

Sheet 1 of sheet(s)

Registered:	Office Use Only		Office Use Only
Title System:		DP	
Purpose:		PRELIMINARY PLAN 2/9/2015	
PLAN OF SUBDIVISION OF LOT 1 IN DP 716374, LOT 6 IN DP 703275 AND LOT 5 OF SECTION 13 IN DP 2872		LGA NORTH SYDNEY Locality: ST LEONARDS Parish: WILLOUGHBY County: CUMBERLAND	
Crown Lands NSW/Western Lands Office Approval		SURVEY CERTIFICATE	
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		I, ..... H RAMSAY & CO PO BOX 9082 HARRIS PARK 2150 a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:	
Signature: ..... Date: ..... File Number: ..... Office: .....		* (a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on .....	
		* (b) The part of the land shown in the plan (* being/excluding ^.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on ..... the part not surveyed was compiled in accordance with that Regulation.	
Subdivision Certificate		* (c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012,	
I ..... * Authorised Person / * General Manager / * Accredited Certifier, certify that the provisions of s. 109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.		Signature: ..... Dated .....	
Signature: ..... Accreditation No : ..... Consent Authority: ..... Date of Endorsement: ..... Subdivision Certificate No: ..... File No. : .....		Surveyor ID: ..... Datum Line: ..... TYPE: *Urban /* Rural The terrain is *Level-Undulating/* Steep-Mountainous.	
* Strike through if Inapplicable		* 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.	
STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves		Plans used in preparation of survey/compilation.	
		if space is insufficient use PLAN FORM 6A	
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A		SURVEYOR'S REF: 8009/13	

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of sheet(s)

Registered:

Office Use Only

Office Use Only

DP

PRELIMINARY PLAN 2/9/2015

PLAN OF SUBDIVISION OF LOT 1  
IN DP 716374, LOT 6  
IN DP 703275 AND LOT 5  
OF SECTION 13 IN DP 2872

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses –See 60(c) *SSI Regulation 2012*
- 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.

Subdivision Certificate No: .....

Date of Endorsement: .....

RESIDENTIAL UNITS  
COMMERCIAL UNITS  
SERVICED APARTMENTS

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1		ATCHINSON	STREET	ST LEONARDS
2		ATCHINSON	STREET	ST LEONARDS
3		ATCHINSON	STREET	ST LEONARDS

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919 IT IS INTENDED TO CREATE:

1. PROPOSED EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT
2. PROPOSED EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT
3. PROPOSED EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LOT
4. PROPOSED EASEMENT FOR MAINTENANCE AFFECTING THE WHOLE OF THE LOT
5. PROPOSED RIGHT OF CARRIAGEWAY LIMITED IN STRATUM
6. PROPOSED RIGHT OF FOOTWAY LIMITED IN STRATUM
7. PROPOSED RIGHT OF ACCESS LIMITED IN STRATUM
8. PROPOSED EASEMENT FOR LOADING DOCK LIMITED IN STRATUM

**PRELIMINARY ONLY**

THIS PLAN IS NOT CHECKED OR REGISTERED BY  
THE LAND TITLES OFFICE.

ALTERATIONS MAY BE REQUIRED PRIOR TO ITS  
ACCEPTANCE AND REGISTRATION.

ALL DIMENSIONS AND AREAS STATED IN THIS PLAN  
ARE PRELIMINARY & APPROXIMATE ONLY AND ARE  
SUBJECT TO CONFIRMATION BY SURVEY.

POSITION AND NATURE OF EASEMENTS TO BE  
CREATED ARE SUBJECT TO SURVEY.

If space is insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 8009/13

**PRELIMINARY ONLY**

THIS PLAN IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE.

ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.

ALL DIMENSIONS AND AREAS STATED IN THIS PLAN ARE PRELIMINARY & APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY SURVEY.

POSITION AND NATURE OF EASEMENTS TO BE CREATED ARE SUBJECT TO SURVEY.

