



1. EASEMENTS AND RIGHTS WILL BE CREATED BY EITHER AN 88B INSTRUMENT, DEALINGS OR WITHIN THE BUILDING MANAGEMENT STATEMENT.
2. A BUILDING MANAGEMENT STATEMENT REGULATES THE CONTROL, OPERATION AND MANAGEMENT OF THE BUILDINGS. IT WILL CONTAIN A SHARED FACILITY SCHEDULE WHICH WILL OUTLINE SHARED FACILITIES AND HOW THEIR COSTS, USE, MAINTENANCE AND REPAIR WILL BE MANAGED BETWEEN MEMBER LOTS.

3. EASEMENTS AND RIGHTS LISTED ARE INDICATIVE ONLY AND COULD VARY.
 - EASEMENT FOR SERVICES
 - EASEMENT FOR FUTURE SERVICES
 - EASEMENT FOR SUPPORT AND SHELTER
 - EASEMENT FOR EMERGENCY EGRESS PURPOSES
 - EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS TO LOTS 601-607
 - EASEMENT FOR DRAINAGE OF STORMWATER FROM LOTS 601-607
 - EASEMENTS FOR PUBLIC ACCESS - SUBJECT TO LICENCED SEATING AREAS
 - EASEMENTS FOR OVERHANGING AWNINGS AND STRUCTURES FROM LOTS 601-607
 - EASEMENTS FOR MAINTENANCE AND LIGHT & AIR BENEFITTING LOTS 601-607
 - EASEMENTS FOR THE PROVISION & SUPPLY OF CHILLED WATER SERVICE, RECYCLED WATER SERVICE, EMBEDDED NETWORK CONNECTION SERVICES
4. SHARED FACILITIES COULD INCLUDE BUT ARE NOT LIMITED TO
 - MECHANICAL AND CARPARK VENTILATION, SPRINKLER AND FIRE SYSTEMS, LIGHTING, ROLLER DOORS, SECURITY SYSTEMS, GREASE ARRESTORS, SHARED PLANT AREAS, KITCHEN EXHAUST, SERVICE RISERS, PEST CONTROL, CLEANING, GARBAGE MANAGEMENT, LIFTS, STORMWATER SYSTEM, ELECTRICAL SYSTEMS, HYDRAULIC SERVICES, GAS SUPPLY, ACCESSWAYS, LOADING DOCK USE, ACCESS TO SHARED FACILITIES
5. EASEMENTS AND LEASES FOR STATUTORY AUTHORITIES WILL BE CREATED AS REQUIRED BY THOSE AUTHORITIES.

LOT DESCRIPTIONS

LOT 600 - INSW RESIDUE LOT
LOT 601 - R4A RESIDENTIAL
LOT 602 - R4A RETAIL
LOT 603 - R4B RESIDENTIAL
LOT 604 - R4B RETAIL
LOT 605 - R5 RESIDENTIAL
LOT 606 - R5 RETAIL
LOT 607 - R5 RESIDENTIAL A
LOT 608 - SUBSTATION

NOTES:

1. THIS PLAN SHOWS THE PROPOSED SUBDIVISION LOTS FOR THE BARANGAROO SOUTH STAGE 1B DEVELOPMENT SITE FOR THE R4A, R4B AND R5 BUILDINGS. R5 LOT IS INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.
2. THE PROPOSED LOTS SHOWN WILL BE CREATED FROM RESIDUE LOT 500 DP1264241. THE FULL EXTENT OF THE PROPOSED LOT 600 (INSW RESIDUE LOT) IS SHOWN ON SHEET 1 LOCATION PLAN. THE RESIDUE LOT HAS NOT BEEN DIMENSIONED
3. IT IS INTENDED THAT THE PROPOSED STRATUM LOTS SHOWN WILL BE CREATED IN A STAGED MANNER.
4. THE FINAL ALLOCATED LOT NUMBERS WILL VARY SUBJECT TO STAGING.
5. THE PROPOSED BOUNDARIES AND DIMENSIONS SHOWN ARE DRAFT ONLY AND SUBJECT TO THE FINAL PLAN AND FINAL SURVEY.
6. THE PROPOSED BOUNDARIES ON THIS PLAN HAVE BEEN DEFINED BY ARCHITECTURAL ACAD FILES ONLY. THE FINAL LOTS AND DIMENSIONS MAY VARY SUBJECT TO FINAL APPROVED PLANS AND FINAL SURVEY.
7. THE PROPOSED LOTS WILL BE SUBJECT TO EASEMENTS AND A BUILDING MANAGEMENT STATEMENT.
8. EASEMENTS FOR VARIOUS AUTHORITY SERVICES AND INFRASTRUCTURE WILL BE CREATED BY SEPARATE PLANS FOR EASEMENT PURPOSES.
9. BASEMENT LOT BOUNDARIES ARE INDICATIVE ONLY AND MAY VARY ON FINAL PLAN.
10. WATERPROOFING MEMBRANES BE SITUATED WITHIN THE THE BASEMENT LOTS AND NOT RESIDUE LOT 600.



