



WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

Environmental Impact Statement Appendix Z – Subdivision Plans

SSD-10437 Southern Precinct

Detailed State Significant Development
Development Application

Prepared for **Waterloo Developer Pty Ltd**

30 September 2020

Reference	Description
Applicable SSD Applications	SSD-10437 Southern Precinct
Author	Veris Tasy Moraitis, Registered Surveyor
Reviewed	Waterloo Developer Pty Ltd Nick Owen
Document Number	WMQ-SITE-VER-SU-DRG-0002
Status	Final
Version	1
Date of Issue	01 September 2020
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PLAN FORM 6 (2018)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
<div>Office Use Only</div> Registered: Title System:	<div>Office Use Only</div> <h1 style="text-align: center;">DRAFT</h1> <p style="text-align: center;">PRINTED 01 SEP 2020 ISSUE 2</p>	
PLAN OF PROPOSED SUBDIVISION OF LOT 2 BEING THE DEVELOPMENT LOT FOR THE PROPOSED WATERLOO METRO QUARTER INTEGRATED STATION DEVELOPMENT <div style="border: 1px solid black; padding: 5px; display: inline-block;">SOUTHERN SUBDIVISION STAGE</div>	LGA: SYDNEY Locality: WATERLOO Parish: ALEXANDRIA County: CUMBERLAND	
<div style="text-align: center;">Survey Certificate</div> I, <u>TASY MORAITIS</u> of Veris Australia Pty Ltd Suite 301 Level 3 55 Holt St Surry Hills NSW 2010 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on:or *(b) The part of the land shown in the plan (*being/*excluding**) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: Dated: Surveyor Identification No: Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	<div style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</div> I..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: <div style="text-align: center;">Subdivision Certificate</div> I..... *Authorised Person/*General Manager/*accredited Certifier, certify that the provisions of section 6.15 <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent/Authority: Date of Endorsement: Subdivision Certificate no: File number: *Strike through if inapplicable	
Plans used in the preparation of survey/compilation DP's	STATEMENTS of intention to dedicate public roads, public reserves and drainage easements, acquire/resume land. If space is insufficient continue on PLAN FORM 6A	
Surveyor's Reference: 202254.01b DSUB	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 3 sheet(s)	
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Subdivision Certificate No: Date of Endorsement:		This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2017 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals - see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 			
<p>PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"> 1. EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) 2. EASEMENT FOR SERVICES (WHOLE OF LOT) 3. EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) 4. EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT) 5. EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (1F) 6. EASEMENT FOR CARPARKING VARIABLE WIDTH (Y) 7. EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (1C) 8. EASEMENT FOR PEDESTRIAN ACCESS 1.0 WIDE (1A) (LIMITED IN STRATUM) 9. EASEMENT FOR BMU EGRESS PURPOSES VARIABLE WIDTH (1B) (LIMITED IN STRATUM) 10. EASEMENT FOR PEDESTRIAN ACCESSWAY VARIABLE WIDTH (G) 11. EASEMENT TO ACCESS AND USE SERVICE VEHICLE BAYS VARIABLE WIDTH (M) 12. EASEMENT TO ACCESS CARPARK USING STAIRS & LIFT VARIABLE WIDTH (1G) (LIMITED IN STRATUM) 13. EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (1H) (LIMITED IN STRATUM) 14. EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (V) (LIMITED IN STRATUM) 15. EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM) (1K) 16. EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (1L) 17. EASEMENT FOR RETAIL KITCHEN EXHAUST SERVICE VARIABLE WIDTH (LIMITED IN STRATUM) (1M) 18. EASEMENT TO ACCESS LIFTS AND STAIRS FOR SERVICE MAINTENANCE PURPOSES (LIMITED IN STRATUM) (1N) 19. EASEMENT FOR ROOFTOP TERRACE RECREATION PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (1P) 					
<p style="text-align: center;">If space is insufficient use additional annexure sheet</p>					
SURVEYORS REFERENCE: 202254.01b DSUB					

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SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

SOUTHERN SUBDIVISION STAGE

NORTHERN SUBDIVISION STAGE

CENTRAL SUBDIVISION STAGE
- LOT 1 – STATION LOT

LOT 2 – DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13

LOT 3 – STATION RETAIL LOT

LOT 4 – SOCIAL HOUSING LOT

LOT 5 – BUILDING 3 RETAIL LOT

LOT 6 – BUILDING 3 STUDENT ACCOMODATION LOT

LOT 7 – BUILDING 1 RETAIL LOT

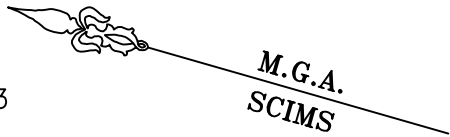
LOT 8 – BUILDING 1 COMMERCIAL LOT

LOT 11– BUILDING 2 RETAIL LOT

LOT 12– BUILDING 2 RESIDENTIAL LOT

LOT 13– BUILDING 2 AFFORDABLE HOUSING LOT

LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH MAY BE USED FOR IDENTIFYING RESIDUE LOTS DURING THE SUBDIVISION PROCESS



SURROUNDS SURVEY

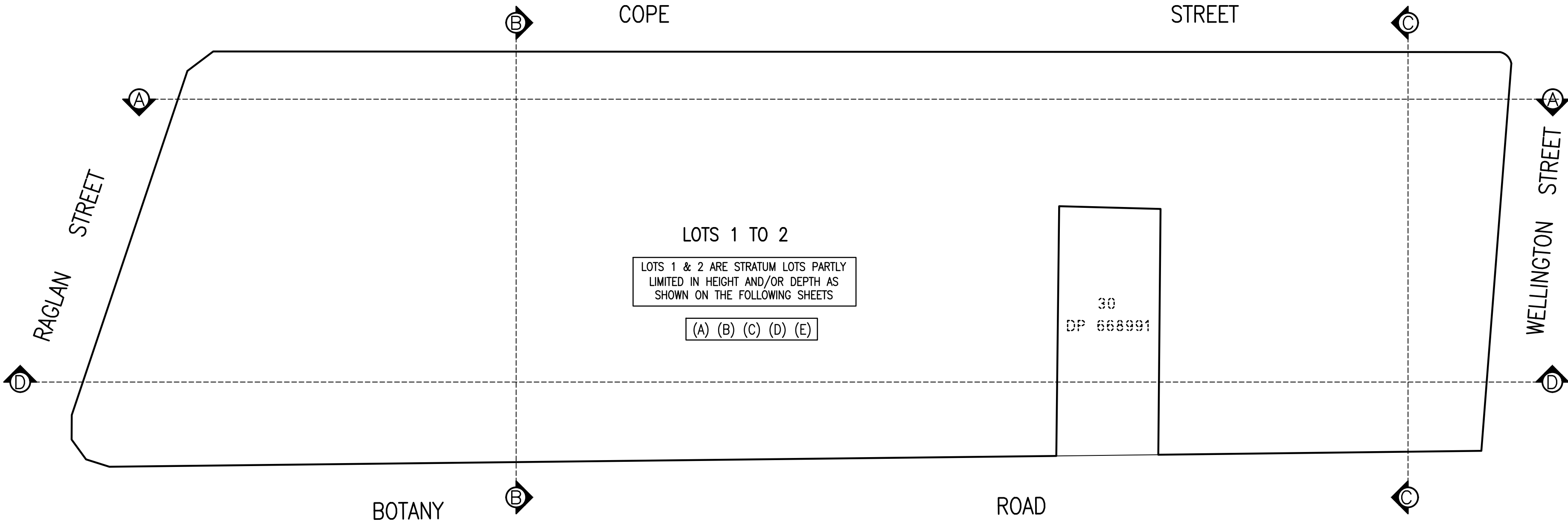
WATERLOO METRO QUARTER

INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.:
RECEIVED:

SURVEYING AND SPATIAL INFORMATION REGULATION, 2017: CLAUSE 70(2)					
MGA CO-ORDINATES (GDA 94)					
MARK	EAST	NORTH	ZONE	CLASS	ORDER
SSM 000000	000 000.000	0 000 000.000	XXX	XXX	XXX
SSM 000000	000 000.000	0 000 000.000	XXX	XXX	XXX
SSM 000000	000 000.000	0 000 000.000	XXX	XXX	XXX
SOURCE: MGA COORDINATES ADOPTED FROM SCIMS 00/00/2011 COMBINED SCALE FACTOR 0.9999					



SCHEDULE OF LOTS WITHIN LOT 190 PE
DP 1231778 (UNREGISTERED)

- LOTS 4 & 5 DP 215751
- LOT 1 DP 814205
- LOTS 1 & 2 DP 228641
- LOT 12 DP 399757
- LOT 1 DP 1084919
- LOTS A–E INCL. DP 108312
- LOTS 1 & 3 DP 27454
- LOT 1 DP 996765
- LOT 1 DP 433969
- LOT 1 DP 738891
- LOTS 31 & 32 IN DP 805384
- LOTS A DP 408116
- LOTS 1 & 2 DP 205942
- LOT 1 DP 436831

HEIGHT DIFFERENCE SCHEDULE

FROM	TO	HEIGHT DIFFERENCE	METHOD
PM XXX	0.000	+0.000	DIFFERENTIAL LEVELLING
SS XXX	0.000	–0.000	STATIC GNSS
BM1	0.000	+0.000	TRIGONOMETRICAL HEIGHTING
BM2	0.000	–0.000	DIFFERENTIAL LEVELLING
HEIGHT DATUM: AHDXXX			

HEIGHT SCHEDULE

MARK	AHD VALUE	CLASS	ORDER	HEIGHT DATUM VALIDATION	STATE
PM XXX	0.000	XX	XX	SCIMS ADOPTED	FOUND
SS XXX	0.000	XX	XX	FROM SCIMS – DATUM VALIDATION	FOUND
BM1	0.000	XX	XX	SCIMS ADOPTED	FOUND
BM2	0.000	XX	XX	FROM SCIMS – DATUM VALIDATION	FOUND
DATE OF SCIMS AHD VALUES: XX–XX–2018				HEIGHT DATUM: AHDXXX	

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
- EASEMENT FOR SERVICES (B)
- EASEMENT FOR EMERGENCY EGRESS (C)
- EASEMENT TO ACCESS SHARED FACILITIES (D)

SURVEYOR

Name: TASY MORAITIS

Date:

Reference: 202254.01b DSUB

PLAN OF PROPOSED SUBDIVISION OF LOT 2
BEING THE DEVELOPMENT LOT FOR THE
PROPOSED WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

LGA:

SYDNEY

Locality:

WATERLOO

Reduction Ratio: 1:500(A2)

Lengths are in metres.

REGISTERED

Plan compiled from
architectural CAD data.
Plan is subject to final
survey after completion
of construction.

