

# **Attachment A**

<b>Draft Plans of Subdivision</b>
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SAM

**AVENUE**

LGA: SYDNEY  
 Locality: WATERLOO  
 Subdivision No.:  
 Lengths are in metres. Reduction:

DE

R1 DENOTES ROAD WIDENING (SAM SING STREET - 14.045 WIDE)  
R2 DENOTES ROAD WIDENING (ARCHIBALD AVENUE - VARIABLE WIDTH)  
R3 DENOTES ROAD WIDENING (HATBOX PLACE - 2.8 WIDE)





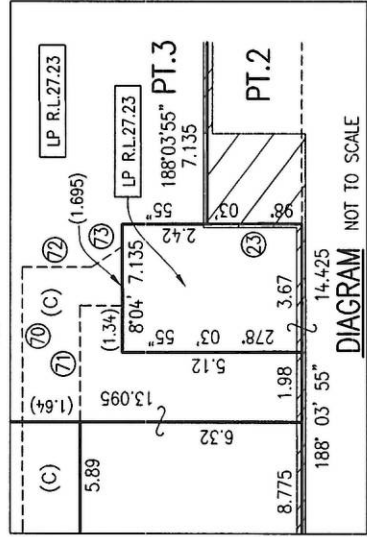
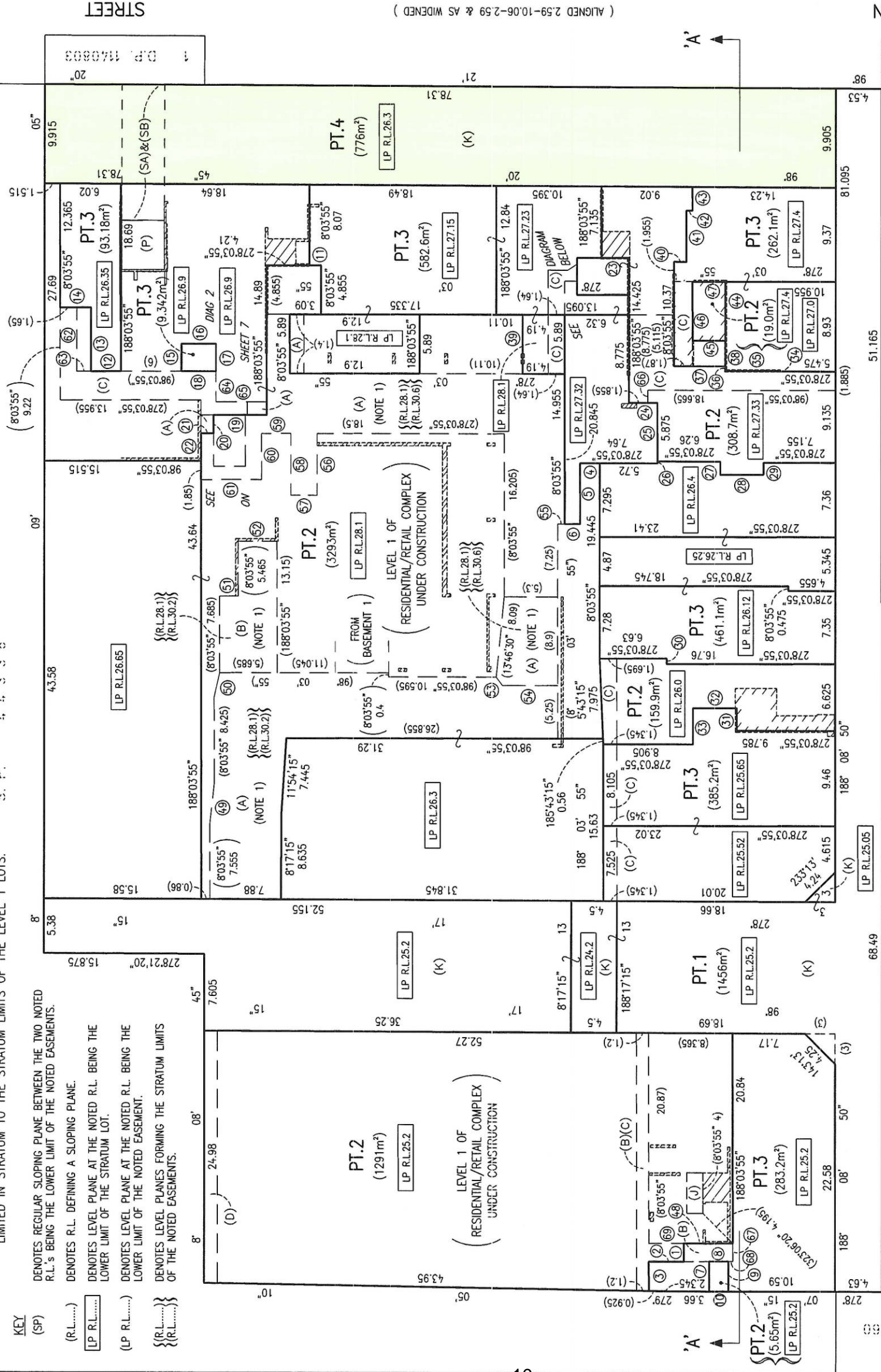


