

# WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

**Environmental Impact Statement  
Appendix HH – Subdivision Plans**

**SSD-79307758 Northern Precinct  
SSD-79307746 Central Precinct**

Detailed State Significant Development  
Development Application

Prepared for **WL Developer Pty Ltd**

September 2025

<b>PLAN FORM 6 (2020)</b>	<b>DEPOSITED PLAN ADMINISTRATION SHEET</b>	Sheet 1 of 2 sheet(s)
<p style="text-align: right;">Office Use Only</p> Registered:  Title System:	<p style="text-align: right;">Office Use Only</p> <h1 style="text-align: center;">DRAFT</h1> <p style="text-align: center;">ISSUE 8: 22/10/2025</p>	
<b>PLAN OF</b> PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255	LGA: SYDNEY Locality: WATERLOO Parish: ALEXANDRIA County: CUMBERLAND	
<p style="text-align: center;">Survey Certificate</p> I, TASY MORAITIS of Suite 7.01, Level 7.3 Rider Boulevard Rhodes 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: 'X' - 'Y' 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 out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> 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: .....	
Plans used in the preparation of <del>survey</del> /compilation.	<p style="text-align: center;">Subdivision Certificate</p> I, ..... *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <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: ..... Registration number: ..... Consent Authority: ..... Date of endorsement: ..... Subdivision Certificate number: ..... File number: ..... *Strike through if inapplicable.	
Surveyor's Reference: 066-21 DSUB-5 (C&N) -TM	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

CAD REF: G:\Acquired\CR\Projects\2021\_yr\066-21 Waterloo Survey\Plans\Plan\_88B\Draft\_Sraturm - Central - North\066-21G S08 [07] - DSUB-TM - Y.G. - T.M.

Office Use Only	Office Use Only
<b>Registered:</b>  <b>PLAN OF</b> PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255	<h1 style="margin: 0;">DRAFT</h1> <h2 style="margin: 0;">ISSUE 8: 22/10/2025</h2>
Subdivision Certificate number: .....  Date of Endorsement: .....	This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li> <li>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li> <li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>

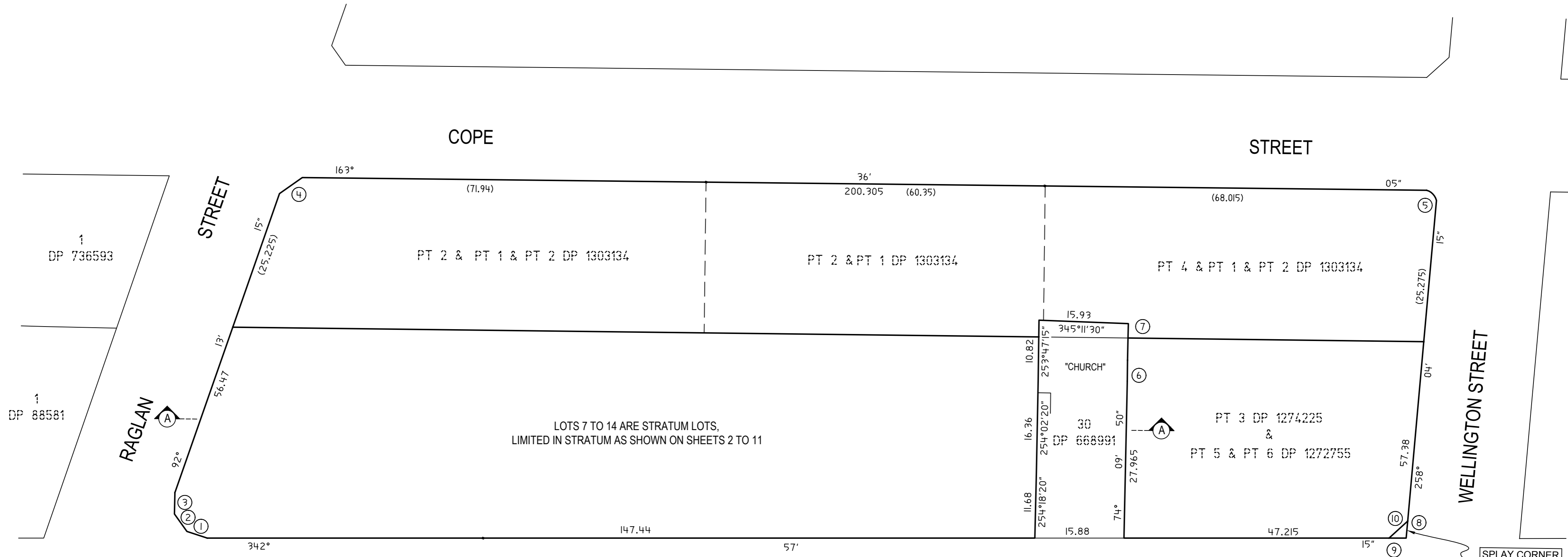
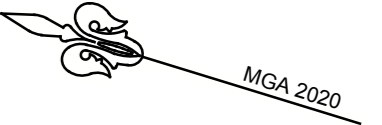
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED AND IN TERMS OF THE ACCOMPANYING INSTRUMENT IT IS INTENDED TO CREATE:

1. EASEMENT FOR SUPPORT AND SHELETER (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 PEDESTRIAN ACCESS 1.0 WIDE (5A) (LIMITED IN STRATUM)
6. EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (5F) (LIMITED IN STRATUM)
7. EASEMENT TO ACCESS AND USE LIFTS VARIABLE WITH (5K) (LIMITED IN STRATUM)
8. EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (5G) (LIMITED IN STRATUM)
9. EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (5H) (LIMITED IN STRATUM)
10. EASEMENT FOR PUBLIC ACCESS VARAIBLE WIDTH (5L) (LIMITED IN STRATUM)
11. EASEMENT TO ACCESS AND USE SERVICE BAYS VARIABLE WIDTH (5M) (LIMITED IN SRATUM)
12. EASEMENT FOR ACCESS VARIABLE WIDTH (5P) (LIMITED IN STRATUM)
13. EASEMENT TO ACCESS AND USE FOR CAR PARKING SPACES VARIABLE WIDTH (5Y) (LIMITED IN STRATUM)
14. EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE (5V) (LIMITED IN STRATUM)
15. EASEMENT FOR WASTE & GARBAGE PURPOSES VARIABLE WIDTH (5W) (LIMITED IN STRATUM)
16. EASEMENT FOR SYDNEY METRO SIGNAGE AND WAYFINDING VARIABLE WIDTH (5Q) (LIMITED IN STRATUM) - (LOCATION TBT)
17. EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (5F1) (LIMITED IN STRATUM)
18. RESTRICTION ON THE USE OF LAND (WITH RESPECT TO EASEMENT (5L))
19. RESTRICTION ON THE USE OF LAND (LOADING ON METRO LOT)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 066-21 DSUB-5 (C&N) -TM

**SITE PLAN**



1  
DP 736593

1  
DP 88581

1  
DP 186677

PLAN NOT FOR NSW LRS INVESTIGATION

PRELIMINARY PLAN ONLY LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE INDICATIVE ONLY & SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

NOTE:  
THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

SCHEDULE OF LINES

No.	BEARING	DISTANCE
1	1°10'40"	3.81
2	37°35'20"	3.81
3	74°00'	3.81
4	127°54'50"	4.955
6	73°25'50"	3.755
7	74°20'50"	6.52
8	258°04'15"	3.05
9	342°57'15"	3.05
10	120°30'45"	4.5