PRELIMINARY PLAN 2/9/2015

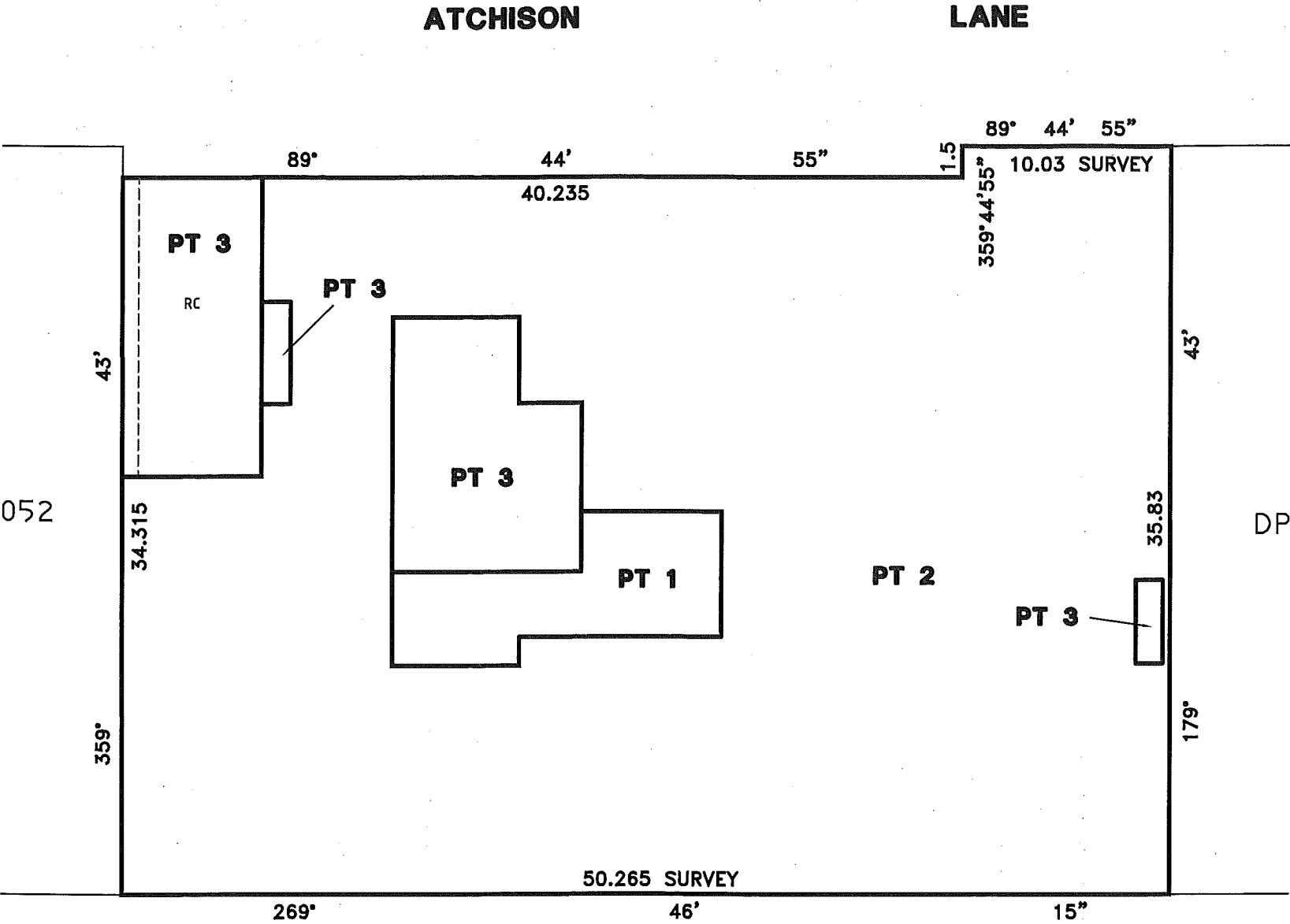
SEE SHEETS 2 TO 7 FOR STRATUM LOT DETAILS

LOTS 1, 2 AND 3 ARE STRATUM LOTS AND ARE LIMITED IN DEPTH AND IN HEIGHT AS SHOWN ON PLANS & DIAGRAMS HEREON.

ALL LEVELS ARE ON AUSTRALIAN HEIGHT DATUM



SP 69052



LOT 1 - RESIDENTIAL UNITS  
LOT 2 - COMMERCIAL UNITS  
LOT 3 - SERVICED APARTMENTS

SCHEDULE OF AREAS

LEVEL	LOT 1	LOT 2	LOT 3
BASEMENT LEVEL 2 & BELOW			
BASEMENT LEVEL 1			
LOWER GROUND			
UPPER GROUND			
LEVEL 1 TO LEVEL 4			
LEVEL 5 & ABOVE			
TOTAL			

ATCHISON

STREET

RC PROPOSED RIGHT OF CARRIAGEWAY LIMITED IN STRATUM

PROPOSED EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR MAINTENANCE AFFECTING THE WHOLE OF THE LOT

Surveyor: _____	PLAN OF SUBDIVISION OF LOT 1 IN DP 716374, LOT 6 IN DP 703275 AND LOT 5 OF SECTION 13 IN DP 2872	LGA: NORTH SYDNEY	Registered:	DP
Date of Survey: _____		Locality: ST LEONARDS		
Surveyor's Ref: 8009/13		Subdivision No: _____ Lengths are in metres. Reduction Ratio 1:		

