



WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

Environmental Impact Statement Appendix Z – Subdivision Plans

SSD-10438 Basement Car Park

Detailed State Significant Development
Development Application

Prepared for **Waterloo Developer Pty Ltd**

30 September 2020

Reference	Description
Applicable SSD Applications	SSD-10438 Basement Carpark
Author	Veris Tasy Moraitis, Registered Surveyor
Reviewed	Waterloo Developer Pty Ltd Nick Owen
Document Number	WMQ-SITE-VER-SU-DRG-0003
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)	
Office Use Only		Office Use Only			
Registered:		<div style="text-align: center;"> <h1>DRAFT</h1> <h2>PR ISSU</h2> </div>			
Title System:					
PLAN OF PROPOSED SUBDIVISION OF LOT 1 BEING PART OF THE ILLAWARRA METRO QUARTERS STATION DEVELOPMENT <div style="border: 1px solid black; padding: 5px; display: inline-block;"> BASEMENT SUBDIVISION STAGE </div>		LGA: SYDNEY Locality: Parish: ALEXANDRIA County: CUMBERLAND			
<div style="text-align: center;">Survey Certificate</div> I, TASY, 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: 01 b 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)
<div style="text-align: right; font-size: small;">Office Use Only</div> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> Registered: PLAN OF PROPOSED SUBDIVISION OF LOT 2 BEING THE DEVELOPMENT LOT FOR THE PROPOSED WATERLOO METRO QUARTER INTEGRATED STATION DEVELOPMENT </div> <div style="border: 1px solid black; padding: 5px; min-height: 40px;"> Subdivision Certificate No: Date of Endorsement: </div>		<div style="text-align: right; font-size: small;">Office Use Only</div> <div style="text-align: center; padding: 20px;"> <h1 style="margin: 0;">DRAFT</h1> <h2 style="margin: 0;">PRINTED 28 AUG 2020</h2> <h3 style="margin: 0;">ISSUE 2</h3> </div> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> 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. </div>
<p style="text-align: center;">PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"> 1. EASEMENT AND SHELTER (WHOLE OF LOT) EASEMENT SERVICES (WHOLE OF LOT) EASEMENT EMERGENCY EGRESS (WHOLE OF LOT) EASEMENT ACCESS SHARED FACILITIES (WHOLE OF LOT) EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE (1F) 6. EASEMENT FOR CARPARKING VARIABLE WIDTH (Y) EASEMENT LOADING DOCK WIDTH (1C) EASEMENT PEDESTRIAN ACCESS 1.0 WIDE (1A) (LIMITED IN STRATUM) EASEMENT EGRESS PURPOSES VARIABLE WIDTH (1B) (LIMITED IN 10. EASEMENT PEDESTRIAN ACCESSWAY VARIABLE WIDTH (G) 11. EASEMENT ACCESS AND USE SERVICE VEHICLE BAYS VARIABLE WIDTH (M) 12. EASEMENT 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) 18. EASEMENT TO ACCESS (1M) LIFTS MAINTENANCE PURPOSES (LIMITED IN STRATUM) (1N) 19. EASEMENT FOR ROOFTOP TERRACE RECREATION PURPOSES <p style="text-align: center; margin-top: 20px;">If space is insufficient use additional annexure sheet</p>		
SURVEYORS REFERENCE: 202254.01b DSUB		

PLAN FORM 6A (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 3 sheet(s)	
Office Use Only		Office Use Only			
Registered:		<div>DRAFT</div> <div>PR</div> <div>ISSU</div>			
PLAN OF PROPOSED OF LOT ² BEING THE DEVELOPMENT LOT FOR THE PROPOSED WATERLOO METRO QUARTER INTEGRATED STATION DEVELOPMENT					
Subdivision Certificate No:		<div>This sheet is for the provision of the following information as required:</div> <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.			
Date of Endorsement:					
<div>If space is insufficient use additional annexure sheet</div>					
SURVEYORS REFERENCE:		b DSUB			