SCHEDULE OF CURVED LINES

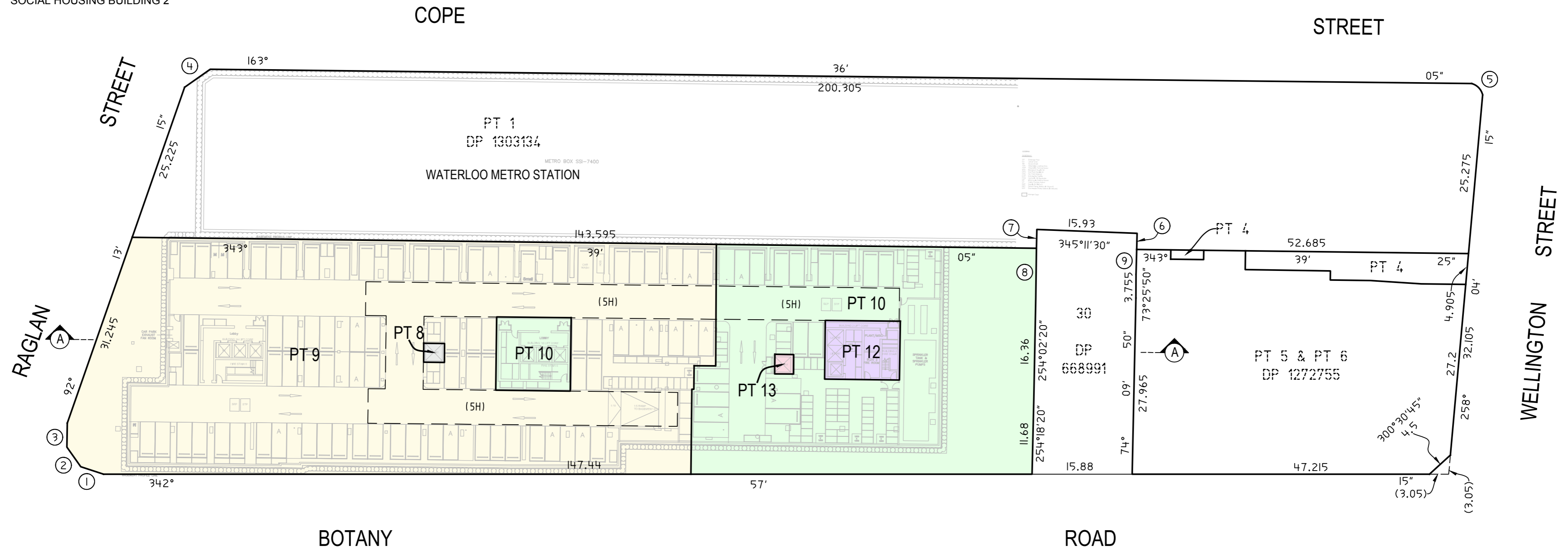
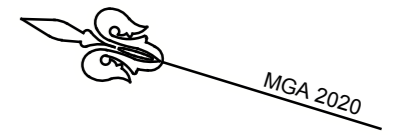
No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

SURVEYOR Name: TASY MORAITIS <small>Colliers International Engineering &amp; Design NSW</small> Date: Reference: 066-21 DSUB-5 (C&N) -TM	PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255	LGA: SYDNEY Locality: WATERLOO Reduction Ratio: 1: 500 Lengths are in metres	Registered	<b>DP DRAFT</b> ISSUE 8: 22/10/2025
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**BASEMENT 2 AND BELOW**

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BMT-WBG-AR-DRG-DA092[01]]  
 DATE: 15/09/2025

- SCHEDULE OF STRATUM LOTS**
- LOT 7 - RETAIL BUILDING 1
  - LOT 8 - COMMERCIAL BUILDING 1
  - LOT 9 - RESIDENTIAL BUILDING 1A
  - LOT 10 - RESIDENTIAL BUILDING 1B
  - LOT 11 - AFFORDABLE HOUSING BUILDING 1B
  - LOT 12 - CO-LIVING BUILDING 2
  - LOT 13 - RETAIL BUILDING 2
  - LOT 14 - SOCIAL HOUSING BUILDING 2



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

**PRELIMINARY DRAWING**  
 THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

**PRELIMINARY NOT FOR CONSTRUCTION**

**NOTE:**  
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**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

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

**SURVEYOR**  
 Name: TASY MORAITIS  
 Colliers International Engineering & Design NSW  
 Date:  
 Reference: 066-21 DSUB-5 (C&N) -TM

**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

Registered

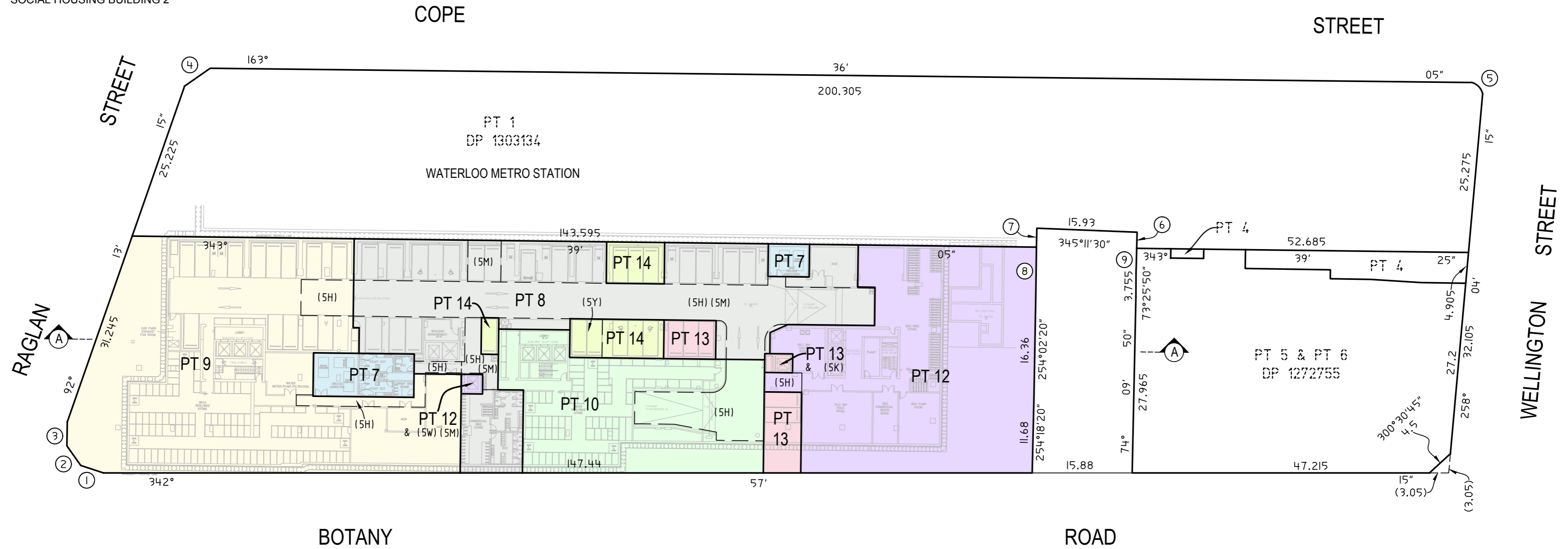
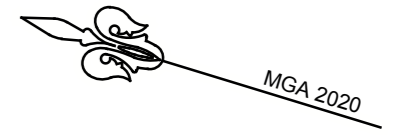
**DP DRAFT**  
 ISSUE 8: 22/10/2025

**BASEMENT 1**

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [W/MQ-BMT-WBG-AR-DRG-DA091[01]]  
 DATE: 15/09/2025

**SCHEDULE OF STRATUM LOTS**

LOT 7 -	RETAIL BUILDING 1
LOT 8 -	COMMERCIAL BUILDING 1
LOT 9 -	RESIDENTIAL BUILDING 1A
LOT 10 -	RESIDENTIAL BUILDING 1B
LOT 11 -	AFFORDABLE HOUSING BUILDING 1B
LOT 12 -	CO-LIVING BUILDING 2
LOT 13 -	RETAIL BUILDING 2
LOT 14 -	SOCIAL HOUSING BUILDING 2



