

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

PTY LTD

PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
Email: survey@daw-walton.com.au

REVISION: 7
DATED: 14-10-2024

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, DATED: 13-08-2024 & 10-10-2024

SITE PLAN

SHORT/ARC LINE TABLE		
	Bearing	Distance
1	78° 09' 45"	3.925
2	34° 02' 25"	3.885
3	350° 19' 05"	3.885
4	86° 36' 00"	1.680
	2.06 ARC	0.955 RAD

LOT 1 IS UNLIMITED IN HEIGHT AND DEPTH EXCEPT FOR THE PARTS DESIGNATED 'W' & 'X'

'W' DENOTES PART LOT UNLIMITED IN HEIGHT & DEPTH EXCLUDING THE LAND BETWEEN RL50.25 AND RL 73.35, BEING PART LOT 70 IN DP1231642

'X' DENOTES PART LOT UNLIMITED IN HEIGHT & DEPTH EXCLUDING THE LAND BETWEEN RL48.25 AND RL 71.35, BEING PART LOT 70 IN DP1231642

SURVEYOR: JOHN WALTON
DATE OF SURVEY: -----
SURVEYOR's REF: 4950-20DP

PLAN OF: SUBDIVISION OF LOT 1
IN DP1305704

LGA: NORTH SYDNEY
LOCALITY: CROWS NEST
SUBDIVISION No:
Lengths are in metres. Reduction Ratio 1:200

REGISTERED:

DP1305704

10

20

30

40

50

Table of mm

80

90

100

110

120

130

140

150

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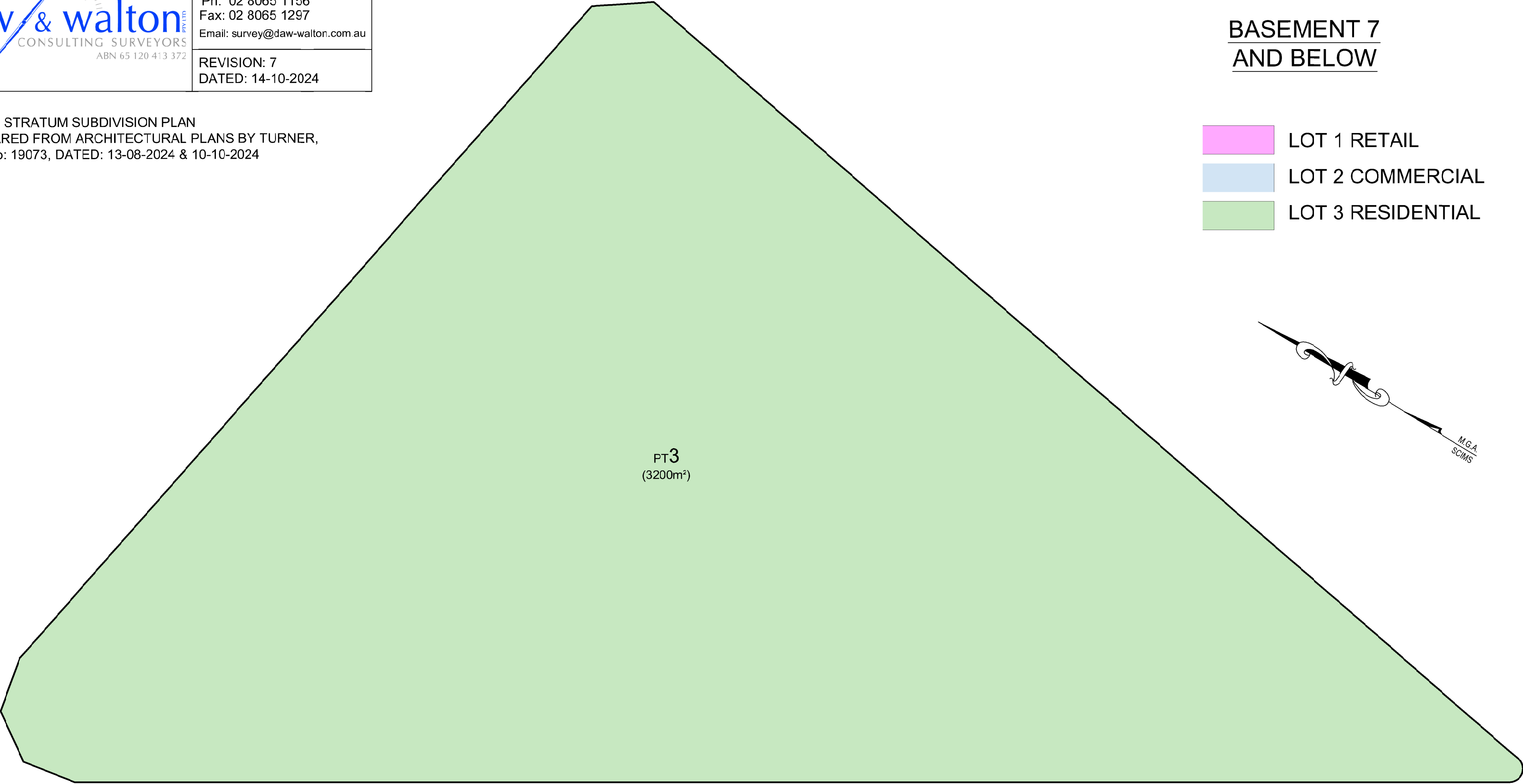
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BASEMENT 7
AND BELOW