SCHEDULE OF PROPOSED STRATUM LOTS & STAGES

METRO {
SUBDIVISION

LOT 1 - STATION LOT
LOT 2 - DEVELOPMENT LOT TO BE SUBDIVIDED INTO LOTS 4 TO 13

SOUTHERN {
SUBDIVISION
STAGE

LOT 3 - STATION RETAIL LOT

LOT 4 - SOCIAL HOUSING LOT
LOT 5 - BUILDNG 3 RETAIL LOT
LOT 6 - BUILDNG 3 STUDENT ACCOMODATION LOT

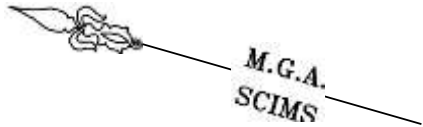
NORTHERN {
SUBDIVISION
STAGE

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 IDENTFYING RESIDUE LOTS
DURING THE SUBDIVISION PROCESS



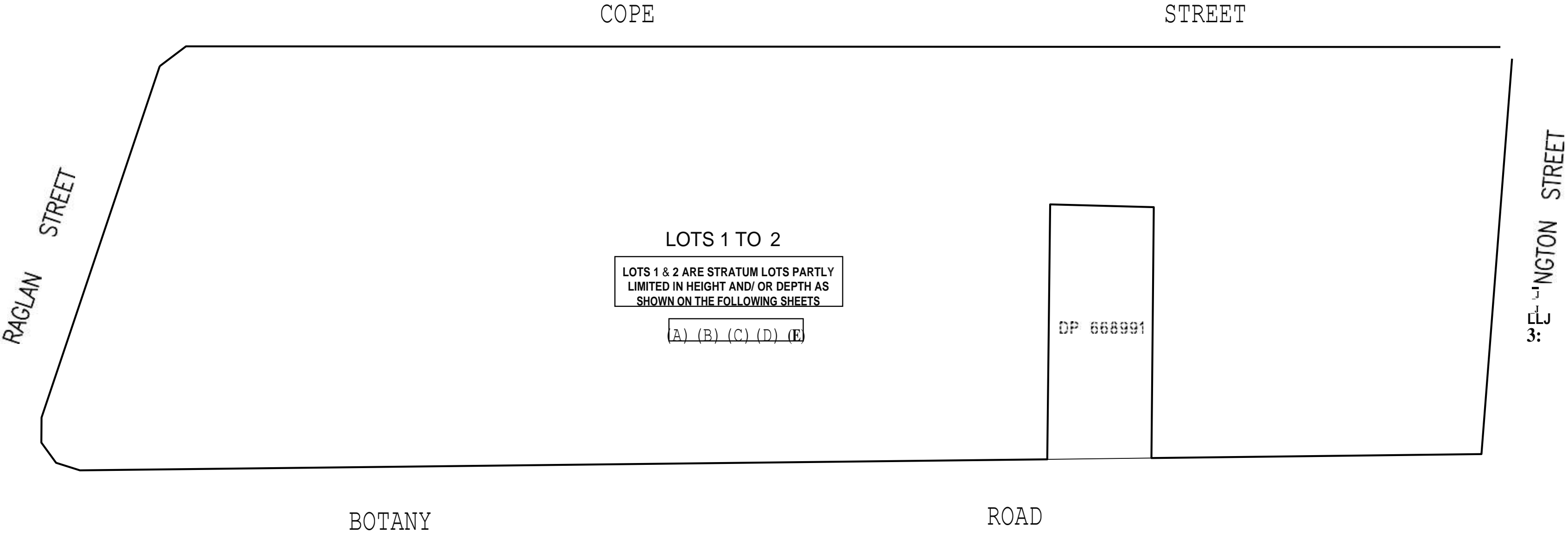
SURROUNDS SURVEY

WATERLOO METRO QUARTER
INTEGRATED STATION DEVELOPMENT

BASEMENT 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 (GOA 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					



LOTS 1 & 2 ARE STRATUM LOTS PARTLY
LIMITED IN HEIGHT AND/ OR DEPTH AS
SHOWN ON THE FOLLOWING SHEETS

(A) (B) (C) (D) (E)