LEVEL 1

PT. LOTS 1, 2, 3 & 4 AS DEFINED WITHIN LEVEL 1 ARE LIMITED IN DEPTH TO THE NOTED LEVEL PLANES & LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS DEFINED WITHIN LEVEL 2 - SHEET 5 UNLESS OTHERWISE NOTED, EASEMENTS DEFINED WITHIN LEVEL 1 ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LEVEL 1 LOTS.

KEY

- (SP) DENOTES REGULAR SLOPING PLANE BETWEEN THE TWO NOTED R.L.'s BEING THE LOWER LIMIT OF THE NOTED EASEMENTS.
- (R.L.....) DENOTES R.L. DEFINING A SLOPING PLANE.
- [LP R.L.....] DENOTES LEVEL PLANE AT THE NOTED R.L. BEING THE LOWER LIMIT OF THE STRATUM LOT.
- (LP R.L.....) DENOTES LEVEL PLANE AT THE NOTED R.L. BEING THE LOWER LIMIT OF THE NOTED EASEMENT.
- {(R.L.....)} DENOTES LEVEL PLANES FORMING THE STRATUM LIMITS OF THE NOTED EASEMENTS.



BRUCE ( ALIGNED 1.525-6.095-1.525 ) STREET

SEE SHEET 7 FOR SECTION 'A'-A'

Surveyor: TASY MORATIS  
Date of Survey:  
Surveyor's Ref: 140418 SUB-TM

PLAN OF SUBDIVISION OF LOTS 2 AND 3 IN D.P.317851, LOT 1 IN D.P.664690 AND LOT 1 IN D.P.668228

LGA: SYDNEY  
Locality: WATERLOO  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:300

REGISTERED

EASEMENT STRATUM NOTES

(NOTE 1) THE STRATUM OF THESE PARTS OF EASEMENT (A) & (B) ARE LIMITED IN STRATUM TO BETWEEN THE NOTED LEVEL PLANES.

EASEMENTS

- (A) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (B) EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (C) EASEMENT FOR ACCESS BY FOOT VARIABLE WIDTH (LIMITED IN STRATUM)
- (D) EASEMENT FOR CONSTRUCTION AND ACCESS 1.27 WIDE (LIMITED IN STRATUM)
- (J) EASEMENT GREASE ARRESTOR 1.6 WIDE (LIMITED IN STRATUM)
- (K) EASEMENT FOR PUBLIC ACCESS (WHOLE OF LOT)
- (P) SUBSTATION PREMISES S65738 ( )
- (SA) RIGHT OF WAY 4.32 WIDE ( )
- (SB) EASEMENT FOR ELECTRICITY PURPOSES 4.32 WIDE ( )

