

# **Attachment A2**

**Urban Design Study**

**Urban Design Study**  
(Increase in FSR 5:1 to 7:1)  
Issue C



**Candalepas Associates**  
232-240 Elizabeth St, Surry Hills  
20 July 2023

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*All drawings to scale at A3*

# INTRODUCTION

## INTRODUCTION

### URBAN DESIGN REPORT

This Urban Design Report has been prepared by Candalepas Associates on behalf of Stasia Pty Ltd in support of a proposed massing envelope for the property located at 232-240 Elizabeth Street, Surry Hills.

This Report describes the site, outlines the key constraints imposed by the existing controls, and sets out the strategic justification for the proposed design.

Key findings of the Report include:

- The Property is strategically located and aligned with the City Plan 2036: Local Strategic Planning Statement (LSPS) planning priorities.
- The proposal for the site will allow the City of Sydney to meet the planning priorities set out in the LSPS (Actions P 2.3, P 2.6) by ensuring adequate floor space capacity to accommodate enterprise activities.
- The proposed floor space ratio is in line with existing and emerging higher density developments in the vicinity.

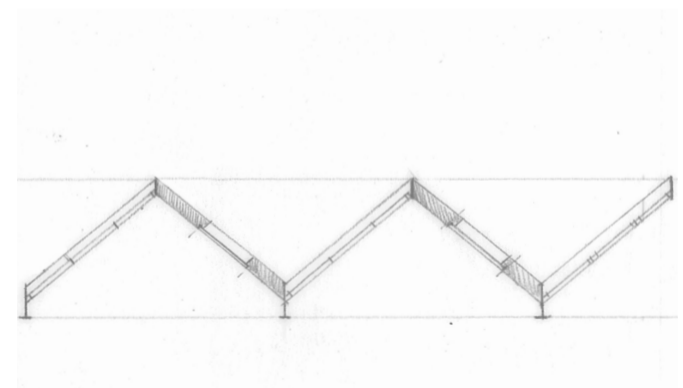
The Property is known as 232-240 Elizabeth, and is formally identified as 232-236A Elizabeth Street (SP71301), 238-240 Elizabeth Street (Lots 1&2, DP779385; Lot 1, DP664653). The combined site area is 905.6 square metres and is located within the Eastern Creative and Camperdown-Ultimo Health and Education Precincts. The site has frontages to Elizabeth Street and Reservoir Street and access to the rear from Foster Lane.

The site currently contains a collection of three storey commercial/retail and budget accommodation buildings. While these were largely constructed in the late nineteenth and early twentieth centuries they have been heavily modified and are not considered to be of heritage significance.

The site is less than 300m north of Central Station, a few hundred metres from a number of Light Rail stops and adjacent to several bus routes. It is therefore well located to provide strong connections to a wide range of areas throughout Sydney.

The area has a diverse mixture of building forms, architectural styles and scales. The proposed building use and massing envelope have been considered in order to ensure integration with the emerging surrounding uses and built form.

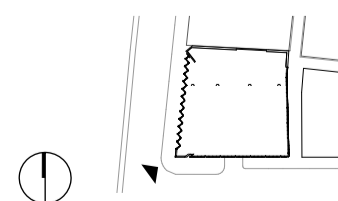
The proposed development offers an appropriate and compatible addition to this part of Surry Hills, giving an opportunity to provide floor space in support of the Eastern Creative Precinct. This is consistent with the objectives of providing economic development, innovation and jobs in this key strategic centre as well as supporting the long term economic viability and growth of the City of Sydney.





