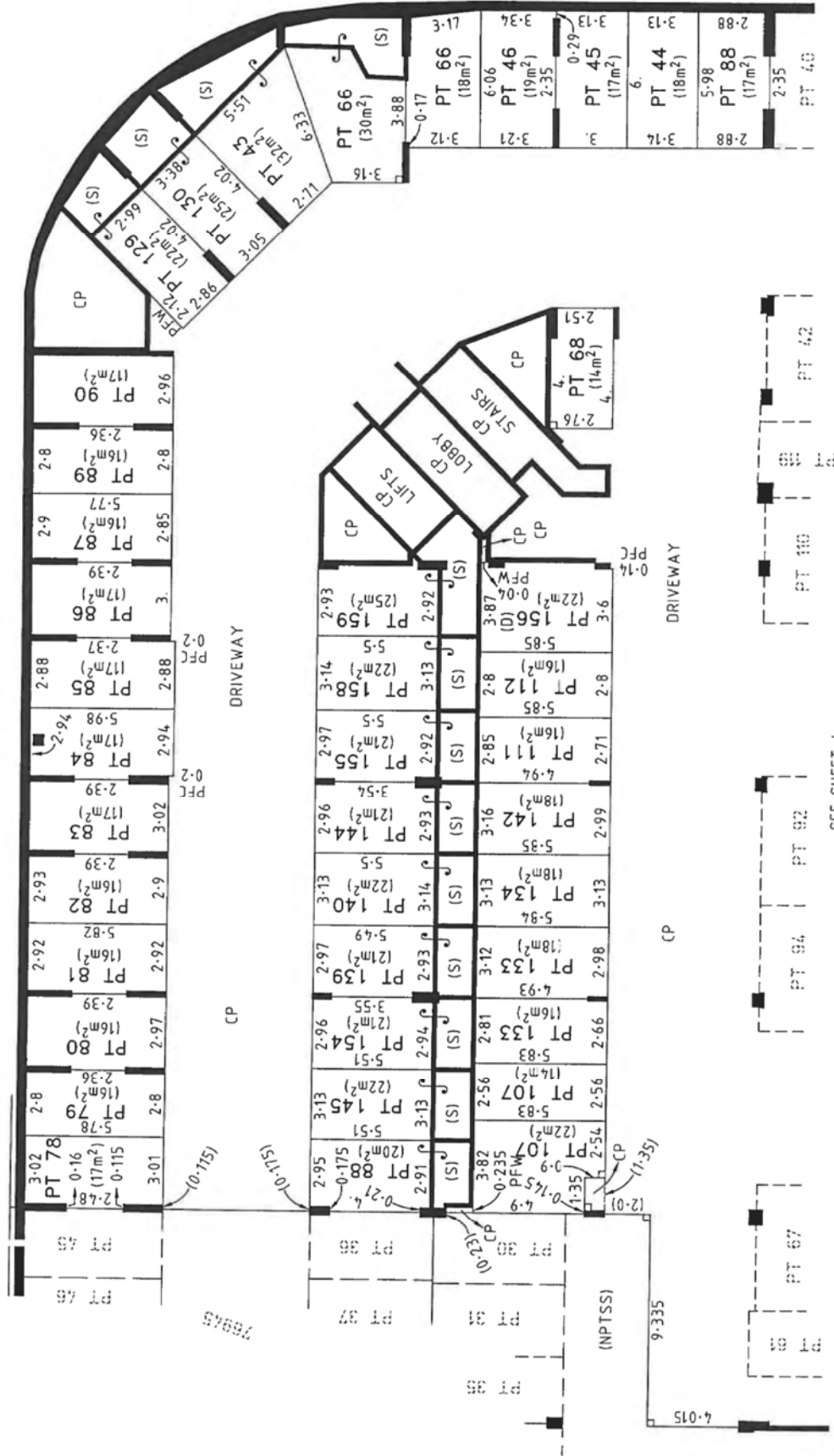
Registered

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: 4/14/08

SP

Lengths are in metres. Reduction Ratio is: 4:00

CARPARKING LEVEL 1



DENOTES 90°
 (NPTS) DENOTES NOT PART OF THIS STRATA SCHEME
 (S) DENOTES STORE
 (D) DENOTES DISABLED PARKING
 CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN OR WALL
 BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN OR WALL AT FACE UNLESS OTHERWISE SHOWN

PFC DENOTES PROLONGATION OF FACE OF COLUMN
 PEW DENOTES PROLONGATION OF FACE OF WALL

SEE SHEET 4

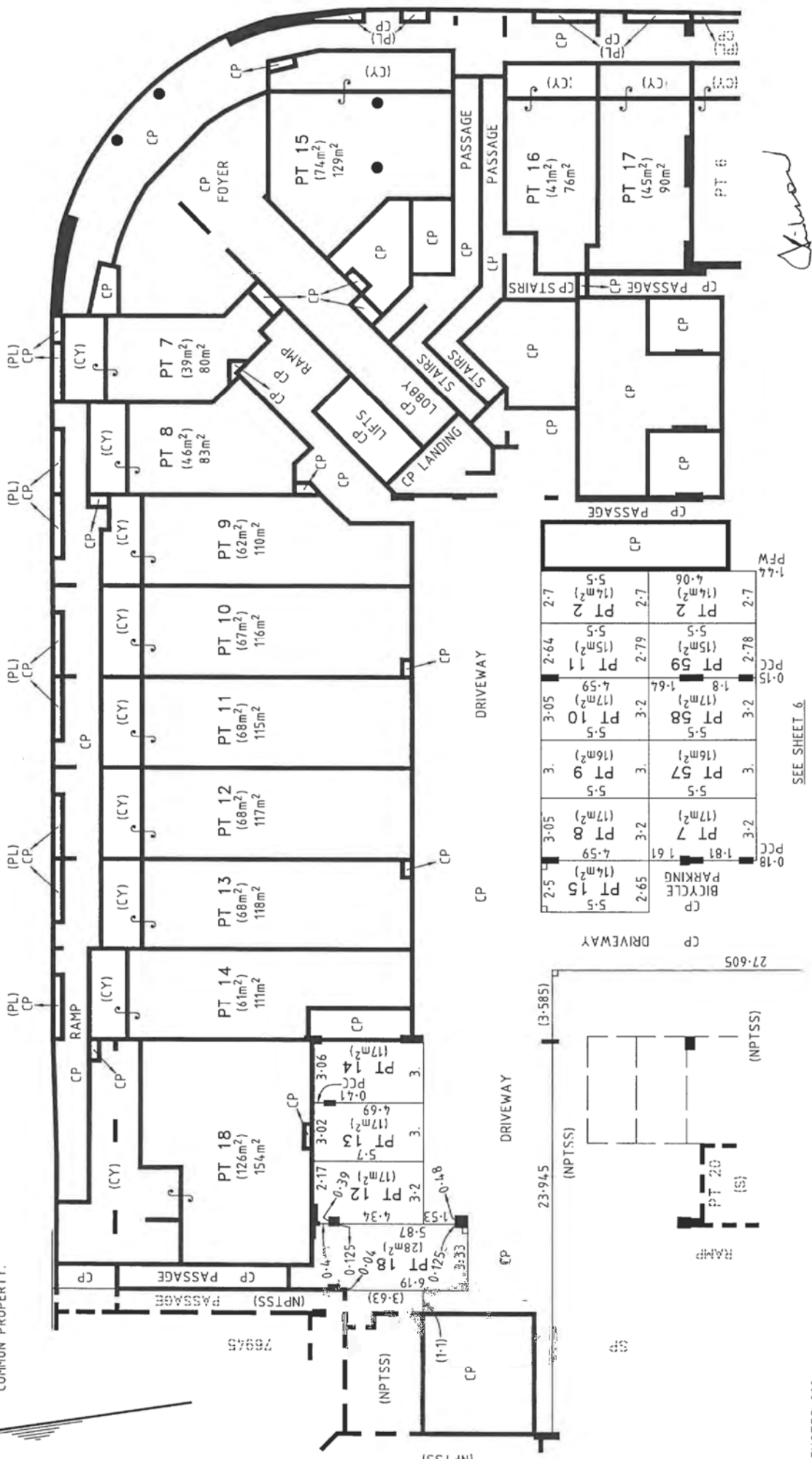
K. Wilson

Registered
 Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013 \ACI-ST6-CD
 Subdivision No: 414/08
 Lengths are in metres. Reduction Ratio 1: 200

SP

**CARPARKING
& BUILDING 'C'
LEVEL 2**

THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE COURTYARDS ARE NOT COMMON PROPERTY.



- ⊥ DENOTES 90°
- (S) DENOTES STORE
- (PL) DENOTES PLANTER
- (CY) DENOTES COURTYARD
- CP DENOTES COMMON PROPERTY

(NPTSS) DENOTES NOT PART OF THIS STRATA SCHEME
BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN OR WALL
BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN OR WALL AT FACE UNLESS OTHERWISE SHOWN