SCHEDULE OF SHORT EASEMENT LINES

No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
(49)	14°08'30"	4.12	(62)	188°03'55"	6.355
(50)	20°30'15"	2.52	(63)	98°03'55"	1.405
(51)	98°03'55"	1.83	(64)	188°03'55"	3.055
(52)	98°03'55"	3.855	(65)	98°03'55"	5
(53)	152°01'30"	1.05	(66)	188°03'55"	1.26
(54)	98°03'55"	5.485	(67)	188°03'55"	1.795
(55)	98°03'55"	0.7	(68)	278°03'55"	0.46
(56)	188°03'55"	6.155	(69)	278°03'55"	3.5
(57)	278°03'55"	2.6	(70)	8°03'55"	4.42
(58)	8°03'55"	6.155	(71)	8°03'55"	3.32
(59)	278°03'55"	2.89	(72)	98°03'55"	1.97
(60)	188°03'55"	4.6	(73)	63°51'	1.06
(61)	278°03'55"	5.98			

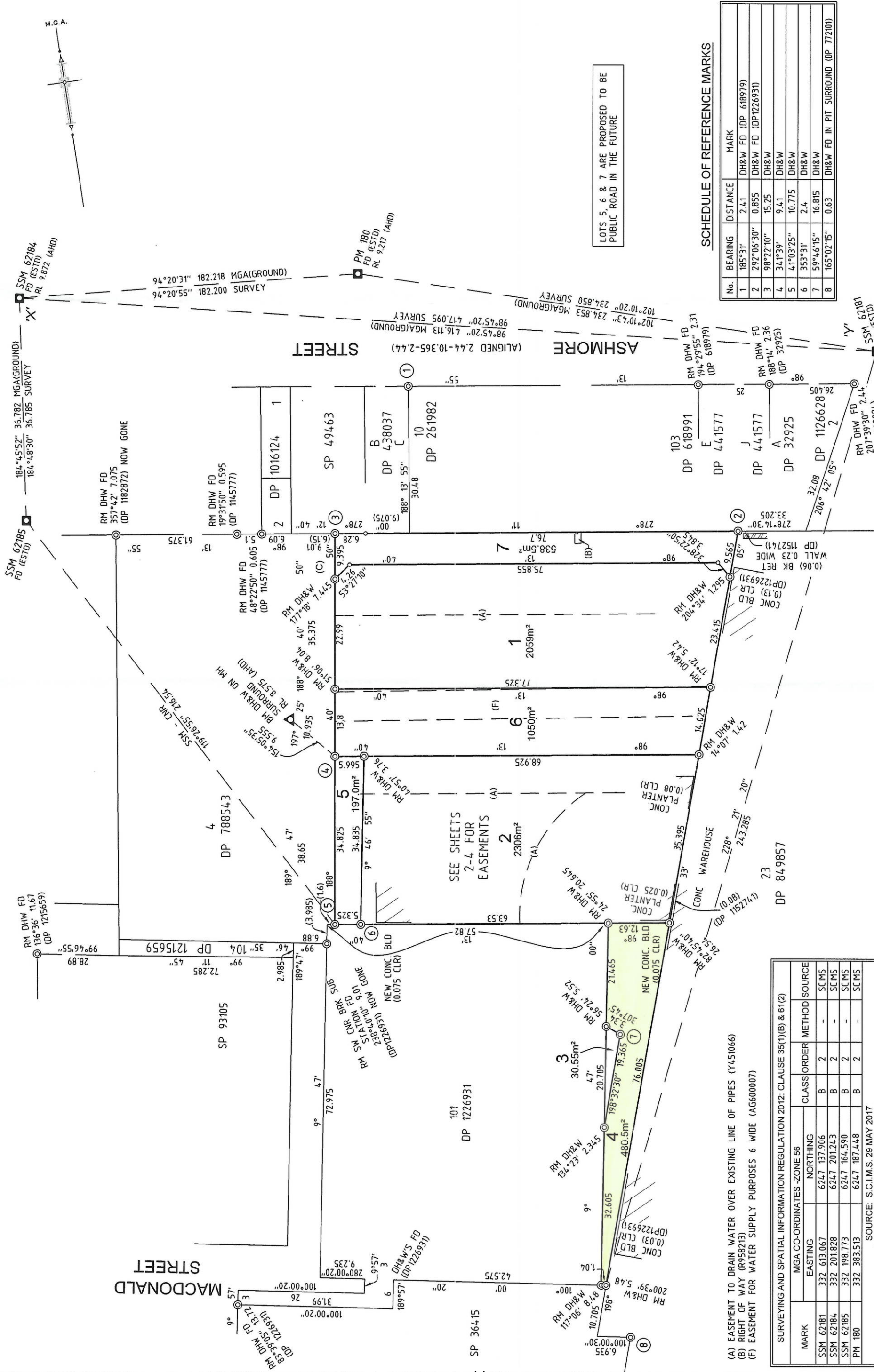
SCHEDULE OF SHORT BOUNDARY LINES

No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
(1)	188°03'55"	1.81	(25)	188°03'55"	6.055
(2)	278°03'55"	3.5	(26)	188°03'55"	0.18
(3)	188°03'55"	2.915	(27)	188°03'55"	1.295
(4)	278°03'55"	1.92	(28)	98°03'55"	4.285
(5)	188°03'55"	6.015	(29)	8°03'55"	1.18
(6)	278°03'55"	1.49	(30)	8°03'55"	0.545
(7)	8°03'55"	2.975	(31)	8°03'55"	2.235
(8)	98°03'55"	1.9	(32)	278°03'55"	4.345
(9)	188°03'55"	2.975	(33)	188°03'55"	3.595