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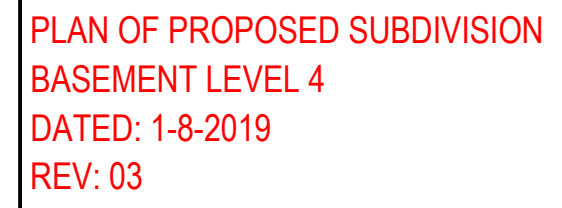
SURVEYOR
Name: PATRICK JOHN WALSH
Date: 5/12/2019
Reference: DA 1B STG 01

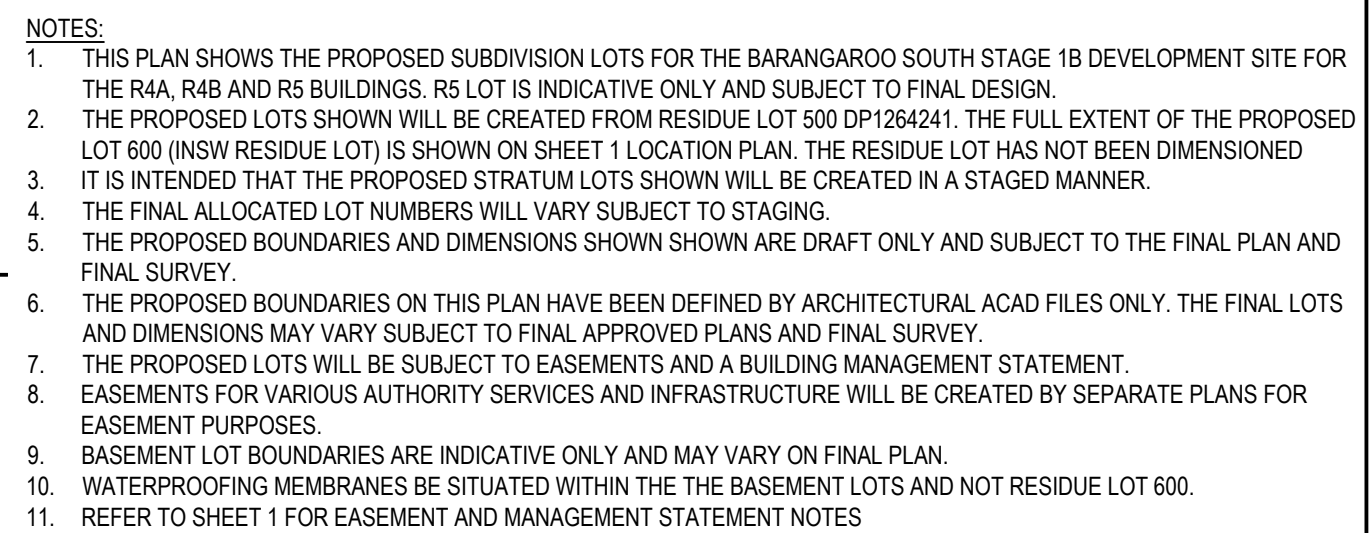
PLAN OF SUBDIVISION OF LOT 500 DP1264241
PLAN PREPARED FOR SEARS PURPOSES ONLY

LGA: SYDNEY
Locality: BARANGAROO
Reduction Ratio 1: 1000
Lengths are in metres

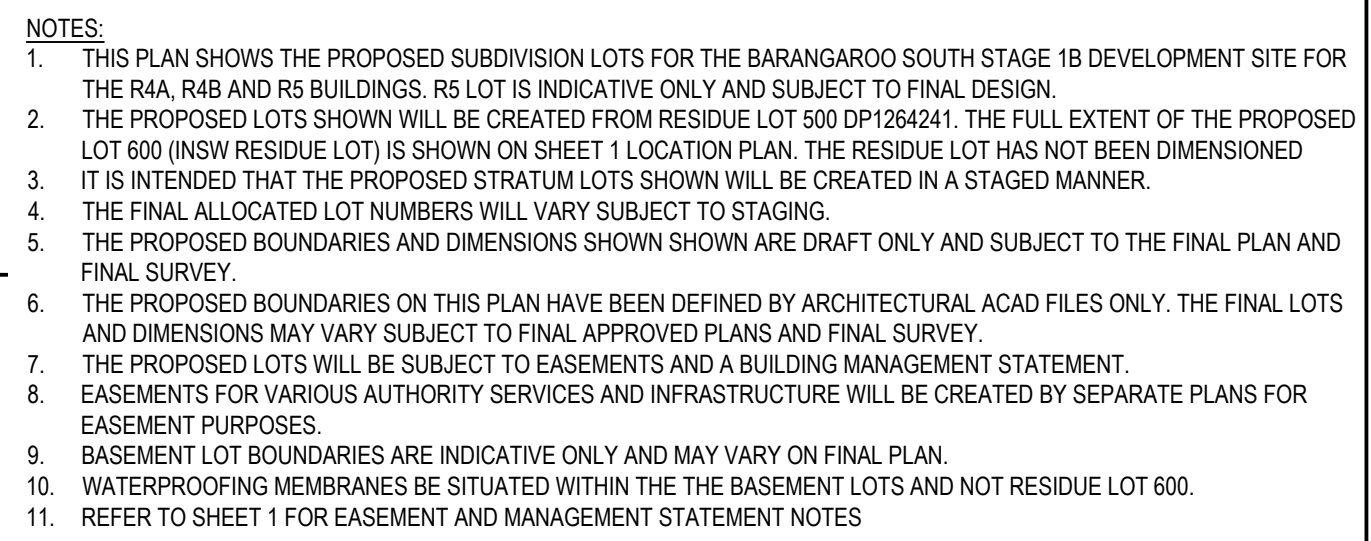
Registered

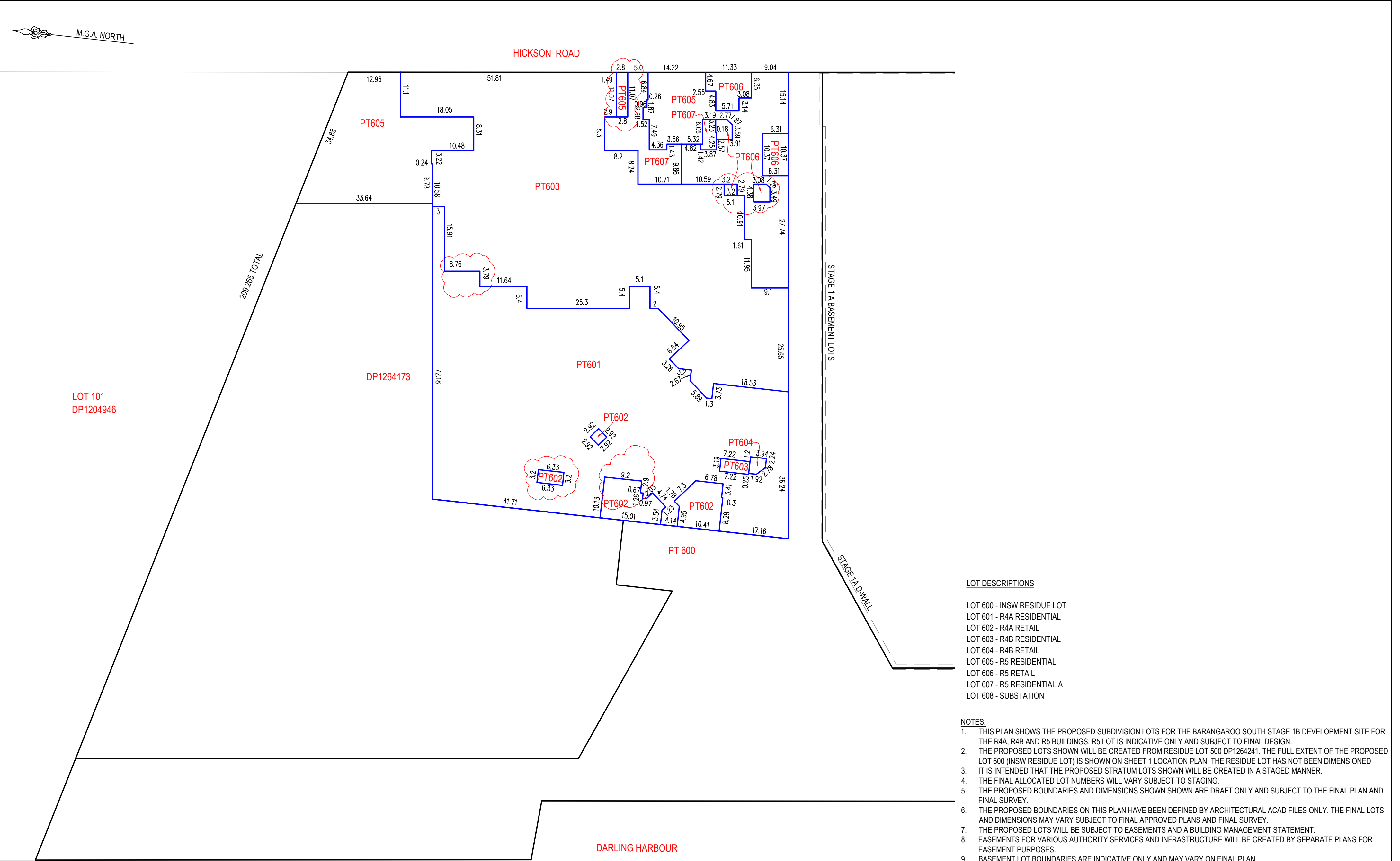
PLAN OF PROPOSED SUBDIVISION
LEVEL 1 - LOCATION PLAN
DATED: 1-8-2019
REV: 03





SURVEYOR Name: PATRICK JOHN WALSH Date: 5/12/2019 Reference: DA 1B STG 01	PLAN OF SUBDIVISION OF LOT 500 DP1264241	LGA: SYDNEY Locality: BARANGAROO Reduction Ratio 1: 600 Lengths are in metres	Registered	PLAN OF PROPOSED SUBDIVISION BASEMENT LEVEL 3 DATED: 1-8-2019 REV: 04
