

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

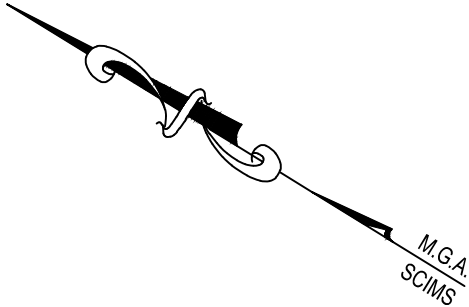
PTY LTD

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

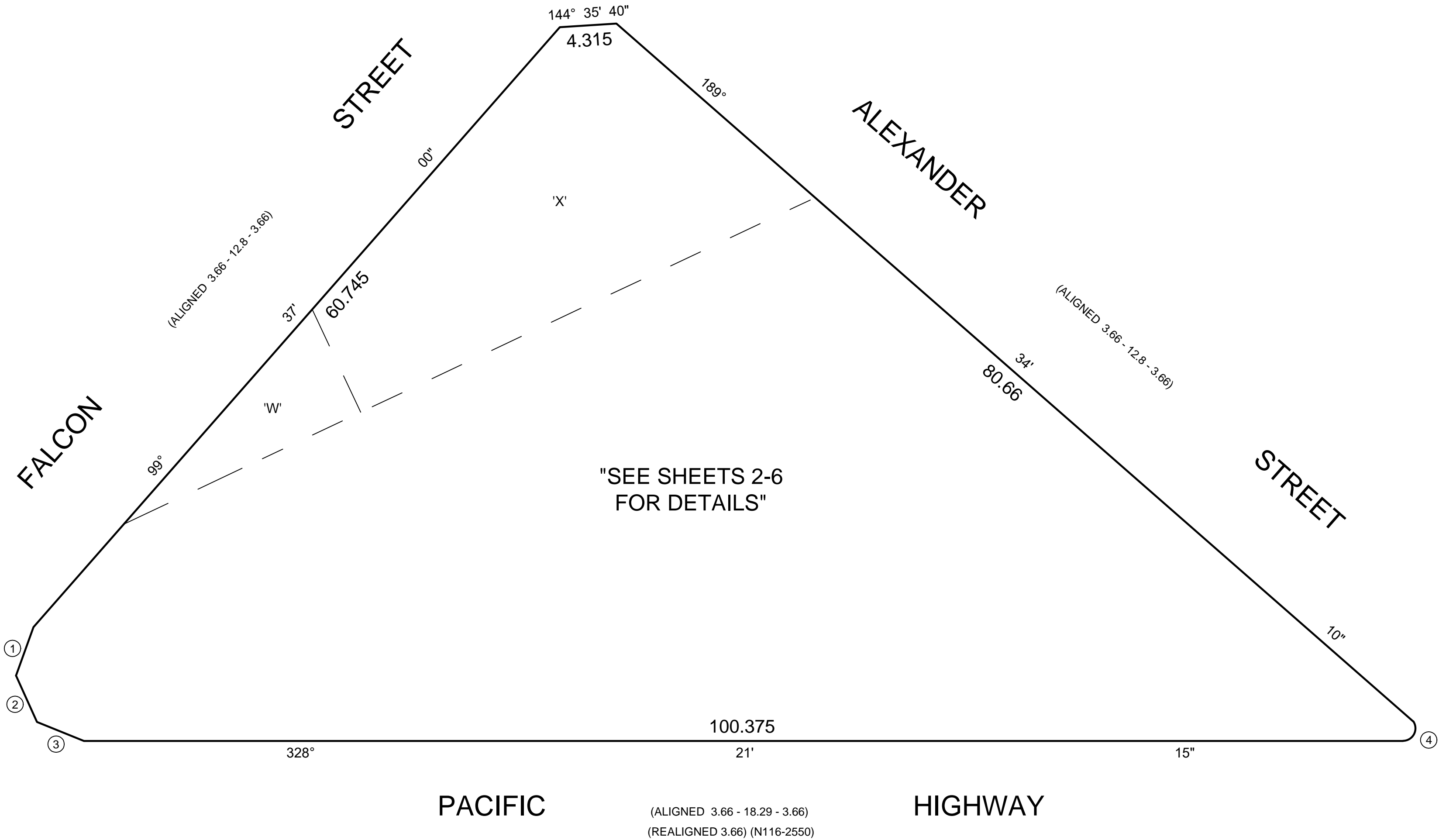
REVISION: 10B
DATED: 17-06-2025

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, RECIEVED: 14-05-2025

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

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: 10B
DATED: 17-06-2025

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, RECIEVED: 14-05-2025

BASEMENT 5
& BELOW

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

The main site plan diagram shows a large triangular plot of land, colored light green to represent Lot 3 Residential. The plot is bounded by a solid black line. Inside the plot, there are two dashed lines representing height markers: 'H1' on the left side and 'H2' on the right side. A small blue rectangular area labeled 'PT2 (16m²)' is located near the center-right. A larger area labeled 'PT3 (3184m²)' is located near the bottom center. The plot is divided into several horizontal sections by dashed lines. A north arrow is located on the right side of the plot, pointing towards the top right. The north arrow is labeled 'M.G.A. SC/MS'.