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

**PRELIMINARY DRAWING**  
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**SCHEDULE OF LINES**

No.	BEARING	DISTANCE
1	1°10'40"	3.81
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8	258°04'15"	3.05
9	342°57'15"	3.05
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**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

- (5H) - EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (5K) - EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
- (5M) - EASEMENT TO ACCESS AND USE SERVICE VEHICLE BAYS VARIABLE WIDTH (LIMITED IN STRATUM)
- (5Q) - EASEMENT FOR SYDNEY METRO SIGNAGE AND WAYFINDING VARIABLE WIDTH (LIMITED IN STRATUM) - (LOCATION TBT)
- (5W) - EASEMENT FOR WASTE & GARBAGE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (5Y) - EASEMENT TO ACCESS AND USE CAR PARKING SPACES VARIABLE WIDTH (LIMITED IN STRATUM)

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 Name: TASY MORAITIS  
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**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

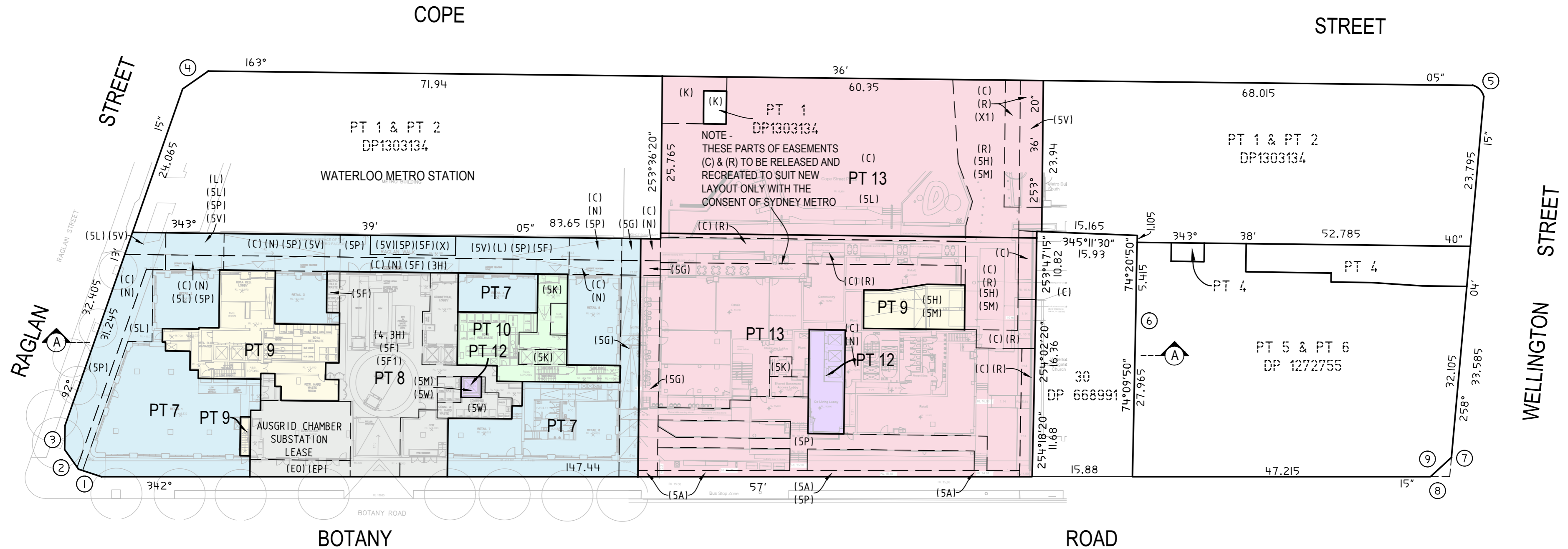
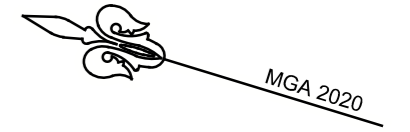
Registered

**DP DRAFT**  
 ISSUE 8: 22/10/2025

- SCHEDULE OF STRATUM LOTS**
- LOT 7 - RETAIL BUILDING 1
  - LOT 8 - COMMERCIAL BUILDING 1A
  - LOT 9 - RESIDENTIAL BUILDING 1A
  - LOT 10 - RESIDENTIAL BUILDING 1B
  - LOT 11 - AFFORDABLE HOUSING BUILDING 1B
  - LOT 12 - CO-LIVING BUILDING 2
  - LOT 13 - RETAIL BUILDING 2
  - LOT 14 - SOCIAL HOUSING BUILDING 4 (CARPARKS)

**GROUND LEVEL**

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BD1-WBG-AR-DRG-DA110[01]]  
 DATE: 15/09/2025  
 DWG No.: [WMQ-BD2-BSA-AR-DRG-DA100\_cad[01]]  
 DATE: 17/09/2025



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

- (C) - EASEMENT FOR EMERGENCY EGRESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (K) - EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (L) - EASEMENT FOR CONSTRUCTION ACCESS 3.5 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (N) - EASEMENT FOR PEDESTRIAN ACCESS 4 WIDE & 5.8 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (R) - EASEMENT FOR AWNING & PEDESTRIAN ACCESSWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (X) - EASEMENT FOR VENTILATION INTAKE & EXHAUST 3 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (X1) - EASEMENT FOR VENTILATION INTAKE & EXHAUST 6 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (SA) - EASEMENT FOR PEDESTRIAN ACCESS 1.0 WIDE (LIMITED IN STRATUM)
- (SF) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (SK) - EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SH) - EASEMENT FOR BASEMENT ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SL) - EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SM) - EASEMENT TO ACCESS AND USE SERVICE VEHICLE BAYS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SP) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SQ) - EASEMENT FOR SYDNEY METRO SIGNAGE AND WAYFINDING VARIABLE WIDTH (P) (LIMITED IN STRATUM) - (LOCATION TBT)
- (SV) - EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE (LIMITED IN STRATUM)
- (SW) - EASEMENT FOR WASTE & GARBAGE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (SF1) - EASEMENT FOR ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (EP) - RIGHT OF WAY VARIABLE WIDTH (LIMITED IN STRATUM) (FUTURE AUSGRID LEASE)
- (EO) - EASEMENT FOR ELECTRICITY VARIABLE WIDTH (LIMITED IN STRATUM) (FUTURE AUSGRID LEASE)
- (4, 3H) - DENOTES EASEMENT (SF) EASEMENT TO BE LIMITED IN HEIGHT TO 4.3 METRES ABOVE THE FLOOR SURFACE
- (3H) - DENOTES EASEMENT (SF) EASEMENT TO BE LIMITED IN HEIGHT TO 3 METRES ABOVE THE FLOOR SURFACE

**SCHEDULE OF LINES**

No.	BEARING	DISTANCE
1	1°10'40"	3.81
2	37°35'20"	3.81
3	74°	3.81
4	127°54'50"	4.955
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**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

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**SURVEYOR**  
 Name: TASY MORAITIS  
 Colliers International Engineering & Design NSW  
 Date:  
 Reference: 066-21 DSUB-5 (C&N) -TM