- LOT 1 RETAIL
- LOT 2 COMMERCIAL
- LOT 3 RESIDENTIAL



PROPOSED BOUNDARIES HEREIN SUBJECT TO CHANGE TO FACILITATE FUTURE ALLOCATIONS, PLAN AMENDMENTS AND DEVELOPMENT CONDITIONS/APPROVALS

EASEMENTS TO BE ADDED TO FINAL PLAN OF SUBDIVISION AS REQUIRED BY THE DEVELOPMENT APPROVAL, SITE ACCESS AND SERVICING REQUIREMENTS OF THE DEVELOPMENT

PART LOT HEIGHT LIMITATIONS TO BE ADDED TO FINAL PLAN OF SUBDIVISION

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BASEMENT 6

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

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DP1305704

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BASEMENT 5

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

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BASEMENT 4

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

The diagram shows a large green area representing Lot 3, which is irregularly shaped. Within this area, there is a smaller, light blue area representing Lot 2. Lot 2 has a complex, jagged boundary. Two points are labeled: 'PT2 (263m²)' is located within Lot 2, and 'PT3 (2937m²)' is located within Lot 3. The overall shape of the site is roughly triangular with a jagged bottom-left corner.

A north arrow pointing towards the top right of the page. It is labeled 'M.G.A. SCIMS'.