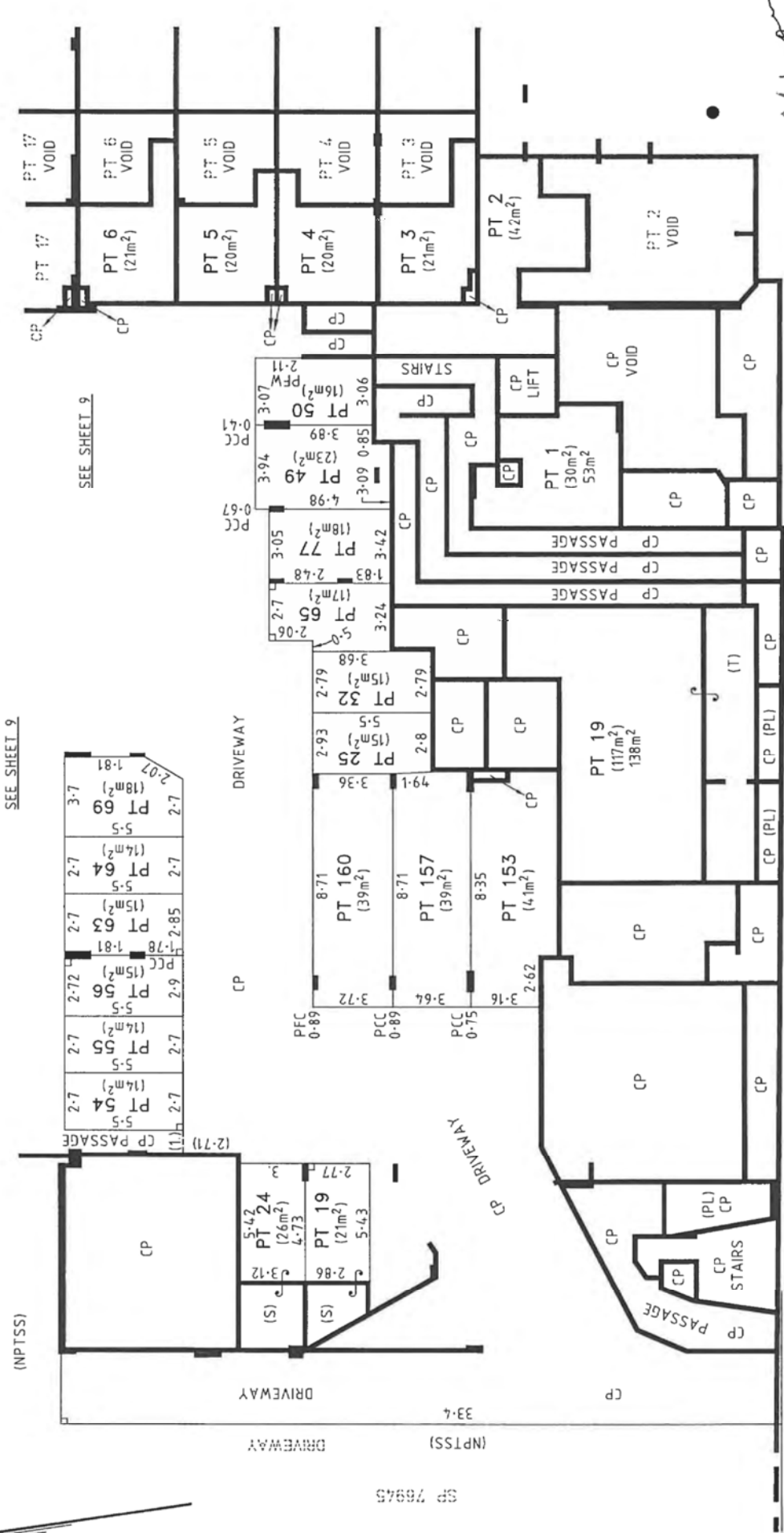
PCC DENOTES PROLONGATION OF CENTRE OF COLUMN
PFW DENOTES PROLONGATION OF FACE OF WALL

SEE SHEET 6

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013\ACI-ST6:CD
Subdivision No: 4/4/08
Lengths are in metres. Reduction Ratio 1:200

Registered
SP

CARPARKING & BUILDING 'D' LEVEL 3



SEE SHEET 9

SEE SHEET 9

SEE SHEET 9

(PL) DENOTES PLANTER
 L DENOTES 90°
 (S) DENOTES STORE
 (T) DENOTES TERRACE
 CP DENOTES COMMON PROPERTY

BOUNDARIES SHOWN THUS
 ARE TO CORNER OF COLUMN OR WALL
 BOUNDARIES SHOWN THUS ARE
 TO CENTRE OF COLUMN OR WALL AT FACE
 UNLESS OTHERWISE SHOWN

(NP) DENOTES NOT PART OF THIS STRATA SCHEME
 PCC DENOTES PROLONGATION OF CENTRE OF COLUMN
 PFC DENOTES PROLONGATION OF FACE OF COLUMN

THE STRATUM OF THE TERRACE IS LIMITED
 IN HEIGHT TO 2:8 ABOVE THE UPPER SURFACE
 OF ITS RESPECTIVE TILED BASE EXCEPT
 WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS
 OR SCREENS WITHIN THE TERRACE ARE NOT
 COMMON PROPERTY.

Registered

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: 419/108

SP

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE
 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973
 AND ARE APPROXIMATE ONLY.

10	20	30	40	50	100	110	120	130	140
Table of mm									

BUILDING 'C'
LEVEL 4



SHEET 10 ADJOINS

(NPTSS) DENOTES NOT PART OF THIS STRATA SCHEME

THE STRUTUM OF THE COURTYARDS & TERRACES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

- (B) DENOTES BALCONY
- (T) DENOTES TERRACE
- (CY) DENOTES COURTYARD
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013\ACI-ST6:CD
Subdivision No: 414/08

Registered

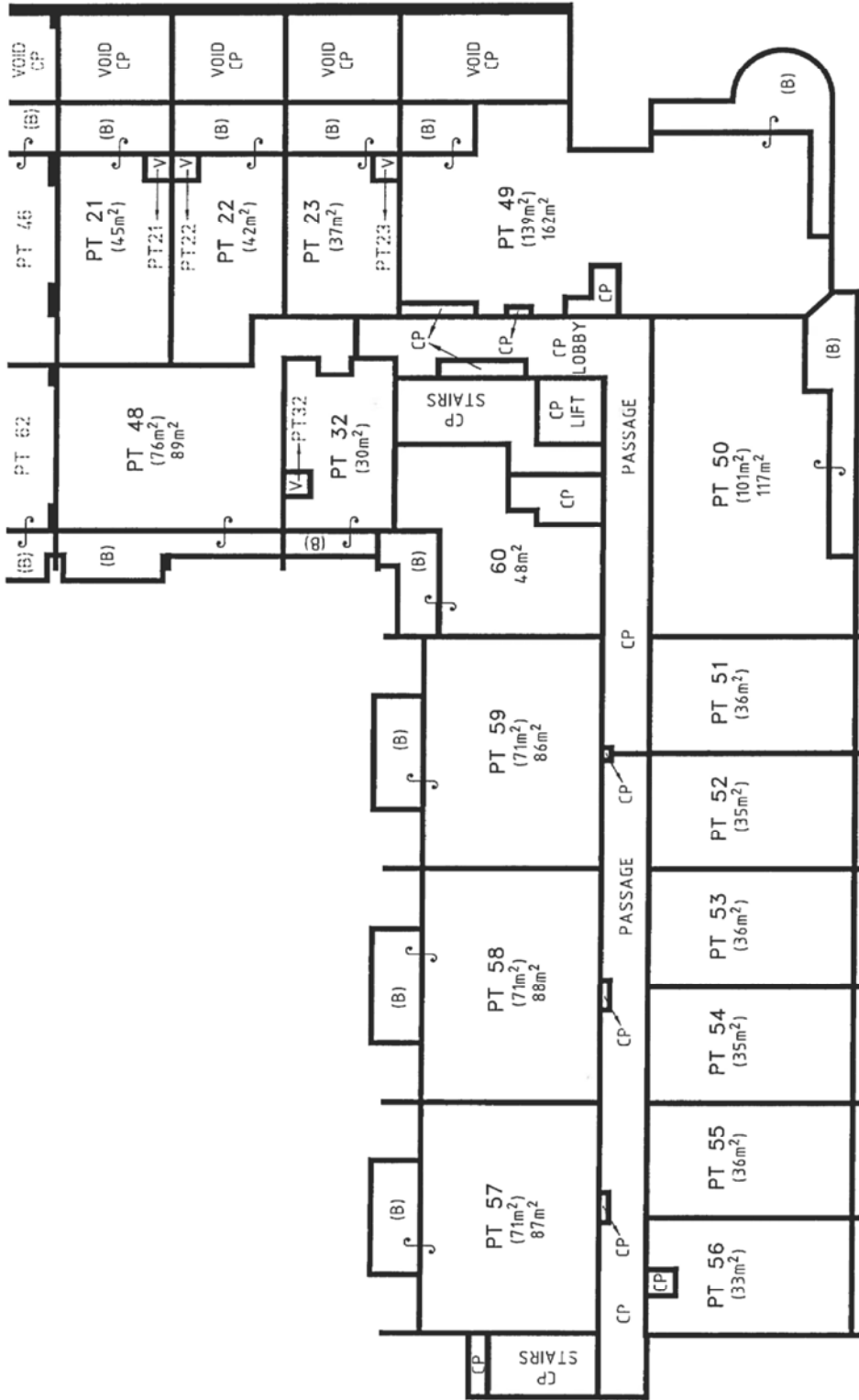
SP

Lengths are in metres. Reduction Ratio 1: 200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING 'D'
LEVEL 5

SHEET 13 ADJOINS



Handwritten signature

- V DENOTES VOID
- (B) DENOTES BALCONY
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