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

'H1' DENOTES PART LOT EXCLUDING THE LAND BETWEEN RL50.25 AND RL 73.35, BEING PART LOT 70 IN DP1231642
'H2' DENOTES PART LOT 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
----	----	----	----	----	-------------	----	----	-----	-----	-----	-----	-----	-----

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

PT003

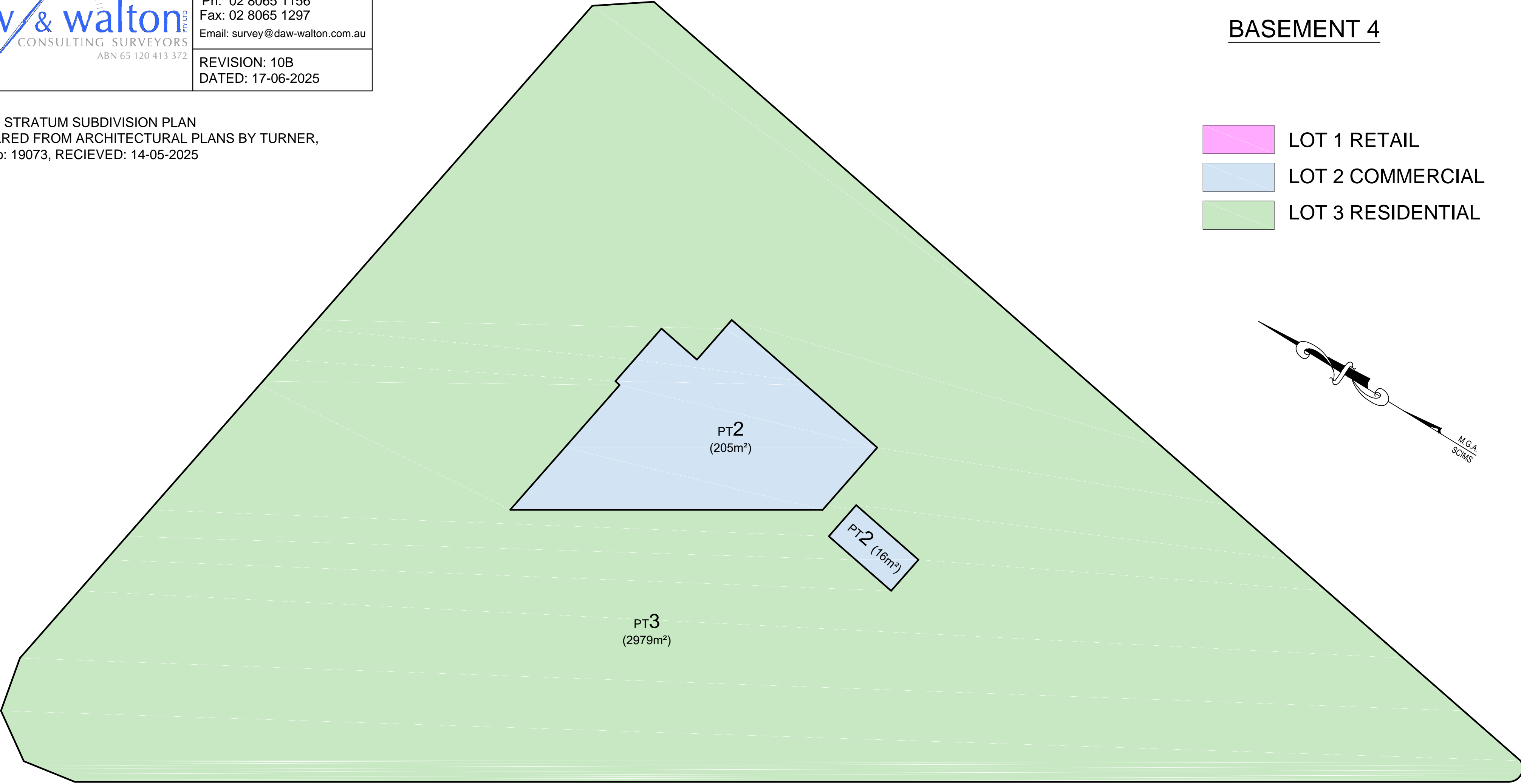
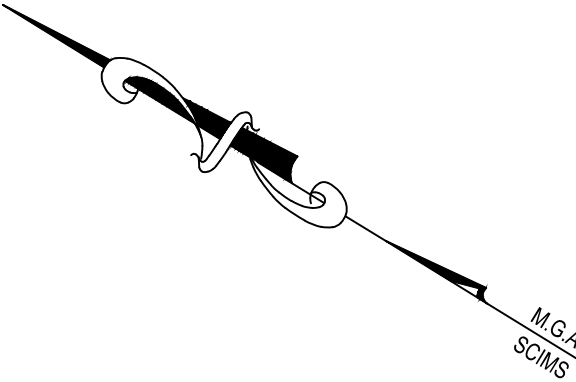
PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
Email: survey@daw-walton.com.au