SCHEDULE OF BASEMENT STRATUM LOTS

- 4A - SOCIAL HOUSING LOT BASEMENT COMPONENT
- 8A - BUILDING 1 COMMERCIAL BASEMENT COMPONENT
- 12A - BUILDING 2 RESIDENTIAL BASEMENT COMPONENT
- 13A - BUILDING 2 AFFORDABLE HOUSING BASEMENT COMPONENT

IT IS THE INTENTION THAT THE BASEMENT STRATUM LOTS WILL BE
CONSOLIDATED INTO THEIR ABOVE GROUND PARENT LOTS EITHER
DURING OR AT THE END OF THE STAGED SUBDIVISION PROCESS

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

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

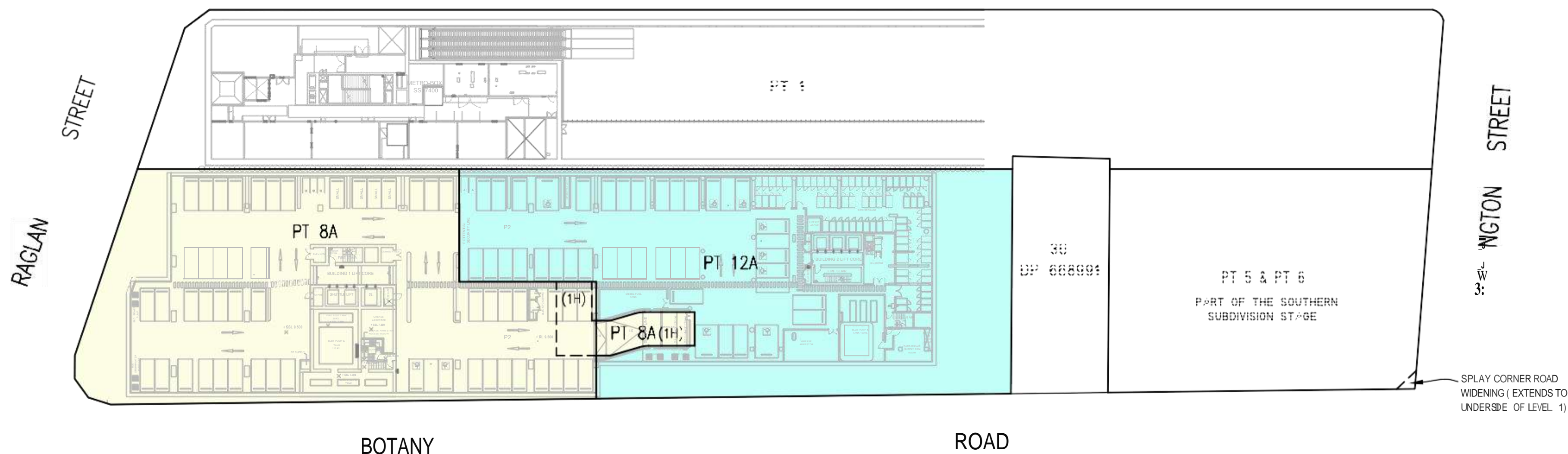
Pion compiled from
architectural CAD data
Pion is subject to final
surveyer's title

DRAFT
PRINTED 28 AUG 2020
ISS UE 2

BASEMENT SUBDIVISION STAGE

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

STREET



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

DIMENSIONS AND AREAS SUBJECT TO SURVEY

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

<p>SURVEYOR</p> <p>Name: TASY MORAITIS</p> <p>Date:</p> <p>Reference: 202254.01b DSUB</p>	<p>PLAN OF PROPOSED SUBDIVISION OF LOT 2 BEING THE DEVELOPMENT LOT FOR THE PROPOSED WATERLOO METRO QUARTER INTEGRATED STATION DEVELOPMENT</p>	<p>LGA: SYDNEY</p> <p>Locality: WATERLOO</p> <p>Reduction Ratio: 1:500(A2)</p> <p>Lengths are in metres.</p>	<p>REGISTERED CONTRACT PLAN Plan compiled from architectural CAD data. Plan is subject to final survey after completion of construction</p>	<p>DRAFT</p> <p>PRINTED 28 AUG 2020</p> <p>ISSUE 2</p>
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