Registered

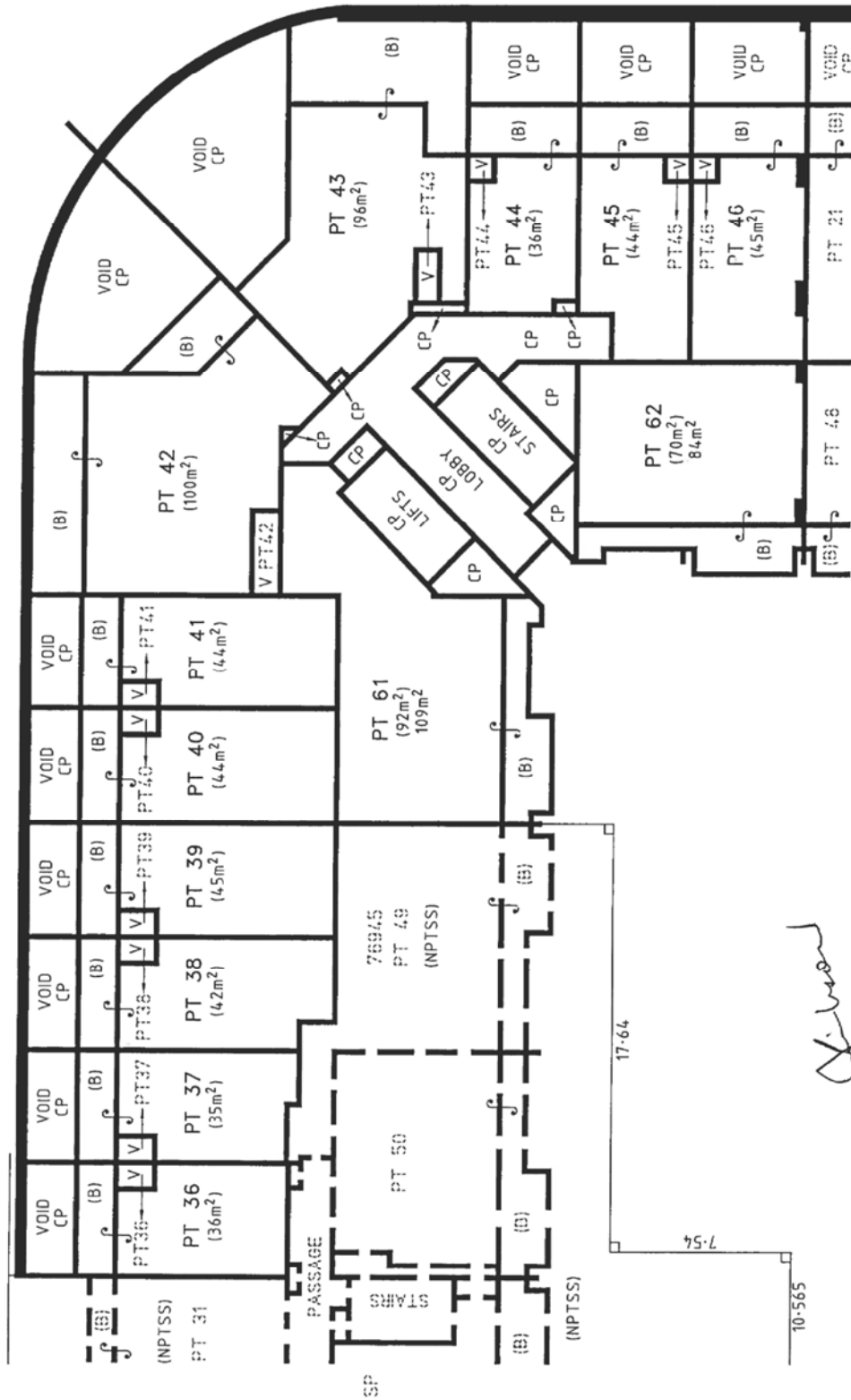
Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013\ACI-ST6:CD
Subdivision No: **414/08**

SP

Lengths are in metres. Reduction Ratio 1: 200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING 'C'
LEVEL 5



SHEET 12 ADJOINS

(NPTSS) DENOTES NOT PART OF THIS STRATA SCHEME
 THE STRATUM OF THE BALCONIES IS LIMITED
 IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE
 OF THEIR RESPECTIVE TILED BASE EXCEPT
 WHERE COVERED WITHIN THIS HEIGHT LIMIT.
 AIR CONDITIONING UNITS AND ASSOCIATED COVERS
 OR SCREENS WITHIN THE BALCONIES ARE NOT
 COMMON PROPERTY.

⊥ DENOTES 90°
 (B) DENOTES BALCONY
 V DENOTES VOID
 CP DENOTES COMMON PROPERTY
 THE AREAS SHOWN ARE FOR THE PURPOSE OF THE
 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973
 AND ARE APPROXIMATE ONLY.

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: **414/08**
 Lengths are in metres. Reduction Ratio 1: 200

Registered

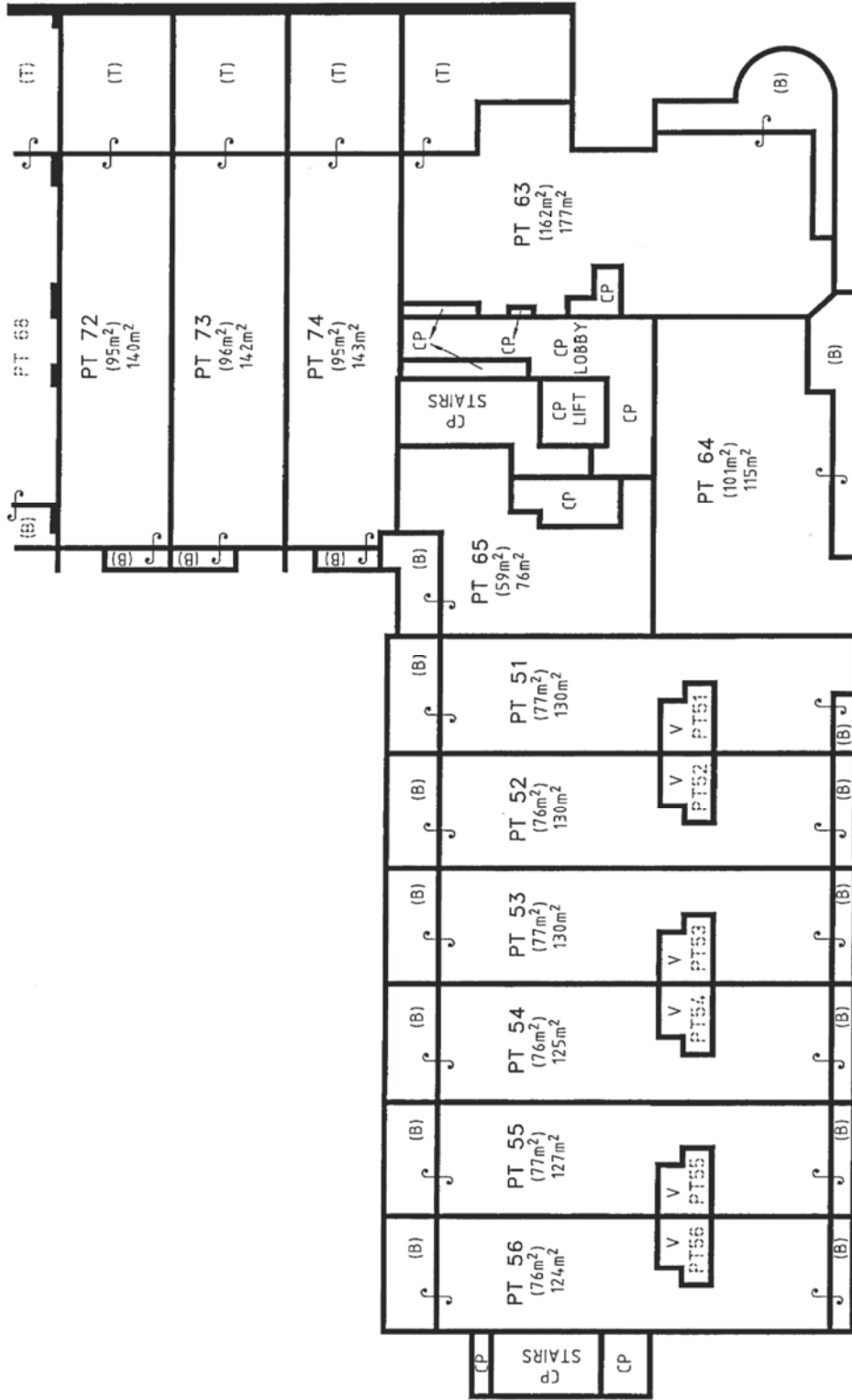
SP

10	20	30	40	50	100	110	120	130	140
Table of mm									

BUILDING 'D'
LEVEL 6



SHEET 15 ADJOINS



Richard

- V DENOTES VOID
- (B) DENOTES BALCONY
- (T) DENOTES TERRACE
- CP DENOTES COMMON PROPERTY

THE STRATUM OF THE BALCONIES & TERRACES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES & TERRACES ARE NOT COMMON PROPERTY.

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

Registered

Surveyor: Wayne Allen Diver-Tuck

Surveyor's Ref: 124013\ACI-ST6:CD

Subdivision No: **41408**

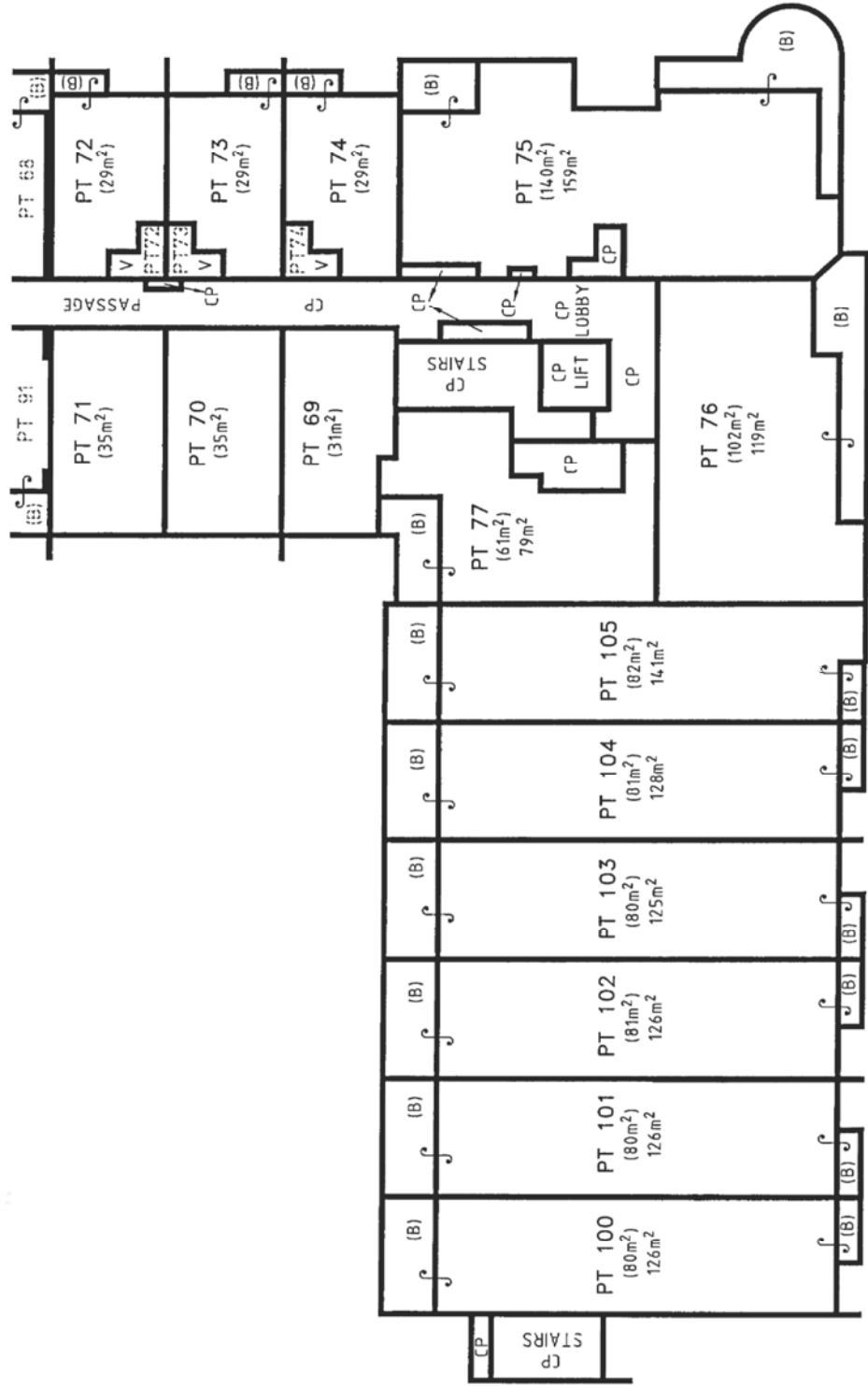
Lengths are in metres. Reduction Ratio 1: 200