**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

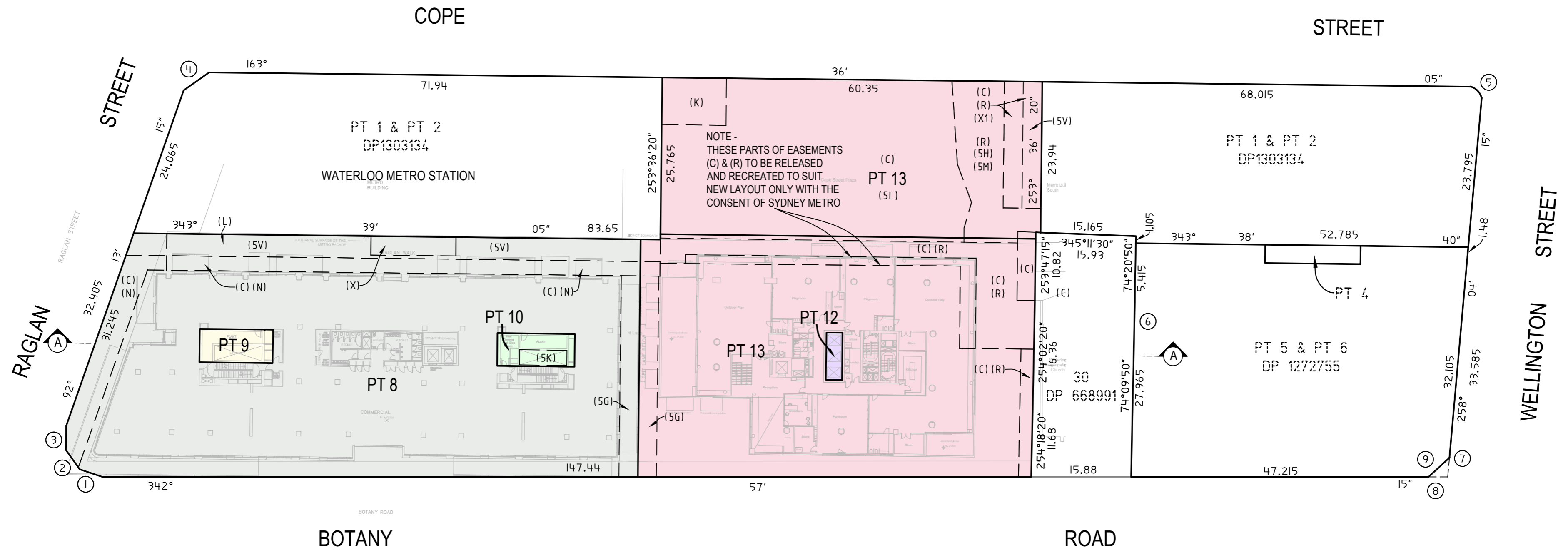
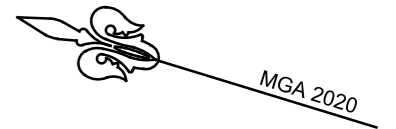
Registered

**DP DRAFT**  
 ISSUE 8: 22/10/2025

- SCHEDULE OF STRATUM LOTS**
- LOT 7 - RETAIL BUILDING 1
  - LOT 8 - COMMERCIAL BUILDING 1
  - LOT 9 - RESIDENTIAL BUILDING 1A
  - LOT 10 - RESIDENTIAL BUILDING 1B
  - LOT 11 - AFFORDABLE HOUSING BUILDING 1B
  - LOT 12 - CO-LIVING BUILDING 2
  - LOT 13 - RETAIL BUILDING 2
  - LOT 14 - SOCIAL HOUSING BUILDING 4 (CARPARKS)

**LEVEL 1**

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BD1-WBG-AR-DRG-DA111[01]]  
 DATE: 15/09/2025  
 DWG No.: [WMQ-BD2-BSA-AR-DRG-DA101\_cad[01]]  
 DATE: 17/09/2025



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
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- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
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**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
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- (C) - EASEMENT FOR EMERGENCY EGRESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (K) - EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (L) - EASEMENT FOR CONSTRUCTION ACCESS 3.5 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (N) - EASEMENT FOR PEDESTRIAN ACCESS 4 WIDE & 5.8 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (R) - EASEMENT FOR AWNING & PEDESTRIAN ACCESSWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (X) - EASEMENT FOR VENTILATION INTAKE & EXHAUST 3 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (X1) - EASEMENT FOR VENTILATION INTAKE & EXHAUST 6 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (SG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SK) - EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SL) - EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (SV) - EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE (LIMITED IN STRATUM)

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**SURVEYOR**  
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**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

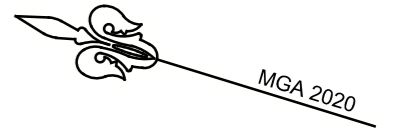
LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

Registered

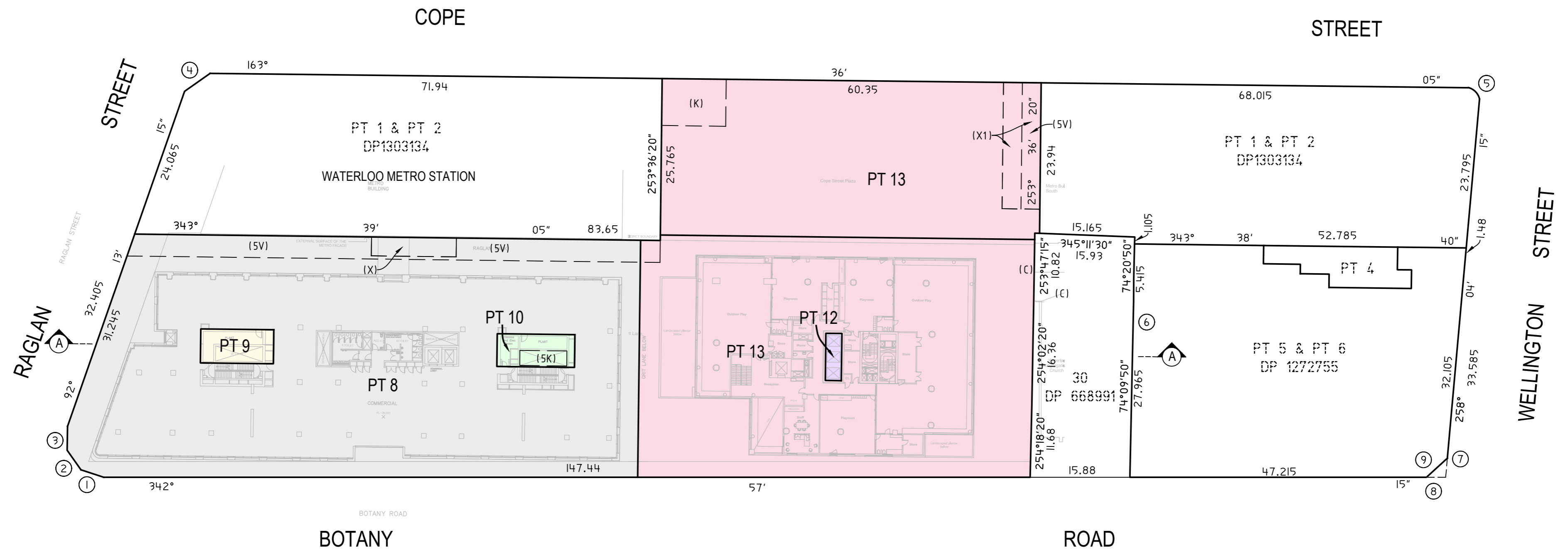
**DP DRAFT**  
 ISSUE 8: 22/10/2025

LEVEL 2

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BD1-WBG-AR-DRG-DA112[01]]  
 DATE: 15/09/2025  
 DWG No.: [WMQ-BD2-BSA-AR-DRG-DA102\_cad[01]]  
 DATE: 17/09/2025



- SCHEDULE OF STRATUM LOTS**
- LOT 7 - RETAIL BUILDING 1
  - LOT 8 - COMMERCIAL BUILDING 1
  - LOT 9 - RESIDENTIAL BUILDING 1A
  - LOT 10 - RESIDENTIAL BUILDING 1B
  - LOT 11 - AFFORDABLE HOUSING BUILDING 1B
  - LOT 12 - CO-LIVING BUILDING 2
  - LOT 13 - RETAIL BUILDING 2
  - LOT 14 - SOCIAL HOUSING BUILDING 4 (CARPARKS)