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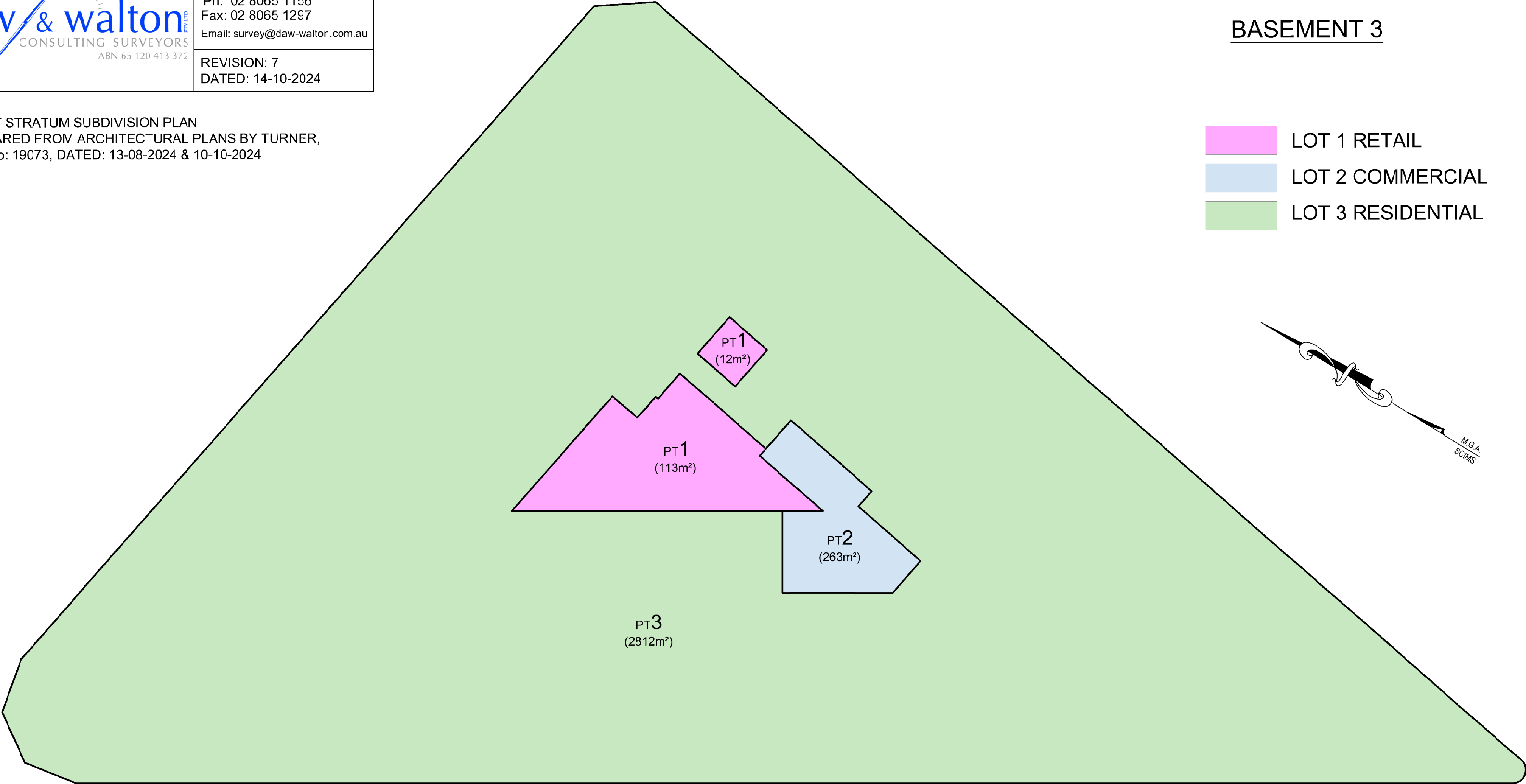
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BASEMENT 3