(10)	278°03'55"	1.9	(34)	8°03'55"	0.05
(11)	278°03'55"	1.155	(35)	278°03'55"	5.47
(12)	278°03'55"	2.965	(36)	8°03'55"	0.465
(13)	8°03'55"	6.355	(37)	278°03'55"	5.125
(14)	278°03'55"	3.055	(38)	8°03'55"	2.555
(15)	8°03'55"	2.725	(39)	8°03'55"	5.89
(16)	98°03'55"	3.43	(40)	98°03'55"	1.26
(17)	188°03'55"	2.725	(41)	8°03'55"	5.095
(18)	278°03'55"	3.43	(42)	98°03'55"	0.605
(19)	278°03'55"	5.245	(43)	8°03'55"	2.385
(20)	188°03'55"	1.83	(44)	8°03'55"	5.86
(21)	278°03'55"	1.25	(45)	278°03'55"	3.25
(22)	188°03'55"	2.77	(46)	8°03'55"	5.86
(23)	98°03'55"	2.7	(47)	278°03'55"	3.25
(24)	98°03'55"	2.81	(48)	278°03'55"	4.865

( ALIGNED 2.59-10.06-2.59 & AS WIDENED )

LACHLAN





LOTS 5, 6 & 7 ARE PROPOSED TO BE PUBLIC ROAD IN THE FUTURE

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	MARK
1	185°31'	2.41	DH&W FD (DP 618979)
2	292°06'30"	0.855	DH&W FD (DP1226931)
3	98°22'10"	15.25	DH&W
4	34°13'39"	9.41	DH&W
5	41°03'25"	10.775	DH&W
6	353°31'	2.4	DH&W
7	59°46'15"	16.815	DH&W
8	165°02'15"	0.63	DH&W FD IN PIT SURROUND (DP 772101)

RM DHW FD 207°39'30" 2.44  
SSM 62181  
FD (ESTD)  
(DP 802024)