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

**PRELIMINARY DRAWING**  
 THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

**PRELIMINARY NOT FOR CONSTRUCTION**

**NOTE:**  
 THE ARCHITECTURAL BACKGROUND SHOWN OF THE PLAN IS FOR CONCEPTUAL DESIGN PURPOSE ONLY AND MAY NOT NECESSARY BE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL DATA

**SCHEDULE OF LINES**

No.	BEARING	DISTANCE
1	1°10'40"	3.81
2	37°35'20"	3.81
3	74°	3.81
4	127°54'50"	4.955
6	73°25'50"	3.755
7	258°04'15"	3.05
8	342°57'15"	3.05
9	120°30'45"	4.5

**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

- (K) - EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (X) - EASEMENT FOR VENTILATION INTAKE & EXHAUST 3 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (X1) - EASEMENT FOR VENTILATION INTAKE & EXHAUST 6 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (5K) - EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
- (5V) - EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE (LIMITED IN STRATUM)

**SURVEYOR**  
 Name: TASY MORAITIS  
 Colliers International Engineering & Design NSW  
 Date:  
 Reference: 066-21 DSUB-5 (C&N) -TM

**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

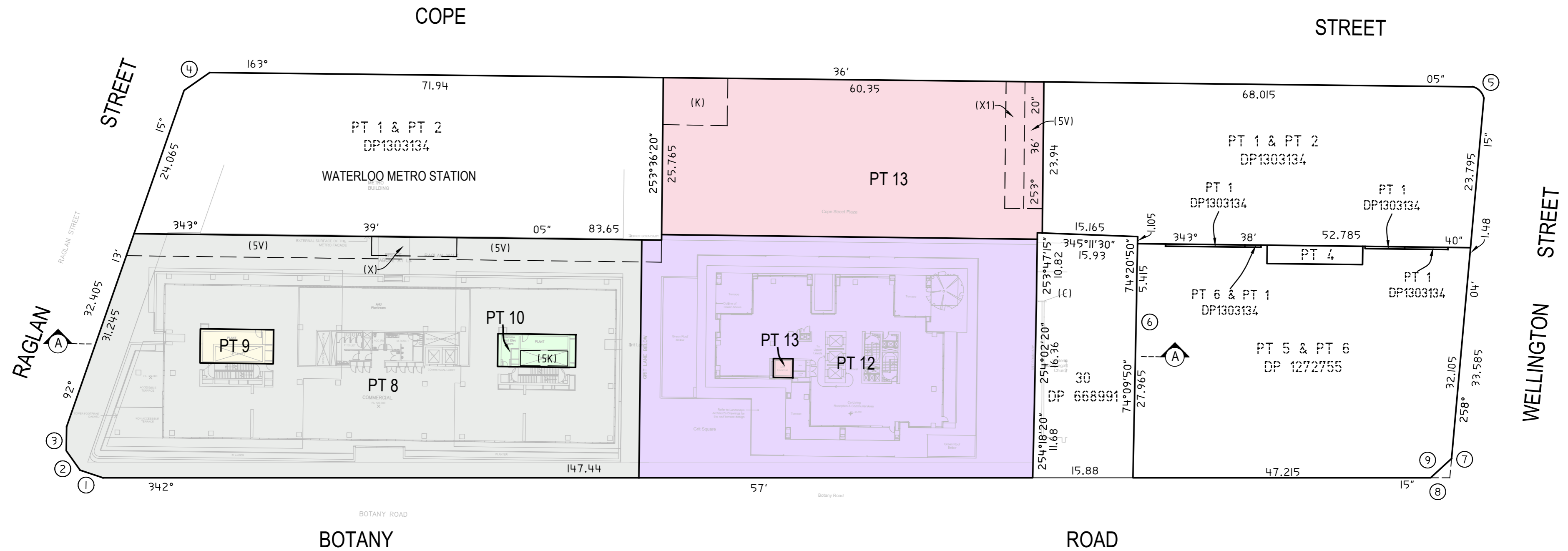
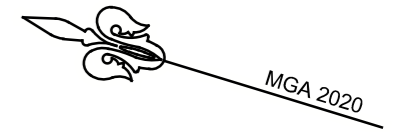
Registered

**DP DRAFT**  
 ISSUE 8: 22/10/2025

**LEVEL 3**

- SCHEDULE OF STRATUM LOTS**
- LOT 7 - RETAIL BUILDING 1
  - LOT 8 - COMMERCIAL BUILDING 1
  - LOT 9 - RESIDENTIAL BUILDING 1A
  - LOT 10 - RESIDENTIAL BUILDING 1B
  - LOT 11 - AFFORDABLE HOUSING BUILDING 1B
  - LOT 12 - CO-LIVING BUILDING 2
  - LOT 13 - RETAIL BUILDING 2
  - LOT 14 - SOCIAL HOUSING BUILDING 4 (CARPARKS)

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BD1-WBG-AR-DRG-DA113[01]]  
 DATE: 15/09/2025  
 DWG No.: [WMQ-BD2-BSA-AR-DRG-DA103\_cad[01]]  
 DATE: 17/09/2025



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

**SCHEDULE OF LINES**

No.	BEARING	DISTANCE
1	1°10'40"	3.81
2	37°35'20"	3.81
3	74°	3.81
4	127°54'50"	4.955
6	73°25'50"	3.755
7	258°04'15"	3.05
8	342°57'15"	3.05
9	120°30'45"	4.5

**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

- (K) - EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (X) - EASEMENT FOR VENTILATION INTAKE & EXHAUST 3 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (X1) - EASEMENT FOR VENTILATION INTAKE & EXHAUST 6 WIDE (LIMITED IN STRATUM) (DP 1301273)
- (SV) - EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE (LIMITED IN STRATUM)

**PRELIMINARY DRAWING**  
 THIS DRAWING IS WORK IN PROGRESS, NOT COORDINATED WITH ALL TRADES AND SUBJECT TO FURTHER REFINEMENT. THE INFORMATION PROVIDED MAY BE INCOMPLETE FOR FULL COSTING AND TENDERING PURPOSES

**PRELIMINARY NOT FOR CONSTRUCTION**

**NOTE:**  
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**SURVEYOR**  
 Name: TASY MORAITIS  
 Colliers International Engineering & Design NSW  
 Date:  
 Reference: 066-21 DSUB-5 (C&N) -TM

**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

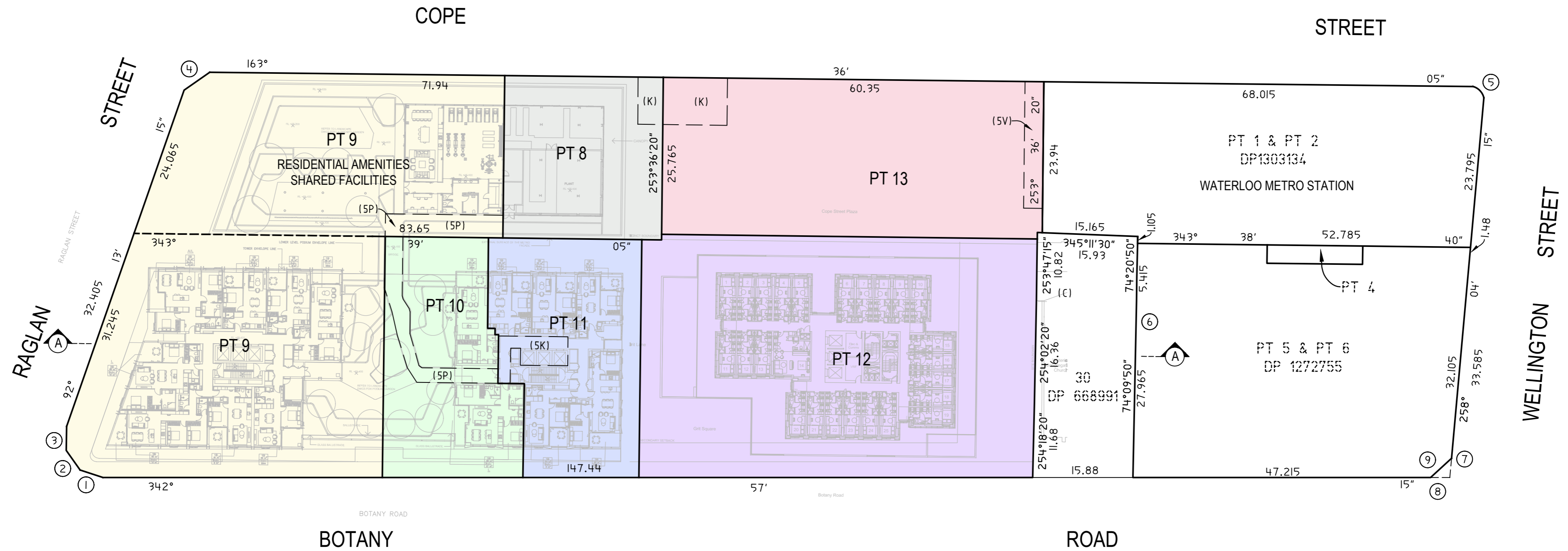
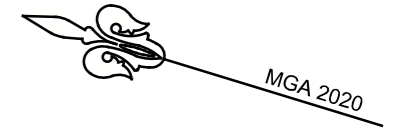
Registered