- LOT 1 RETAIL
- LOT 2 COMMERCIAL
- LOT 3 RESIDENTIAL



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BASEMENT 2

- LOT 1 RETAIL
- LOT 2 COMMERCIAL
- LOT 3 RESIDENTIAL



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BASEMENT 1

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

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GROUND FLOOR

- LOT 1 RETAIL
- LOT 2 COMMERCIAL
- LOT 3 RESIDENTIAL



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MEZZANINE

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

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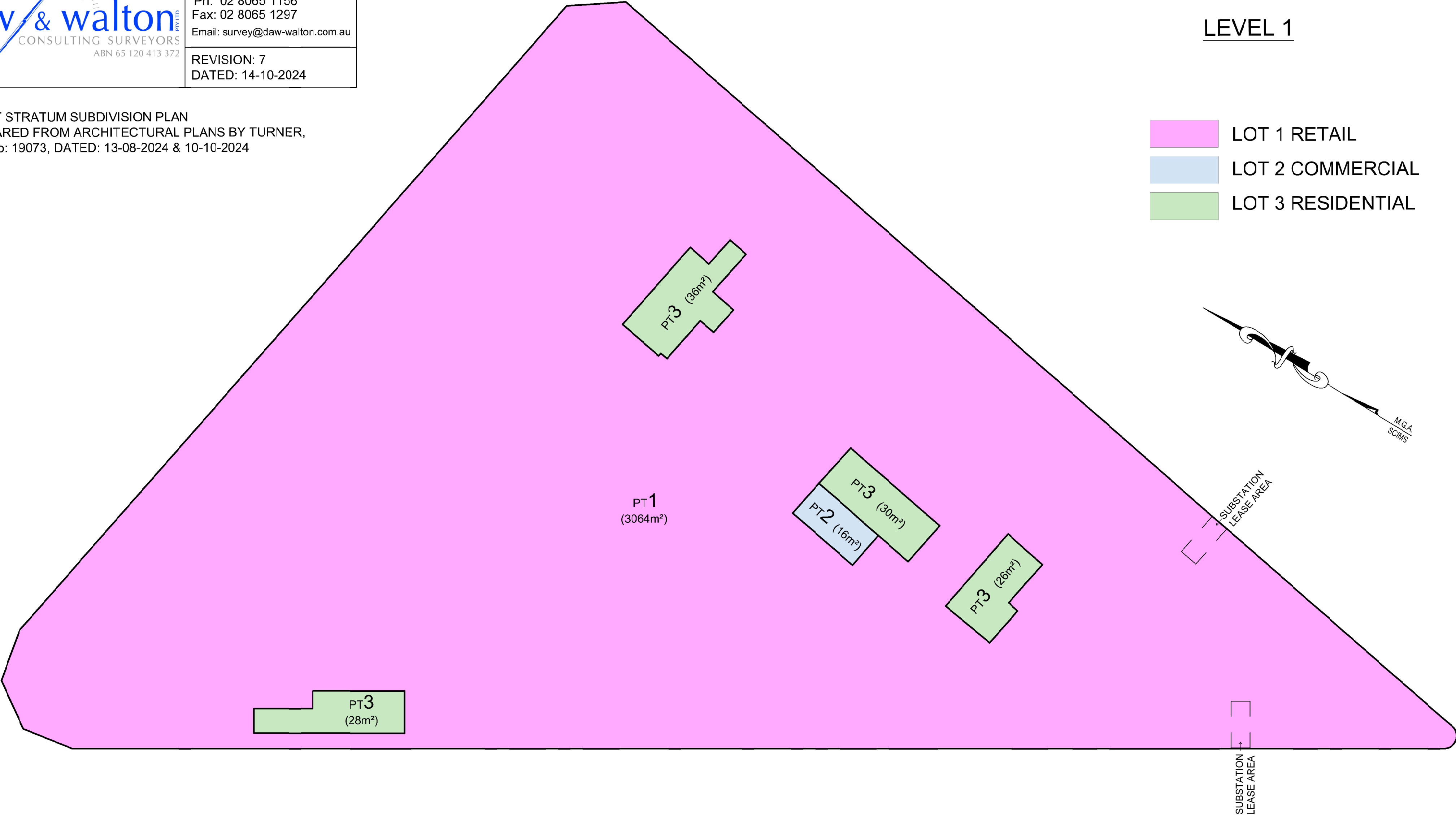
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LEVEL 1

