

THIS IS A DRAFT PLAN ONLY AND IS
SUBJECT TO FINAL SURVEY

STREET

MITCHELL

LOTS 20-23

PACIFIC

HIGHWAY

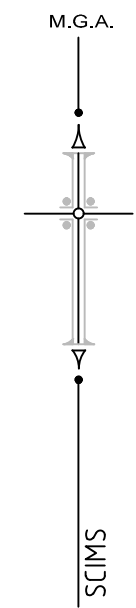
1
DP 577070

GENERAL NOTE:-

1. THE PURPOSE OF THIS PLAN IS TO INDICATE THE CONCEPTUAL PROPOSED LOCATIONS FOR A STRATUM SUBDIVISION OF THE SUBJECT LAND. ALL BOUNDARIES SHOWN ARE SUBJECT TO FINAL SURVEY OF THE ELEMENTS OF THE BUILDINGS
2. IN GENERAL, THE VERTICAL BOUNDARIES WILL BE PASSING THROUGH THE CENTRE OF THE COMMON WALL DIVIDING THE DIFFERENT USES AND THE HORIZONTAL BOUNDARIES WILL BE PASSING THROUGH THE CENTRE OF THE FLOOR SLAB BETWEEN EACH RELATIVE LEVEL (UNLESS STATED OTHERWISE). WHERE THE PARTITION BETWEEN DIFFERENT USES IS ALTERED BY PLANS APPROVED AFTER THIS DATE, THEN THE PROPOSED SUBDIVISION LINES WILL FOLLOW THOSE NEW PARTITION POSITIONS.
3. GLOBAL EASEMENTS FOR ACCESS, SERVICES, EMERGENCY EGRESS, ETC ARE TO BE CREATED AS REQUIRED
4. EASEMENTS TO BE CREATED AS NECESSARY ON FINAL PLAN

DP DRAFT
ISSUE FOR REVIEW : 25/03/2026

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ATCHISON

STREET

1
DP 577070

70.41

PT22

STREET

MITCHELL

PACIFIC

HIGHWAY

6 Motorbike Spaces
70 Storage Cages

	LOT 20	RETAIL
	LOT 21	COMMERCIAL
	LOT 22	RESIDENTIAL
	LOT 23	AH RESIDENTIAL

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SECTION B	11

PROPOSED EASEMENTS

EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
EASEMENT FOR SERVICES (WHOLE OF LOTS)
EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
RIGHT TO USE FIRE STAIRS AND EGRESS VARIABLE WIDTH (WHOLE OF LOTS)

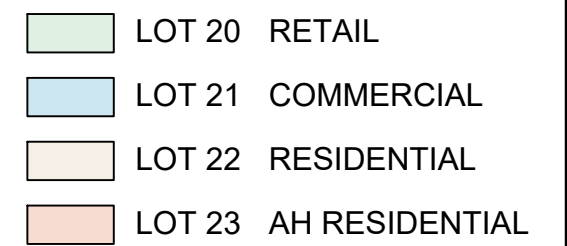
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THIS PLAN HAS BEEN PREPARED FROM ARCHITECTURAL
PLANS BY BATES SMART ARCHITECTS, PROJECT No.S12758
REF: 10B3, REVISION A, DATED 17/03/26