DRAFT
PRINTED 01 SEP 2020
ISSUE 2

SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

LOT 1 – STATION LOT
- LOT 2 – DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13
- LOT 3 – STATION RETAIL LOT
- SOUTHERN SUBDIVISION STAGE

LOT 4 – SOCIAL HOUSING LOT
- LOT 5 – BUILDING 3 RETAIL LOT
- LOT 6 – BUILDING 3 STUDENT ACCOMODATION LOT
- NORTHERN SUBDIVISION STAGE

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- LOT 11– BUILDING 2 RETAIL LOT
- CENTRAL SUBDIVISION STAGE

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LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH MAY BE USED FOR IDENTIFYING RESIDUE LOTS DURING THE SUBDIVISION PROCESS



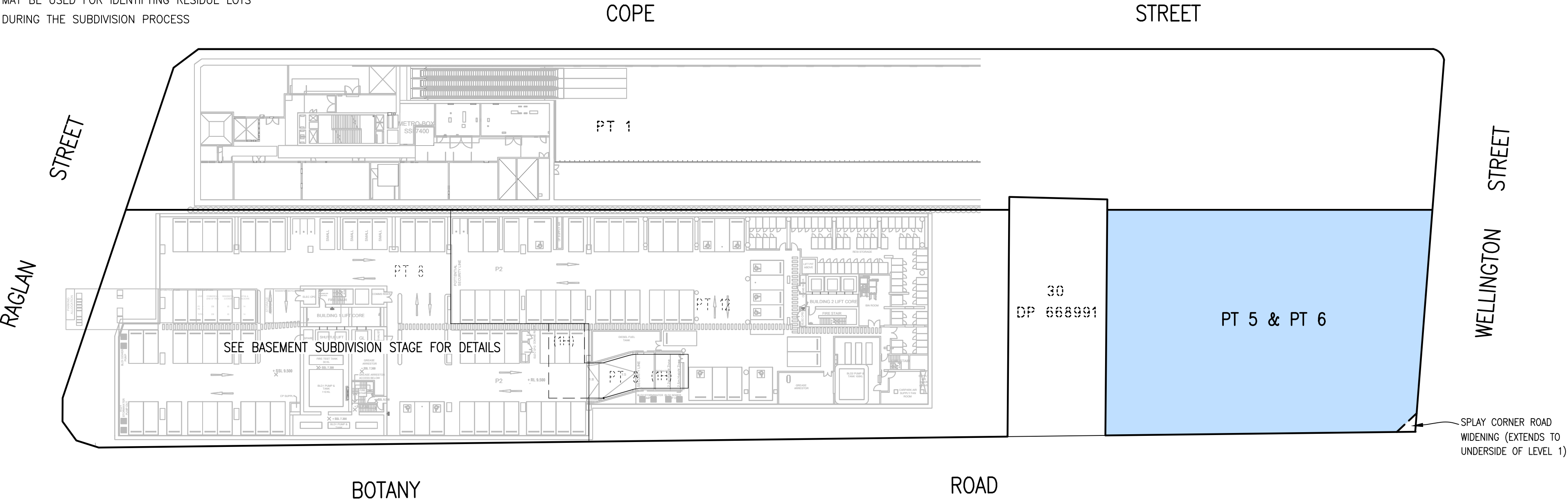
BASEMENT P2

WATERLOO METRO QUARTER

INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: WMQ-BMNT-WBG-AR-DRG-DA0092-dwg®
RECEIVED:



(1H) – EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
- EASEMENT FOR SERVICES (B)
- EASEMENT FOR EMERGENCY EGRESS (C)
- EASEMENT TO ACCESS SHARED FACILITIES (D)

<div>SURVEYOR</div> <div>Name: TASY MORAITIS</div> <div>Date:</div> <div>Reference: 202254.01b DSUB</div>	<div>PLAN OF PROPOSED SUBDIVISION OF LOT 2</div> <div>BEING THE DEVELOPMENT LOT FOR THE</div> <div>PROPOSED WATERLOO METRO QUARTER</div> <div>INTEGRATED STATION DEVELOPMENT</div>	<div>LGA: SYDNEY</div> <div>Locality: WATERLOO</div> <div>Reduction Ratio: 1:500(A2)</div> <div>Lengths are in metres.</div>	<div>REGISTERED</div> <div>CONTRACT PLAN</div> <div>Plan compiled from</div> <div>architectural CAD data.</div> <div>Plan is subject to final</div> <div>survey after completion</div> <div>of construction.</div>	<div>DRAFT</div> <div>PRINTED 01 SEP 2020</div> <div>ISSUE 2</div>
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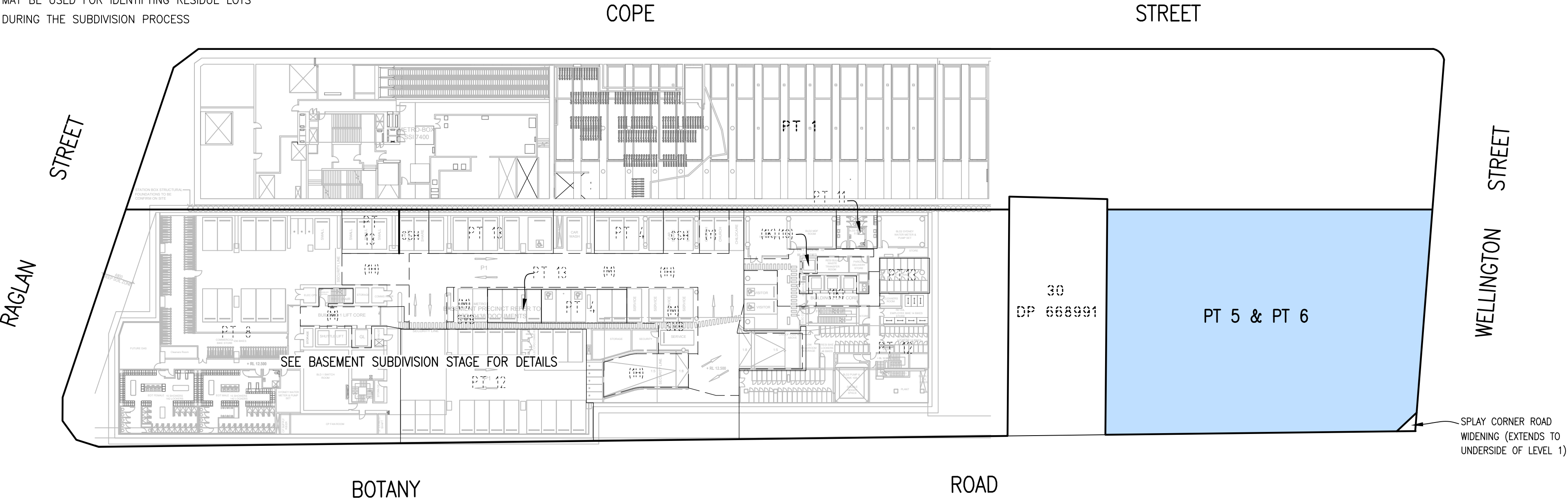
BASEMENT P1

WATERLOO METRO QUARTER

INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY ARCHITECT: WMQ-BMNT-WBG-AR-DRG-DA0091-dwg⁸ DWG No.: (2) RECEIVED:



- (1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1H) – EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1G) – EASEMENT TO ACCESS CARPARK USING LIFT & STAIRS VARIABLE WIDTH (LIMITED IN STRATUM)
- (Y) – EASEMENT FOR CARPARKING VARIABLE WIDTH (LIMITED IN STRATUM)
- (M) – EASEMENT TO ACCESS AND USE SERVICE VEHICLE BAYS VARIABLE WIDTH (LIMITED IN STRATUM)

SVB – DENOTES SERVICE BAY VEHICLES
CSH – DENOTES CAR SHARE PARKING SPACES

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
- EASEMENT FOR SERVICES (B)
- EASEMENT FOR EMERGENCY EGRESS (C)
- EASEMENT TO ACCESS SHARED FACILITIES (D)

<div>SURVEYOR</div> <div>Name: TASY MORAITIS</div> <div>Date:</div> <div>Reference: 202254.01b DSUB</div>	<div>PLAN OF PROPOSED SUBDIVISION OF LOT 2</div> <div>BEING THE DEVELOPMENT LOT FOR THE</div> <div>PROPOSED WATERLOO METRO QUARTER</div> <div>INTEGRATED STATION DEVELOPMENT</div>	<div>LGA: SYDNEY</div> <div>Locality: WATERLOO</div> <div>Reduction Ratio: 1:500(A2)</div> <div>Lengths are in metres.</div>	<div>REGISTERED</div> <div>CONTRACT PLAN</div> <div>Plan compiled from</div> <div>architectural CAD data.</div> <div>Plan is subject to final</div> <div>survey after completion</div> <div>of construction.</div>	<div>DRAFT</div> <div>PRINTED 01 SEP 2020</div> <div>ISSUE 2</div>
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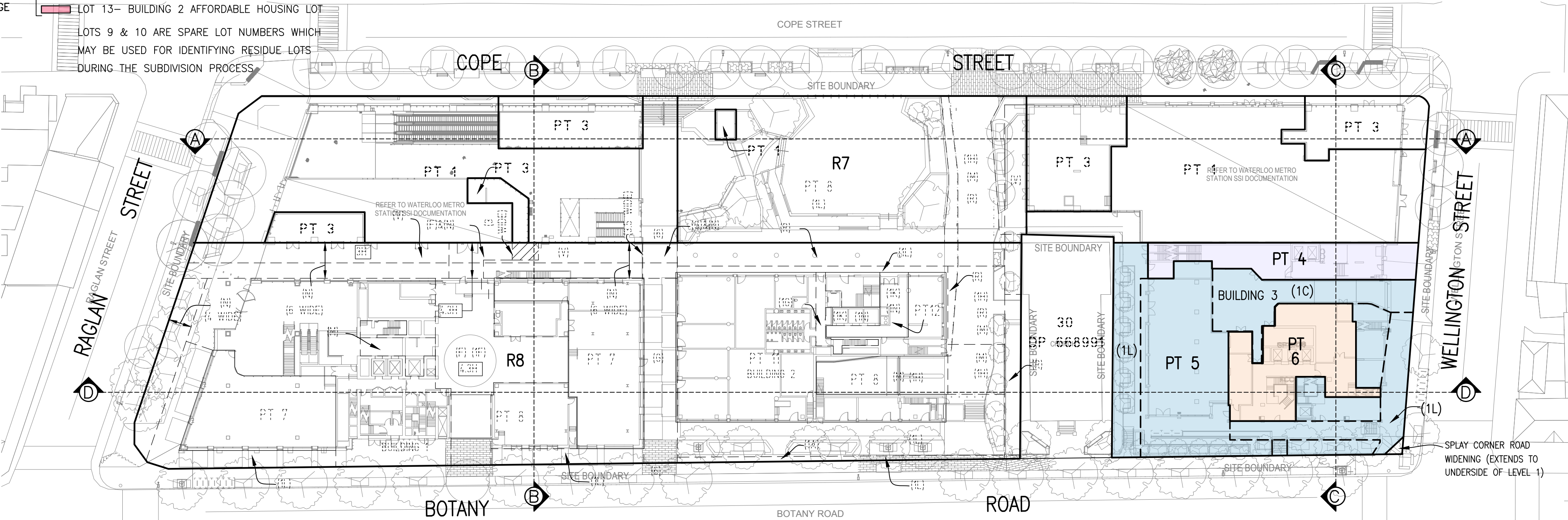
GROUND LEVEL

WATERLOO METRO QUARTER

INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-BLD3-WBG-AR-DRG-A1000_D
RECEIVED: WMQ-BLD1-WBG-AR-DRG-A1000_D
WMQ-BLD2-HAS-AR-DRG-A1140_1



EASEMENTS CREATED IN PLAN 1

- (F) – EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (K) – EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (POSITION TO BE DETERMINED)
- (L) – EASEMENT FOR CONSTRUCTION ACCESS – (POSITION TO BE DETERMINED)
- (N) – EASEMENT FOR PEDESTRIAN ACCESS 4 WIDE & 6 WIDE (LIMITED IN STRATUM)
- (P) – EASEMENT FOR SYDNEY METRO SIGNAGE & WAYFINDING (POSITION TO BE DETERMINED)
- (Q) – EASEMENT FOR ELECTRICITY PURPOSES (POSITION TO BE DETERMINED)
- (R) – EASEMENT FOR AWNING & PEDESTRIAN ACCESSWAY VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED IN THE STAGED SUBDIVISION PROCESS

- (G) – EASEMENT FOR PEDESTRIAN ACCESSWAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (M) – EASEMENT TO ACCESS AND USE SERVICE VEHICLE BAYS VARIABLE WIDTH (LIMITED IN STRATUM)
- (Y) – EASEMENT FOR CARPARKING (TO THE BENEFIT OF THE CHURCH) – (POSITION TO BE DETERMINED)
- (1A) – EASEMENT FOR PEDESTRIAN ACCESS 1.0 WIDE (LIMITED IN STRATUM)
- (1C) – EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (1F) – EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (1G) – EASEMENT TO ACCESS CARPARK USING LIFT & STAIRS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1H) – EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1L) – EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1N) – EASEMENT TO ACCESS LIFTS AND STAIRS FOR SERVICE MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
- EASEMENT FOR SERVICES (B)
- EASEMENT FOR EMERGENCY EGRESS (C)
- EASEMENT TO ACCESS SHARED FACILITIES (D)

SCHEDULE OF RESIDUE LOTS

- R7 – FORMS PART OF THE SOUTHERN SUBDIVISION STAGE COMPRISING THE PLAZA AREA. R7 WILL BE CONSOLIDATED INTO STRATUM LOT 8 EITHER DURING OR AT THE COMPLETION OF THE STAGED SUBDIVISION PROCESS.
- R8 – COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN & CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

EASEMENT HEIGHT LIMITATION KEY:

- 3H – DENOTES EASEMENT TO BE LIMITED IN HEIGHT TO 3 METRES ABOVE THE FLOOR SURFACE
- 4.3H – DENOTES EASEMENT TO BE LIMITED IN HEIGHT TO 4.3 METRES ABOVE THE FLOOR SURFACE

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SURVEYOR

Name: TASY MORAITIS
Date:
Reference: 202254.01b DSUB

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INTEGRATED STATION DEVELOPMENT

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Locality: WATERLOO
Reduction Ratio: 1:500(A2)
Lengths are in metres.