SURVEYING AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 35(1)(B) & 61(2)			
MARK	MGA CO-ORDINATES - ZONE 56	CLASS	ORDER
SSM 62181	332 613.067	6247 137.906	B 2
SSM 62184	332 201.828	6247 201.243	B 2
SSM 62185	332 198.773	6247 164.590	B 2
PM 180	332 383.513	6247 187.448	B 2

SOURCE: S.C.I.M.S. 29 MAY 2017  
COMBINED SCALE FACTOR 0.999941

SURVEYORS AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 13 & 62			
MARK	RL (AHD)	CLASS	ORDER
SSM 62184	9.872	B	2
PM 180	9.217	LA	L1

(A) EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (Y451066)  
(B) RIGHT OF WAY (R958213)  
(F) EASEMENT FOR WATER SUPPLY PURPOSES 6 WIDE (AG600007)

Surveyor: SCOTT PETER LINDSAY LORD  
Date of Survey: 30 JUNE 2017  
Surveyor's Reference: 42482-44806DP  
[PPN DP1233713]

PLAN OF SUBDIVISION OF LOT 100 DP 1226931 AND  
RIGHT OF CARRIAGEWAY OVER LOT 4 IN DP 788543

DP

LGA: SYDNEY  
Locality: ERSKINVILLE  
Subdivision No. 2017/56  
Lengths are in metres. Reduction Ratio 1: 500

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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THIS IS A DRAFT PLAN ONLY AND IS  
SUBJECT TO FINAL SURVEY

STAGING PLAN  
STAGE 1

DP 437728

SP 49463

DP 1016124

DP 1145777

DP 998119

DP 998119

DP 998119

COPPERSMITH  
LANE



14

15

16

DP 1191115

METTERS  
STREET

LOT 7

75.14

SP 89915

0.05

LOT 7

~~70.2~~ 69.295 (MODEL) 4.28  
LOT 6 2681.9m<sup>2</sup>  
69.3 (SUM OF FRONTAGES STG. 2) 4.28

75.14

LOT 2 STREET

881.2m<sup>2</sup> 1124m<sup>2</sup>

LOT 5

217.4m<sup>2</sup>  
(COPPERSMITH LANE)

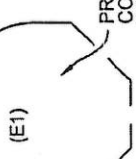
100

DP 1226931

LOT 1

2553.4m<sup>2</sup>

PROPOSED GARBAGE  
COLLECTION AREA  
WITH TURNABLE



PROPOSED  
SUBSTATION  
PREMISES

(E2)

(E1)

NOTE:  
LOT 3 IS RESERVED FOR FUTURE  
PUBLIC PURPOSES

2 DP1205732

EXISTING EASEMENTS

- (B) Easement to drain Water 1.5 wide (DP788543)
- (C) Right of Carriageway and Easement for Services 5 wide (DP788543)
- (D) Right of Carriageway and Easement for Services 6.77 wide (DP788543)
- (E) Easement for Water Supply Purposes 6 wide (AG800007, DP 1152741)

LOT 3  
191.9m<sup>2</sup>  
(PEDESTRIAN LINK)

SP 93105

DP 1215659

101

DP 1226931

PROPOSED EASEMENTS

- (E1) Easement for Access and Garbage Collection variable width Limited In Stratum
- (E2) Easement for Electricity & Other Purposes variable width Limited In Stratum

SURVEYOR

Name: JACEK IDZIKOWSKI

Date of Survey: ....., 2017

Surveyor's Reference: 35875DP 002

PLAN OF SUBDIVISION OF SP 36655 (LOT 4 IN DP 788543)

LGA: SYDNEY

Locality: ERSKINEVILLE

Reduction Ratio 1: 300

Lengths are in metres.