SURVEYOR Name: JOSEPH MONARDO Date of Survey: DRAFT ONLY Surveyor's Reference: 52414 003DP	PLAN OF SUBDIVISION OF LOT 71 IN DP749690	LGA: NORTH SYDNEY Locality : ST LEONARDS Reduction Ratio 1: 200 Lengths are in metres.	Registered 	DP DRAFT ISSUE FOR REVIEW : 25/03/2026
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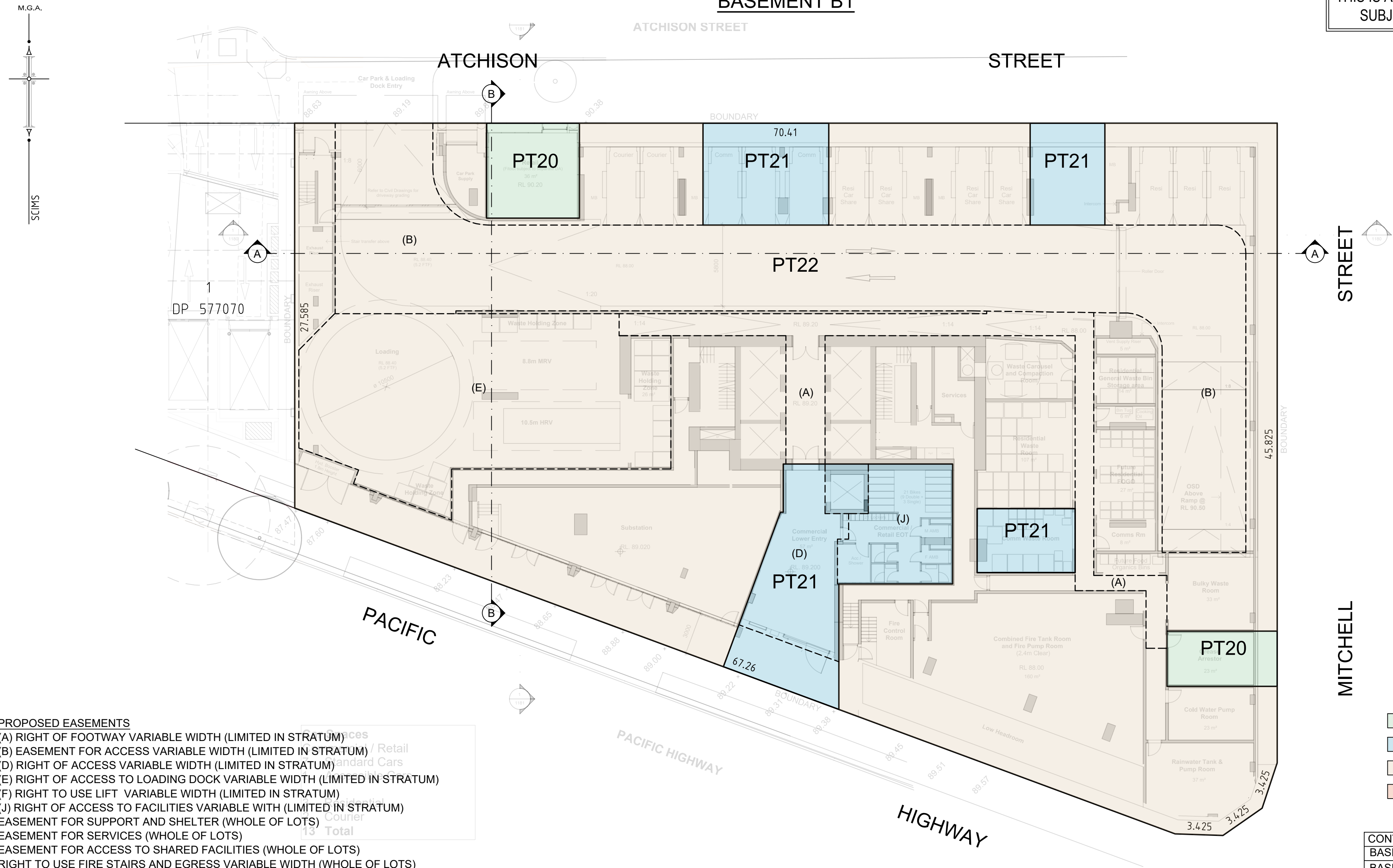
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DP **DRAFT**
ISSUE FOR REVIEW : 25/03/2026

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(A) RIGHT OF FOOTWAY VARIABLE WIDTH (LIMITED IN STRATUM)
(B) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(D) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(E) RIGHT OF ACCESS TO LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
(F) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(J) RIGHT OF ACCESS TO FACILITIES VARIABLE WITH (LIMITED IN STRATUM)
EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
EASEMENT FOR SERVICES (WHOLE OF LOTS)
EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
RIGHT TO USE FIRE STAIRS AND EGRESS VARIABLE WIDTH (WHOLE OF LOTS)