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CONTRACT PLAN
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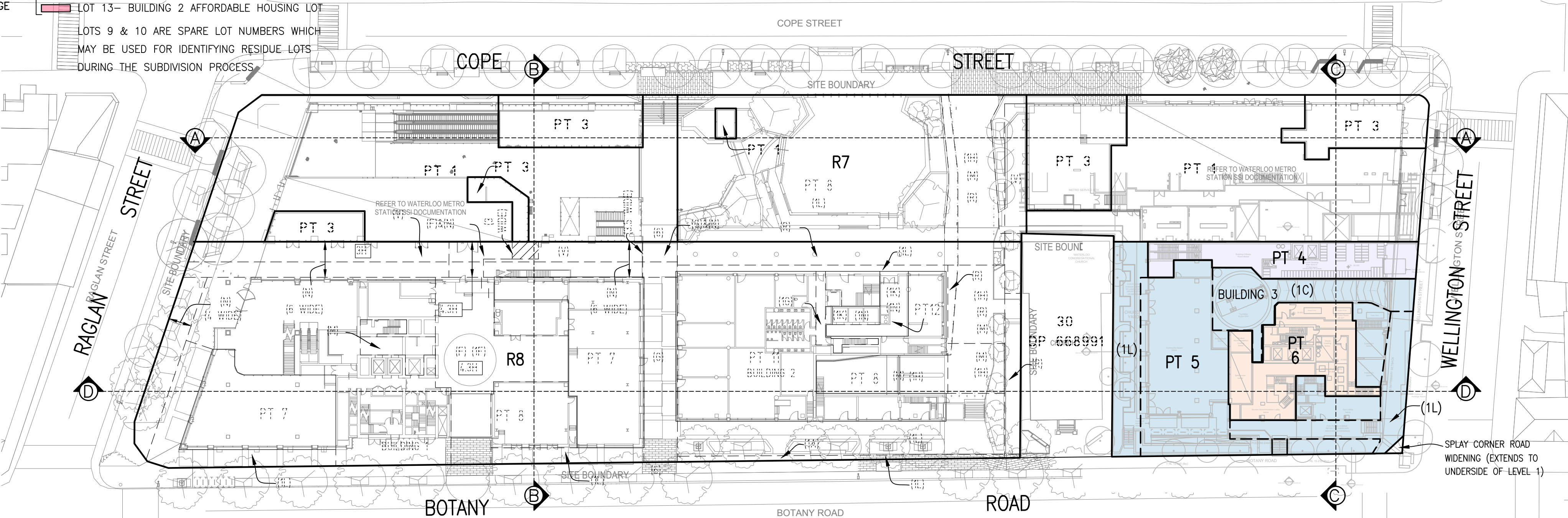
GROUND MEZZANINE LEVEL

WATERLOO METRO QUARTER

INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-BLD3-WBG-AR-DRG-A1000_D
RECEIVED: WMQ-BLD1-WBG-AR-DRG-A1000_D
WMQ-BLD2-HAS-AR-DRG-A1140_1
WMQ-BLD3-BSA-AR-DRG-DA100M-DWG_H



EASEMENTS CREATED IN PLAN 1

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- (R) – EASEMENT FOR AWNING & PEDESTRIAN ACCESSWAY VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED IN THE STAGED SUBDIVISION PROCESS

- (G) – EASEMENT FOR PEDESTRIAN ACCESSWAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (M) – EASEMENT TO ACCESS AND USE SERVICE VEHICLE BAYS VARIABLE WIDTH (LIMITED IN STRATUM)
- (Y) – EASEMENT FOR CARPARKING (TO THE BENEFIT OF THE CHURCH) – (POSITION TO BE DETERMINED)
- (1A) – EASEMENT FOR PEDESTRIAN ACCESS 1.0 WIDE (LIMITED IN STRATUM)
- (1C) – EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (1F) – EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (1G) – EASEMENT TO ACCESS CARPARK USING LIFT & STAIRS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1H) – EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1L) – EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
- (1N) – EASEMENT TO ACCESS LIFTS AND STAIRS FOR SERVICE MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
- EASEMENT FOR SERVICES (B)
- EASEMENT FOR EMERGENCY EGRESS (C)
- EASEMENT TO ACCESS SHARED FACILITIES (D)

SCHEDULE OF RESIDUE LOTS

- R7 – FORMS PART OF THE SOUTHERN SUBDIVISION STAGE COMPRISING THE PLAZA AREA. R7 WILL BE CONSOLIDATED INTO STRATUM LOT 8 EITHER DURING OR AT THE COMPLETION OF THE STAGED SUBDIVISION PROCESS.
- R8 – COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN & CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

EASEMENT HEIGHT LIMITATION KEY:

- 3H – DENOTES EASEMENT TO BE LIMITED IN HEIGHT TO 3 METRES ABOVE THE FLOOR SURFACE
- 4.3H – DENOTES EASEMENT TO BE LIMITED IN HEIGHT TO 4.3 METRES ABOVE THE FLOOR SURFACE

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SURVEYOR

Name: TASY MORAITIS

Date:

Reference: 202254.01b DSUB

PLAN OF PROPOSED SUBDIVISION OF LOT 2
BEING THE DEVELOPMENT LOT FOR THE
PROPOSED WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

LGA:

SYDNEY

Locality:

WATERLOO

Reduction Ratio: 1:500(A2)

Lengths are in metres.

REGISTERED

CONTRACT PLAN
Plan compiled from
architectural CAD data.
Plan is subject to final
survey after completion
of construction.

DRAFT

PRINTED 01 SEP 2020
ISSUE 2

SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

SOUTHERN SUBDIVISION STAGE

NORTHERN SUBDIVISION STAGE

CENTRAL SUBDIVISION STAGE
- LOT 1 – STATION LOT

LOT 2 – DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13

LOT 3 – STATION RETAIL LOT

LOT 4 – SOCIAL HOUSING LOT

LOT 5 – BUILDING 3 RETAIL LOT

LOT 6 – BUILDING 3 STUDENT ACCOMODATION LOT

LOT 7 – BUILDING 1 RETAIL LOT

LOT 8 – BUILDING 1 COMMERCIAL LOT

LOT 11 – BUILDING 2 RETAIL LOT

LOT 12 – BUILDING 2 RESIDENTIAL LOT

LOT 13 – BUILDING 2 AFFORDABLE HOUSING LOT

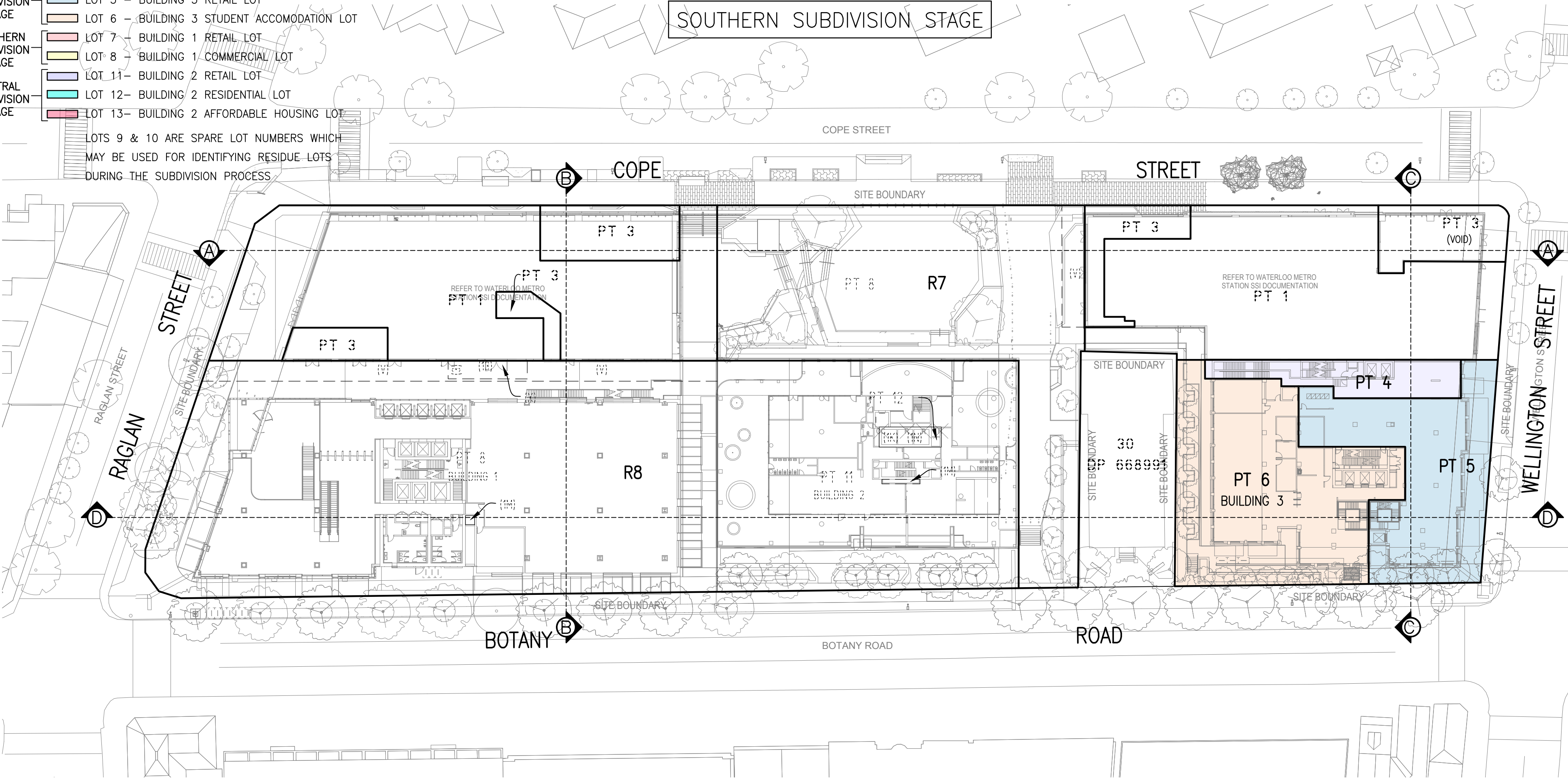
LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH MAY BE USED FOR IDENTIFYING RESIDUE LOTS DURING THE SUBDIVISION PROCESS

LEVEL 1

WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-BLD3-WBG-AR-DRG-A1001_D
RECEIVED: WMQ-BLD1-WBG-AR-DRG-A1001_D
WMQ-BLD2-HAS-AR-DRG-A1141_1