SP

10	20	30	40	50	100	110	120	130	140
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BUILDING 'D'
LEVEL 7

SHEET 17 ADJOINS.



V DENOTES VOID
(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

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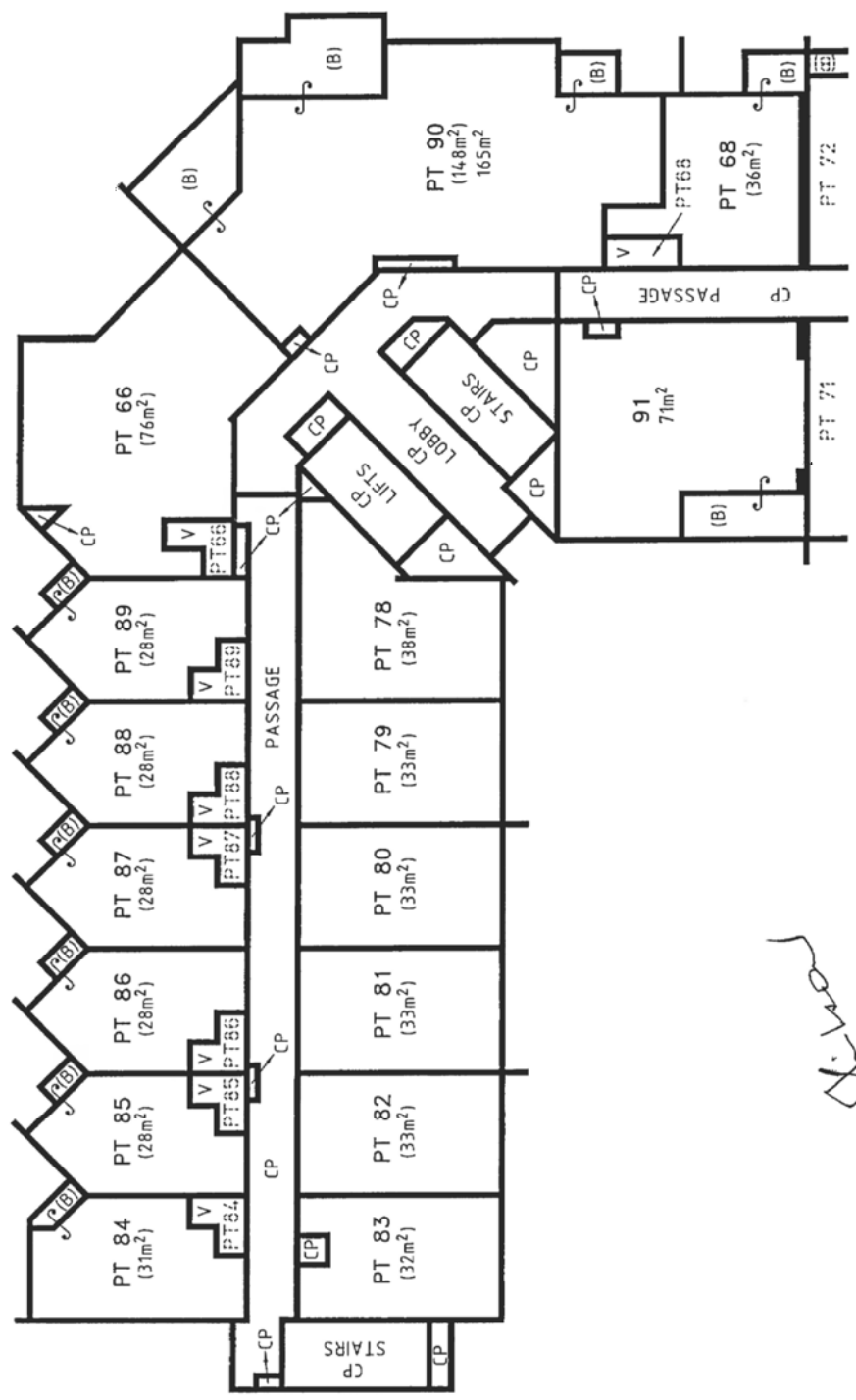
Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013\ACI-ST6-CD
Subdivision No: **414/08**
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING 'C'
LEVEL 7



SHEET 16 ADJOINS

V DENOTES VOID
 (B) DENOTES BALCONY
 CP DENOTES COMMON PROPERTY

THE AREA'S SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: 414/08
 Lengths are in metres. Reduction Ratio 1: 200

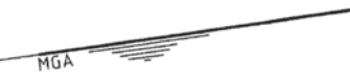
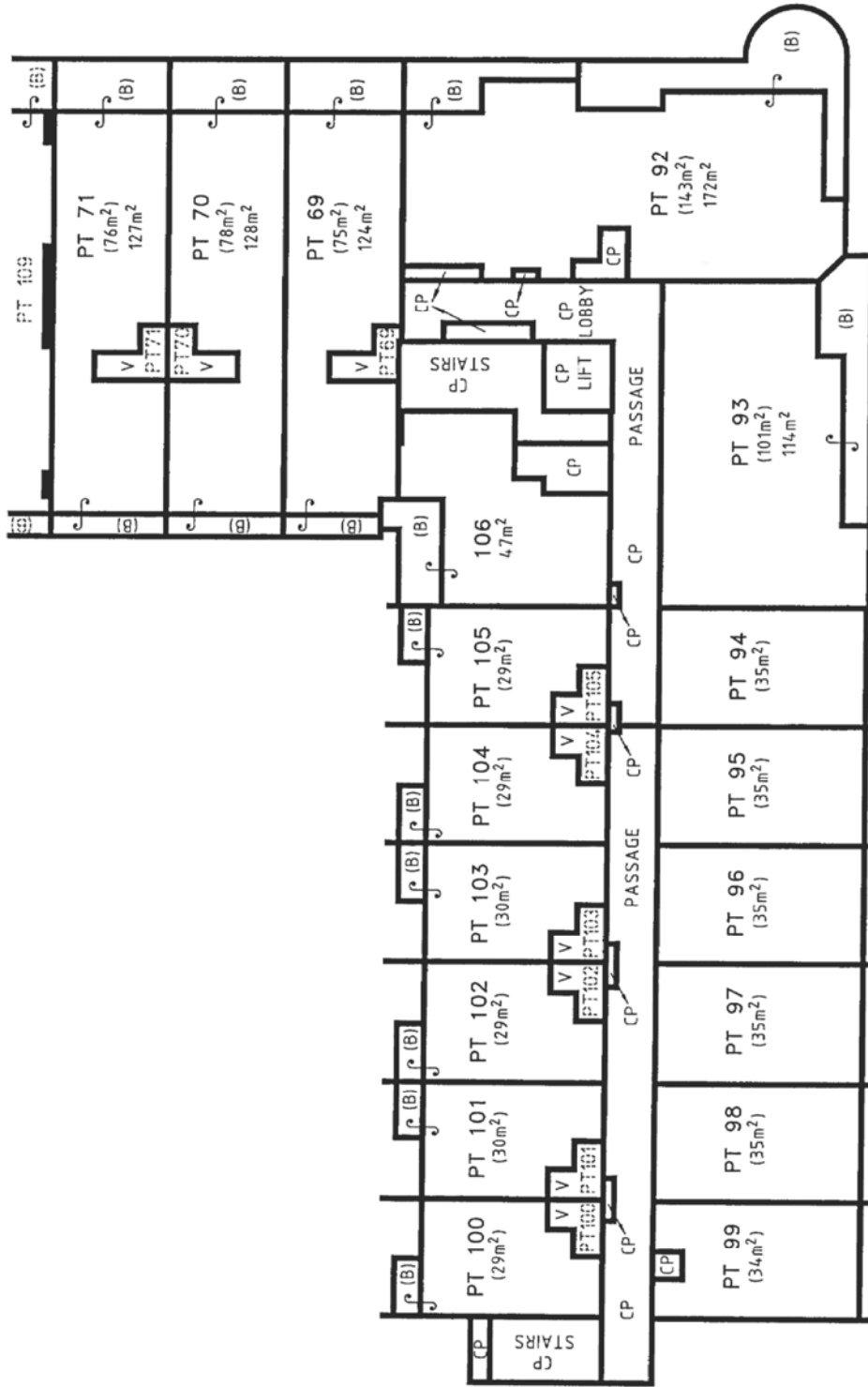
Registered

SP

10	20	30	40	50	100	110	120	130	140
Table of mm									

BUILDING 'D'
LEVEL 8

SHEET 19 ADJOINS



V DENOTES VOID
 (B) DENOTES BALCONY
 CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

Wilson

Registered

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: **414/08**

SP

Lengths are in metres. Reduction Ratio 1:200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING 'C'
LEVEL 8

MGA



SHEET 18 ADJOINS.