PRELIMINARY ONLY

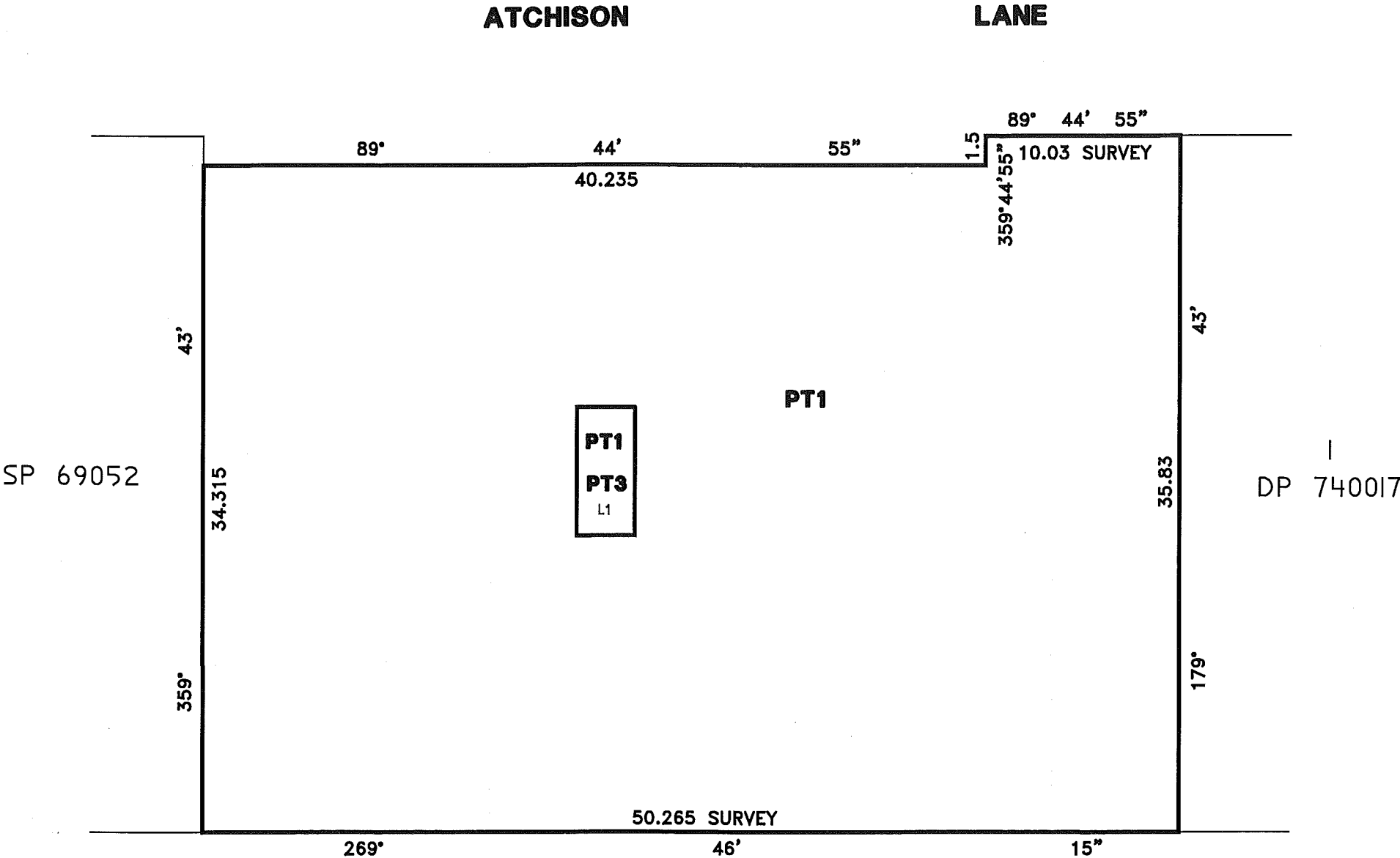
THIS PLAN IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE.  
ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.  
ALL DIMENSIONS AND AREAS STATED IN THIS PLAN ARE PRELIMINARY & APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY SURVEY.  
POSITION AND NATURE OF EASEMENTS TO BE CREATED ARE SUBJECT TO SURVEY.