SCHEDULE OF RESIDUE LOTS

- R7 – FORMS PART OF THE SOUTHERN SUBDIVISION STAGE COMPRISING THE PLAZA AREA. R7 WILL BE CONSOLIDATED INTO STRATUM LOT 8 EITHER DURING OR AT THE COMPLETION OF THE STAGED SUBDIVISION PROCESS.
- R8 – COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN & CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

EASEMENTS CREATED IN PLAN 1

- (K) – EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (POSITION TO BE DETERMINED)
(X) – EASEMENT FOR VENTILATION INTAKE VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED IN THE STAGED SUBDIVISION PROCESS

- (V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)
(1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
(1M) – EASEMENT FOR RETAIL KITCHEN EXHAUST SERVICE VARIABLE WIDTH (LIMITED IN STRATUM)
(1N) – EASEMENT TO ACCESS LIFTS AND STAIRS FOR SERVICE MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
EASEMENT FOR SERVICES (B)
EASEMENT FOR EMERGENCY EGRESS (C)
EASEMENT TO ACCESS SHARED FACILITIES (D)

<div>SURVEYOR</div> <div>Name: TASY MORAITIS</div> <div>Date:</div> <div>Reference: 202254.01b DSUB</div>	<div>PLAN OF PROPOSED SUBDIVISION OF LOT 2</div> <div>BEING THE DEVELOPMENT LOT FOR THE</div> <div>PROPOSED WATERLOO METRO QUARTER</div> <div>INTEGRATED STATION DEVELOPMENT</div>	<div>LGA: SYDNEY</div> <div>Locality: WATERLOO</div> <div>Reduction Ratio: 1:500(A2)</div> <div>Lengths are in metres.</div>	<div>REGISTERED</div> <div>CONTRACT PLAN</div> <div>Plan compiled from</div> <div>architectural CAD data.</div> <div>Plan is subject to final</div> <div>survey after completion</div> <div>of construction.</div>	<div>DRAFT</div> <div>PRINTED 01 SEP 2020</div> <div>ISSUE 2</div>
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SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

LOT 1 – STATION LOT

LOT 2 – DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13

LOT 3 – STATION RETAIL LOT
- SOUTHERN SUBDIVISION STAGE

LOT 4 – SOCIAL HOUSING LOT

LOT 5 – BUILDING 3 RETAIL LOT

LOT 6 – BUILDING 3 STUDENT ACCOMODATION LOT
- NORTHERN SUBDIVISION STAGE

LOT 7 – BUILDING 1 RETAIL LOT

LOT 8 – BUILDING 1 COMMERCIAL LOT

LOT 11 – BUILDING 2 RETAIL LOT
- CENTRAL SUBDIVISION STAGE

LOT 12 – BUILDING 2 RESIDENTIAL LOT

LOT 13 – BUILDING 2 AFFORDABLE HOUSING LOT

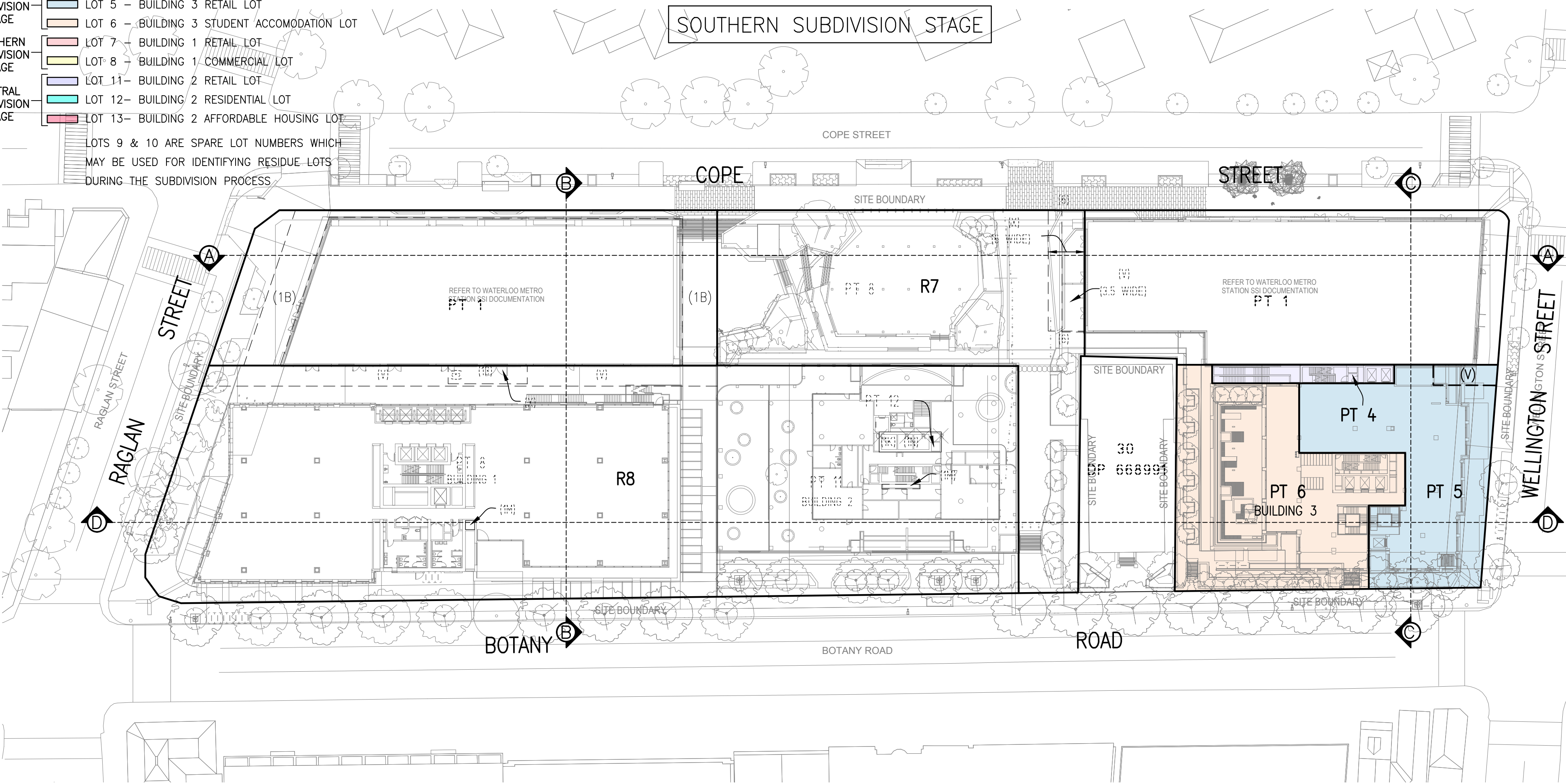
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LEVEL 2

WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1002_4-GA-LEVEL
RECEIVED: 01 & 02



SCHEDULE OF RESIDUE LOTS

- R7 – FORMS PART OF THE SOUTHERN SUBDIVISION STAGE COMPRISING THE PLAZA AREA.
R7 WILL BE CONSOLIDATED INTO STRATUM LOT 8 EITHER DURING OR AT THE COMPLETION OF THE STAGED SUBDIVISION PROCESS.
- R8 – COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN & CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

EASEMENTS CREATED IN PLAN 1

- (K) – EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (POSITION TO BE DETERMINED)
(X) – EASEMENT FOR VENTILATION INTAKE VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED IN THE STAGED SUBDIVISION PROCESS

- (1B) – EASEMENT FOR BMU EGRESS PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
(1M) – EASEMENT FOR RETAIL KITCHEN EXHAUST SERVICE VARIABLE WIDTH (LIMITED IN STRATUM)
(1N) – EASEMENT TO ACCESS LIFTS AND STAIRS FOR SERVICE MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
EASEMENT FOR SERVICES (B)
EASEMENT FOR EMERGENCY EGRESS (C)
EASEMENT TO ACCESS SHARED FACILITIES (D)

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SURVEYOR
Name: TASY MORAITIS
Date:
Reference: 202254.01b DSUB

PLAN OF PROPOSED SUBDIVISION OF LOT 2
BEING THE DEVELOPMENT LOT FOR THE
PROPOSED WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

LGA: SYDNEY
Locality: WATERLOO
Reduction Ratio: 1:500(A2)
Lengths are in metres.

REGISTERED
CONTRACT PLAN
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SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

SOUTHERN SUBDIVISION STAGE

NORTHERN SUBDIVISION STAGE

CENTRAL SUBDIVISION STAGE
- LOT 1 – STATION LOT

LOT 2 – DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13

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LOT 11 – BUILDING 2 RETAIL LOT

LOT 12 – BUILDING 2 RESIDENTIAL LOT

LOT 13 – BUILDING 2 AFFORDABLE HOUSING LOT

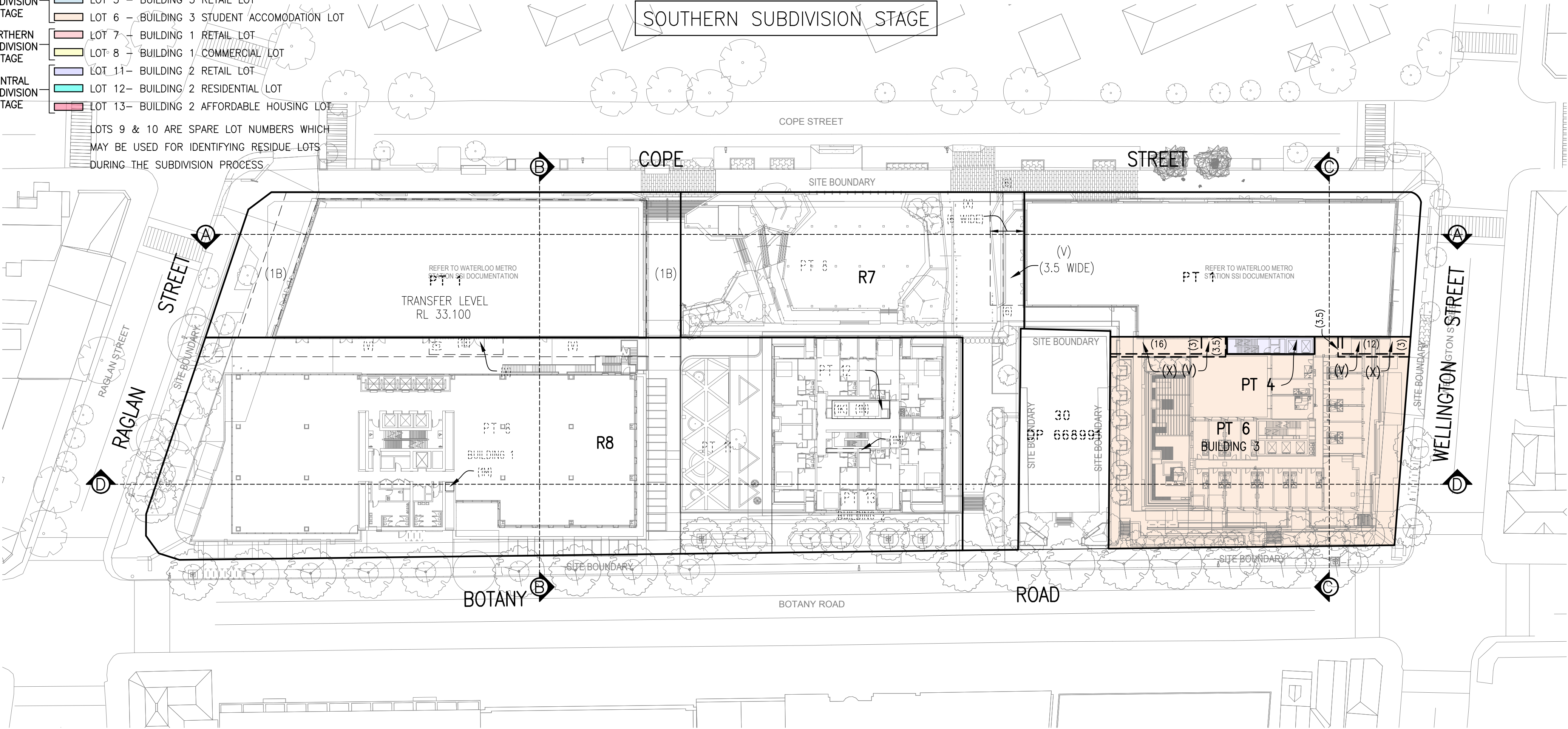
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LEVEL 3

WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1003_4-GA-LEVEL
RECEIVED:03 & 04



SCHEDULE OF RESIDUE LOTS

- R7 – FORMS PART OF THE SOUTHERN SUBDIVISION STAGE COMPRISING THE PLAZA AREA.
R7 WILL BE CONSOLIDATED INTO STRATUM LOT 8 EITHER DURING OR AT THE COMPLETION
OF THE STAGED SUBDIVISION PROCESS.
- R8 – COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN &
CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

EASEMENTS CREATED IN PLAN 1

- (K) – EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (POSITION TO BE DETERMINED)
(X) – EASEMENT FOR VENTILATION INTAKE VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED IN THE STAGED SUBDIVISION PROCESS

- (1B) – EASEMENT FOR BMU EGRESS PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
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(1N) – EASEMENT TO ACCESS LIFTS AND STAIRS FOR SERVICE MAINTENANCE PURPOSES VARIABLE WIDTH
(LIMITED IN STRATUM)
(V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
EASEMENT FOR SERVICES (B)
EASEMENT FOR EMERGENCY EGRESS (C)
EASEMENT TO ACCESS SHARED FACILITIES (D)

SURVEYOR

Name: TASY MORAITIS
Date:
Reference: 202254.01b DSUB

PLAN OF PROPOSED SUBDIVISION OF LOT 2
BEING THE DEVELOPMENT LOT FOR THE
PROPOSED WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

LGA: SYDNEY
Locality: WATERLOO
Reduction Ratio: 1:500(A2)
Lengths are in metres.

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SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

LOT 1 – STATION LOT

LOT 2 – DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13

LOT 3 – STATION RETAIL LOT
- SOUTHERN SUBDIVISION STAGE

LOT 4 – SOCIAL HOUSING LOT

LOT 5 – BUILDING 3 RETAIL LOT

LOT 6 – BUILDING 3 STUDENT ACCOMODATION LOT
- NORTHERN SUBDIVISION STAGE

LOT 7 – BUILDING 1 RETAIL LOT

LOT 8 – BUILDING 1 COMMERCIAL LOT

LOT 11 – BUILDING 2 RETAIL LOT
- CENTRAL SUBDIVISION STAGE

LOT 12 – BUILDING 2 RESIDENTIAL LOT

LOT 13 – BUILDING 2 AFFORDABLE HOUSING LOT

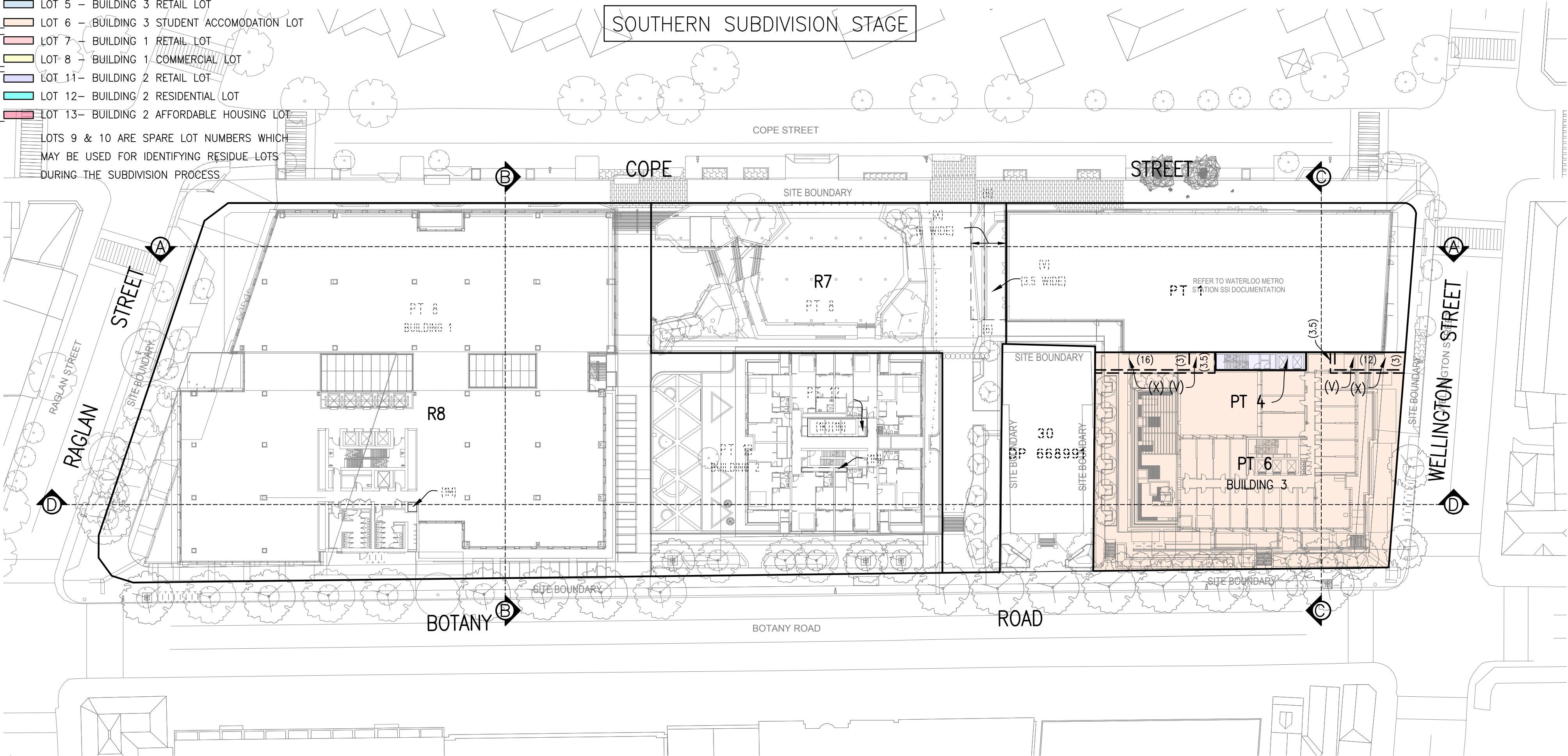
LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH MAY BE USED FOR IDENTIFYING RESIDUE LOTS DURING THE SUBDIVISION PROCESS

LEVEL 4

WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1003-GA_LEVEL
RECEIVED:03 & 04



SCHEDULE OF RESIDUE LOTS

- R7 – FORMS PART OF THE SOUTHERN SUBDIVISION STAGE COMPRISING THE PLAZA AREA.
R7 WILL BE CONSOLIDATED INTO STRATUM LOT 8 EITHER DURING OR AT THE COMPLETION OF THE STAGED SUBDIVISION PROCESS.
- R8 – COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN & CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

EASEMENTS CREATED IN PLAN 1

- (K) – EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (POSITION TO BE DETERMINED)
(X) – EASEMENT FOR VENTILATION INTAKE VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED IN THE STAGED SUBDIVISION PROCESS

- (1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
(1M) – EASEMENT FOR RETAIL KITCHEN EXHAUST SERVICE VARIABLE WIDTH (LIMITED IN STRATUM)
(1N) – EASEMENT TO ACCESS LIFTS AND STAIRS FOR SERVICE MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
EASEMENT FOR SERVICES (B)
EASEMENT FOR EMERGENCY EGRESS (C)
EASEMENT TO ACCESS SHARED FACILITIES (D)

<div>SURVEYOR</div> <div>Name: TASY MORAITIS</div> <div>Date:</div> <div>Reference: 202254.01b DSUB</div>	<div>PLAN OF PROPOSED SUBDIVISION OF LOT 2</div> <div>BEING THE DEVELOPMENT LOT FOR THE</div> <div>PROPOSED WATERLOO METRO QUARTER</div> <div>INTEGRATED STATION DEVELOPMENT</div>	<div>LGA: SYDNEY</div> <div>Locality: WATERLOO</div> <div>Reduction Ratio: 1:500(A2)</div> <div>Lengths are in metres.</div>	<div>REGISTERED</div> <div>CONTRACT PLAN</div> <div>Plan compiled from</div> <div>architectural CAD data.</div> <div>Plan is subject to final</div> <div>survey after completion</div> <div>of construction.</div>	<div>DRAFT</div> <div>PRINTED 01 SEP 2020</div> <div>ISSUE 2</div>
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SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

SOUTHERN SUBDIVISION STAGE

NORTHERN SUBDIVISION STAGE

CENTRAL SUBDIVISION STAGE
- LOT 1 – STATION LOT

LOT 2 – DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13

LOT 3 – STATION RETAIL LOT

LOT 4 – SOCIAL HOUSING LOT

LOT 5 – BUILDING 3 RETAIL LOT

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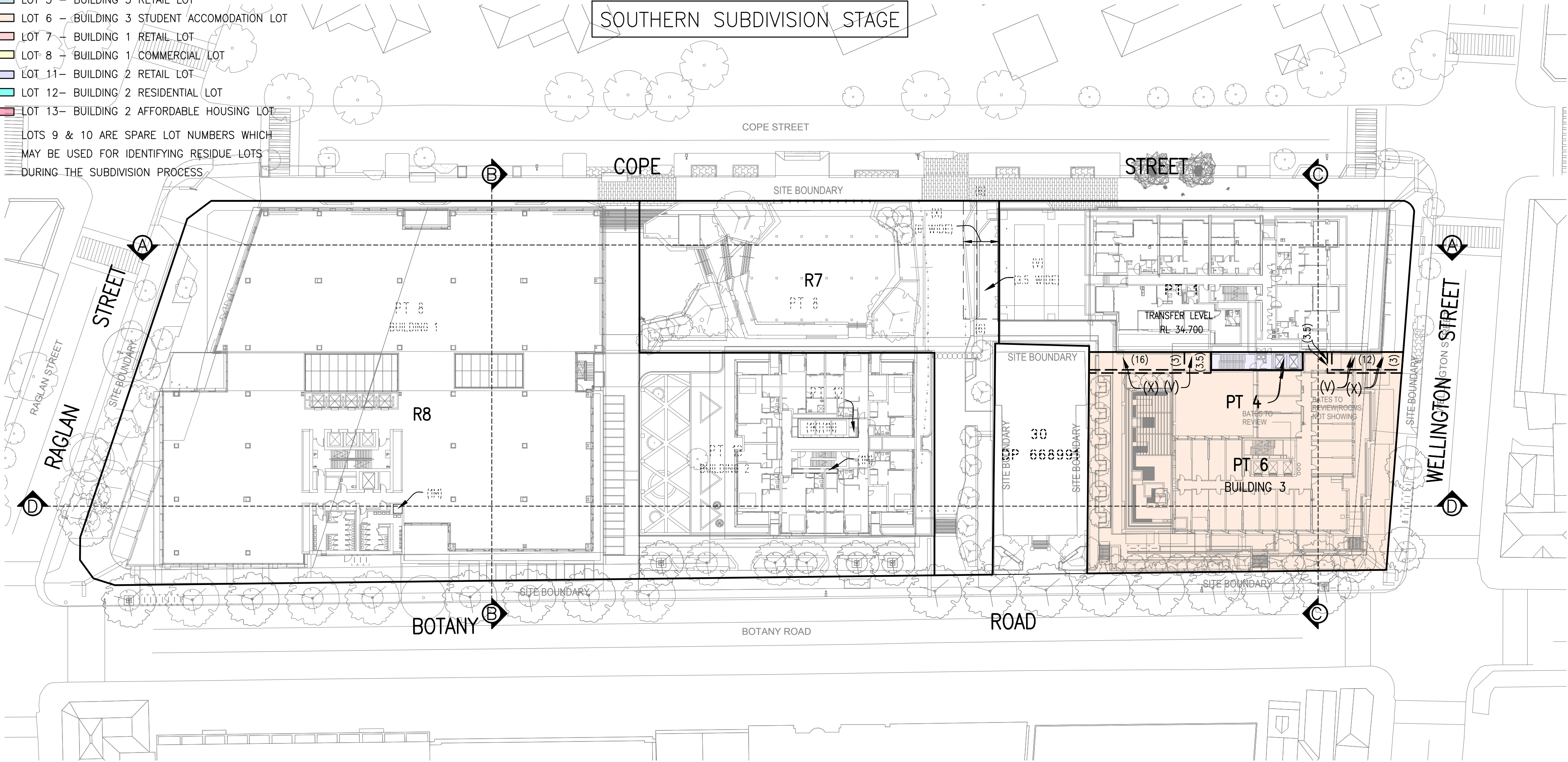
LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH MAY BE USED FOR IDENTIFYING RESIDUE LOTS DURING THE SUBDIVISION PROCESS