REVISION: 10B
DATED: 17-06-2025

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, RECIEVED: 14-05-2025

BASEMENT 4

- 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

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

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

PT003

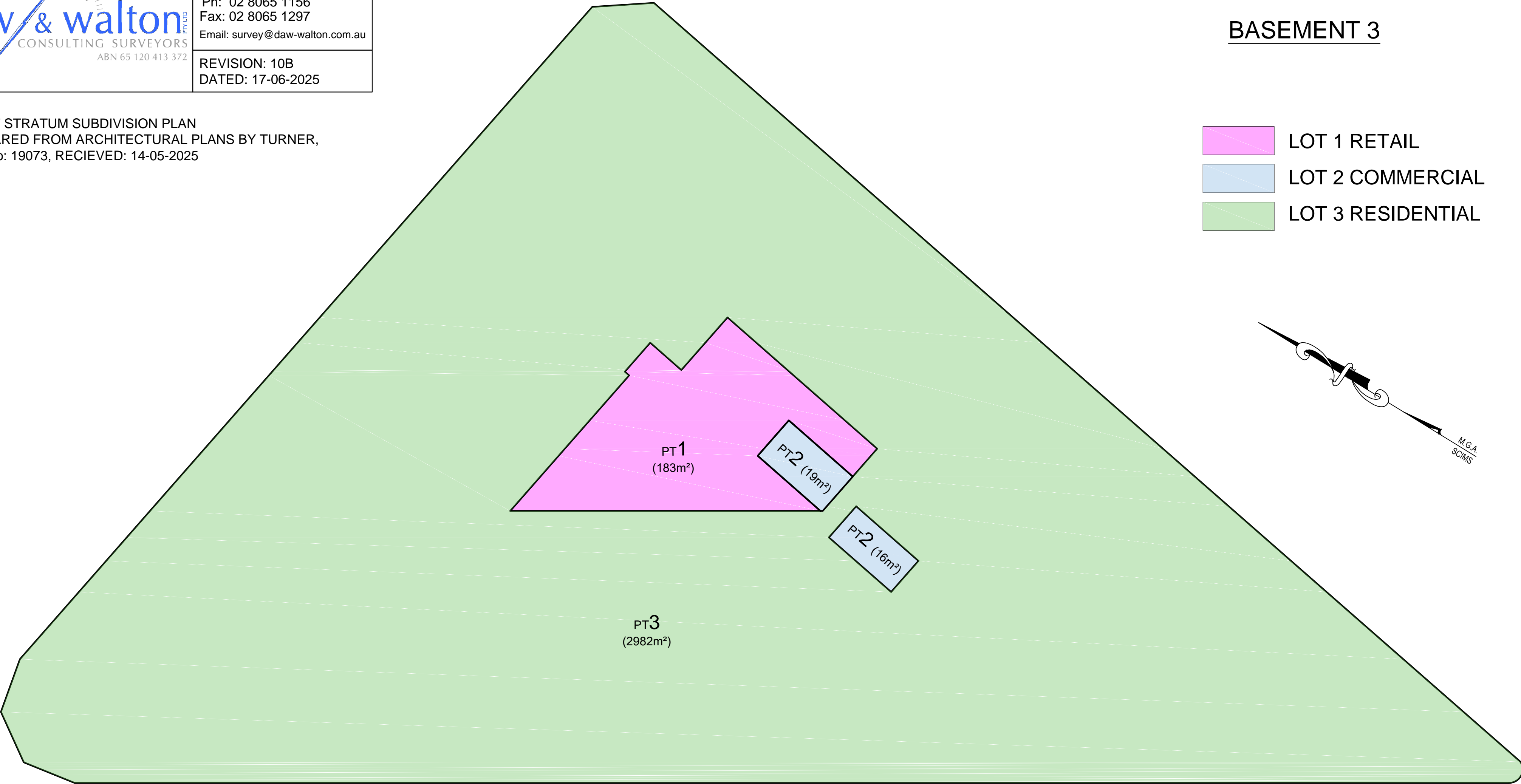
PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
Email: survey@daw-walton.com.au