- V DENOTES VOID
- (B) DENOTES BALCONY
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT. AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

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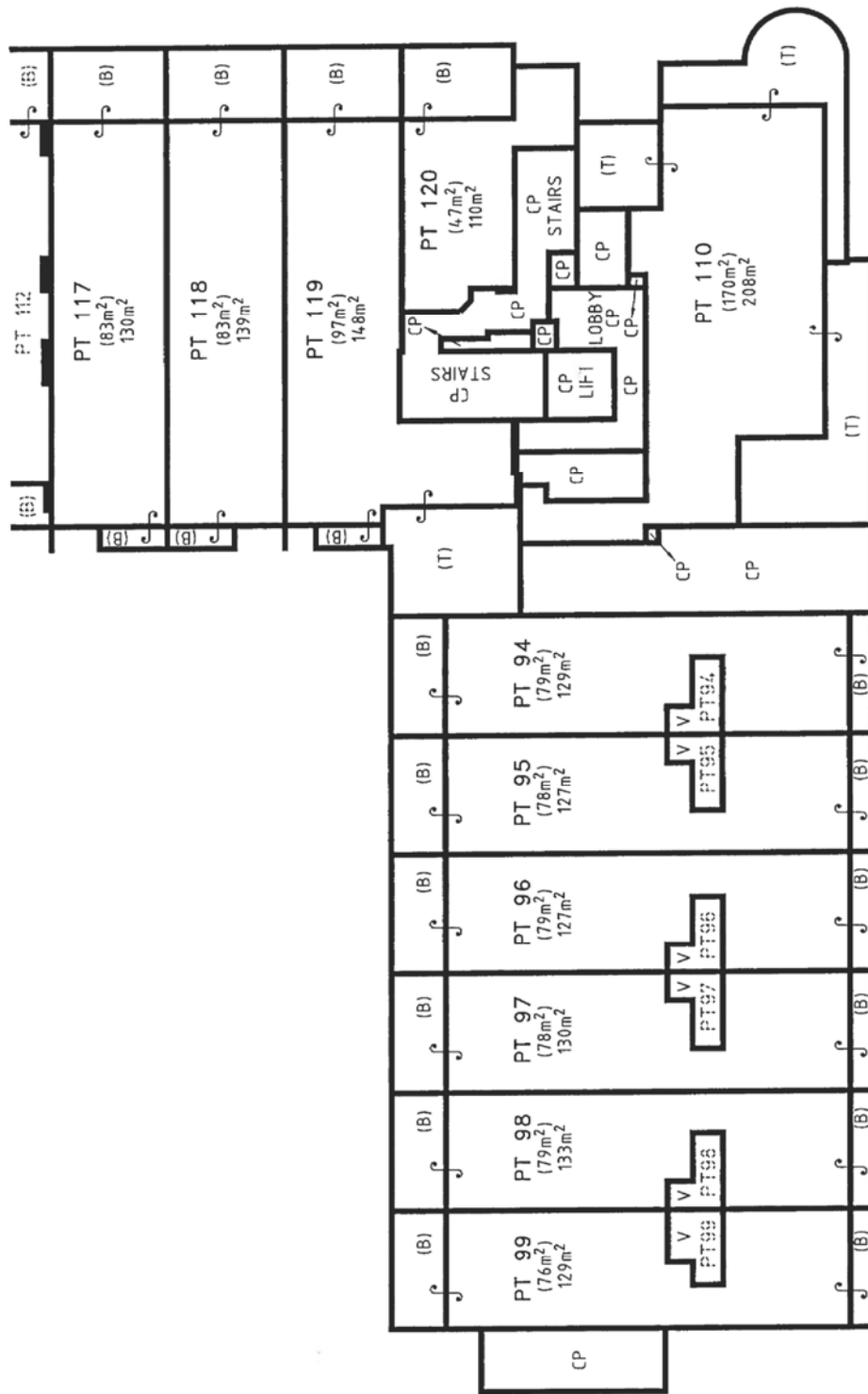
Registered
 Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: 414/08

SP

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING 'D'
LEVEL 9

SHEET 21 ADJOINS



Handwritten signature

THE PERGOLA STANDING WITHIN THE TERRACE OF LOT 110 IS COMMON PROPERTY

THE STRATUM OF THE BALCONIES & TERRACES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES & TERRACES ARE NOT COMMON PROPERTY.

- V DENOTES VOID
- (B) DENOTES BALCONY
- (T) DENOTES TERRACE
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6-CD
 Subdivision No: 414/08

Registered

SP

Lengths are in metres. Reduction Ratio 1: 200

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

BUILDING 'C'
LEVEL 9

MGA



SHEET 20 ADJOINS.

- V DENOTES VOID
- (B) DENOTES BALCONY
- (T) DENOTES TERRACE
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

THE STRATUM OF THE BALCONIES & TERRACES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES & TERRACES ARE NOT COMMON PROPERTY.

Handwritten signature

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013\ACI-ST6:CD
Subdivision No: 414/08

Lengths are in metres. Reduction Ratio 1: 200

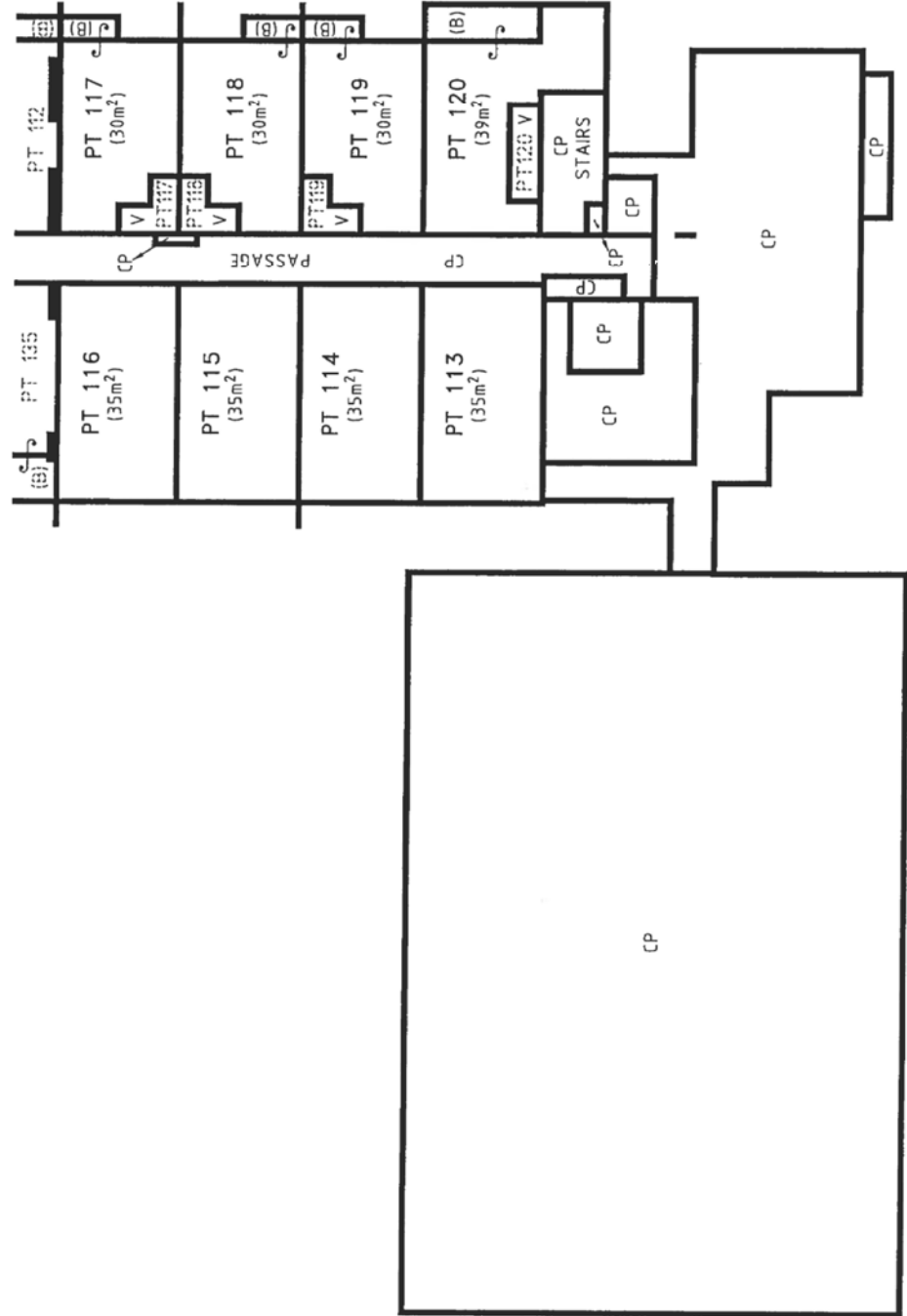
Registered

SP

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING 'D'
LEVEL 10

SHEET 23 ADJOINS



AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

Signature

V DENOTES VOID
(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013\ACI-ST6:CD
Subdivision No: 414/08