- LOT 1 RETAIL
- LOT 2 COMMERCIAL
- LOT 3 RESIDENTIAL



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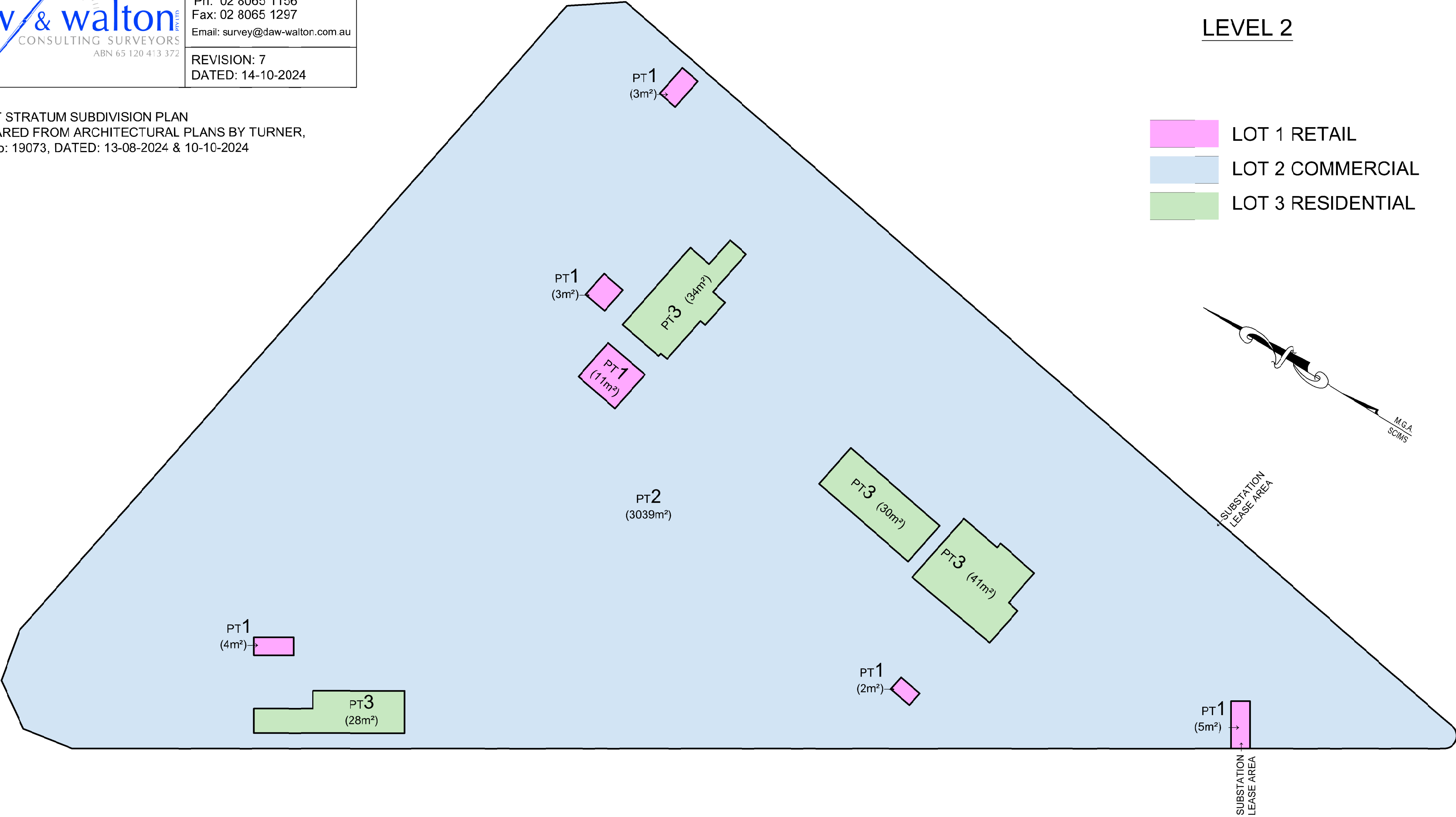
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LEVEL 3

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

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LEVEL 4
TO
LEVEL 21

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

The main site plan shows a large triangular lot, Lot 3, colored light green, with an area of 3192m². Inside this lot are three smaller rectangular lots, Lot 1, colored pink, each with an area of 3m². A central point, PT3, is marked. The lot is bounded by a black line. The text 'PT1 (3m²)' is written above each pink lot. The text 'PT3 (3192m²)' is written in the center of the green lot.

A north arrow pointing towards the top right, labeled 'M.G.A. SC/M/S'.