PRELIMINARY PLAN 2/9/2015

BASEMENT LEVEL TWO AND BELOW

UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF BASEMENT LEVEL ONE ABOVE AS SHOWN UNLESS OTHERWISE STATED  
REFER TO SCHEDULE OF AREAS ON SHEET 1 FOR TOTAL AREAS

LOTS 1 AND 3 ARE STRATUM LOT AND ARE LIMITED IN DEPTH AND IN HEIGHT AS SHOWN ON PLANS & DIAGRAMS HEREON.  
ALL LEVELS ARE ON AUSTRALIAN HEIGHT DATUM



L1 PART LOT 3 IS LIMITED IN DEPTH TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF BASEMENT LEVEL TWO AND LIMITED IN HEIGHT TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF BASEMENT LEVEL ONE ABOVE  
PART LOT 1 EXISTS BELOW PART LOT 3 AND IS UNLIMITED IN DEPTH

PROPOSED EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR MAINTENANCE AFFECTING THE WHOLE OF THE LOT

Surveyor: _____	PLAN OF SUBDIVISION OF LOT 1 IN DP 716374, LOT 6 IN DP 703275 AND LOT 5 OF SECTION 13 IN DP 2872	LGA: NORTH SYDNEY	Registered: _____	DP
Date of Survey: _____		Locality: ST LEONARDS		
Surveyor's Ref: 8009/13		Subdivision No: _____		
		Lengths are in metres. Reduction Ratio 1:		

**PRELIMINARY ONLY**

THIS PLAN IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE.

ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.

ALL DIMENSIONS AND AREAS STATED IN THIS PLAN ARE PRELIMINARY & APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY SURVEY.

POSITION AND NATURE OF EASEMENTS TO BE CREATED ARE SUBJECT TO SURVEY.