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LOT DESCRIPTIONS

- LOT 600 - INSW RESIDUE LOT
- LOT 601 - R4A RESIDENTIAL
- LOT 602 - R4A RETAIL
- LOT 603 - R4B RESIDENTIAL
- LOT 604 - R4B RETAIL
- LOT 605 - R5 RESIDENTIAL
- LOT 606 - R5 RETAIL
- LOT 607 - R5 RESIDENTIAL A
- LOT 608 - SUBSTATION

NOTES:

- THIS PLAN SHOWS THE PROPOSED SUBDIVISION LOTS FOR THE BARANGAROO SOUTH STAGE 1B DEVELOPMENT SITE FOR THE R4A, R4B AND R5 BUILDINGS. R5 LOT IS INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.
- THE PROPOSED LOTS SHOWN WILL BE CREATED FROM RESIDUE LOT 500 DP1264241. THE FULL EXTENT OF THE PROPOSED LOT 600 (INSW RESIDUE LOT) IS SHOWN ON SHEET 1 LOCATION PLAN. THE RESIDUE LOT HAS NOT BEEN DIMENSIONED IT IS INTENDED THAT THE PROPOSED STRATUM LOTS SHOWN WILL BE CREATED IN A STAGED MANNER.
- THE FINAL ALLOCATED LOT NUMBERS WILL VARY SUBJECT TO STAGING.
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- THE PROPOSED BOUNDARIES ON THIS PLAN HAVE BEEN DEFINED BY ARCHITECTURAL ACAD FILES ONLY. THE FINAL LOTS AND DIMENSIONS MAY VARY SUBJECT TO FINAL APPROVED PLANS AND FINAL SURVEY.
- THE PROPOSED LOTS WILL BE SUBJECT TO EASEMENTS AND A BUILDING MANAGEMENT STATEMENT.
- EASEMENTS FOR VARIOUS AUTHORITY SERVICES AND INFRASTRUCTURE WILL BE CREATED BY SEPARATE PLANS FOR EASEMENT PURPOSES.
- BASEMENT LOT BOUNDARIES ARE INDICATIVE ONLY AND MAY VARY ON FINAL PLAN.
- WATERPROOFING MEMBRANES BE SITUATED WITHIN THE THE BASEMENT LOTS AND NOT RESIDUE LOT 600.
- REFER TO SHEET 1 FOR EASEMENT AND MANAGEMENT STATEMENT NOTES