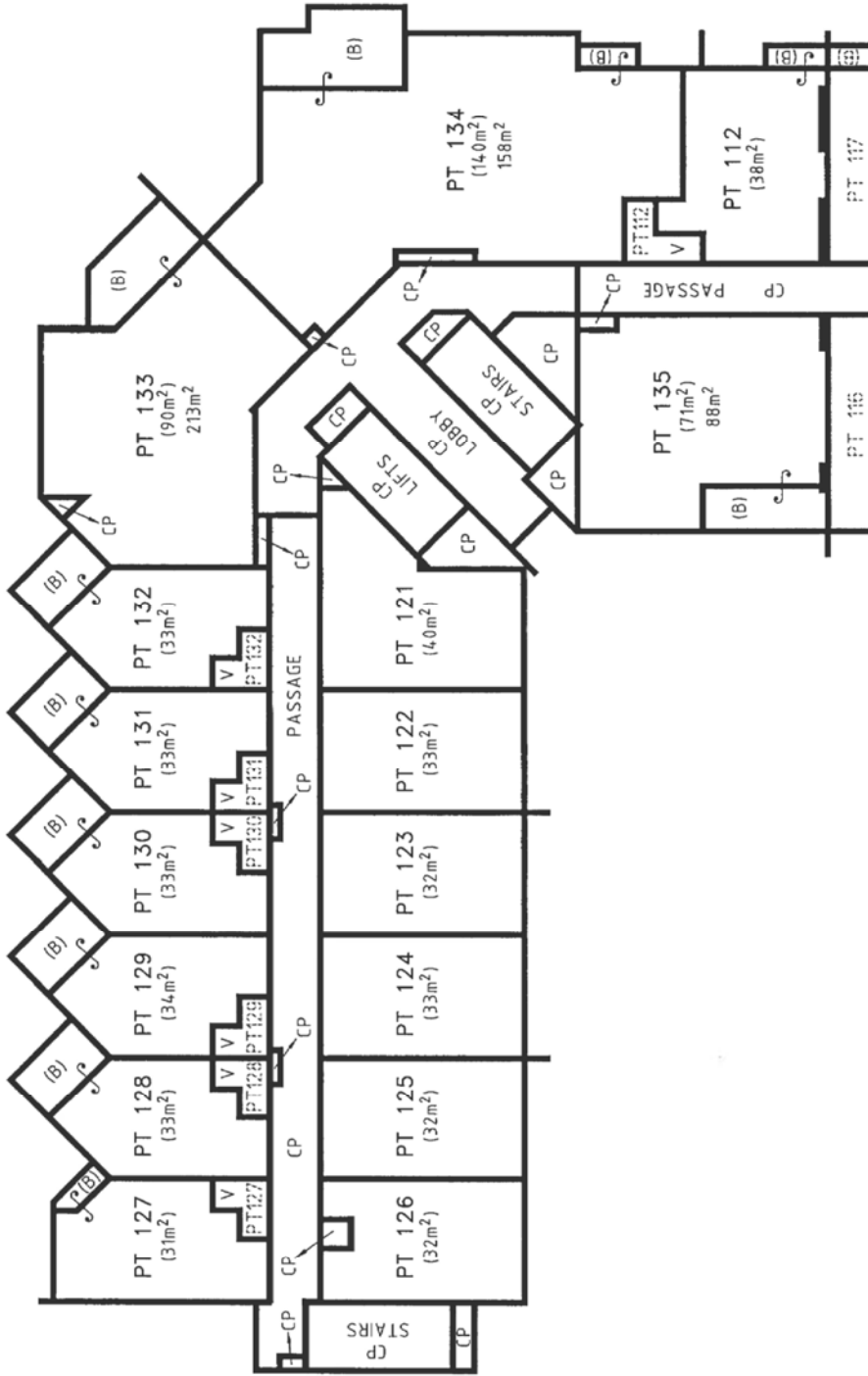
Registered

SP

Lengths are in metres. Reduction Ratio 1: 200

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING 'C'
LEVEL 10



Sharon

SHEET 22 ADJOINS

V DENOTES VOID
(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT. AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

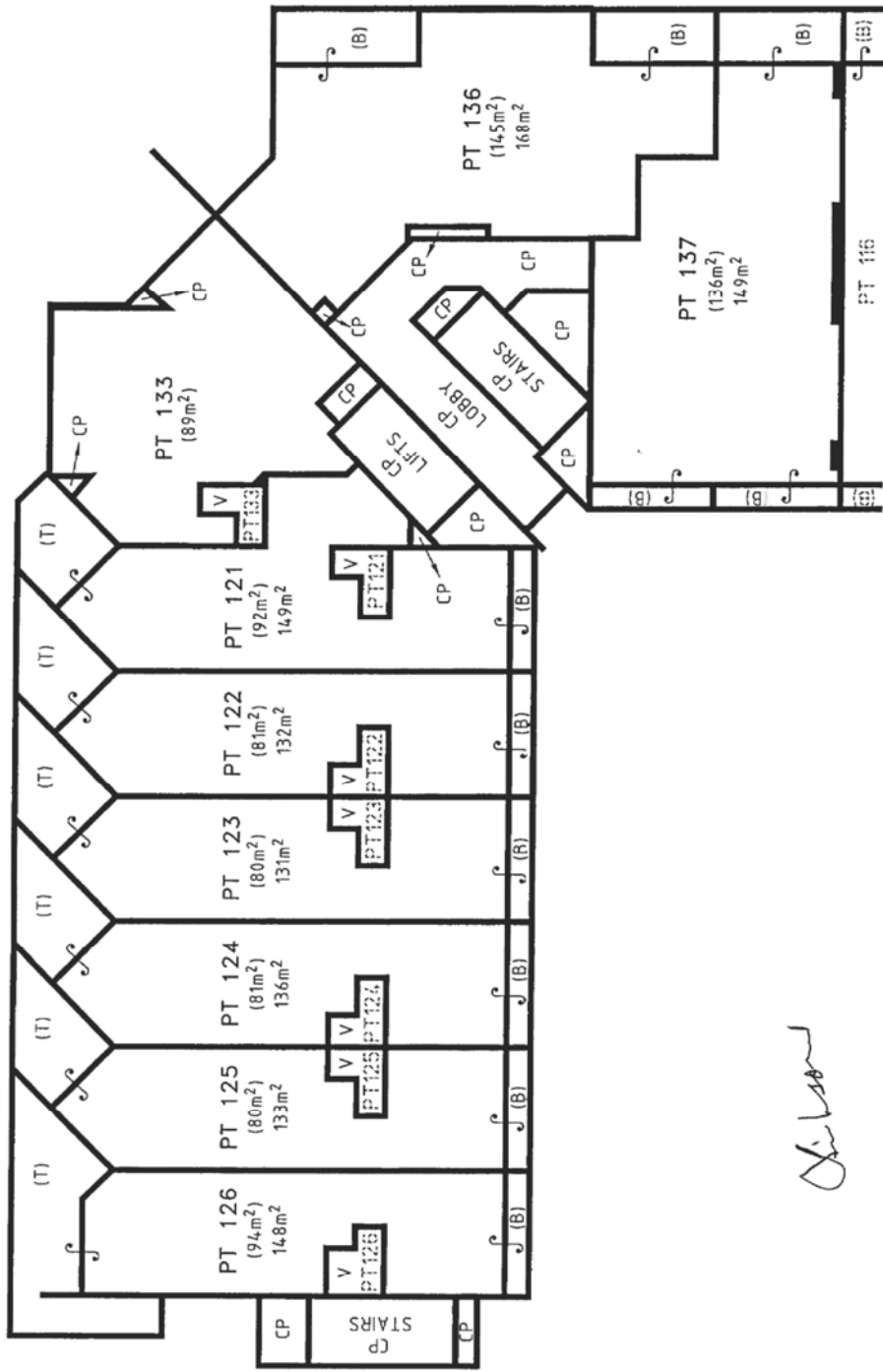
Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013 \ \ ACI-ST6(CD)
Subdivision No: 414/08
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

10	20	30	40	50	100	110	120	130	140
Table of mm									

BUILDING 'C'
LEVEL 11



SHEET 25 ADJOINS

- V DENOTES VOID
- (B) DENOTES BALCONY
- (T) DENOTES TERRACE
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

THE STRATUM OF THE BALCONIES & TERRACES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES & TERRACES ARE NOT COMMON PROPERTY.

Registered

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013\ACI-ST6:CD
Subdivision No: 414/08

SP

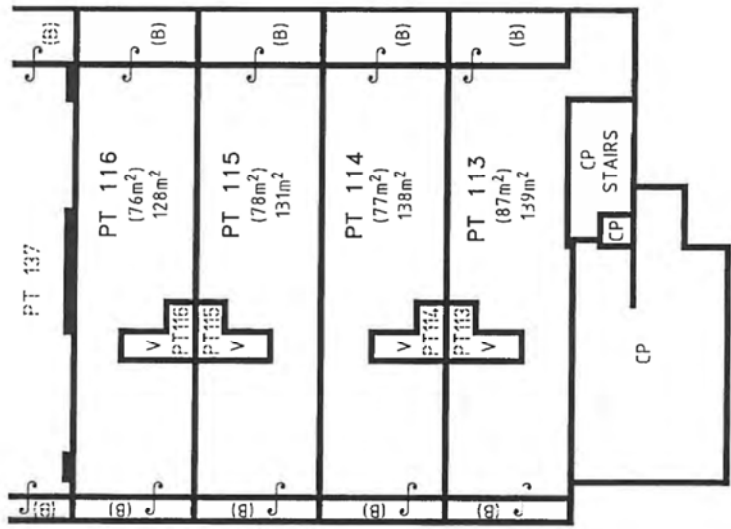
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Table of mm									

BUILDING 'D'



LEVEL 11

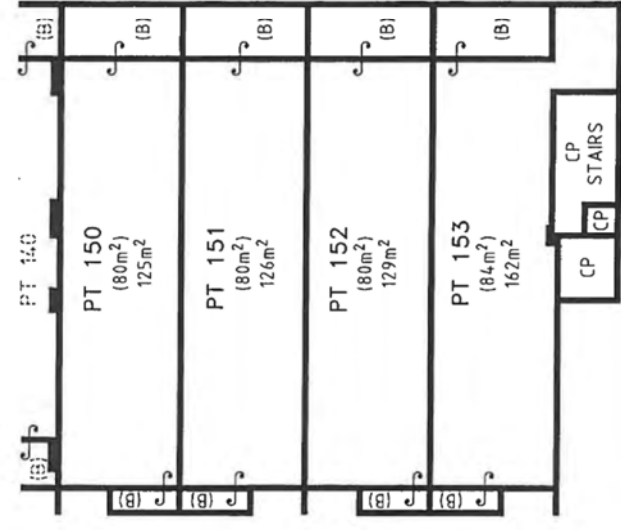
SHEET 24 ADJOINS



Handwritten signature

LEVEL 12

SHEET 26 ADJOINS



- V DENOTES VOID
- (B) DENOTES BALCONY
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

