

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: 6
DATED: 04-09-24

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

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

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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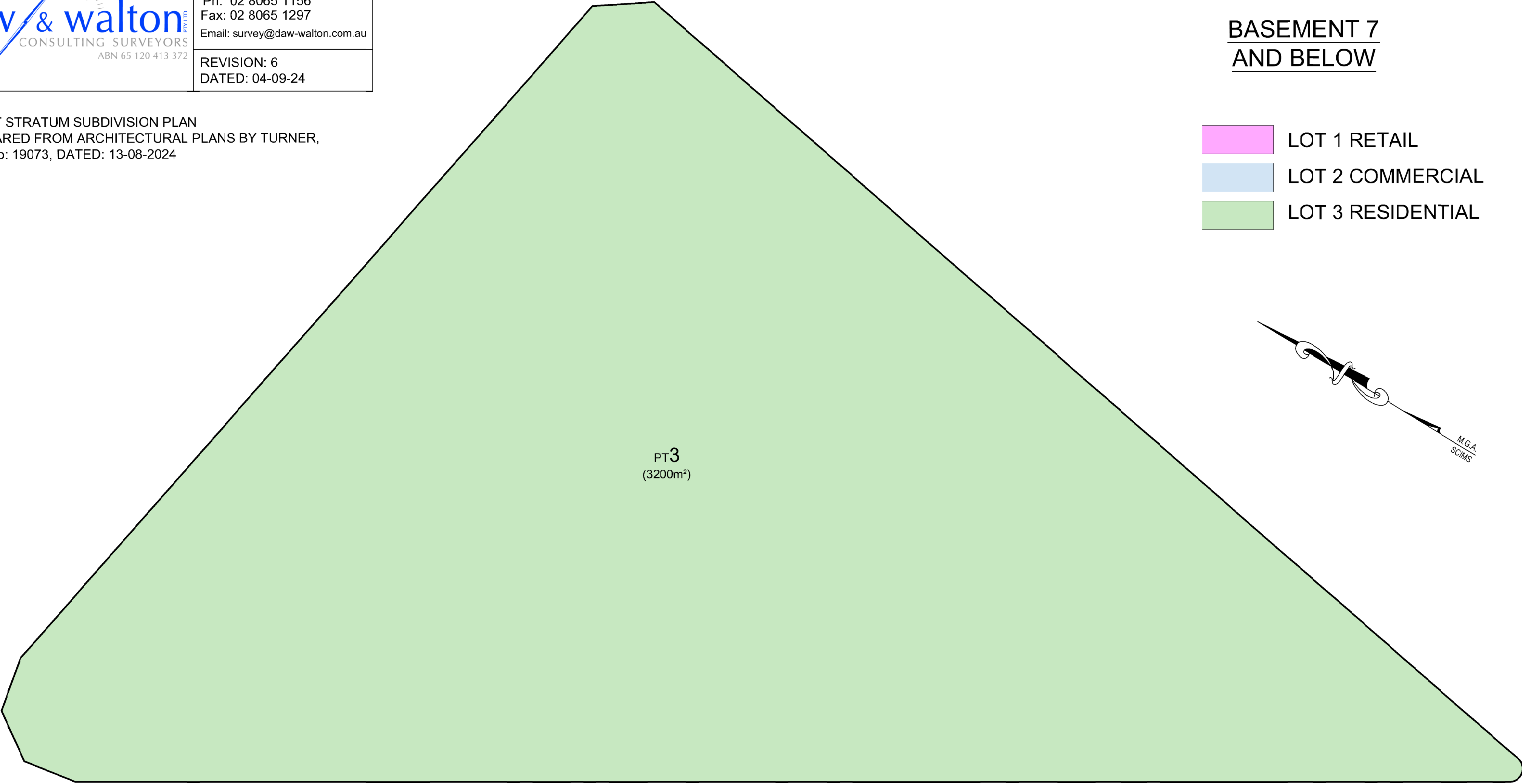
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BASEMENT 7
AND BELOW

- 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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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 triangular plot of land divided into three colored areas: a pink area at the top (Lot 1), a blue area at the bottom (Lot 2), and a green area on the left (Lot 3). Lot 3 is labeled 'PT3 (1845m²)' and Lot 2 is labeled 'PT2 (1355m²)'. The boundary between Lot 1 and Lot 2 is a jagged line. The boundary between Lot 2 and Lot 3 is a straight vertical line. The boundary between Lot 1 and Lot 3 is a straight line from the top left to the top right.