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ROOF LEVEL

LOT 1 RETAIL

LOT 2 COMMERCIAL

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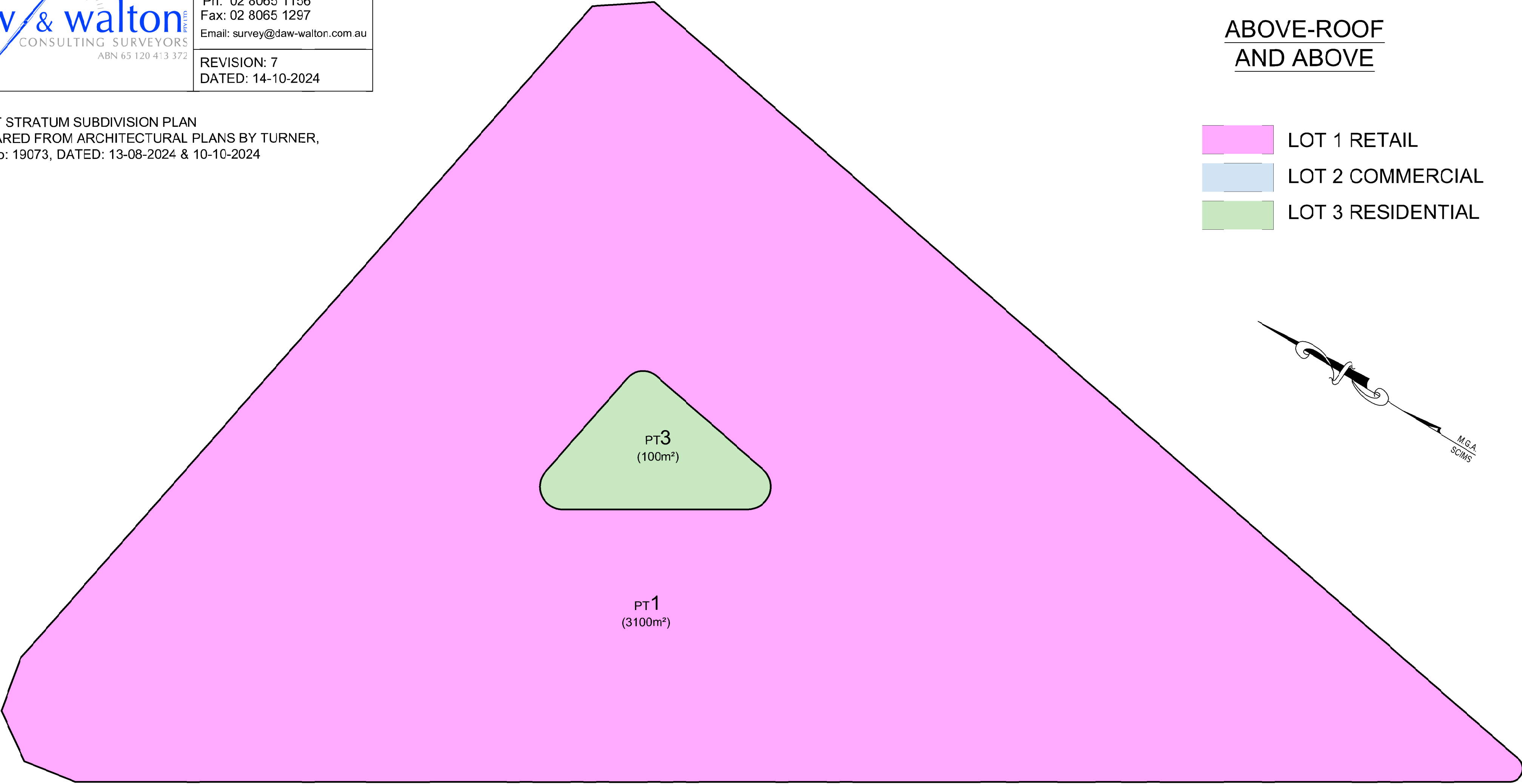
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ABOVE-ROOF
AND ABOVE

- LOT 1 RETAIL
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SHORT LINE TABLE

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PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, DATED: 13-08-2024 & 10-10-2024

SURVEYOR: JOHN WALTON DATE OF SURVEY: ----- SURVEYOR's REF: 4950-20DP	PLAN OF: SUBDIVISION OF LOT 1 IN DP1305704	LGA: NORTH SYDNEY LOCALITY: CROWS NEST SUBDIVISION No: Lengths are in metres. Reduction Ratio 1:200	REGISTERED:	DP1305704
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REVISION: 7
DATED: 14-10-2024

CROSS SECTION

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, DATED: 13-08-2024 & 10-10-2024

SURVEYOR: JOHN WALTON DATE OF SURVEY: ----- SURVEYOR's REF: 4950-20DP	PLAN OF: SUBDIVISION OF LOT 1 IN DP1305704	LGA: NORTH SYDNEY LOCALITY: CROWS NEST SUBDIVISION No: Lengths are in metres. Reduction Ratio 1:200	REGISTERED:	DP1305704
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