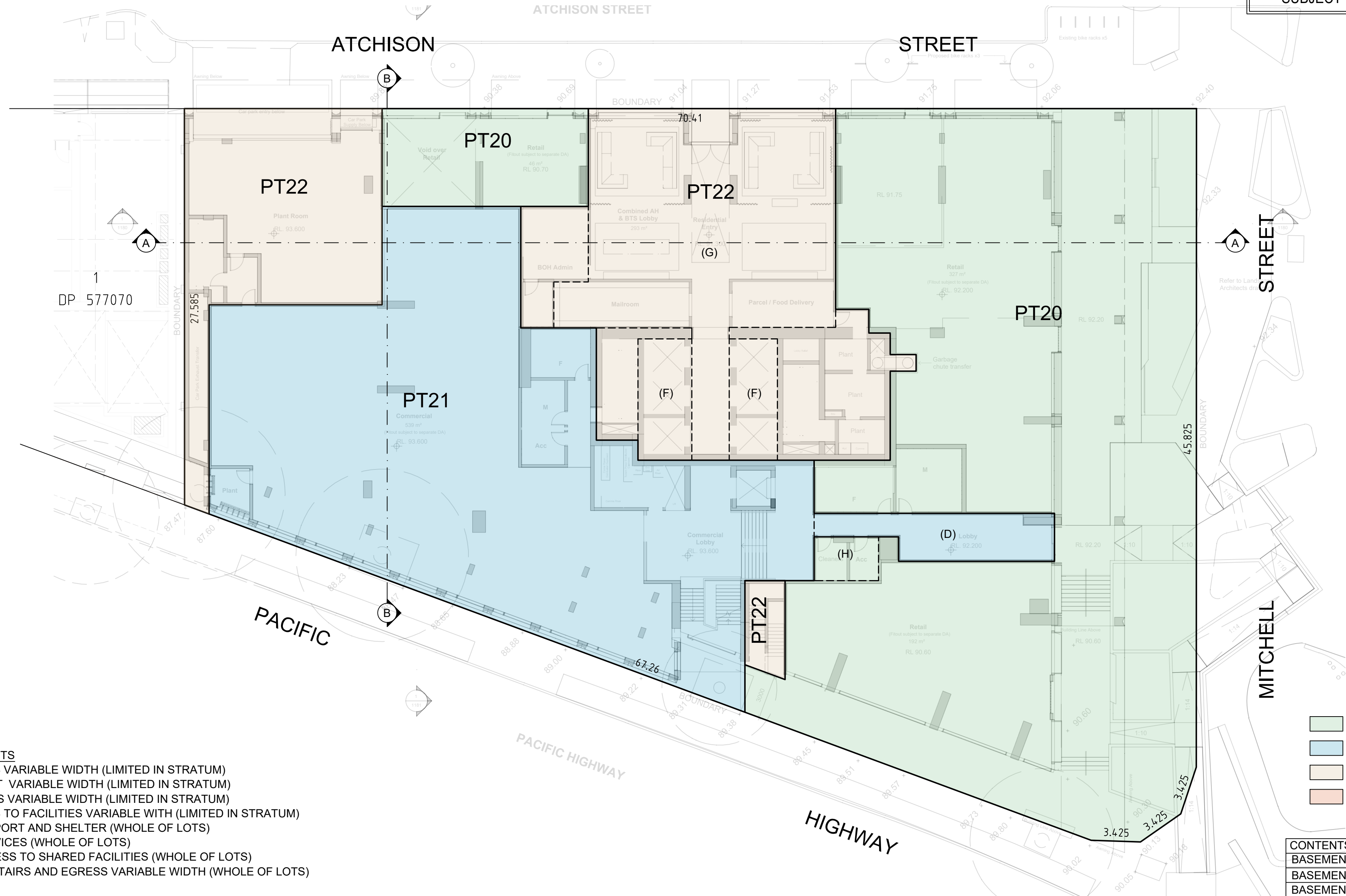
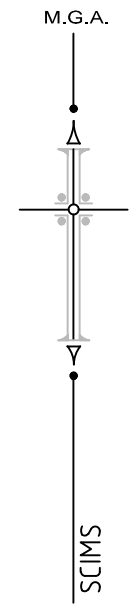
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THIS PLAN HAS BEEN PREPARED FROM ARCHITECTURAL
PLANS BY BATES SMART ARCHITECTS, PROJECT No.S12758
REF: 10B1, REVISION A, DATED 17/03/26