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BASEMENT 3

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

The main site plan diagram shows a large triangular plot divided into three colored regions: a large pink area for Lot 1 (Retail), a blue area for Lot 2 (Commercial) at the top, and a green area for Lot 3 (Residential) at the bottom. Several specific points are marked with labels and areas: PT1 (2593m²) is in the center of the pink area; PT2 (453m²) is in the blue area; PT3 (27m²) is on the boundary between blue and pink; PT2 (19m²) and PT3 (26m²) are in the lower right; PT3 (37m²) is in the bottom left; and PT2 (16m²) and PT3 (29m²) are in the lower center. A north arrow is located on the right side, pointing towards the top right, with the text 'M.G.A. SCIMS' below it.

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BASEMENT 2

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

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LGA: NORTH SYDNEY
LOCALITY: CROWS NEST
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BASEMENT 1

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

The main site plan diagram shows a large triangular plot of land. The majority of the plot is colored pink, representing Lot 1 Retail. Within this plot, there are several smaller areas: a large green area (Lot 3 Residential) in the upper right, a blue area (Lot 2 Commercial) in the center right, and several smaller green and blue areas. These smaller areas are labeled with points: PT1 (2760m²) in the center, PT2 (15m²) in the lower center, PT3 (45m²) in the lower center, PT3 (37m²) in the lower left, PT3 (37m²) in the lower right, PT2 (78m²) in the center right, and PT3 (228m²) in the upper right. A dashed line on the right side of the plot indicates a 'SUBSTATION LEASE AREA'. A north arrow is located in the upper right corner of the plot area.

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GROUND FLOOR

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

The ground floor plan shows a large triangular plot divided into several lots. Lot 1 (Retail, pink) occupies the majority of the area. Within Lot 1, there are several smaller lots: PT1 (2697m²), PT2 (93m²), and several PT3 lots (33m², 139m², 150m², 59m²). Lot 2 (Commercial, blue) is a small triangular lot adjacent to PT2. Lot 3 (Residential, green) is a small rectangular lot at the bottom left. The plan also shows easements for public access and substation lease areas. A north arrow and MGA SCMS reference are included.

