

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)
Office Use Only		Office Use Only
Registered:		DRAFT STAGE 2 PRINTED 16 MAY 2023 ISSUE 4
Title System:		
PLAN OF SUBDIVISION OF LOT 3 DP.....		LGA: NEWCASTLE Locality: NEWCASTLE WEST Parish: NEWCASTLE County: NORTHUMBERLAND
<div>Survey Certificate</div> <p>I, KARL ROBERTSON</p> <p>of CMS Surveyors Pty Ltd 2/99a South Creek Rd, Dee Why</p> <p>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 2		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 3 DP.....																				
Subdivision Certificate number:																				
Date of Endorsement:																				
<table><tr><td>LOT</td><td>STREET NUMBER</td><td>STREET NAME</td><td>STREET TYPE</td><td>LOCALITY</td></tr><tr><td>4</td><td></td><td></td><td></td><td></td></tr><tr><td>5</td><td></td><td></td><td></td><td></td></tr></table>						LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY	4					5				
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<div>PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE: 1. EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOTS) 2. EASEMENT FOR SERVICES (WHOLE OF LOTS) 3. EASEMENT FOR FIRE EGRESS (WHOLE OF LOTS) 4. RIGHT TO ACCESS SHARED FACILITIES (WHOLE OF LOTS) 5. RIGHT OF PUBLIC ACCESS (Y) 6. RIGHT OF ACCESS (Z) 7. RIGHT OF ACCESS (X)</div> <div>PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO RELEASE: 1. EASEMENT FOR CONSTRUCTION (WHOLE OF LOTS 1 AND 2) DP.....</div> <div>If space is insufficient use additional annexure sheet</div>																				
Surveyor's Reference: 21745_DSUB_STAGE 2																				

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PLAN OF SUBDIVISION OF LOT 3 DP.....	<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.
Subdivision Certificate number: Date of Endorsement:	

If space is insufficient use additional annexure sheet

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(A) RIGHT OF ACCESS (VIDE DP.....)

(B) RIGHT OF ACCESS (VIDE DP.....)

(C) RIGHT TO ACCESS AND USE LOADING DOCK (VIDE DP.....)

(D) RIGHT TO USE GARBAGE ROOM (VIDE DP.....)

(F) RIGHT OF PUBLIC ACCESS (VIDE DP.....)

SUBJECT TO FINAL SURVEY

1
DP1265686

STAGE 1

 LOT 4 COMMERCIAL
 LOT 5 RESIDENTIAL

HUNTER

STREET

THIS PLAN IS BASED ON PLANS BY
PLUS ARCHITECTURE PTY LTD
JOB NUMBER: 20623
DWG FILE: PLA-DA-S2-I000.I OVERALL FLOOR PLAN - MEZZANINE[03] I.GROUND MEZZANINE
RECEIVED: 11/08/2022

(A) RIGHT OF ACCESS (VIDE DP.....)

SCHEDULE OF WHOLE OF LOT EASEMENTS:

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

SURVEYOR
Name: KARL ROBERTSON
Date:
Reference: 21745_DSUB_STAGE 2

PLAN OF SUBDIVISION OF LOT 3 DP.....

LGA: NEWCASTLE
Locality: NEWCASTLE WEST
Reduction Ratio 1: 250
Lengths are in metres.

Registered

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THIS PLAN IS BASED ON PLANS BY
PLUS ARCHITECTURE PTY LTD
JOB NUMBER: 20623
DWG FILE: PLA-DA-S2-I001 OVERALL FLOOR PLAN - LEVEL 01[03] 2.LEVEL 01
RECEIVED: 11/08/2022

(A) RIGHT OF ACCESS (VIDE DP.....)

(E) EASEMENT FOR PARKING (VIDE DP.....)

SCHEDULE OF WHOLE OF LOT EASEMENTS:

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

PROPOSED EASEMENTS:

(X) RIGHT OF ACCESS

SURVEYOR
Name: KARL ROBERTSON
Date:
Reference: 21745_DSUB_STAGE 2

PLAN OF SUBDIVISION OF LOT 3 DP.....

LGA: NEWCASTLE
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SUBJECT TO FINAL SURVEY

1
DP1265686

STAGE 2	STAGE 1
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HUNTER

STREET

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LOT 4 COMMERCIAL

LOT 5 RESIDENTIAL



THIS PLAN IS BASED ON PLANS BY
PLUS ARCHITECTURE PTY LTD
JOB NUMBER: 20623
DWG FILE: PLA-DA-S2-I003 OVERALL FLOOR PLAN - LEVEL 03[02] 4.LEVEL 03
RECEIVED: 11/08/2022

(A) RIGHT OF ACCESS (VIDE DP.....)

PROPOSED EASEMENTS:
(X) 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

SURVEYOR
Name: KARL ROBERTSON
Date:
Reference: 21745_DSUB_STAGE 2

PLAN OF SUBDIVISION OF LOT 3 DP.....

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LOT 4 COMMERCIAL

LOT 5 RESIDENTIAL

LEVEL 4

SUBJECT TO FINAL SURVEY



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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

(A) RIGHT OF ACCESS (VIDE DP.....)

PROPOSED EASEMENTS:
(X) 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

SURVEYOR
Name: KARL ROBERTSON
Date:
Reference: 21745_DSUB_STAGE 2

PLAN OF SUBDIVISION OF LOT 3 DP.....

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LOT 4 COMMERCIAL

LOT 5 RESIDENTIAL

LEVEL 5 AND ABOVE

SUBJECT TO FINAL SURVEY

NOTE:
LEVEL 5 PODIUM TO BE INCLUDED AS A SHARED FACILITY,
COVERED BY THE GLOBAL RIGHT TO ACCESS SHARED FACILITIES.

KING STREET

STREET

HUNTER

NATIONAL

PARK

STREET

THIS PLAN IS BASED ON PLANS BY
PLUS ARCHITECTURE PTY LTD
JOB NUMBER: 20623
DWG FILE: PLA-DA-S2-I005 OVERALL FLOOR PLAN - LEVEL 05[02] 6.LEVEL 05
RECEIVED: 11/08/2022

SCHEDULE OF WHOLE OF LOT EASEMENTS:

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

SURVEYOR
Name: KARL ROBERTSON
Date:
Reference: 21745_DSUB_STAGE 2

PLAN OF SUBDIVISION OF LOT 3 DP.....

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