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(D) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(F) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(G) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(H) RIGHT OF ACCESS TO FACILITIES VARIABLE WITH (LIMITED IN STRATUM)
EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
EASEMENT FOR SERVICES (WHOLE OF LOTS)
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PLANS BY BATES SMART ARCHITECTS, PROJECT No.S12758
REF: 1001, REVISION A, DATED 17/03/26

	LOT 20	RETAIL
	LOT 21	COMMERCIAL
	LOT 22	RESIDENTIAL
	LOT 23	AH RESIDENTIAL

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Registered

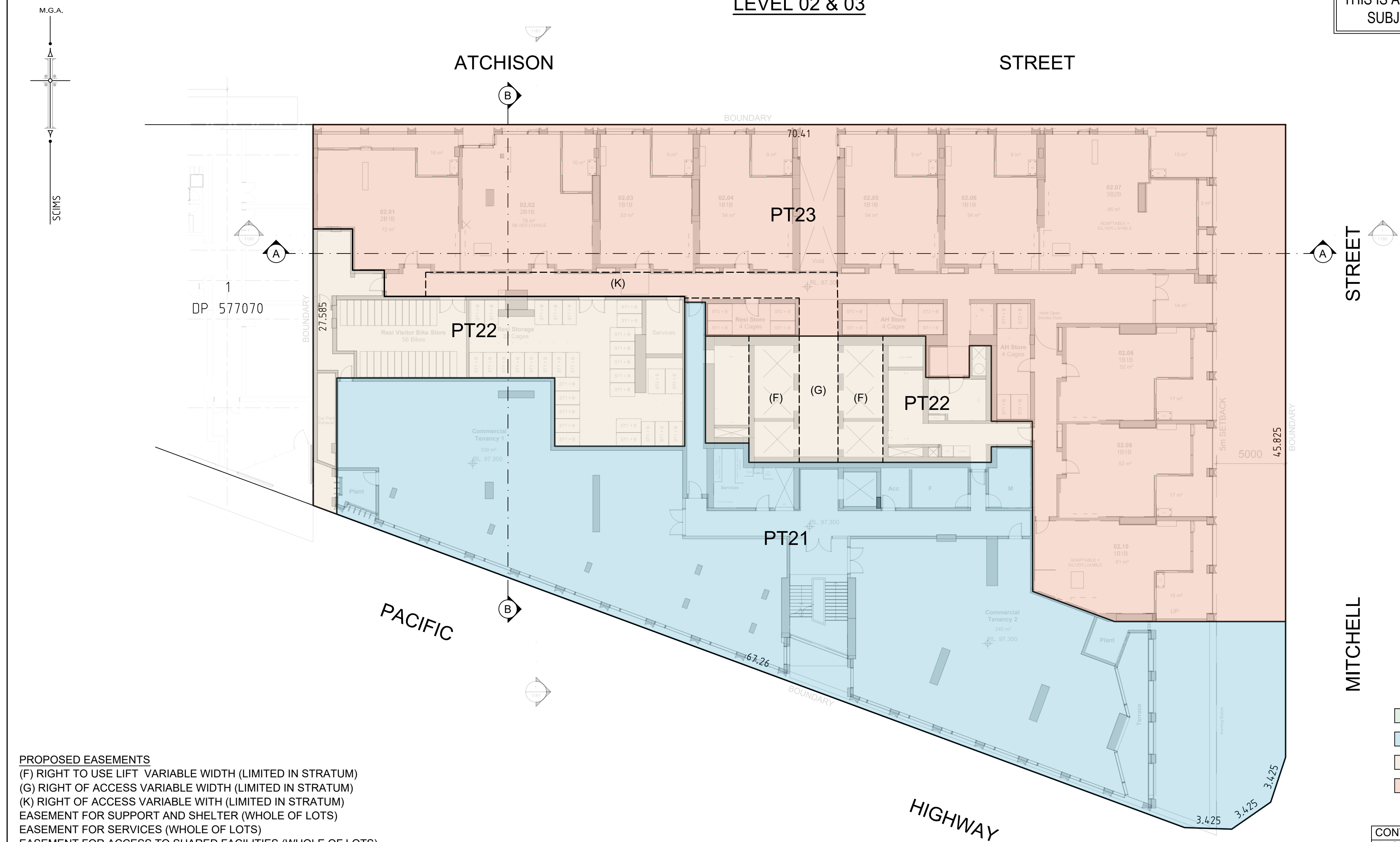


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(F) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(G) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(K) RIGHT OF ACCESS VARIABLE WITH (LIMITED IN STRATUM)
EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
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REF: 1002, REVISION A, DATED 17/03/26

	LOT 20	RETAIL
	LOT 21	COMMERCIAL
	LOT 22	RESIDENTIAL
	LOT 23	AH RESIDENTIAL

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SURVEYOR
Name: JOSEPH MONARDO
Date of Survey: DRAFT ONLY
Surveyor's Reference: 52414 003DP

PLAN OF SUBDIVISION OF LOT 71 IN DP749690

LGA: NORTH SYDNEY
Locality : ST LEONARDS
Reduction Ratio 1: 200
Lengths are in metres.