LEVEL 5

WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1004-GA_LEVEL
RECEIVED 05 & 06



SCHEDULE OF RESIDUE LOTS

- R7 – FORMS PART OF THE SOUTHERN SUBDIVISION STAGE COMPRISING THE PLAZA AREA. R7 WILL BE CONSOLIDATED INTO STRATUM LOT 8 EITHER DURING OR AT THE COMPLETION OF THE STAGED SUBDIVISION PROCESS.
- R8 – COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN & CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

EASEMENTS CREATED IN PLAN 1

- (K) – EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (POSITION TO BE DETERMINED)
(X) – EASEMENT FOR VENTILATION INTAKE VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED IN THE STAGED SUBDIVISION PROCESS

- (1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
(1M) – EASEMENT FOR RETAIL KITCHEN EXHAUST SERVICE VARIABLE WIDTH (LIMITED IN STRATUM)
(1N) – EASEMENT TO ACCESS LIFTS AND STAIRS FOR SERVICE MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)

DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
EASEMENT FOR SERVICES (B)
EASEMENT FOR EMERGENCY EGRESS (C)
EASEMENT TO ACCESS SHARED FACILITIES (D)

SURVEYOR
Name: TASY MORAITIS
Date:
Reference: 202254.01b DSUB

PLAN OF PROPOSED SUBDIVISION OF LOT 2
BEING THE DEVELOPMENT LOT FOR THE
PROPOSED WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT


LGA: SYDNEY
Locality: WATERLOO
Reduction Ratio: 1:500(A2)
Lengths are in metres.

REGISTERED
CONTRACT PLAN
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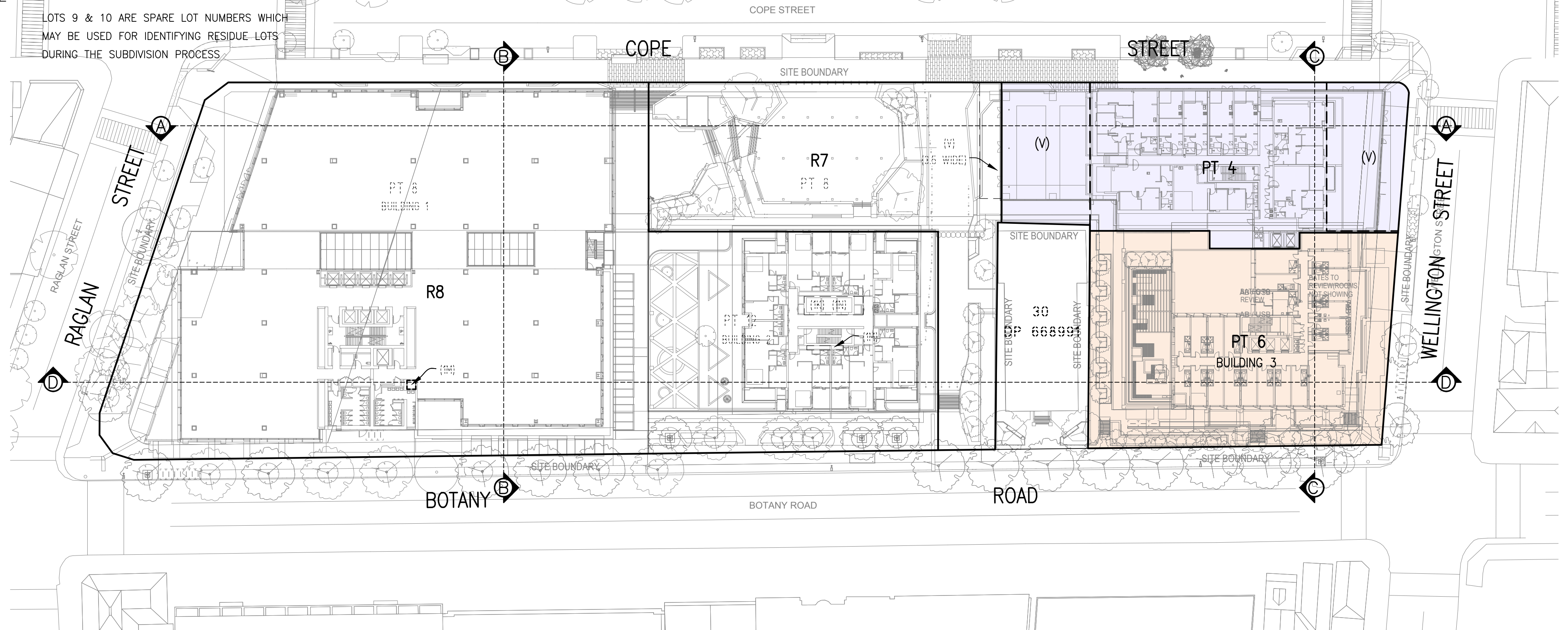
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WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1004_4-GA-LEVEL
RECEIVED:05 & 06

- 3  M.G.A.
SCIMS

LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH
MAY BE USED FOR IDENTIFYING RESIDUE LOTS
DURING THE SUBDIVISION PROCESS.



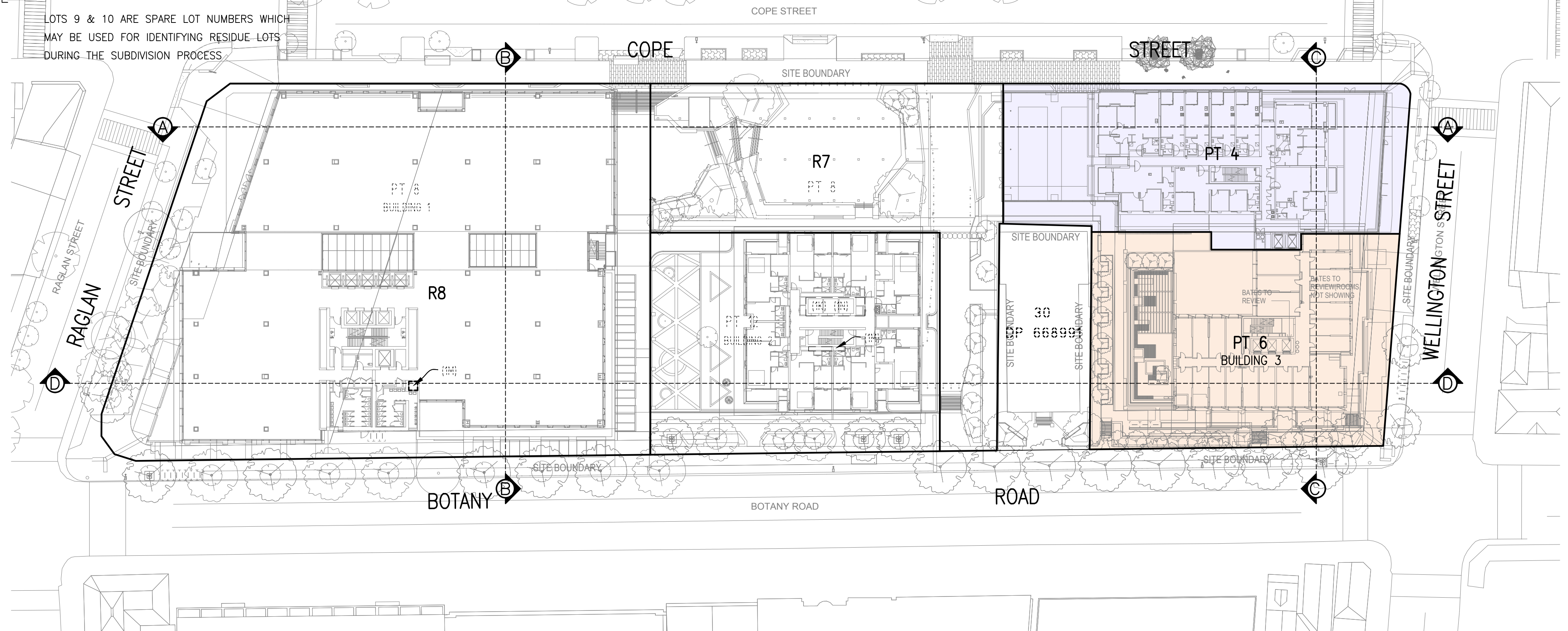
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WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1005_4-GA-LEVEL
RECEIVED:07 & 08

-
- | Subdivision Stage | Lot Number | Lot Description |
|----------------------------|------------|--|
| METRO SUBDIVISION | LOT 1 | STATION LOT |
| | LOT 2 | DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13 |
| | LOT 3 | STATION RETAIL LOT |
| SOUTHERN SUBDIVISION STAGE | LOT 4 | SOCIAL HOUSING LOT |
| | LOT 5 | BUILDING 3 RETAIL LOT |
| | LOT 6 | BUILDING 3 STUDENT ACCOMMODATION LOT |
| NORTHERN SUBDIVISION STAGE | LOT 7 | BUILDING 1 RETAIL LOT |
| | LOT 8 | BUILDING 1 COMMERCIAL LOT |
| | LOT 11 | BUILDING 2 RETAIL LOT |
| CENTRAL SUBDIVISION STAGE | LOT 12 | BUILDING 2 RESIDENTIAL LOT |
| | LOT 13 | BUILDING 2 AFFORDABLE HOUSING LOT |

LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH
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R8 - COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN & CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

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ISSUE 2

SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

SOUTHERN SUBDIVISION STAGE

NORTHERN SUBDIVISION STAGE

CENTRAL SUBDIVISION STAGE
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LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH MAY BE USED FOR IDENTIFYING RESIDUE LOTS DURING THE SUBDIVISION PROCESS