BASEMENT LEVEL 1

SURVEYOR

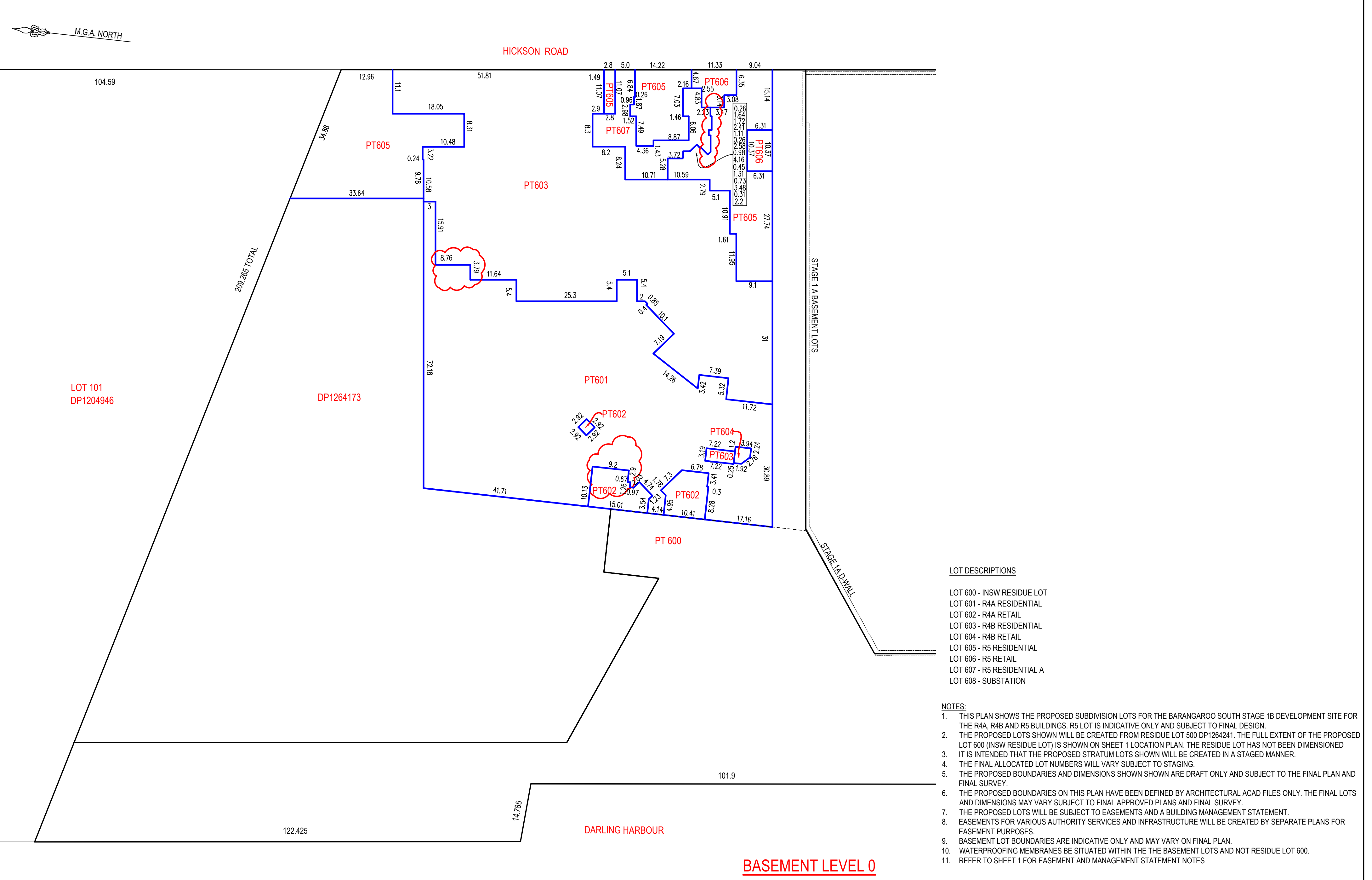
Name: PATRICK JOHN WALSH
Date: 5/12/2019
Reference: DA 1B STG 01