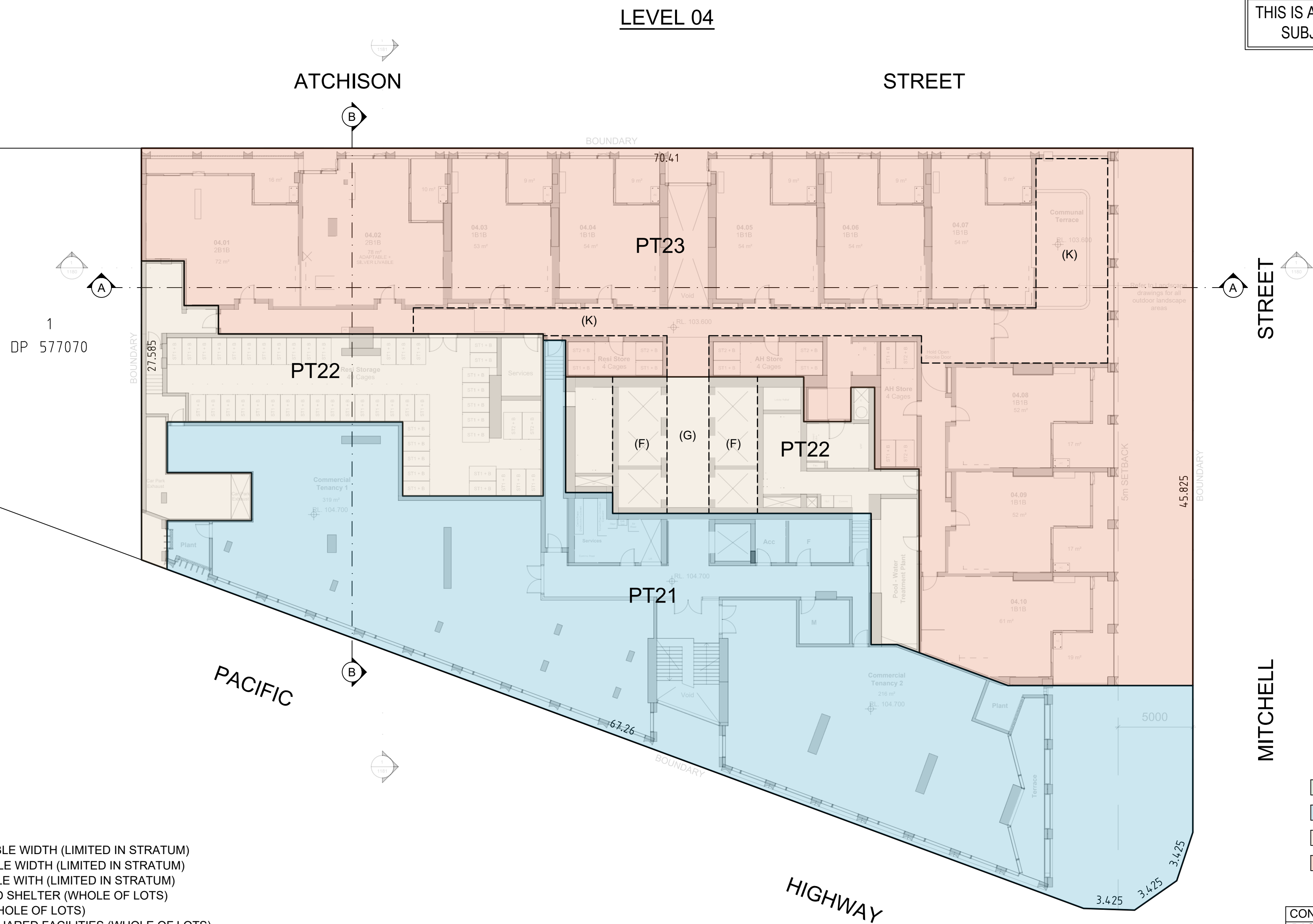
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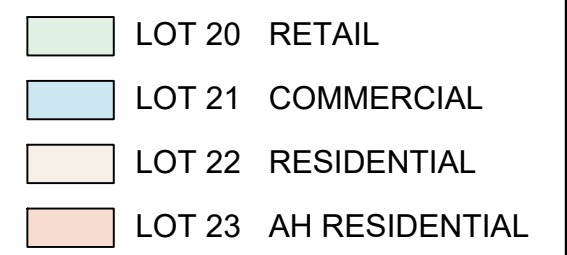
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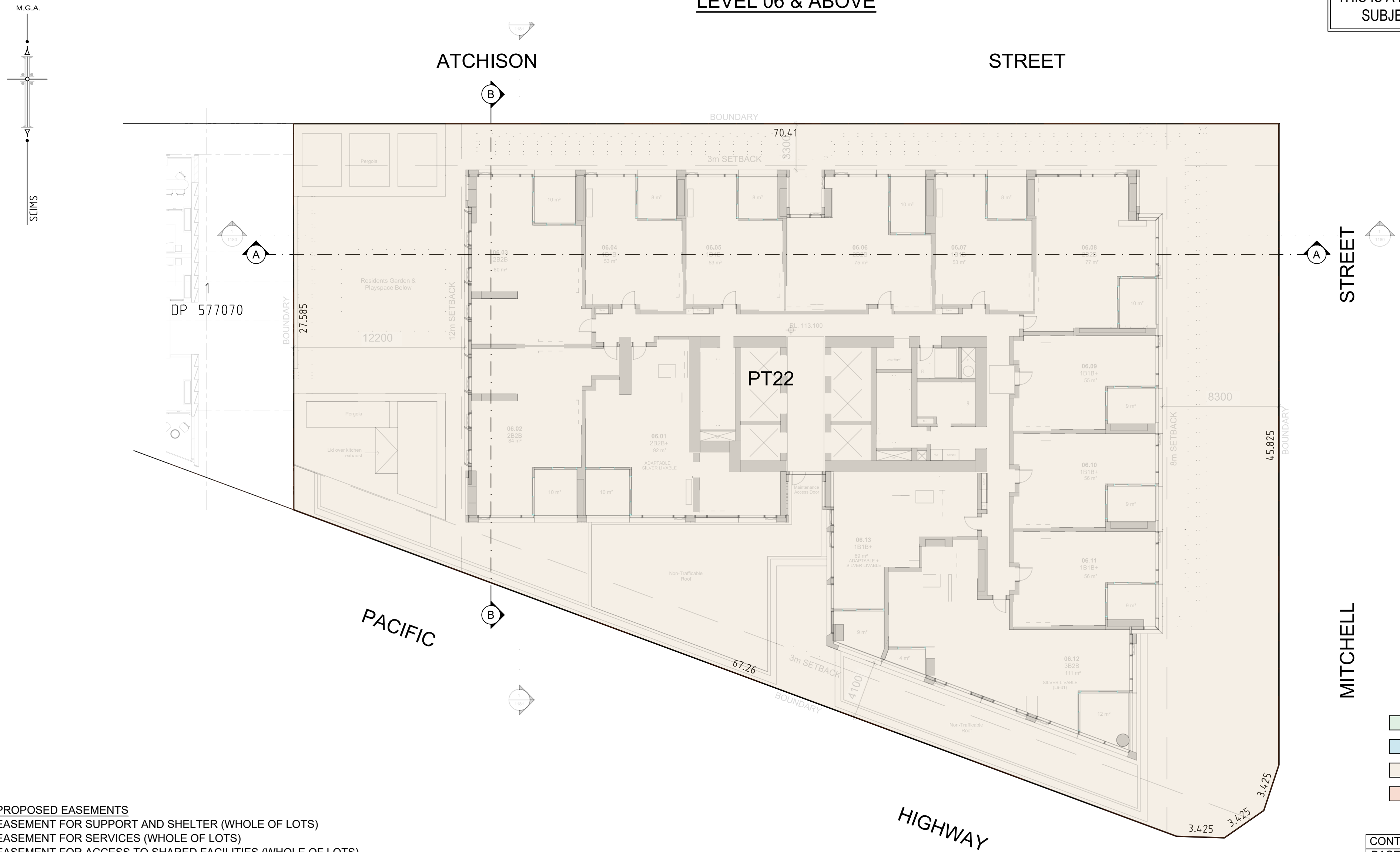
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EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
EASEMENT FOR SERVICES (WHOLE OF LOTS)
EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
RIGHT TO USE FIRE STAIRS AND EGRESS VARIABLE WIDTH (WHOLE OF LOTS)