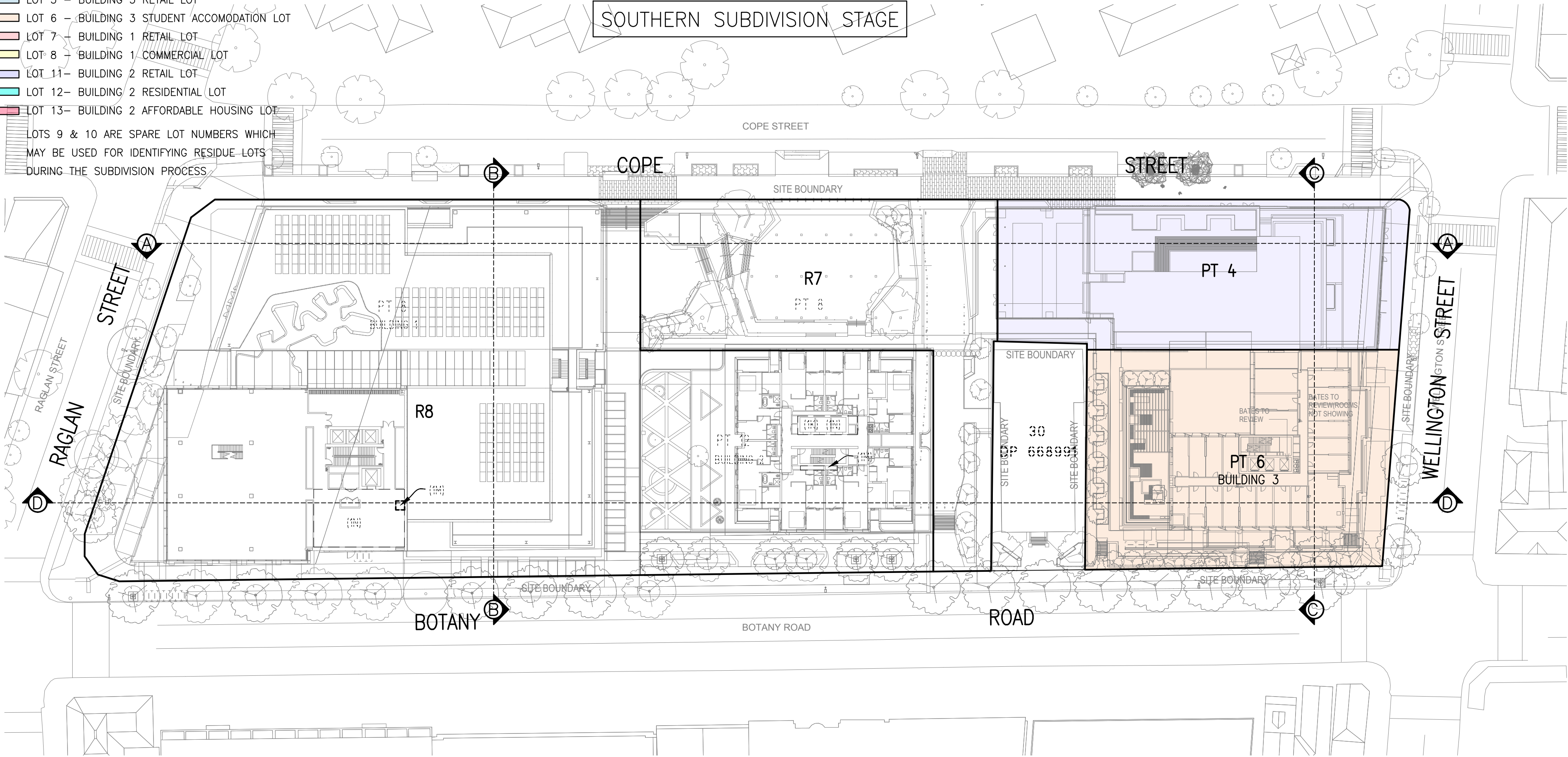
LEVEL 15 & ABOVE

WATERLOO METRO QUARTER

INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1009_4-GA-LEVEL
RECEIVED:15 & 16



SCHEDULE OF RESIDUE LOTS

- R7 – FORMS PART OF THE SOUTHERN SUBDIVISION STAGE COMPRISING THE PLAZA AREA.
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- R8 – COMPRISES THE NORTHERN AND CENTRAL SUBDIVISION STAGES. REFER TO THE NORTHERN & CENTRAL STAGE SUBDIVISION PLANS FOR DETAIL.

EASEMENTS CREATED IN PLAN 1

(K) – EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (POSITION TO BE DETERMINED)

EASEMENTS CREATED IN THE STAGED SUBDIVISION PROCESS

- (1K) – EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
(1M) – EASEMENT FOR RETAIL KITCHEN EXHAUST SERVICE VARIABLE WIDTH (LIMITED IN STRATUM)
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DIMENSIONS AND AREAS SUBJECT TO SURVEY

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
EASEMENT FOR SERVICES (B)
EASEMENT FOR EMERGENCY EGRESS (C)
EASEMENT TO ACCESS SHARED FACILITIES (D)

<div>SURVEYOR</div> <div>Name: TASY MORAITIS</div> <div>Date:</div> <div>Reference: 202254.01b DSUB</div>	<div>PLAN OF PROPOSED SUBDIVISION OF LOT 2</div> <div>BEING THE DEVELOPMENT LOT FOR THE</div> <div>PROPOSED WATERLOO METRO QUARTER</div> <div>INTEGRATED STATION DEVELOPMENT</div>	<div>LGA: SYDNEY</div> <div>Locality: WATERLOO</div> <div>Reduction Ratio: 1:500(A2)</div> <div>Lengths are in metres.</div>	<div>REGISTERED</div> <div>CONTRACT PLAN</div> <div>Plan compiled from</div> <div>architectural CAD data.</div> <div>Plan is subject to final</div> <div>survey after completion</div> <div>of construction.</div>	<div>DRAFT</div> <div>PRINTED 01 SEP 2020</div> <div>ISSUE 2</div>
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SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

- METRO SUBDIVISION

LOT 1 – STATION LOT

LOT 2 – DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13

LOT 3 – STATION RETAIL LOT
- SOUTHERN SUBDIVISION STAGE

LOT 4 – SOCIAL HOUSING LOT

LOT 5 – BUILDING 3 RETAIL LOT

LOT 6 – BUILDING 3 STUDENT ACCOMODATION LOT
- NORTHERN SUBDIVISION STAGE

LOT 7 – BUILDING 1 RETAIL LOT

LOT 8 – BUILDING 1 COMMERCIAL LOT
- CENTRAL SUBDIVISION STAGE

LOT 11– BUILDING 2 RETAIL LOT

LOT 12– BUILDING 2 RESIDENTIAL LOT

LOT 13– BUILDING 2 AFFORDABLE HOUSING LOT

LOTS 9 & 10 ARE SPARE LOT NUMBERS WHICH MAY BE USED FOR IDENTIFYING RESIDUE LOTS DURING THE SUBDIVISION PROCESS

SECTIONS

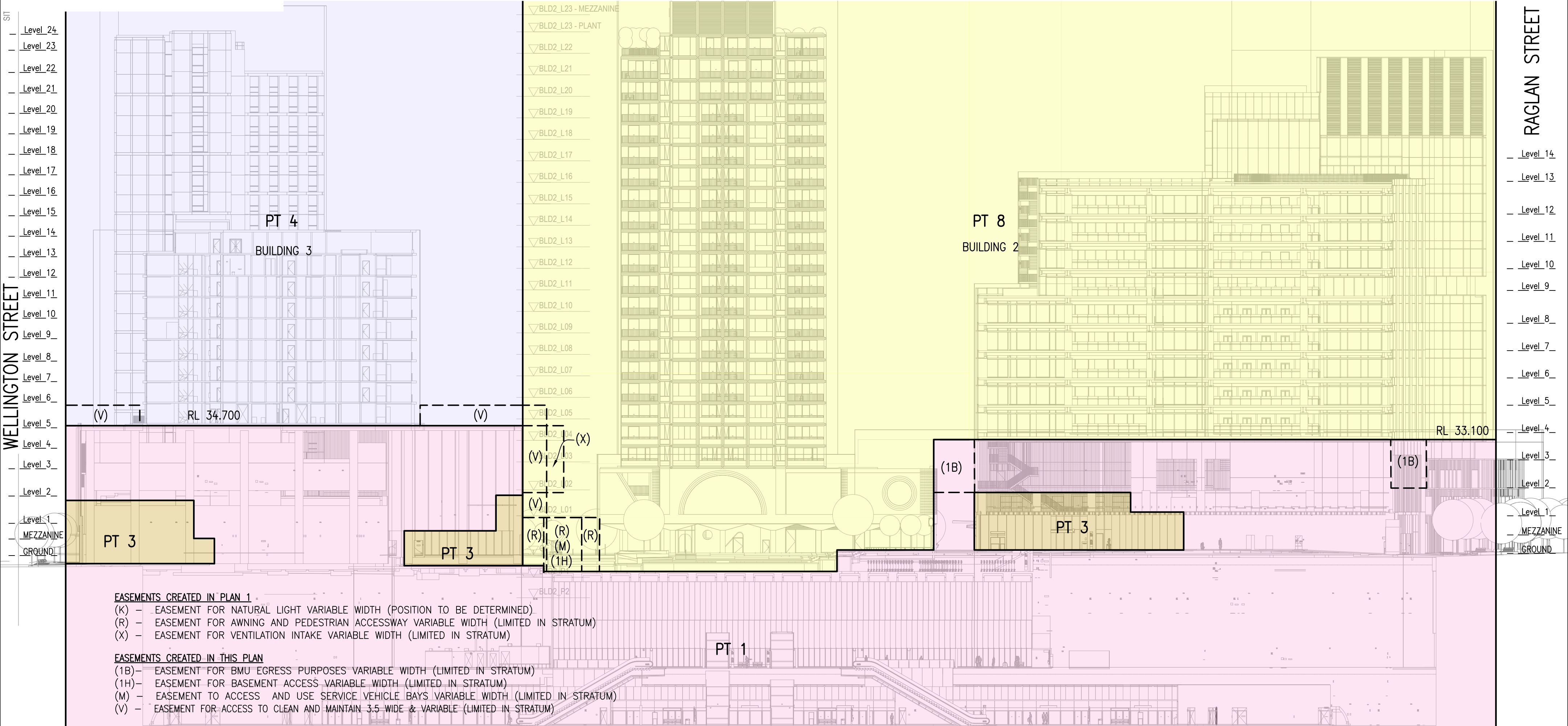
WATERLOO METRO QUARTER

INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1054-SEC_NORTH
RECEIVED:SOUTH

SECTION A-A



SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
- EASEMENT FOR SERVICES (B)
- EASEMENT FOR EMERGENCY EGRESS (C)
- EASEMENT TO ACCESS SHARED FACILITIES (D)

EASEMENTS CREATED IN PLAN 1

- (K) – EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (POSITION TO BE DETERMINED)
- (R) – EASEMENT FOR AWNING AND PEDESTRIAN ACCESSWAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (X) – EASEMENT FOR VENTILATION INTAKE VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED IN THIS PLAN

- (1B) – EASEMENT FOR BMU EGRESS PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (1H) – EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (M) – EASEMENT TO ACCESS AND USE SERVICE VEHICLE BAYS VARIABLE WIDTH (LIMITED IN STRATUM)
- (V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)

SURVEYOR

Name: TASY MORAITIS
Date:
Reference: 202254.01b DSUB

PLAN OF PROPOSED SUBDIVISION OF LOT 2
BEING THE DEVELOPMENT LOT FOR THE
PROPOSED WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

LGA: SYDNEY
Locality: WATERLOO
Reduction Ratio: 1:400(A2)
Lengths are in metres.

REGISTERED

Plan compiled from
architectural CAD data.
Plan is subject to final
survey after completion
of construction.