PLAN OF SUBDIVISION OF LOT 500 DP1264241

LGA: SYDNEY
Locality: BARANGAROO
Reduction Ratio 1: 600
Lengths are in metres

Registered

PLAN OF PROPOSED SUBDIVISION
BASEMENT LEVEL 1
DATED: 1-8-2019
REV:04

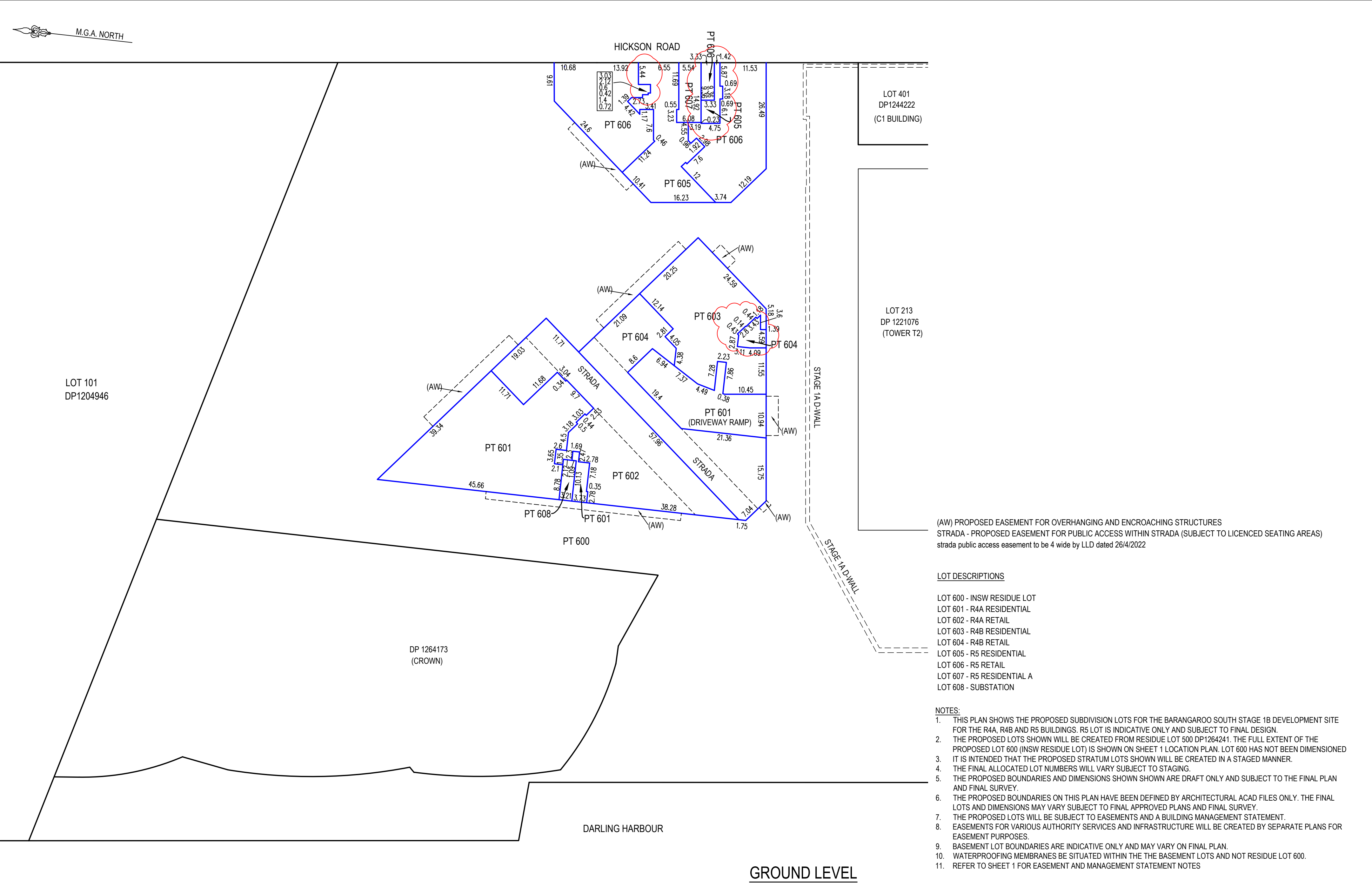


LOT DESCRIPTIONS

- LOT 600 - INSW RESIDUE LOT
- LOT 601 - R4A RESIDENTIAL
- LOT 602 - R4A RETAIL
- LOT 603 - R4B RESIDENTIAL
- LOT 604 - R4B RETAIL
- LOT 605 - R5 RESIDENTIAL
- LOT 606 - R5 RETAIL
- LOT 607 - R5 RESIDENTIAL A
- LOT 608 - SUBSTATION

NOTES:

- THIS PLAN SHOWS THE PROPOSED SUBDIVISION LOTS FOR THE BARANGAROO SOUTH STAGE 1B DEVELOPMENT SITE FOR THE R4A, R4B AND R5 BUILDINGS. R5 LOT IS INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.
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- BASEMENT LOT BOUNDARIES ARE INDICATIVE ONLY AND MAY VARY ON FINAL PLAN.
- WATERPROOFING MEMBRANES BE SITUATED WITHIN THE THE BASEMENT LOTS AND NOT RESIDUE LOT 600.
- REFER TO SHEET 1 FOR EASEMENT AND MANAGEMENT STATEMENT NOTES



(AW) PROPOSED EASEMENT FOR OVERHANGING AND ENCRANCHING STRUCTURES
STRADA - PROPOSED EASEMENT FOR PUBLIC ACCESS WITHIN STRADA (SUBJECT TO LICENCED SEATING AREAS)
strada public access easement to be 4 wide by LLD dated 26/4/2022

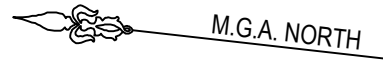
LOT DESCRIPTIONS

- LOT 600 - INSW RESIDUE LOT