REVISION: 10B
DATED: 17-06-2025

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, RECIEVED: 14-05-2025

BASEMENT 3

- 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

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

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

PT003

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

REVISION: 10B
DATED: 17-06-2025

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, RECIEVED: 14-05-2025

BASEMENT 2

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

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
----	----	----	----	----	-------------	----	----	-----	-----	-----	-----	-----	-----

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

PT003

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

REVISION: 10B
DATED: 17-06-2025

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER,
JOB No: 19073, RECIEVED: 14-05-2025

BASEMENT 1

- 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

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

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

GROUND FLOOR

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

The ground floor plan shows a large triangular plot divided into several sections. A large pink area (Lot 1) occupies most of the plot. Within this pink area, there are several green areas (Lot 3) and one blue area (Lot 2). The green areas are labeled PT3 with their respective areas: 33m², 93m², 139m², 150m², and 59m². The blue area is labeled PT2 (93m²). A large pink area is labeled PT1 (2697m²). Dashed lines indicate easements for public access and substation lease areas. A north arrow is located in the upper right corner.

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

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
----	----	----	----	----	-------------	----	----	-----	-----	-----	-----	-----	-----

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

PTY LTD

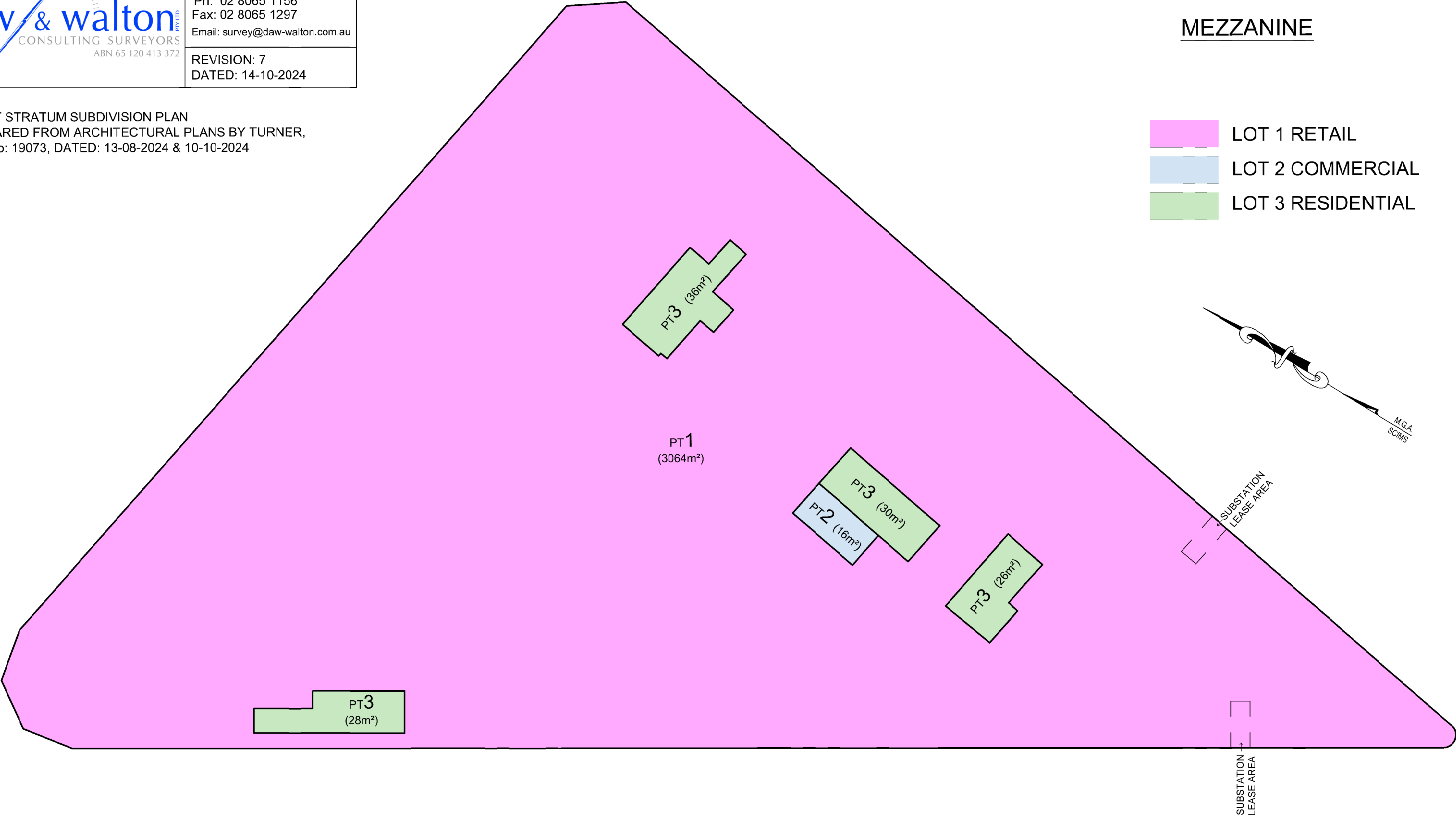
PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
Email: survey@daw-walton.com.au