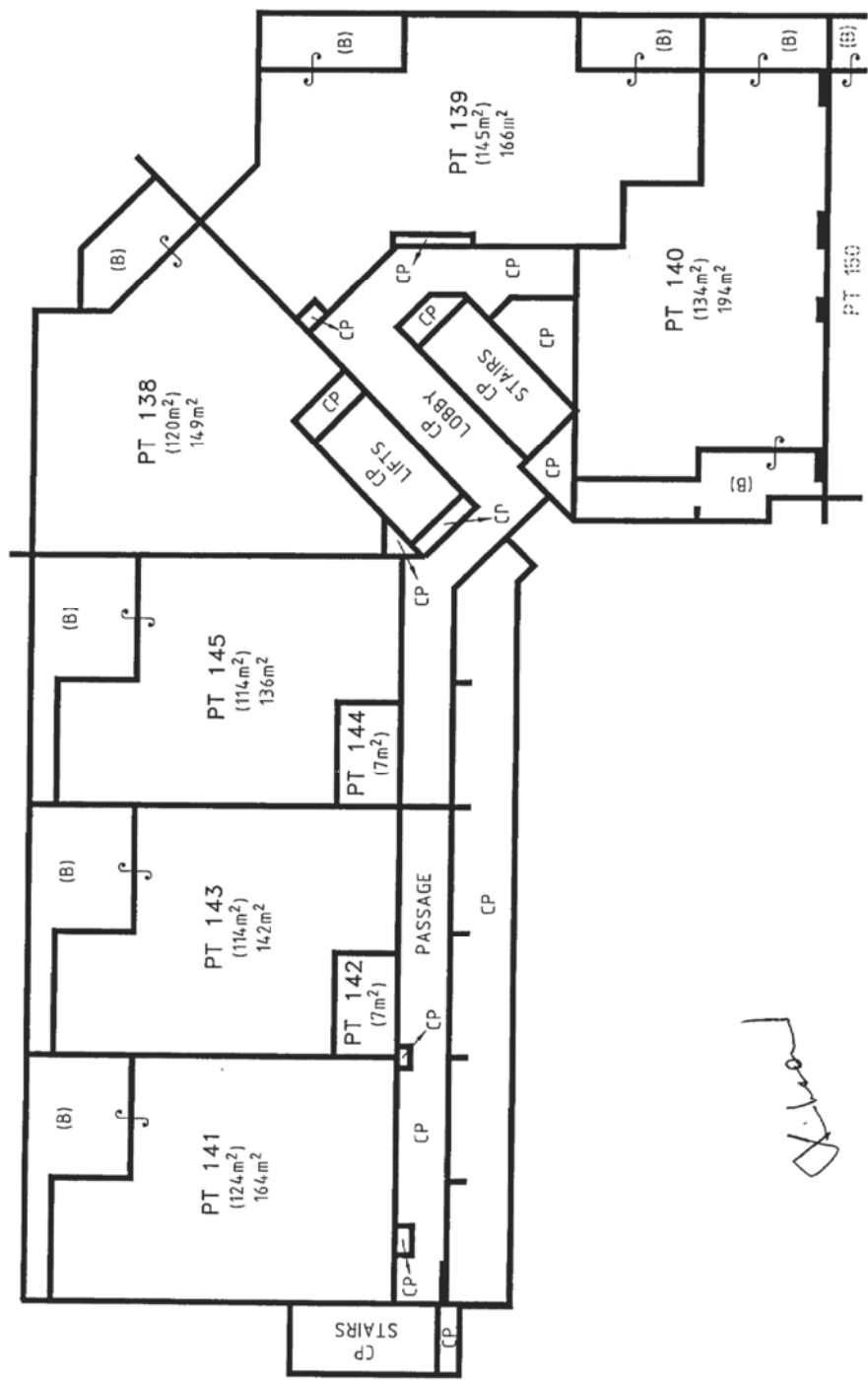
Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124.013\ACI-ST6:CD
 Subdivision No: **414/08**
 Lengths are in metres. Reduction Ratio 1: 200

Registered

SP

10	20	30	40	50	100	110	120	130	140
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BUILDING 'C'
LEVEL 12



SHEET 25 ADJOINS

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT. AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

(B) DENOTES BALCONY
CP DENOTES COMMON PROPERTY
THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

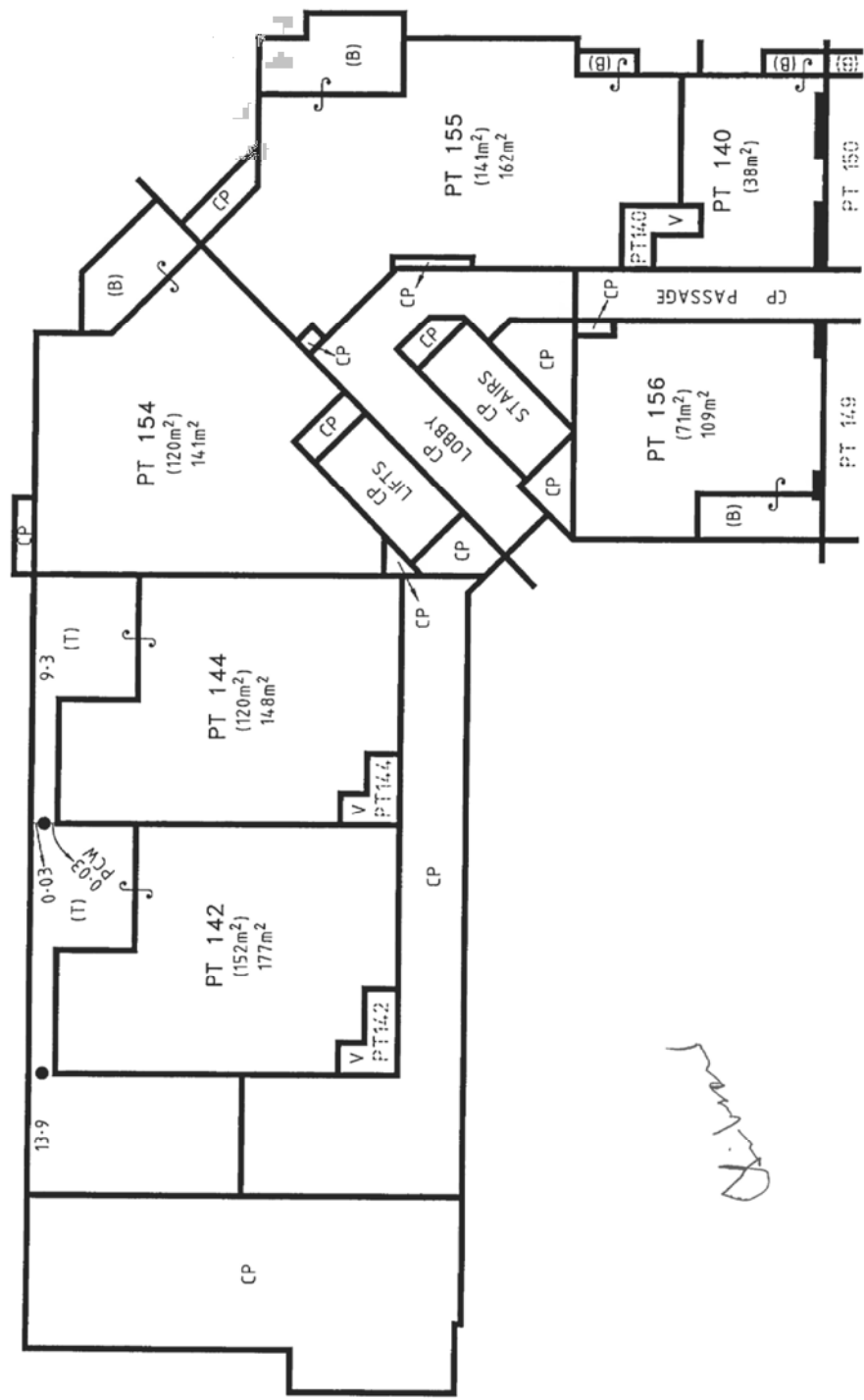
Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013\ACI-ST6:CD
Subdivision No: 414/08
Lengths are in metres. Reduction Ratio 1:200

Registered

SP

10	20	30	40	50	100	110	120	130	140
Table of mm									

BUILDING 'C'
LEVEL 13



SHEET 28 ADJOINS

BOUNDARIES SHOWN THUS ARE TO FACE OF COLUMN AT CENTRELINE UNLESS NOTED OTHERWISE

- V DENOTES VOID
- (B) DENOTES BALCONY
- (T) DENOTES TERRACE
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

PCW DENOTES PROLONGATION OF CENTRE OF WALL

THE PERGOLA STANDING WITHIN THE TERRACE OF LOT 142 IS COMMON PROPERTY

THE STRATUM OF THE BALCONIES & TERRACES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES & TERRACES ARE NOT COMMON PROPERTY.