- LOT 601 - R4A RESIDENTIAL
- LOT 602 - R4A RETAIL
- LOT 603 - R4B RESIDENTIAL
- LOT 604 - R4B RETAIL
- LOT 605 - R5 RESIDENTIAL
- LOT 606 - R5 RETAIL
- LOT 607 - R5 RESIDENTIAL A
- LOT 608 - SUBSTATION

- NOTES:
- THIS PLAN SHOWS THE PROPOSED SUBDIVISION LOTS FOR THE BARANGAROO SOUTH STAGE 1B DEVELOPMENT SITE FOR THE R4A, R4B AND R5 BUILDINGS. R5 LOT IS INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.
 - THE PROPOSED LOTS SHOWN WILL BE CREATED FROM RESIDUE LOT 500 DP1264241. THE FULL EXTENT OF THE PROPOSED LOT 600 (INSW RESIDUE LOT) IS SHOWN ON SHEET 1 LOCATION PLAN. LOT 600 HAS NOT BEEN DIMENSIONED
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 - REFER TO SHEET 1 FOR EASEMENT AND MANAGEMENT STATEMENT NOTES

GROUND LEVEL

SURVEYOR		PLAN OF SUBDIVISION OF LOT 500 DP1264241		LGA: SYDNEY	Registered	PLAN OF PROPOSED SUBDIVISION OSH - R4A, R4B, R5 BUILDINGS DATED: 1-8-2019 REV:04
Name:	PATRICK JOHN WALSH			Locality: BARANGAROO		
Date:	5/12/2019			Reduction Ratio 1: 600		
Reference:	DA 1B STG 01			Lengths are in metres		



HICKSON ROAD

LOT 101
DP1204946

DP 1264173
(CROWN)

DARLING HARBOUR

LEVEL 1

LOT 401
DP1244222
(C1 BUILDING)

LOT 213
DP 1221076
(TOWER T2)

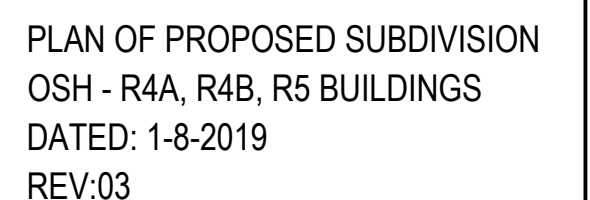
(AW) DENOTES PROPOSED EASEMENT FOR OVERHANGING AND ENCROACHING STRUCTURES.