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

MEZZANINE

- 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

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

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

PTY LTD

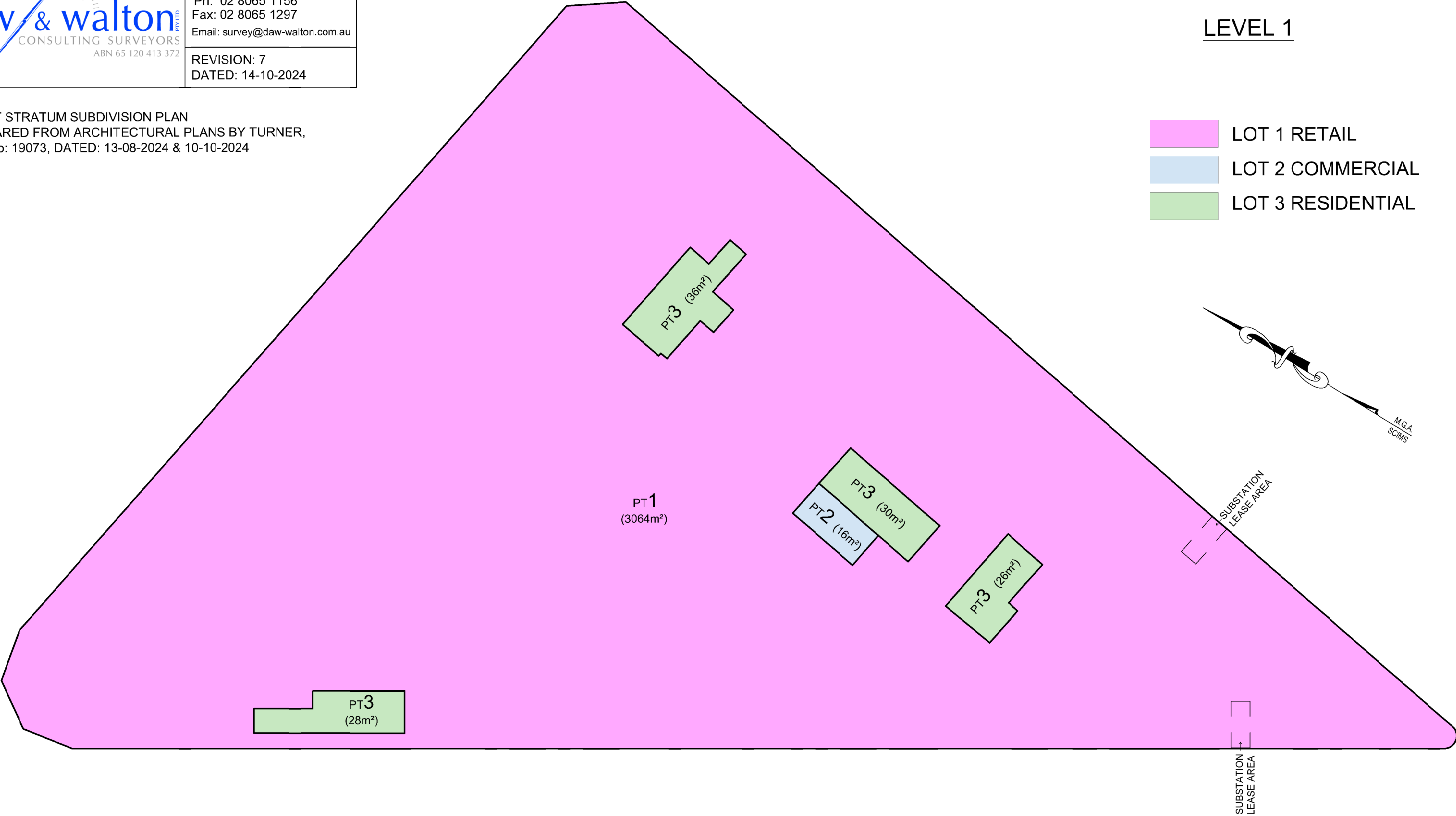
PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
Email: survey@daw-walton.com.au