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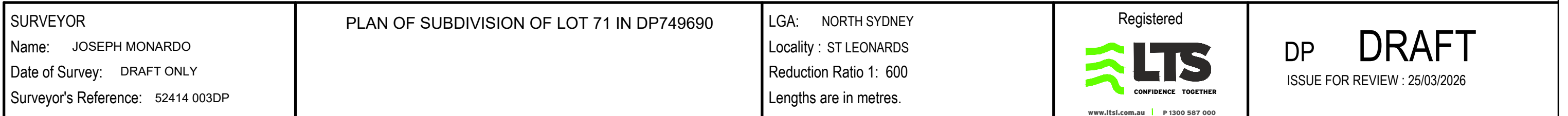
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REF: 1006, REVISION A, DATED 17/03/26

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SURVEYOR Name: JOSEPH MONARDO Date of Survey: DRAFT ONLY Surveyor's Reference: 52414 003DP	PLAN OF SUBDIVISION OF LOT 71 IN DP749690	LGA: NORTH SYDNEY Locality : ST LEONARDS Reduction Ratio 1: 200 Lengths are in metres.	Registered 	DP DRAFT ISSUE FOR REVIEW : 25/03/2026
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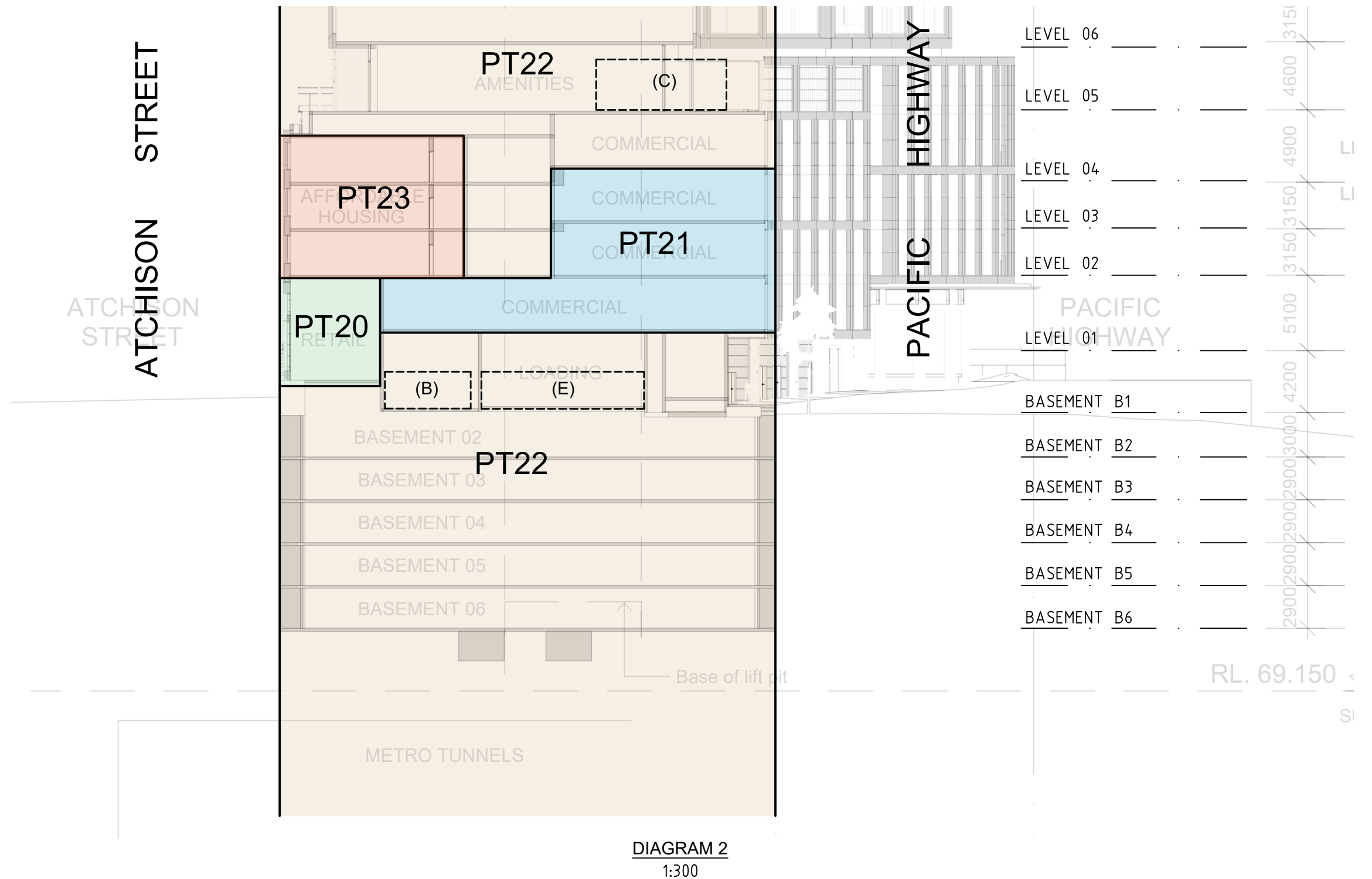


DIAGRAM 2
1:300

(B) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(C) EASEMENT FOR PLANT ROOM SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
(E) RIGHT OF ACCESS TO LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
EASEMENT FOR SERVICES (WHOLE OF LOTS)
EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
RIGHT TO USE FIRE STAIRS AND EGRESS VARIABLE WIDTH (WHOLE OF LOTS)

- | | | |
|---|--------|----------------|
|  | LOT 20 | RETAIL |
|  | LOT 21 | COMMERCIAL |
|  | LOT 22 | RESIDENTIAL |
|  | LOT 23 | AH RESIDENTIAL |

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