**DP DRAFT**  
 ISSUE 8: 22/10/2025

- SCHEDULE OF STRATUM LOTS**
- LOT 7 - RETAIL BUILDING 1
  - LOT 8 - COMMERCIAL BUILDING 1
  - LOT 9 - RESIDENTIAL BUILDING 1A
  - LOT 10 - RESIDENTIAL BUILDING 1B
  - LOT 11 - AFFORDABLE HOUSING BUILDING 1B
  - LOT 12 - CO-LIVING BUILDING 2
  - LOT 13 - RETAIL BUILDING 2
  - LOT 14 - SOCIAL HOUSING BUILDING 4 (CARPARKS)

**LEVEL 4**

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BD1-WBG-AR-DRG-DA114[01]]  
 DATE: 15/09/2025  
 DWG No.: [WMQ-BD2-BSA-AR-DRG-DA104\_cad[01]]  
 DATE: 17/09/2025



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

**SCHEDULE OF LINES**

No.	BEARING	DISTANCE
1	1°10'40"	3.81
2	37°35'20"	3.81
3	74°	3.81
4	127°54'50"	4.955
6	73°25'50"	3.755
7	258°04'15"	3.05
8	342°57'15"	3.05
9	120°30'45"	4.5

**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

- (K) - EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)
- (5K) - EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)
- (5P) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (5V) - EASEMENT FOR ACCESS TO CLEAN AND MAINTAIN 3.5 WIDE (LIMITED IN STRATUM)

**PRELIMINARY DRAWING**  
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**SURVEYOR**  
 Name: TASY MORAITIS  
 Colliers International Engineering & Design NSW  
 Date:  
 Reference: 066-21 DSUB-5 (C&N) -TM

**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

Registered

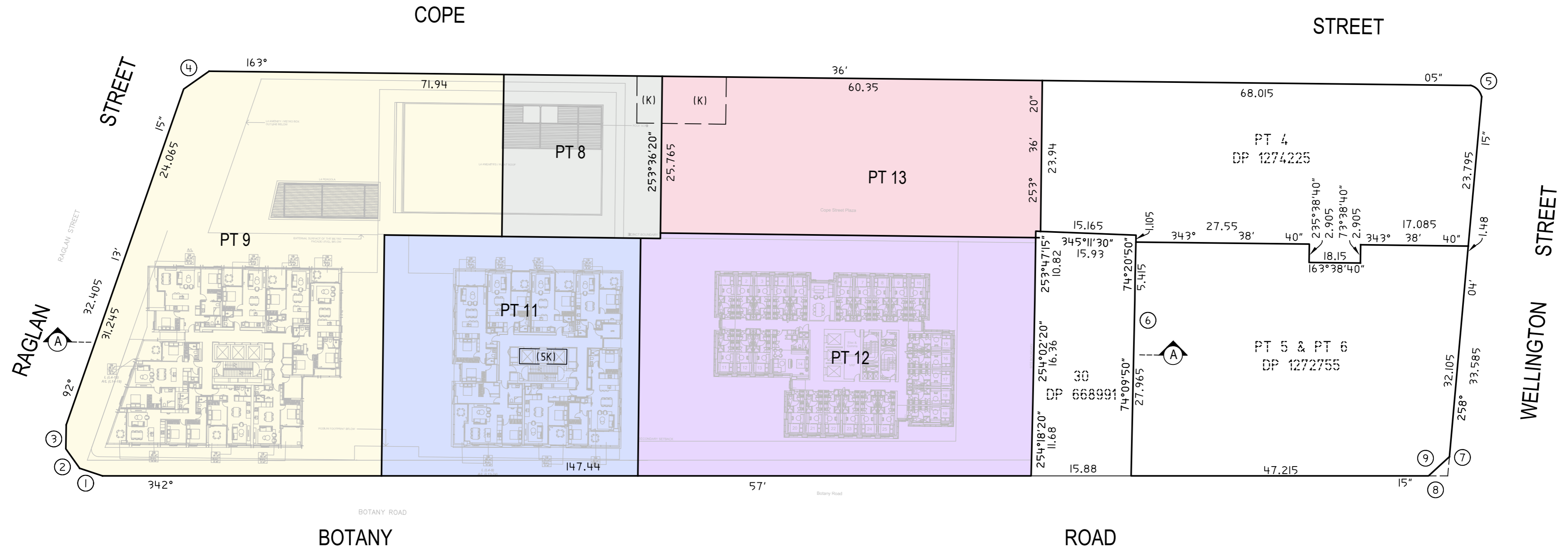
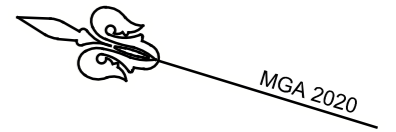
**DP DRAFT**  
 ISSUE 8: 22/10/2025

LEVEL 5-8

**SCHEDULE OF STRATUM LOTS**

LOT 7 -	RETAIL BUILDING 1
LOT 8 -	COMMERCIAL BUILDING 1
LOT 9 -	RESIDENTIAL BUILDING 1A
LOT 10 -	RESIDENTIAL BUILDING 1B
LOT 11 -	AFFORDABLE HOUSING BUILDING 1B
LOT 12 -	CO-LIVING BUILDING 2
LOT 13 -	RETAIL BUILDING 2
LOT 14 -	SOCIAL HOUSING BUILDING 4 (CARPARKS)

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BD1-WBG-AR-DRG-DA115[01]]  
 DATE: 15/09/2025  
 DWG No.: [WMQ-BD2-BSA-AR-DRG-DA105\_cad[01]]  
 DATE: 17/09/2025



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

**SCHEDULE OF LINES**

No.	BEARING	DISTANCE
1	1°10'40"	3.81
2	37°35'20"	3.81
3	74°	3.81
4	127°54'50"	4.955
6	73°25'50"	3.755
7	258°04'15"	3.05
8	342°57'15"	3.05
9	120°30'45"	4.5

**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

(K) - EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)  
 (SK) - EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)

**PRELIMINARY DRAWING**  
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**SURVEYOR**  
 Name: TASY MORAITIS  
 Colliers International Engineering & Design NSW  
 Date:  
 Reference: 066-21 DSUB-5 (C&N) -TM