Registered  
**LTS**  
LOCKLEY  
Registered Surveyors NSW  
www.lts.com.au

DP

DA ISSUE: 25-07-17



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)

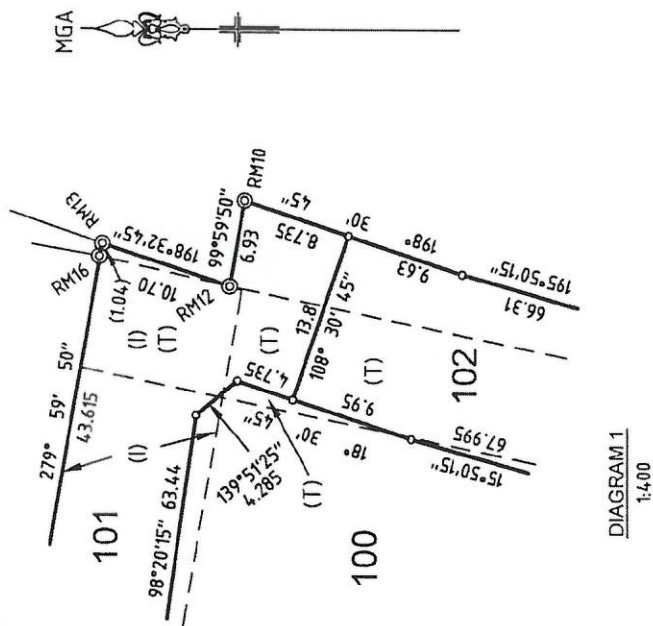
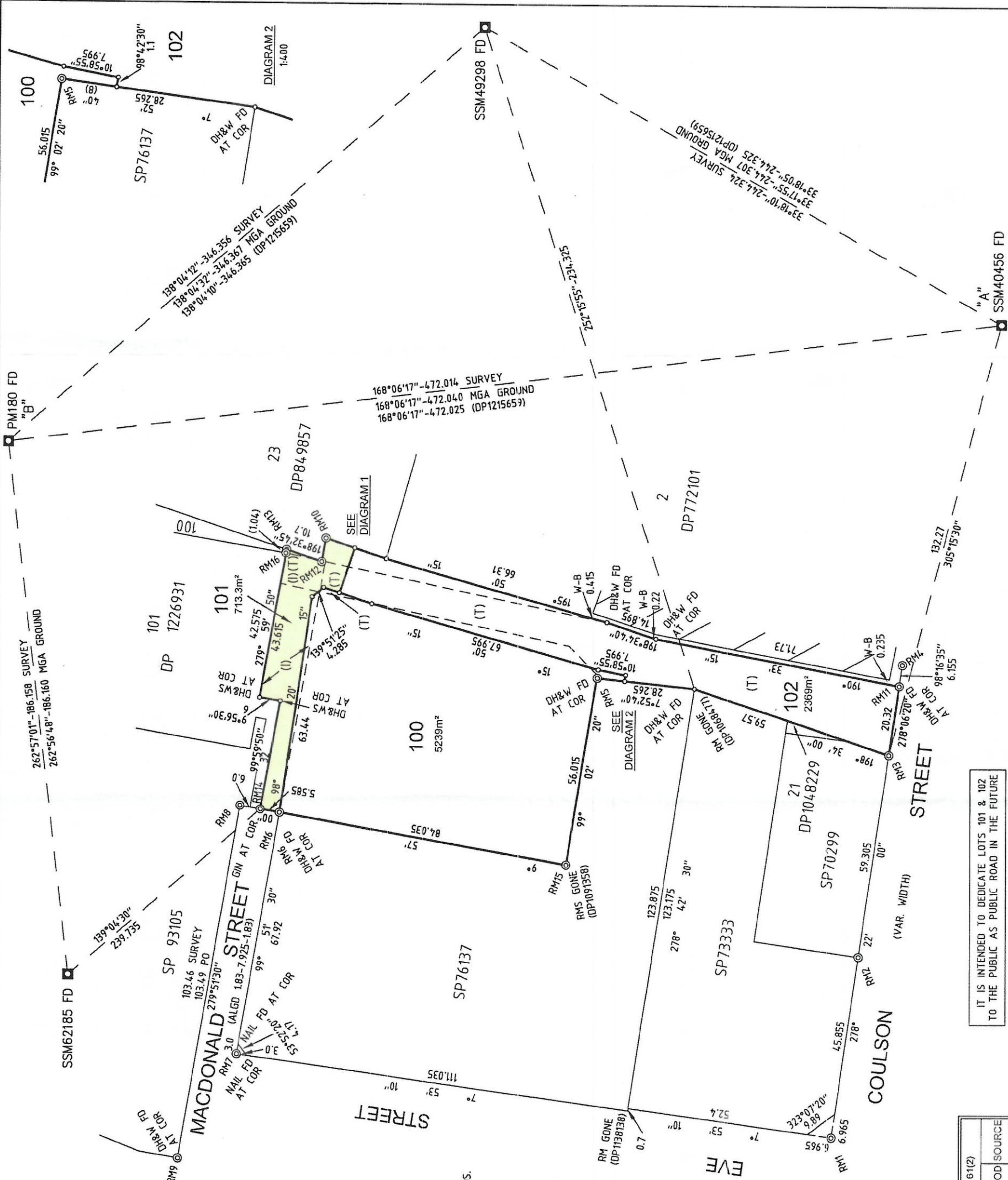