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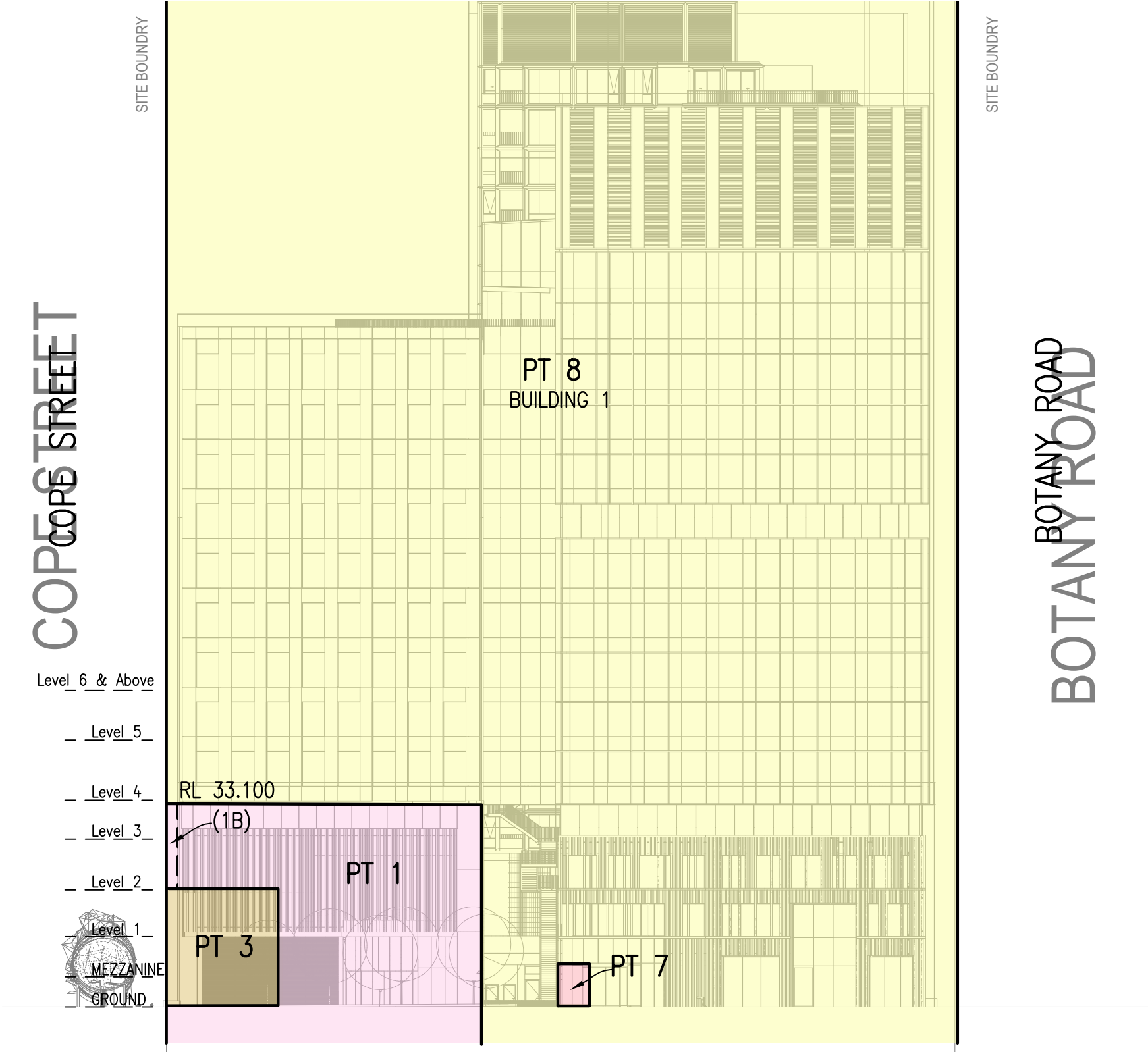
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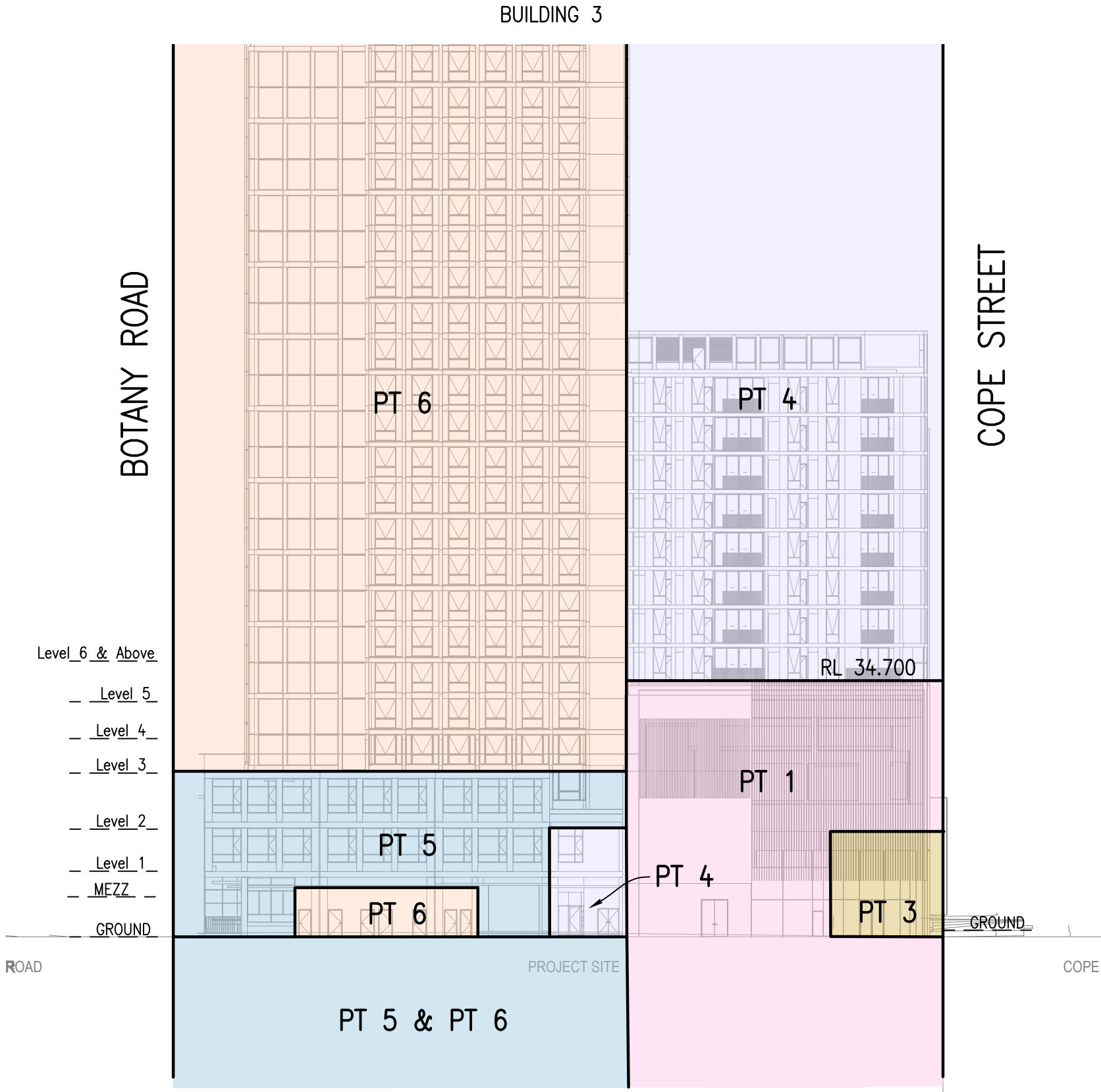
WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.:
RECEIVED: WMQ-SITE-HAS-UD-DRG-A_1055-SEC_EAST
WEST
WMQ-SITE-HAS-UD-DRG-A_1051_4-ELE-NORTH
& SOUTH



SECTION B-B



SECTION C-C

- EASEMENTS CREATED IN PLAN 1
- (X) – EASEMENT FOR VENTILATION INTAKE VARIABLE WIDTH (LIMITED IN STRATUM)
- EASEMENTS CREATED IN THIS PLAN
- (1B)– EASEMENT FOR BMU EGRESS PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
 - (V) – EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE & VARIABLE (LIMITED IN STRATUM)

- SCHEDULE OF WHOLE OF LOT EASEMENTS
- EASEMENT FOR SUPPORT & SHELTER (A)
 - EASEMENT FOR SERVICES (B)
 - EASEMENT FOR EMERGENCY EGRESS (C)
 - EASEMENT TO ACCESS SHARED FACILITIES (D)

SURVEYOR Name: TASY MORAITIS Date: Reference: 202254.01b DSUB	PLAN OF PROPOSED SUBDIVISION OF LOT 2 BEING THE DEVELOPMENT LOT FOR THE PROPOSED WATERLOO METRO QUARTER INTEGRATED STATION DEVELOPMENT	LGA: SYDNEY Locality: WATERLOO Reduction Ratio: 1:400(A2) Lengths are in metres.	REGISTERED Plan compiled from architectural CAD data. Plan is subject to final survey after completion of construction.	DRAFT PRINTED 01 SEP 2020 ISSUE 2
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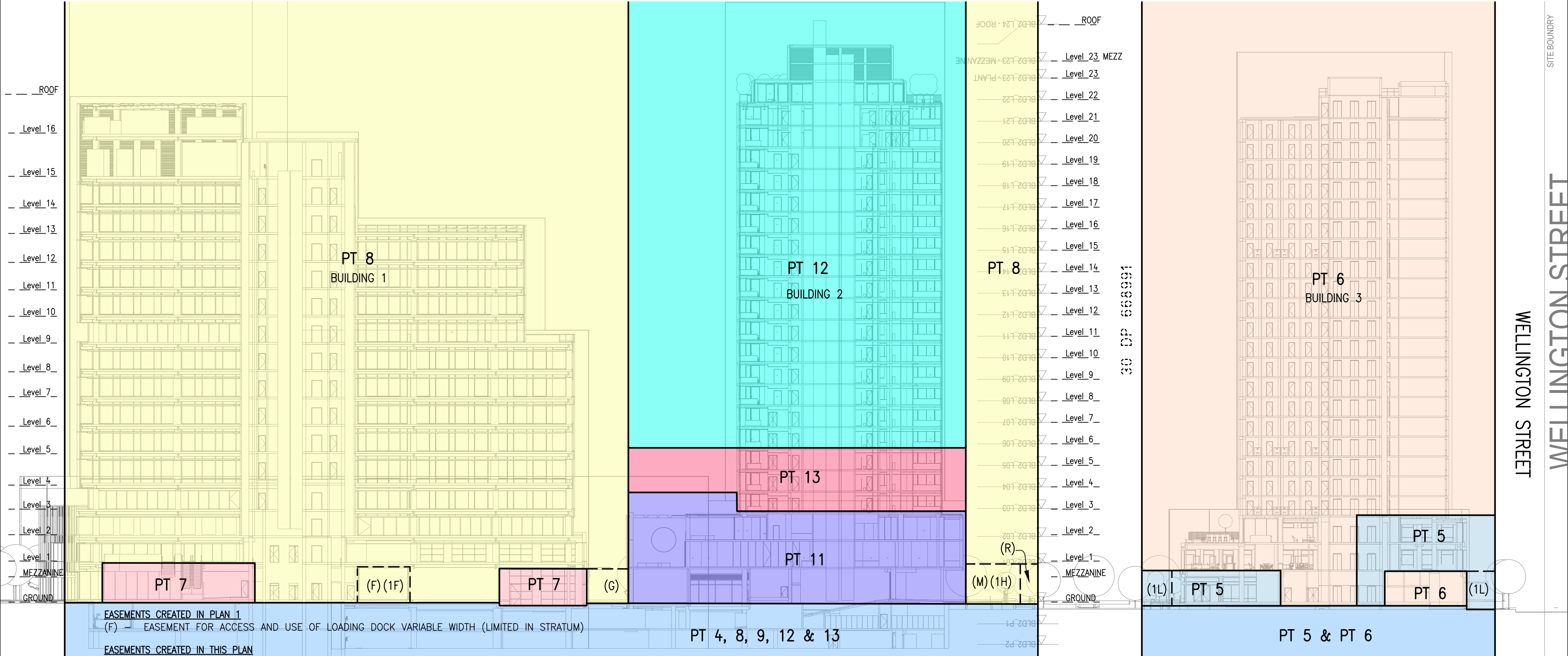
WATERLOO METRO QUARTER

INTEGRATED STATION DEVELOPMENT

SOUTHERN SUBDIVISION STAGE

THIS PLAN IS BASED ON PLANS BY
ARCHITECT
DWG No.: WMQ-SITE-HAS-UD-DRG-A_1054-SEC_NORTH
RECEIVED: SOUTH

SECTION D-D



SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (A)
- EASEMENT FOR SERVICES (B)
- EASEMENT FOR EMERGENCY EGRESS (C)
- EASEMENT TO ACCESS SHARED FACILITIES (D)

SURVEYOR

Name: TASY MORAITIS

Date:

Reference: 202254.01b DSUB

PLAN OF PROPOSED SUBDIVISION OF LOT 2
BEING THE DEVELOPMENT LOT FOR THE
PROPOSED WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

LGA:

SYDNEY

Locality:

WATERLOO

Reduction Ratio: 1:400(A2)

Lengths are in metres.

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