**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

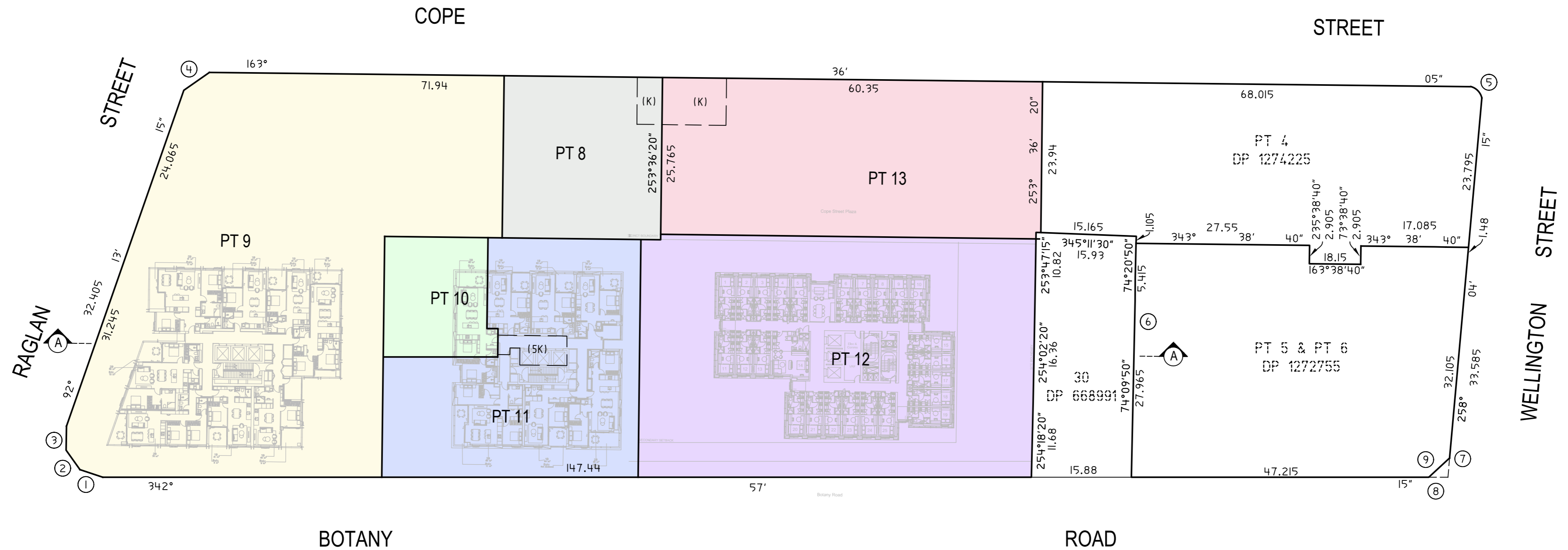
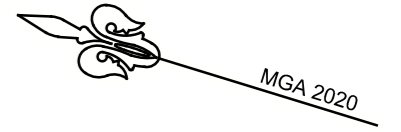
Registered

**DP DRAFT**  
 ISSUE 8: 22/10/2025

**LEVEL 9**

- SCHEDULE OF STRATUM LOTS**
- LOT 7 - RETAIL BUILDING 1
  - LOT 8 - COMMERCIAL BUILDING 1
  - LOT 9 - RESIDENTIAL BUILDING 1A
  - LOT 10 - RESIDENTIAL BUILDING 1B
  - LOT 11 - AFFORDABLE HOUSING BUILDING 1B
  - LOT 12 - CO-LIVING BUILDING 2
  - LOT 13 - RETAIL BUILDING 2
  - LOT 14 - SOCIAL HOUSING BUILDING 4 (CARPARKS)

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BD1-WBG-AR-DRG-DA116[01]]  
 DATE: 15/09/2025  
 DWG No.: [WMQ-BD2-BSA-AR-DRG-DA105\_cad[01]]  
 DATE: 17/09/2025



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

**SCHEDULE OF LINES**

No.	BEARING	DISTANCE
1	1°10'40"	3.81
2	37°35'20"	3.81
3	74°	3.81
4	127°54'50"	4.955
6	73°25'50"	3.755
7	258°04'15"	3.05
8	342°57'15"	3.05
9	120°30'45"	4.5

(K) - EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)  
 (5K) - EASEMENT TO ACCESS AND USE LIFTS VARIABLE WIDTH (LIMITED IN STRATUM)

**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

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**SURVEYOR**  
 Name: TASY MORAITIS  
 Colliers International Engineering & Design NSW  
 Date:  
 Reference: 066-21 DSUB-5 (C&N) -TM

**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

Registered

**DP DRAFT**

ISSUE 8: 22/10/2025

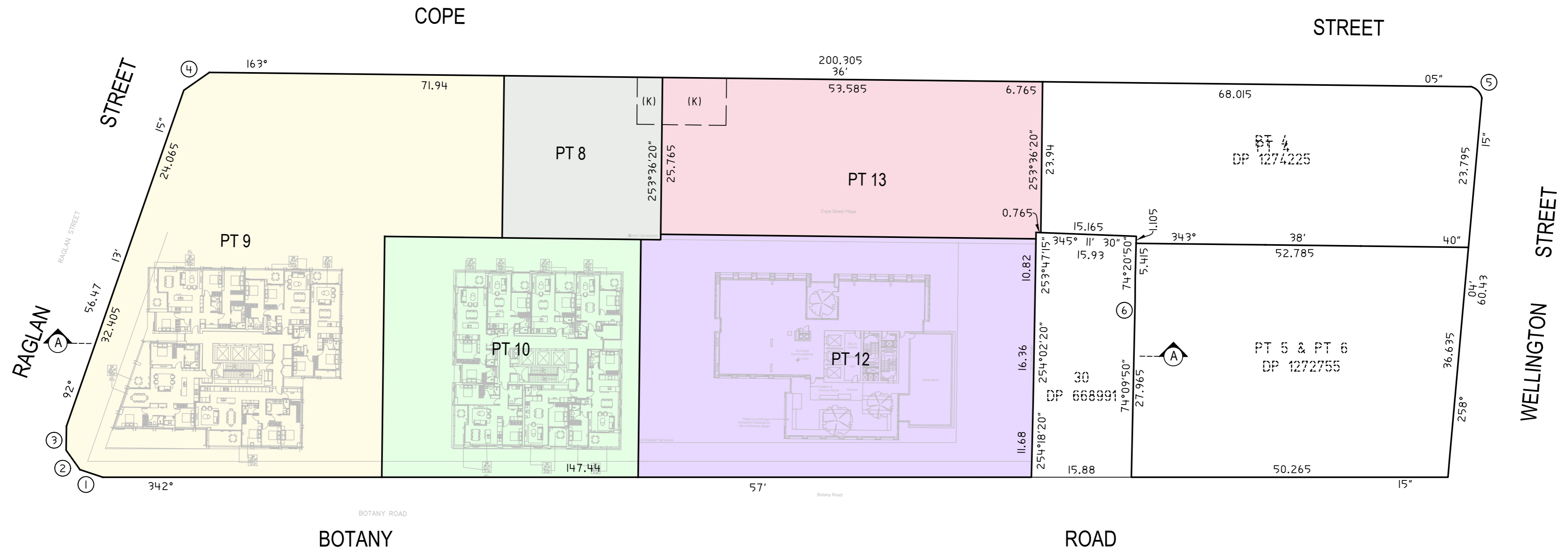
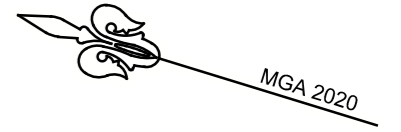


**LEVEL 24 & ABOVE**

**SCHEDULE OF STRATUM LOTS**

- LOT 7 - RETAIL BUILDING 1
- LOT 8 - COMMERCIAL BUILDING 1
- LOT 9 - RESIDENTIAL BUILDING 1A
- LOT 10 - RESIDENTIAL BUILDING 1B
- LOT 11 - AFFORDABLE HOUSING BUILDING 1B
- LOT 12 - CO-LIVING BUILDING 2
- LOT 13 - RETAIL BUILDING 2
- LOT 14 - SOCIAL HOUSING BUILDING 4 (CARPARKS)