LOT DESCRIPTIONS

LOT 600 - INSW RESIDUE LOT
LOT 601 - R4A RESIDENTIAL
LOT 602 - R4A RETAIL
LOT 603 - R4B RESIDENTIAL
LOT 604 - R4B RETAIL
LOT 605 - R5 RESIDENTIAL
LOT 606 - R5 RETAIL
LOT 607 - R5 RESIDENTIAL A
LOT 608 - SUBSTATION

NOTES:

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11. REFER TO SHEET 1 FOR EASEMENT AND MANAGEMENT STATEMENT NOTES





HICKSON ROAD

LOT 101
DP1204946

DP 1264173
(CROWN)

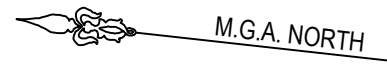
DARLING HARBOUR

LOT DESCRIPTIONS

LOT 600 - INSW RESIDUE LOT
LOT 601 - R4A RESIDENTIAL
LOT 602 - R4A RETAIL
LOT 603 - R4B RESIDENTIAL
LOT 604 - R4B RETAIL
LOT 605 - R5 RESIDENTIAL
LOT 606 - R5 RETAIL
LOT 607 - R5 RESIDENTIAL A
LOT 608 - SUBSTATION

NOTES:

1. THIS PLAN SHOWS THE PROPOSED SUBDIVISION LOTS FOR THE BARANGAROO SOUTH STAGE 1B DEVELOPMENT SITE FOR THE R4A, R4B AND R5 BUILDINGS. R5 LOT IS INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.
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HICKSON ROAD

LOT 101
DP1204946

DP 1264173
(CROWN)

DARLING HARBOUR

LEVELS 19 TO 20

LOT 401
DP1244222
(C1 BUILDING)

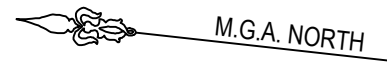
LOT 213
DP 1221076
(TOWER T2)

LOT DESCRIPTIONS

LOT 600 - INSW RESIDUE LOT
LOT 601 - R4A RESIDENTIAL
LOT 602 - R4A RETAIL
LOT 603 - R4B RESIDENTIAL
LOT 604 - R4B RETAIL
LOT 605 - R5 RESIDENTIAL
LOT 606 - R5 RETAIL
LOT 607 - R5 RESIDENTIAL A
LOT 608 - SUBSTATION

NOTES:

1. THIS PLAN SHOWS THE PROPOSED SUBDIVISION LOTS FOR THE BARANGAROO SOUTH STAGE 1B DEVELOPMENT SITE FOR THE R4A, R4B AND R5 BUILDINGS. R5 LOT IS INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.
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HICKSON ROAD

LOT 401
DP1244222
(C1 BUILDING)

LOT 213
DP 1221076
(TOWER T2)

LOT 101
DP1204946

DP 1264173
(CROWN)

DARLING HARBOUR

LEVEL 21 & ABOVE

LOT DESCRIPTIONS

LOT 600 - INSW RESIDUE LOT
LOT 601 - R4A RESIDENTIAL
LOT 602 - R4A RETAIL
LOT 603 - R4B RESIDENTIAL
LOT 604 - R4B RETAIL
LOT 605 - R5 RESIDENTIAL
LOT 606 - R5 RETAIL
LOT 607 - R5 RESIDENTIAL A
LOT 608 - SUBSTATION

NOTES:

1. THIS PLAN SHOWS THE PROPOSED SUBDIVISION LOTS FOR THE BARANGAROO SOUTH STAGE 1B DEVELOPMENT SITE FOR THE R4A, R4B AND R5 BUILDINGS. R5 LOT IS INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.
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