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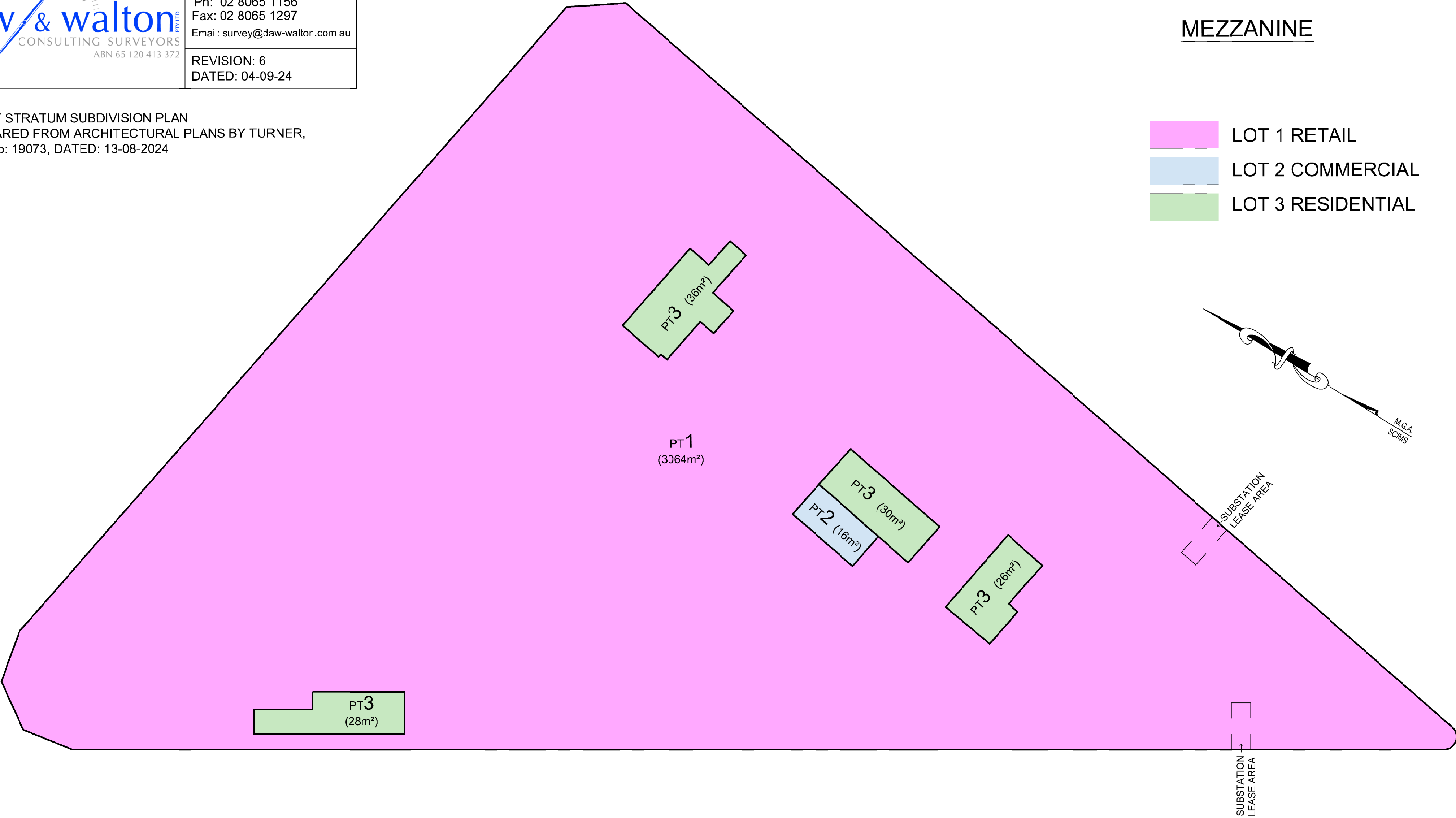
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MEZZANINE