PRELIMINARY PLAN 2/9/2015

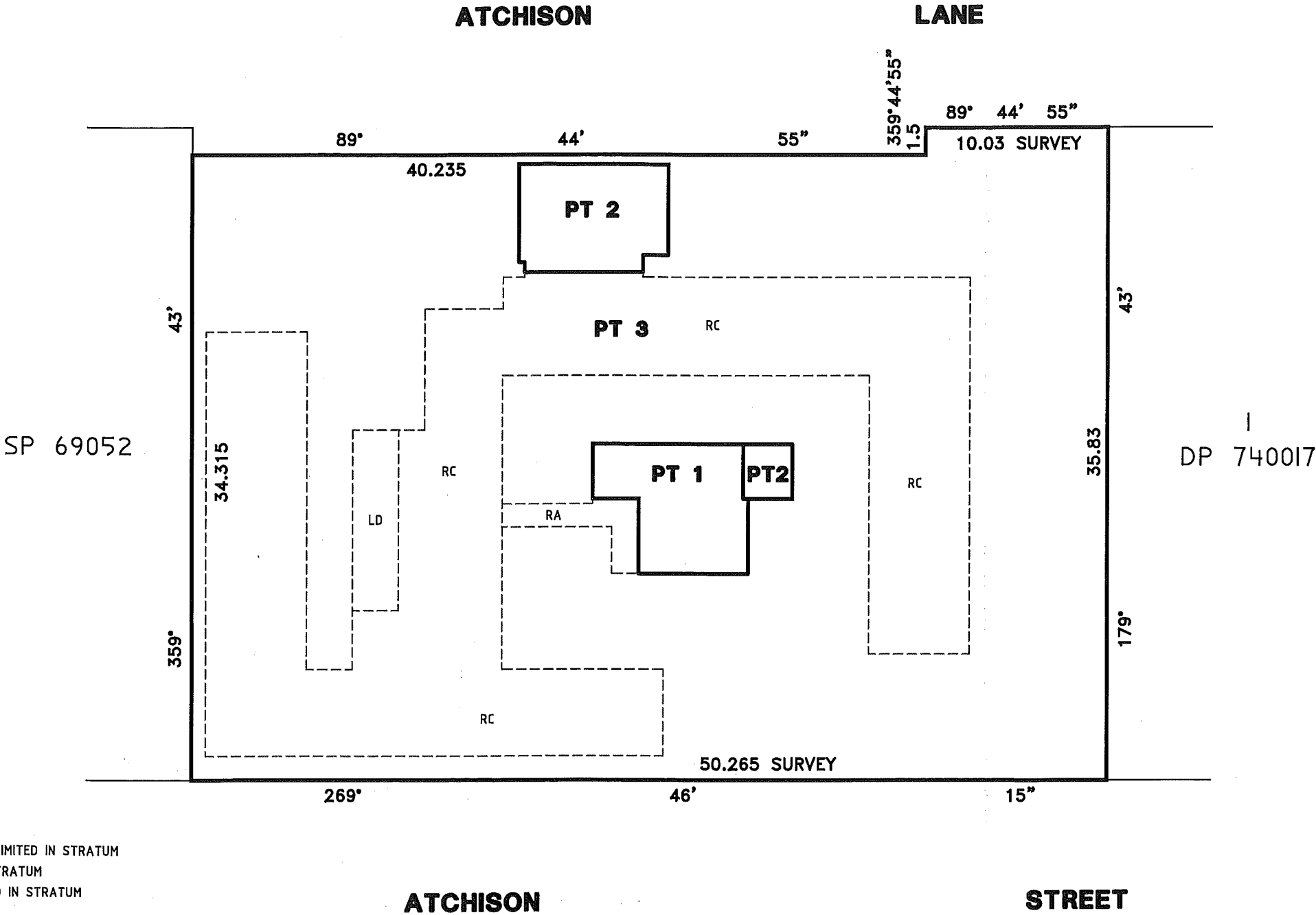
**BASEMENT LEVEL ONE**

LIMITED IN DEPTH TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF BASEMENT LEVEL ONE AND LIMITED IN HEIGHT TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF THE LOWER GROUND LEVEL ABOVE AS SHOWN UNLESS OTHERWISE STATED

REFER TO SCHEDULE OF AREAS ON SHEET 1 FOR TOTAL AREAS

LOTS 1, 2 AND 3 ARE STRATUM LOTS AND ARE LIMITED IN DEPTH AND IN HEIGHT AS SHOWN ON PLANS & DIAGRAMS HEREON.

ALL LEVELS ARE ON AUSTRALIAN HEIGHT DATUM



- LD PROPOSED EASEMENT FOR LOADING DOCK LIMITED IN STRATUM
- RA PROPOSED RIGHT OF ACCESS LIMITED IN STRATUM
- RC PROPOSED RIGHT OF CARRIAGEWAY LIMITED IN STRATUM

PROPOSED EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT

PROPOSED EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT

PROPOSED EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LOT

PROPOSED EASEMENT FOR MAINTENANCE AFFECTING THE WHOLE OF THE LOT

Surveyor: _____	PLAN OF SUBDIVISION OF LOT 1 IN DP 716374, LOT 6 IN DP 703275 AND LOT 5 OF SECTION 13 IN DP 2872	LGA: NORTH SYDNEY	Registered: _____	DP
Date of Survey: _____		Locality: ST LEONARDS		
Surveyor's Ref: 8009/13		Subdivision No: _____		
		Lengths are in metres. Reduction Ratio 1: _____		

PRELIMINARY ONLY

THIS PLAN IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE.

ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.

ALL DIMENSIONS AND AREAS STATED IN THIS PLAN ARE PRELIMINARY & APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY SURVEY.

POSITION AND NATURE OF EASEMENTS TO BE CREATED ARE SUBJECT TO SURVEY.