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

LEVEL 1

- 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

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
----	----	----	----	----	-------------	----	----	-----	-----	-----	-----	-----	-----

daw & walton

CONSULTING SURVEYORS

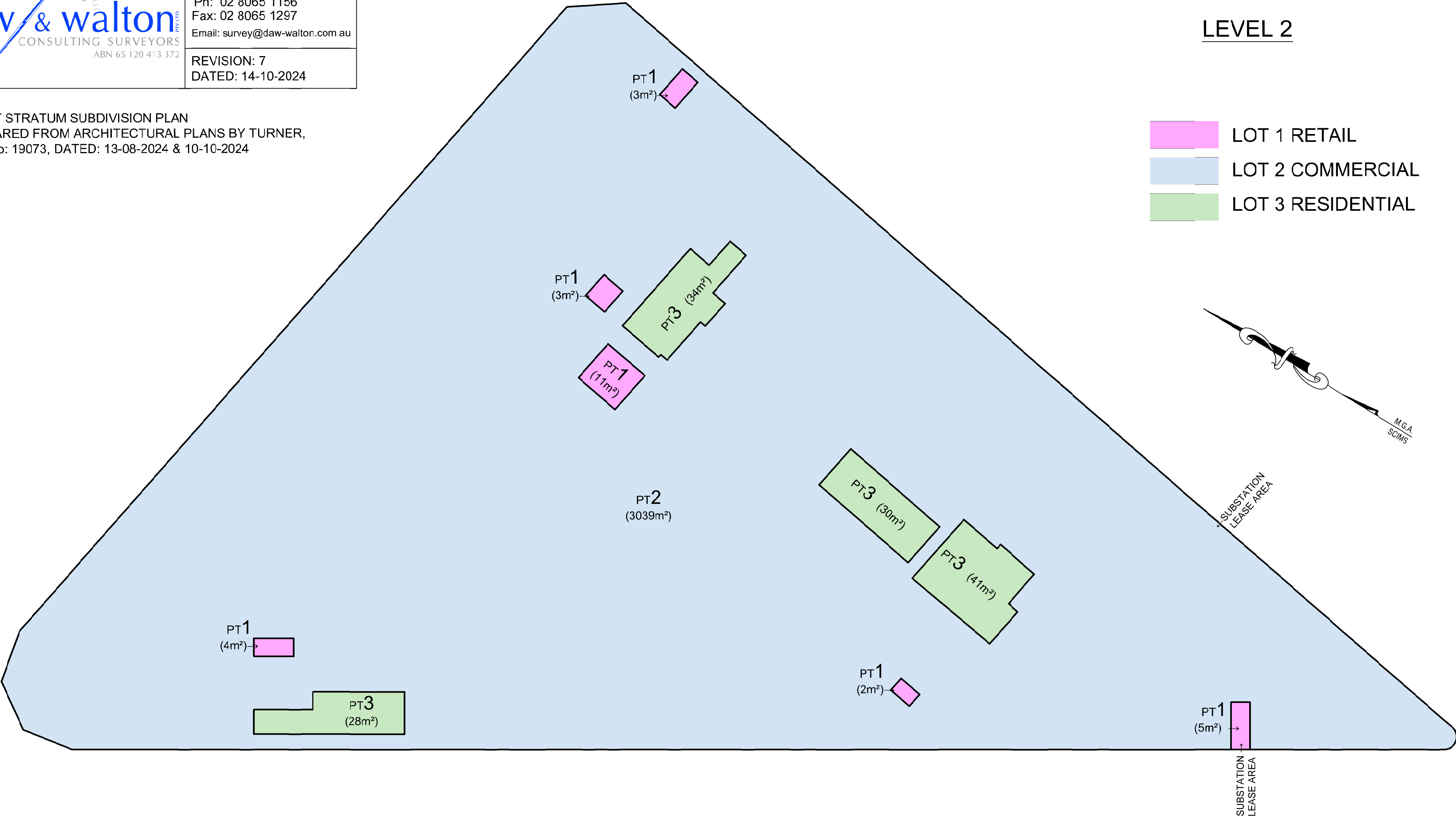
ABN 65 120 413 372

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



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

LEVEL 3

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

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
----	----	----	----	----	-------------	----	----	-----	-----	-----	-----	-----	-----

