

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3	sheet(s)
Office Use Only		Office Use Only	
Registered: Title System:		<div>DRAFT STAGE 1 PRINTED 7 OCTOBER 2022 ISSUE 3</div>	
PLAN OF SUBDIVISION OF LOT 1 DP867617		LGA: NEWCASTLE Locality: NEWCASTLE WEST Parish: NEWCASTLE County: NORTHUMBERLAND	
<div>Survey Certificate</div> <p>I, KARL ROBERTSON of CMS Surveyors Pty Ltd 2/99a South Creek Rd, Dee Why a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(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</p> <p>*(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</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: X - Y</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level Undulating / *Steep Mountainous.</p> <p>Signature: Dated:</p> <p>Surveyor Identification No: 7835</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.</p> <p>**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>		<div>Crown Lands NSW/Western Lands Office Approval</div> <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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p> <div>Subdivision Certificate</div> <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.</p> <p>Signature:</p> <p>Registration number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	
Plans used in the preparation of survey/ compilation.		Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: 21745_DSUB_STAGE 1		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 3 sheet(s)																				
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PLAN OF SUBDIVISION OF LOT 1 DP867617																								
Subdivision Certificate number: Date of Endorsement:		<div>This sheet is for the provision of the following information as required:</div> <ul style="list-style-type: none">A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>Signatures and seals- see 195D <i>Conveyancing Act 1919</i>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.																						
<table><tr><th>LOT</th><th>STREET NUMBER</th><th>STREET NAME</th><th>STREET TYPE</th><th>LOCALITY</th></tr><tr><td>1</td><td></td><td></td><td></td><td></td></tr><tr><td>2</td><td></td><td></td><td></td><td></td></tr><tr><td>3</td><td></td><td></td><td></td><td></td></tr></table>					LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY	1					2					3				
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<div>PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:</div> <div><div>1. EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOTS)</div><div>2. EASEMENT FOR SERVICES (WHOLE OF LOTS)</div><div>3. EASEMENT FOR FIRE EGRESS (WHOLE OF LOTS)</div><div>4. RIGHT TO ACCESS SHARED FACILITIES (WHOLE OF LOTS)</div><div>5. RIGHT OF ACCESS (A)</div><div>6. RIGHT OF ACCESS (B)</div><div>7. RIGHT TO ACCESS AND USE LOADING DOCK (C)</div><div>8. RIGHT TO USE GARBAGE ROOM (D)</div><div>9. EASEMENT FOR PARKING (E)</div><div>10. RIGHT OF PUBLIC ACCESS (F)</div><div>11. EASEMENT FOR CONSTRUCTION (WHOLE OF LOTS 1 AND 2)</div></div>																								
Surveyor's Reference: 21745_DSUB_STAGE 1																								

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Subdivision Certificate number: Date of Endorsement:	