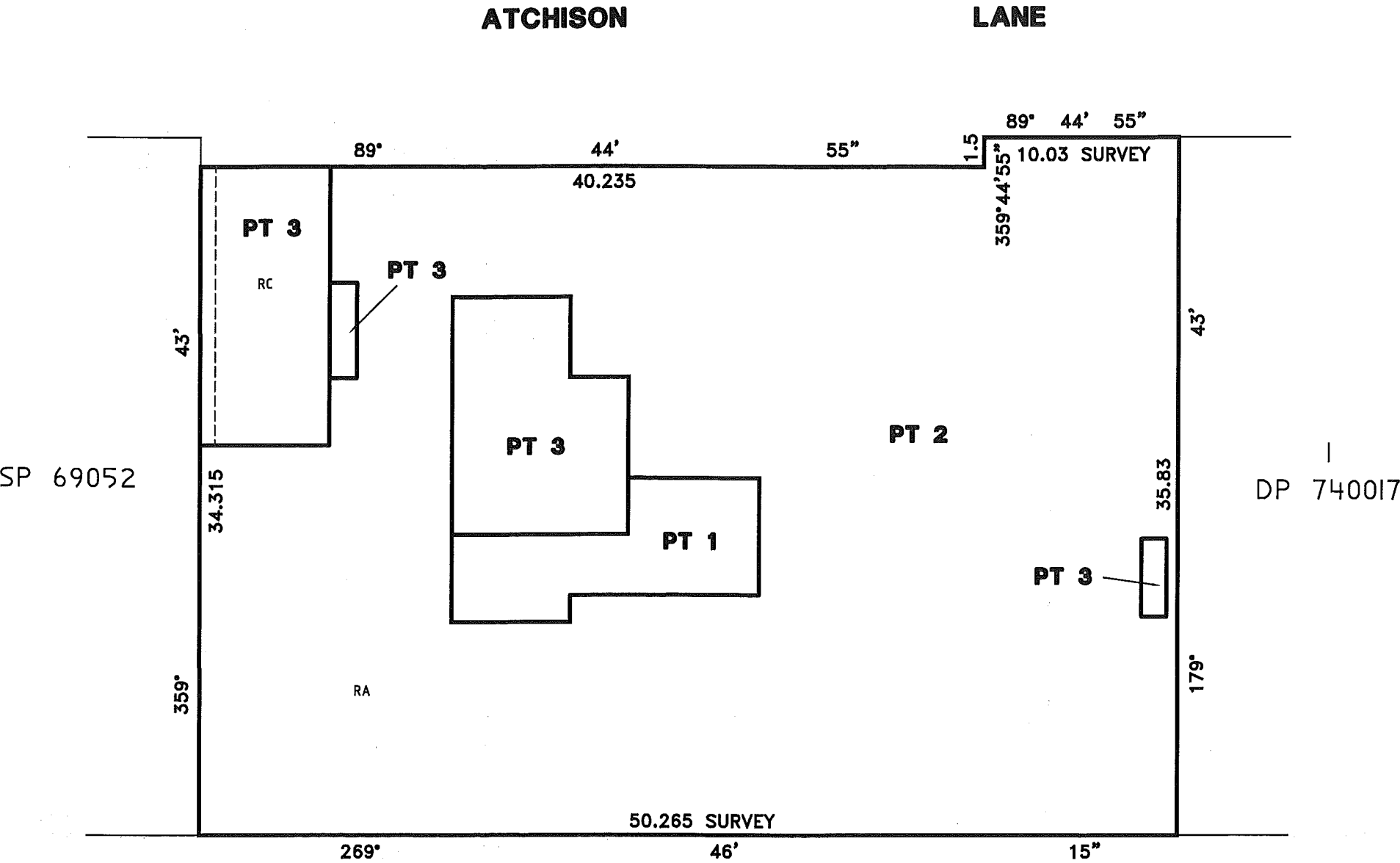
PRELIMINARY PLAN 2/9/2015

LOWER GROUND LEVEL

LIMITED IN DEPTH TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF THE LOWER GROUND LEVEL AND LIMITED IN HEIGHT TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF THE UPPER GROUND LEVEL ABOVE AS SHOWN UNLESS OTHERWISE STATED

REFER TO SCHEDULE OF AREAS ON SHEET 1 FOR TOTAL AREAS

LOTS 1, 2 AND 3 ARE STRATUM LOTS AND ARE LIMITED IN DEPTH AND IN HEIGHT AS SHOWN ON PLANS & DIAGRAMS HEREON.  
ALL LEVELS ARE ON AUSTRALIAN HEIGHT DATUM



RA PROPOSED RIGHT OF ACCESS LIMITED IN STRATUM  
RC PROPOSED RIGHT OF CARRIAGEWAY LIMITED IN STRATUM

PROPOSED EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR MAINTENANCE AFFECTING THE WHOLE OF THE LOT

Surveyor: _____ Date of Survey: _____ Surveyor's Ref: 8009/13	PLAN OF SUBDIVISION OF LOT 1 IN DP 716374, LOT 6 IN DP 703275 AND LOT 5 OF SECTION 13 IN DP 2872	LGA: NORTH SYDNEY Locality: ST LEONARDS Subdivision No: _____ Lengths are in metres. Reduction Ratio 1:	Registered: _____ DP
---	---	--	-------------------------