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

LEVEL 4
TO
LEVEL 21

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

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
----	----	----	----	----	-------------	----	----	-----	-----	-----	-----	-----	-----

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

RY LTD

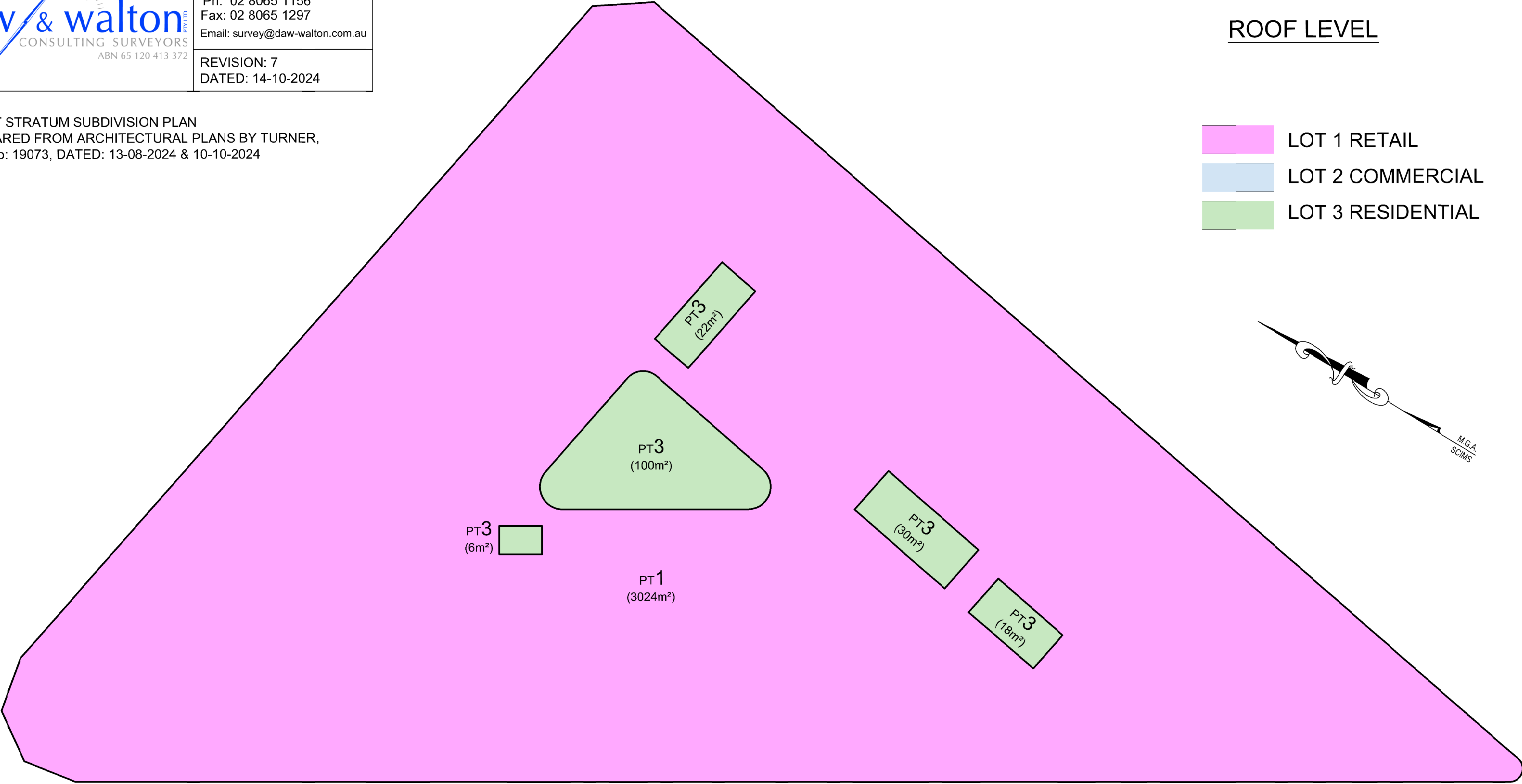
PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
Email: survey@daw-walton.com.au