Handwritten signature

Registered

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: 414/08

SP

Lengths are in metres. Reduction Ratio 1:200

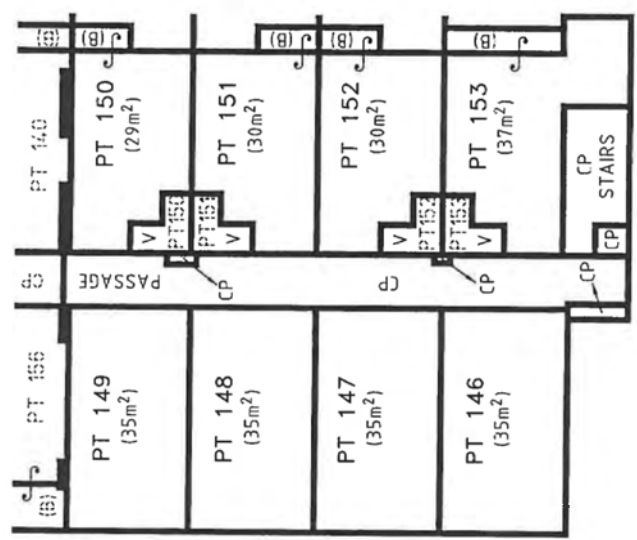
10	20	30	40	50	100	110	120	130	140
Table of mm									

BUILDING 'D'



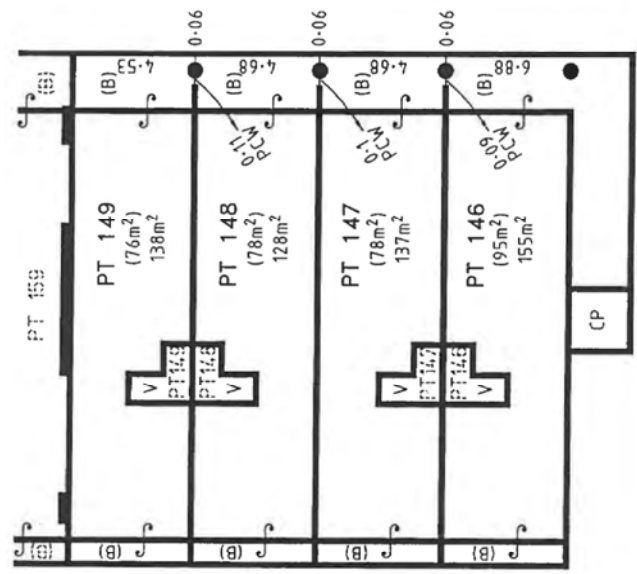
LEVEL 13

SHEET 27 ADJOINS



LEVEL 14

SHEET 29 ADJOINS



BOUNDARIES SHOWN THUS ARE TO FACE OF COLUMN AT CENTRELINE UNLESS NOTED OTHERWISE

- DENOTES VOID
- (B) DENOTES BALCONY
- CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

PCW DENOTES PHULONGATION OF CENTRE OF WALL

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES ARE NOT COMMON PROPERTY.

Handwritten signature

Surveyor: Wayne Allen Diver-Tuck
 Surveyor's Ref: 124013\ACI-ST6:CD
 Subdivision No: 414/08

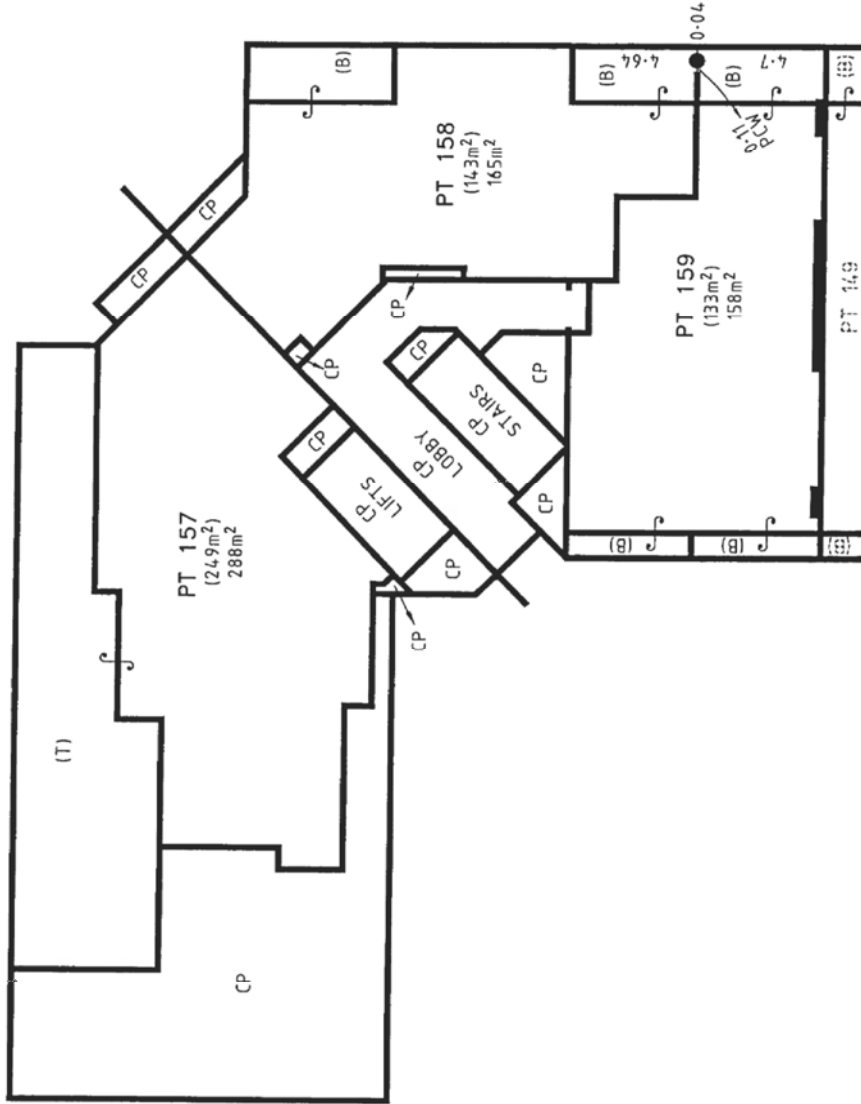
Registered

SP

Lengths are in metres. Reduction Ratio 1: 200

10	20	30	40	50	100	110	120	130	140
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BUILDING 'C'
LEVEL 14



● BOUNDARIES SHOWN THUS ARE TO FACE OF COLUMN AT CENTRELINE UNLESS NOTED OTHERWISE

(B) DENOTES BALCONY

(T) DENOTES TERRACE

CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

PCW DENOTES PROLONGATION OF CENTRE OF WALL THE STRATUM OF THE BALCONIES & TERRACE IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILLED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT. AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE BALCONIES & TERRACE ARE NOT COMMON PROPERTY.

Handwritten signature

SHEET 28 ADJOINS

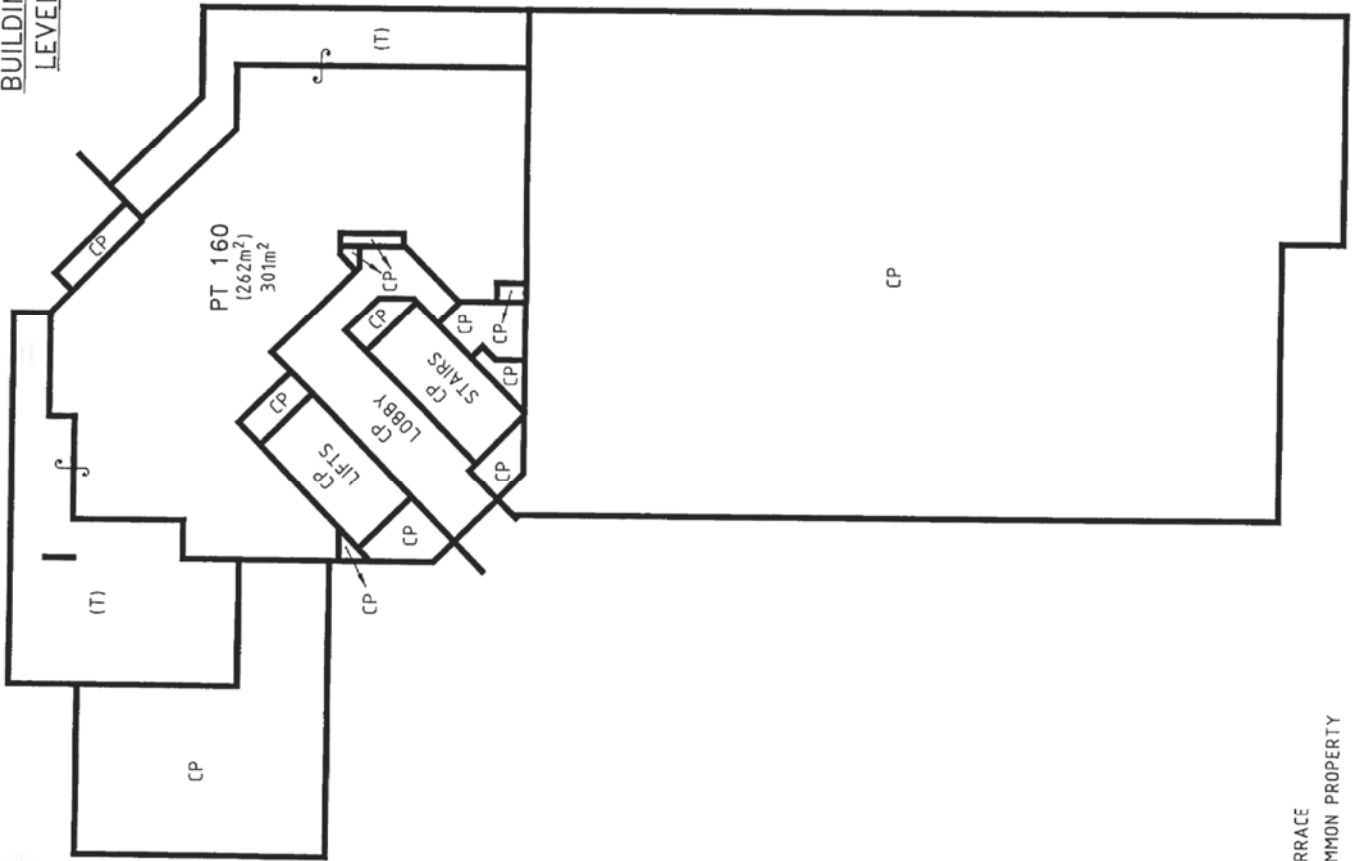
Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124013 \\\ACI-ST6:CD
Subdivision No: 414/08

Registered

SP

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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BUILDING 'C'
LEVEL 15



Wayne Allen Diver-Tuck

THE STRATUM OF THE TERRACES IS LIMITED IN HEIGHT TO 2.8 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE TILED BASE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

AIR CONDITIONING UNITS AND ASSOCIATED COVERS OR SCREENS WITHIN THE TERRACES ARE NOT COMMON PROPERTY.

(T) DENOTES TERRACE
CP DENOTES COMMON PROPERTY

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 AND ARE APPROXIMATE ONLY.

Surveyor: Wayne Allen Diver-Tuck
Surveyor's Ref: 124.013 \\\ACI-ST6:CD
Subdivision No: **414/08**

Lengths are in metres. Reduction Ratio 1: 200

Registered

SP

10	20	30	40	50	100	110	120	130	140
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Table of mm