UPPER GROUND LEVEL

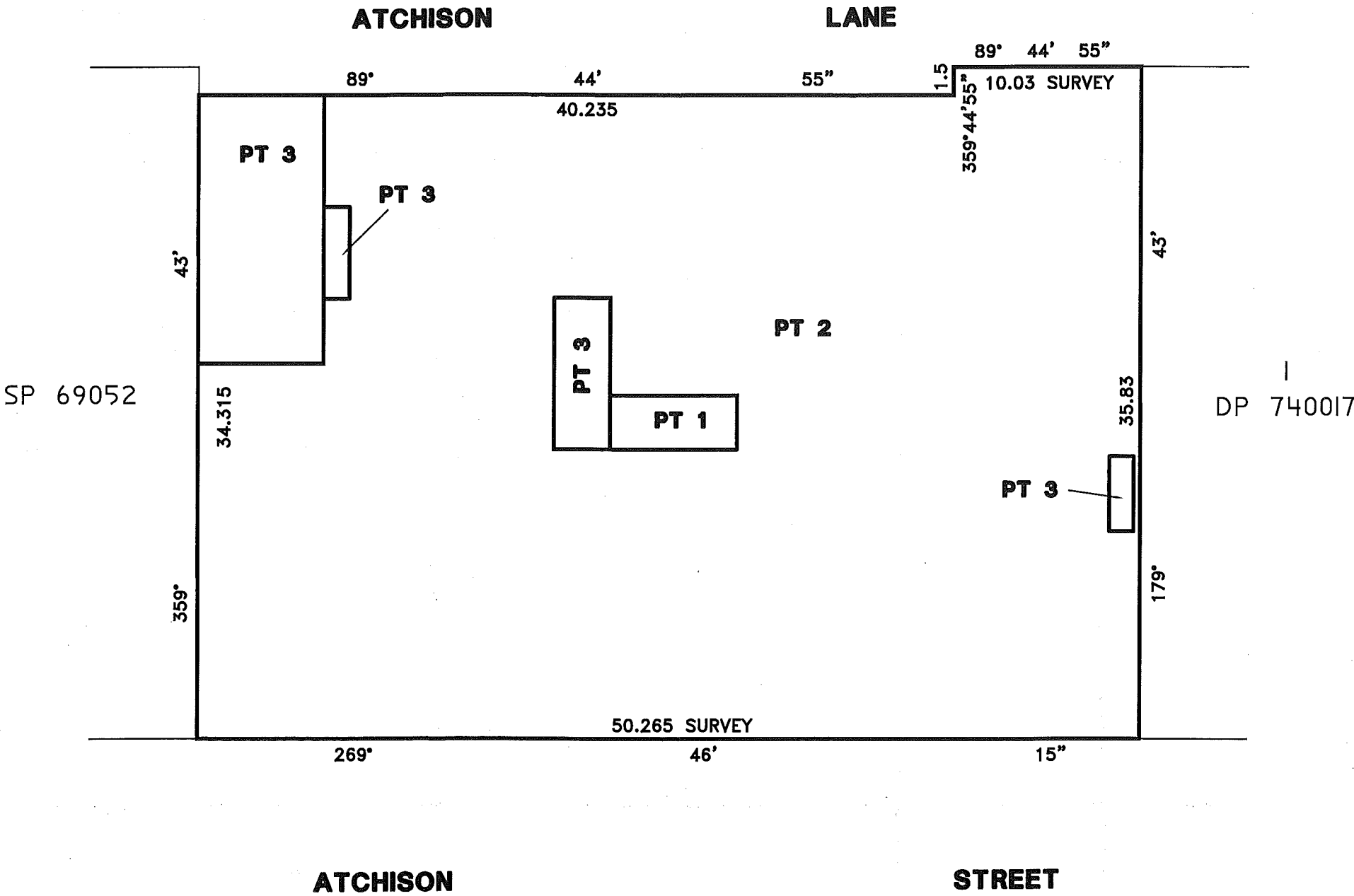
LIMITED IN DEPTH TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF THE UPPER GROUND LEVEL  
AND LIMITED IN HEIGHT TO A HORIZONTAL PLANE PASSING THROUGH THE CONCRETE FLOOR OF LEVEL ONE ABOVE  
AS SHOWN UNLESS OTHERWISE STATED  
REFER TO SCHEDULE OF AREAS ON SHEET 1 FOR TOTAL AREAS

LOTS 1, 2 AND 3 ARE STRATUM LOTS  
AND ARE LIMITED IN DEPTH AND IN HEIGHT  
AS SHOWN ON PLANS & DIAGRAMS HEREON.  
ALL LEVELS ARE ON AUSTRALIAN HEIGHT DATUM

PRELIMINARY ONLY

THIS PLAN IS NOT CHECKED OR REGISTERED BY  
THE LAND TITLES OFFICE.  
ALTERATIONS MAY BE REQUIRED PRIOR TO ITS  
ACCEPTANCE AND REGISTRATION.  
ALL DIMENSIONS AND AREAS STATED IN THIS PLAN  
ARE PRELIMINARY & APPROXIMATE ONLY AND ARE  
SUBJECT TO CONFIRMATION BY SURVEY.  
POSITION AND NATURE OF EASEMENTS TO BE  
CREATED ARE SUBJECT TO SURVEY.