DIAGRAM 1  
1:400

(I) EASEMENT FOR SEWERAGE AND STORMWATER DRAINAGE VIDE C554828  
(T) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 9 WIDE AND  
VARIABLE VIDE DP788543 - TO BE RELEASED UPON DEDICATION OF ROADS.

SCHEDULE OF REFERENCE MARKS

NO.	BEARING AND DISTANCE	DESCRIPTION
1	48°32' 17.875	DH&W FD (DP1091756)
2	8°44' 4.485 & 14.62	DH&WS FD (DP1068477)
3	12°38' 15.465	DH&W FD (DP1048229)
4	15°55'25" 4.725	DH&W
5	8°07' 3.0	DH&W FD ON CONC WALL (DP1091756)
6	295°14' 14.375	DH&W FD ON KB (DP1091358)
7	186°00' 9.82	DH&W FD ON KB (DP1091358)
8	97°29' 11.445	DH&W FD ON KB (DP1091358)
9	170°44' 10.48	DH&W FD ON KB (DP1091358)
10	97°15'15" 37.81 BY SURVEY	DH&W FD ON KB (DP1215659)
11	97°14' 37.83 BY DP1215659	DH&W FD (DP1182872)
12	9°54' 1.585	DH&W FD IN CONC SURROUND OF PIT (DP772101)
13	165°02' 0.63	DH&W
14	9°29'30" 4.735	DH&W
15	99°42' 1.16	DH&W
16	200°39' 5.48	DH&W FD (DP1233713)
17	83°42' 13.70	DH&W
18	96°15' 1.475	DH&W
19	117°06' 8.48	DH&W FD (DP1233713)

SURVEYING AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 35(1)(B) & 61(2)			
MARK	MGA CO-ORDINATES - ZONE 56	CLASS ORDER	METHOD SOURCE
SSM 40456	332 480.807	2	SCIMS
SSM 49298	332 614.925	2	SCIMS
SSM 62185	332 198.773	2	SCIMS
PM 180	332 383.513	2	SCIMS

SOURCE: S.C.I.M.S. 11-04-2017  
COMBINED SCALE FACTOR 0.999941

IT IS INTENDED TO DEDICATE LOTS 101 & 102  
TO THE PUBLIC AS PUBLIC ROAD IN THE FUTURE

Surveyor: SCOTT PETER LINDSAY LORD  
Date of Survey: 11/04/2017  
Surveyor's Reference: 42028 010DP

PLAN OF SUBDIVISION OF LOT 7 IN DP788543

LGA: SYDNEY  
Locality: ERSKINEVILLE  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1: 800

DP COPY