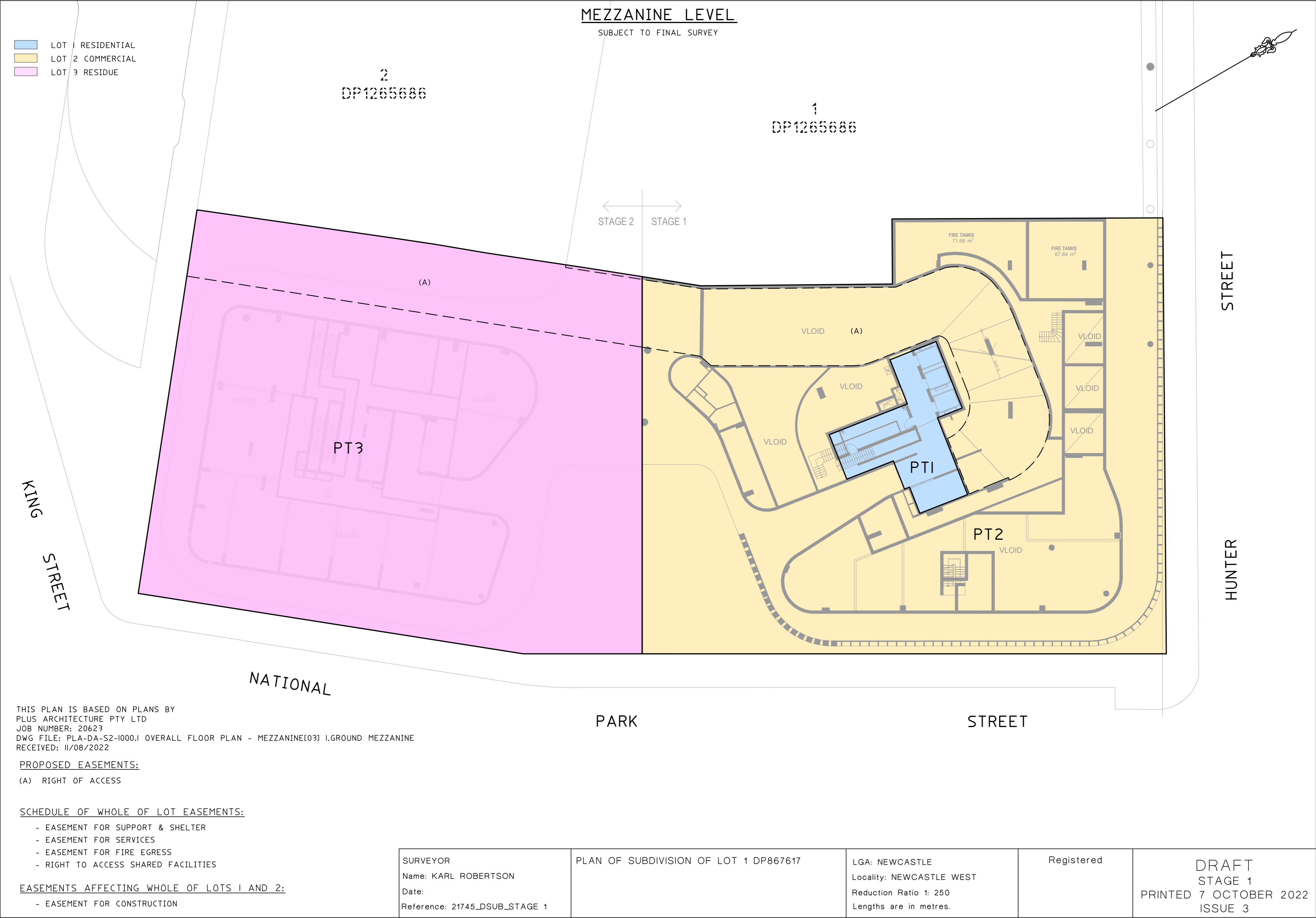
If space is insufficient use additional annexure sheet

SUBJECT TO FINAL SURVEY

HUNTER

STREET

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1
DP1265686

STAGE 2	STAGE 1
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The floor plan is divided into three parts: PT1, PT2, and PT3. PT1 (top right) includes the Main Comms Room (15.65 m²), Main Switch Room (38.27 m²), Commercial Car Space, and a Lobby (20.25 m²). PT2 (bottom right) includes a Commercial Car Space (234.20 m²), a Main Switch Room (38.27 m²), and a Commercial Car Space. PT3 (left) includes a Resi Visitor Car Space, a Resi Car Space, and a Commercial Car Space. The plan also shows various rooms such as the Secondary Switch Room (10.17 m²), Secondary Comms (Elec Room) (14.72 m²), and a Store (5.36 m²). The plan is divided into three parts: PT1, PT2, and PT3.

KING STREET

STREET

HUNTER

NATIONAL

PARK

STREET

- EASEMENT FOR CONSTRUCTION

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STAGE 2	STAGE 1
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LOT 1	RESIDENTIAL
LOT 2	COMMERCIAL
LOT 3	RESIDUE

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THIS PLAN IS BASED ON PLANS BY
PLUS ARCHITECTURE PTY LTD
JOB NUMBER: 20623
DWG FILE: PLA-DA-S2-I004 OVERALL FLOOR PLAN - LEVEL 04[02] 5.LEVEL 04
RECEIVED: 11/08/2022

PROPOSED EASEMENTS:

(A) RIGHT OF ACCESS

SCHEDULE OF WHOLE OF LOT EASEMENTS:

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR FIRE EGRESS
- RIGHT TO ACCESS SHARED FACILITIES

EASEMENTS AFFECTING WHOLE OF LOTS 1 AND 2:

- EASEMENT FOR CONSTRUCTION

SURVEYOR

Name: KARL ROBERTSON

Date:

Reference: 21745_DSUB_STAGE 1

PLAN OF SUBDIVISION OF LOT 1 DP867617

LGA: NEWCASTLE

Locality: NEWCASTLE WEST

Reduction Ratio 1: 250

Lengths are in metres.

Registered

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