PRELIMINARY PLAN 2/9/2015

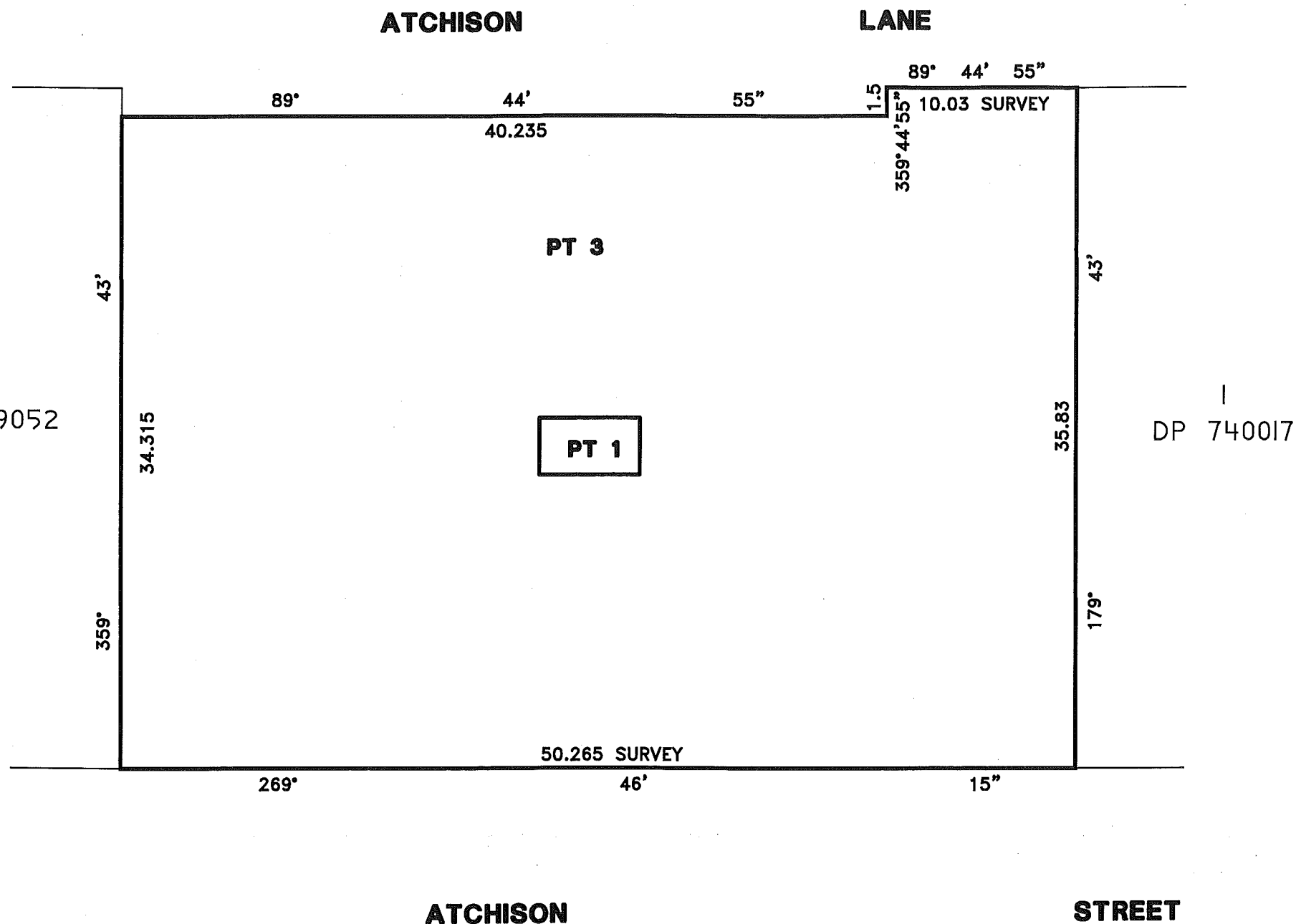


PROPOSED EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR MAINTENANCE AFFECTING THE WHOLE OF THE LOT

Surveyor: _____	PLAN OF SUBDIVISION OF LOT 1 IN DP 716374, LOT 6 IN DP 703275 AND LOT 5 OF SECTION 13 IN DP 2872	LGA: NORTH SYDNEY	Registered: _____	DP
Date of Survey: _____		Locality: ST LEONARDS		
Surveyor's Ref: 8009/13		Subdivision No: _____		
		Lengths are in metres. Reduction Ratio 1:		

LOTS 1 AND 3 ARE STRATUM LOTS AND  
ARE LIMITED IN DEPTH AND IN HEIGHT  
AS SHOWN ON PLANS & DIAGRAMS HEREON.

ALL LEVELS ARE ON AUSTRALIAN HEIGHT DATUM



PROPOSED EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LOT  
PROPOSED EASEMENT FOR MAINTENANCE AFFECTING THE WHOLE OF THE LOT