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

ROOF LEVEL

- 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

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

daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

RY LTD

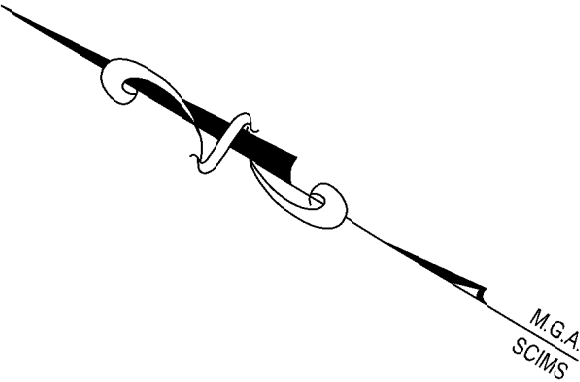
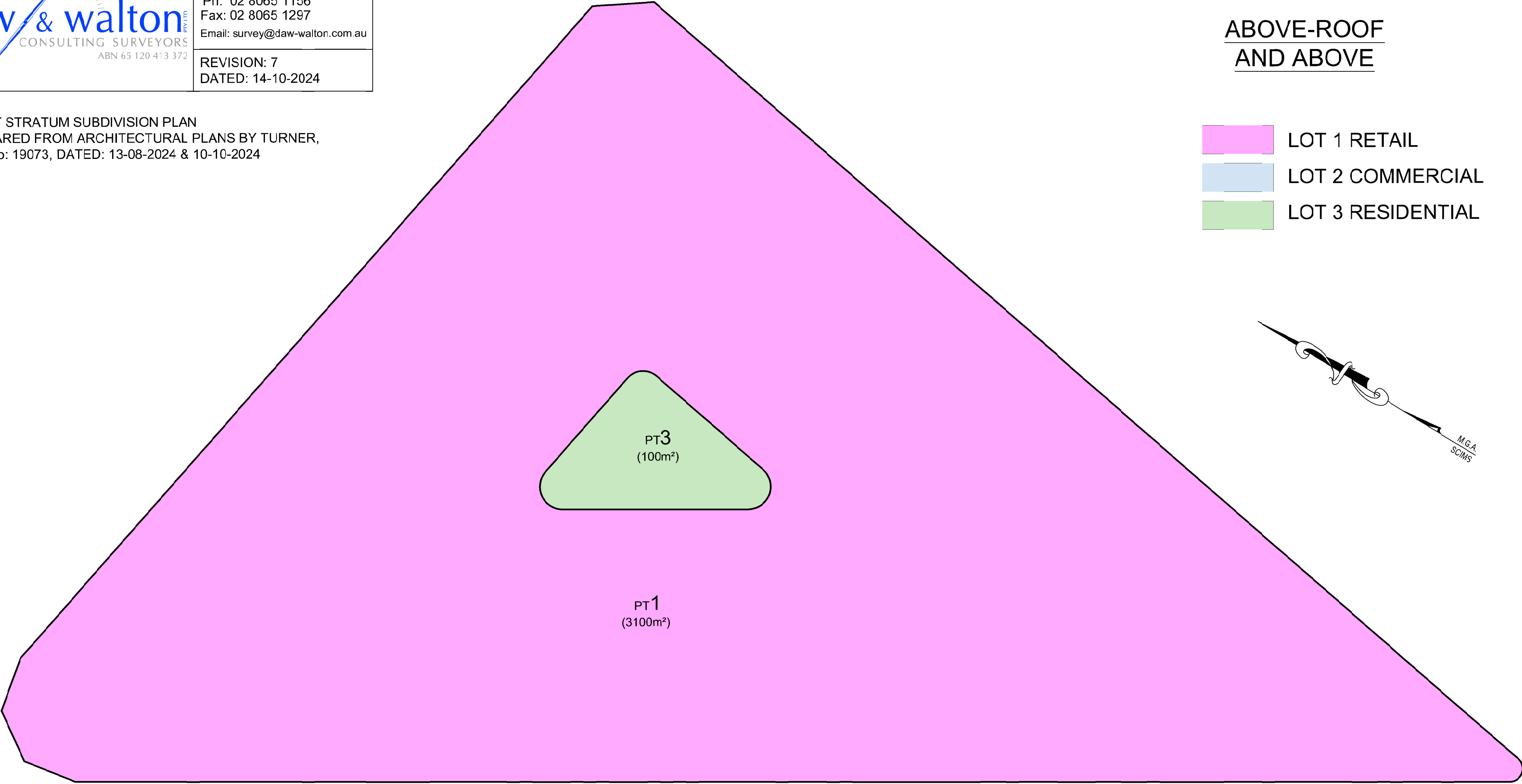
PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
Email: survey@daw-walton.com.au

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

ABOVE-ROOF
AND ABOVE

- 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

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