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



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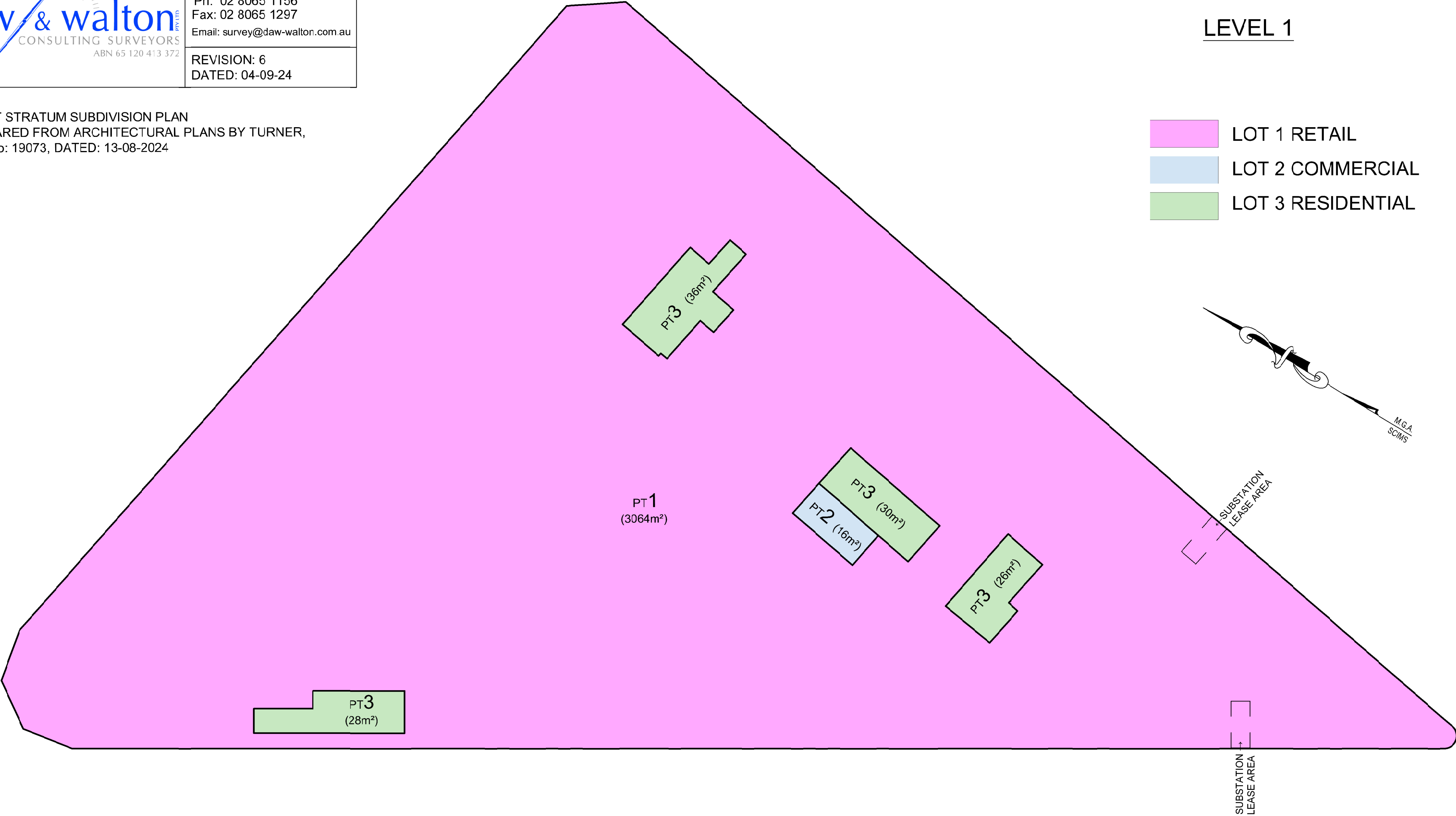
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LEVEL 1

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



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LEVEL 2

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

PT1
(3m²)

PT1
(3m²)

PT1
(11m²)

PT1
(4m²)

PT1
(2m²)

PT1
(5m²)

PT2
(3039m²)

PT3
(34m²)

PT3
(30m²)

PT3
(41m²)

PT3
(28m²)

SUBSTATION
LEASE AREA

SUBSTATION
LEASE AREA

M.G.A
SC/MS

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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 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 is labeled PT3 (3192m²). Another point is labeled PT1 (2m²) with an arrow pointing to a small pink rectangle. A third point is labeled PT1 (3m²) with an arrow pointing to a small pink rectangle. A north arrow is located on the right side of the plan, pointing towards the top right, with the text 'M.G.A. SC/M/S' below it.

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ROOF LEVEL

LOT 1 RETAIL

LOT 2 COMMERCIAL

LOT 3 RESIDENTIAL

PT3 (6m²)

PT3 (22m²)

PT3 (100m²)

PT1 (3024m²)

PT3 (30m²)

PT3 (18m²)

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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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daw & walton

CONSULTING SURVEYORS

ABN 65 120 413 372

PTY LTD

PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
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REVISION: 6
DATED: 04-09-24

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

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
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10	20	30	40	50	Table of mm	80	90	100	110	120	130	140	150
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