THIS PLAN IS BASED ON PLANS BY  
 DWG No.: [WMQ-BD1-WBG-AR-DRG-DA120[01]]  
 DATE: 15/09/2025  
 DWG No.: [WMQ-BD2-BSA-AR-DRG-DA124\_cad[01]]  
 DATE: 17/09/2025



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR OR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP1301273)

**SCHEDULE OF LINES**

No.	BEARING	DISTANCE
1	1°10'40"	3.81
2	37°35'20"	3.81
3	74°	3.81
4	127°54'50"	4.955
6	73°25'50"	3.755

**SCHEDULE OF CURVED LINES**

No.	CHORD	DISTANCE	ARC	RADIUS
5	28°54'40"	2.51	2.635	2.44

**PRELIMINARY DRAWING**

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NOTE:  
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(K) - EASEMENT FOR NATURAL LIGHT VARIABLE WIDTH (LIMITED IN STRATUM) (DP 1301273)

**SURVEYOR**  
 Name: TASY MORAITIS  
 Colliers International Engineering & Design NSW  
 Date:  
 Reference: 066-21 DSUB-5 (C&N) -TM

**PLAN OF**  
 PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255

LGA: SYDNEY  
 Locality: WATERLOO  
 Reduction Ratio: 1: 500  
 Lengths are in metres

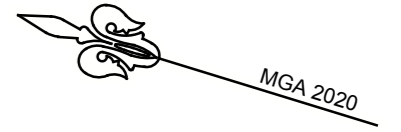
Registered

**DP DRAFT**

ISSUE 8: 22/10/2025

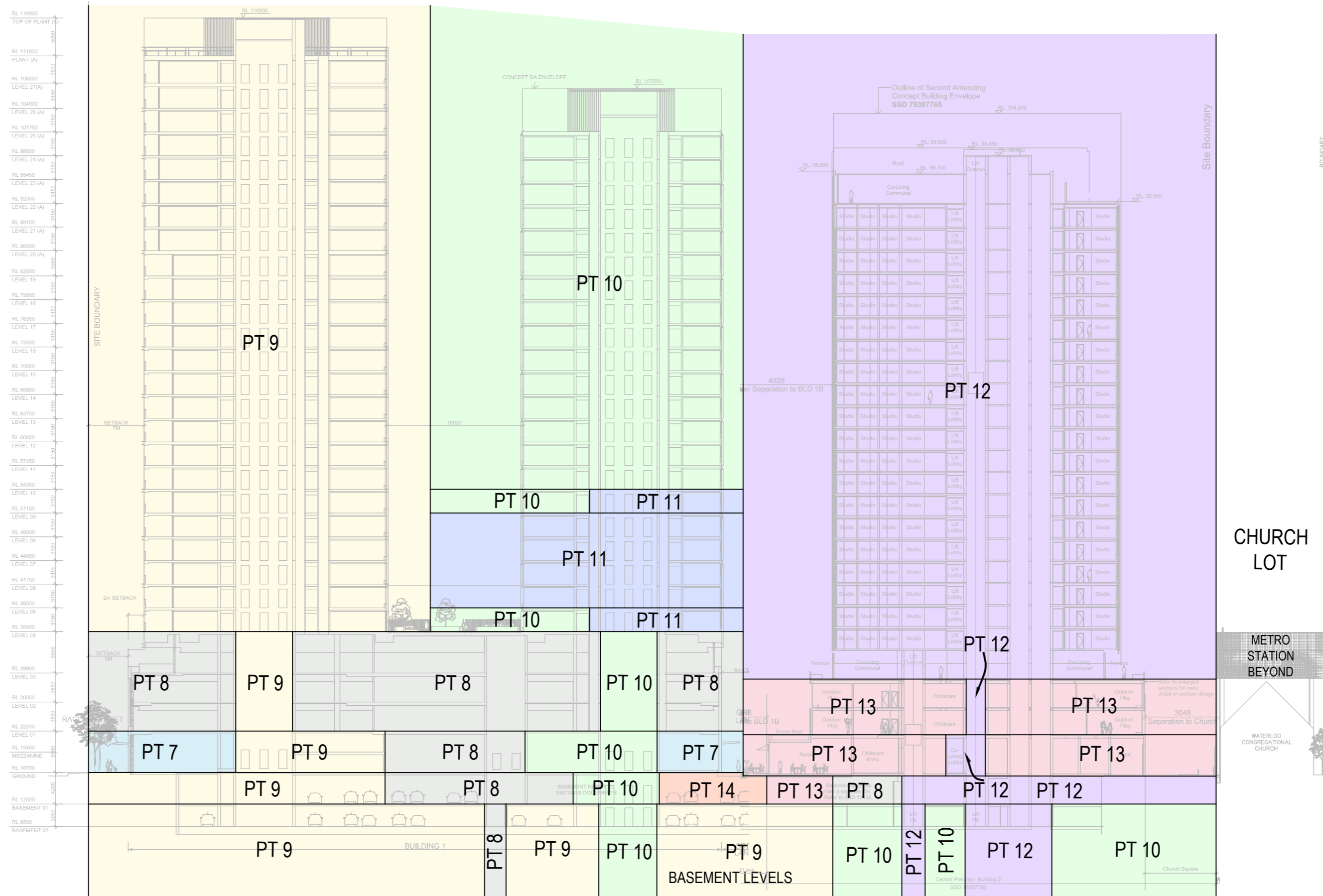
# SECTION BUILDINGS 1, 2, & 3 WATERLOO METRO QUARTER INTEGRATED STATION DEVELOPMENT

THIS PLAN IS BASED ON PLANS BY  
DWG No.: [WMQ-BD1-WBG-AR-DRG-DA137[01]]  
[WMQ-BD2-BSA-AR-DRG-DA141\_cad[01]]  
DATE: 25/09/2025



- SCHEDULE OF STRATUM LOTS**
- LOT 7 - RETAIL BUILDING 1
  - LOT 8 - COMMERCIAL BUILDING 1
  - LOT 9 - RESIDENTIAL BUILDING 1A
  - LOT 10 - RESIDENTIAL BUILDING 1B
  - LOT 11 - AFFORDABLE HOUSING BUILDING 1B
  - LOT 12 - CO-LIVING BUILDING 2
  - LOT 13 - RETAIL BUILDING 2
  - LOT 14 - SOCIAL HOUSING BUILDING 4 (CARPARKS)

## SECTION 'A'-A'



**SCHEDULE OF WHOLE OF LOT EASEMENTS**

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES
- EASEMENT FOR VIBRATION, NOISE AND
- EASEMENT FOR KITCHEN EXHAUST
- EASEMENT FOR VIBRATION, NOISE AND ELECTROLYSIS (DP 1301273) AND BELOW

NOTE - ONLY BOUNDARY EXTENTS ARE SHOWN ON SECTION A-A

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY DRAWING  
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NOTE:  
THE ARCHITECTURAL BACKGROUND SHOWN OF THE  
PLAN IS FOR CONCEPTUAL DESIGN PURPOSE ONLY  
AND MAY NOT NECESSARY BE THE MOST CURRENT  
AND UP TO DATE ARCHITECTURAL DATA

<p><b>SURVEYOR</b> Name: TASY MORAITIS Colliers International Engineering &amp; Design NSW Date: Reference: 066-21 DSUB-5 (C&amp;N) -TM</p>	<p>PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP 1274255</p>	<p>LGA: SYDNEY Locality: WATERLOO Reduction Ratio: 1: 500 Lengths are in metres</p>	<p>Registered</p>	<p><b>DP DRAFT</b> ISSUE 8: 22/10/2025</p>
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CAD REF: G:\Acquired\CR\Projects\2021\_yr\066-21 Waterloo\Survey\Plans\Plan\_88B\Draft\Stratum - Central - North\066-21G S08 [07] - DSUB-TM - Y.G. - T.M.