**PERSPECTIVE VIEW - ELIZABETH STREET**

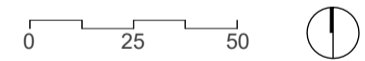
*Artistic representation of the proposed development.  
Prepared by Darc Studio.*



# SITE ANALYSIS



AERIAL PHOTOGRAPH



 SUBJECT SITE

Site Address 232-240 Elizabeth Street, Surry Hills NSW 2010

Site Details 232-236A Elizabeth Street - SP 1379  
238-240 Elizabeth Street - LOT 1, LOT 2, DP 779385; LOT 1, DP 664653





SITE PLAN - EXISTING

SCALE 1:1000 0 10 20 40

- SUBJECT SITE
- KEY SITES
- GENERAL CONTEXT

Existing Site Controls - Sydney LEP 2012

Site Area	905.6 m2
Base FSR	5:1
Base GFA	4,528 m2
Land Zoning	B4 mixed use
Max. Height of Buildings	35 m

Key Surrounding Buildings

No.	Address	Use	Storeys
01	N/A (Railway Bridge)	Infrastructure	1 Storey
02	228 Elizabeth St	Residential	9 Storey
03	230 Elizabeth St	Mixed Use	9 Storey
04	50 Reservoir St	Commercial	7 Storey
05	52-58 Reservoir St	Commercial	9 Storey
06	45 Reservoir St	Commercial	7 Storey
07	33-37 Reservoir St	Residential	10 Storey
08	242-254 Elizabeth St	Residential	14 Storey



01. Railway Bridge



02. 228 Elizabeth Street



03. 230 Elizabeth Street



Foster Lane  
(Subject Site at end of lane)



Subject Site  
232-236 Elizabeth Street

Subject Site  
238-240 Reservoir Street



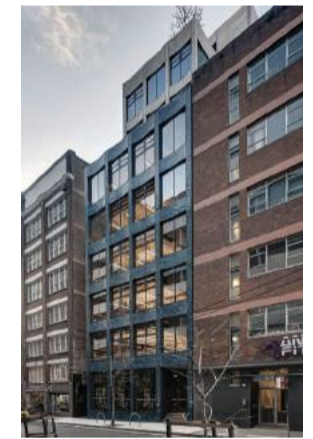
Subject Site  
238-240 Reservoir Street



Subject Site  
238-240 Reservoir Street



04. 50 Reservoir Street



05. 52-58 Reservoir Street  
*photo by Brett Boardman*



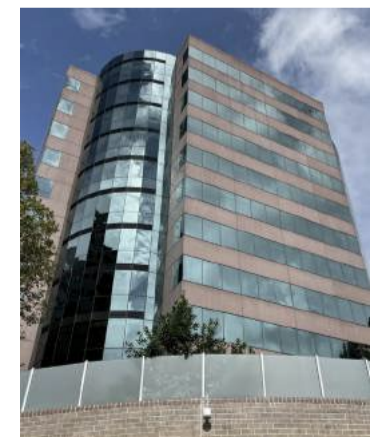
06. 45 Reservoir Street



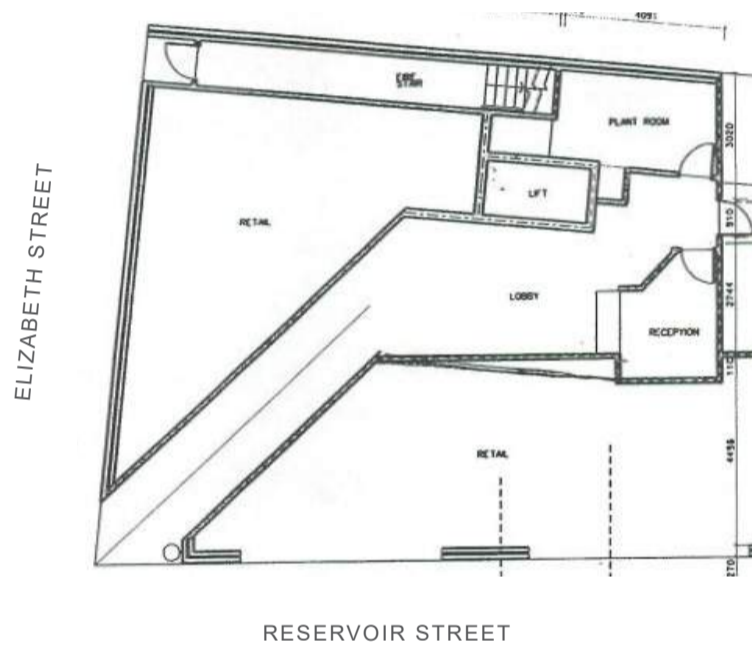
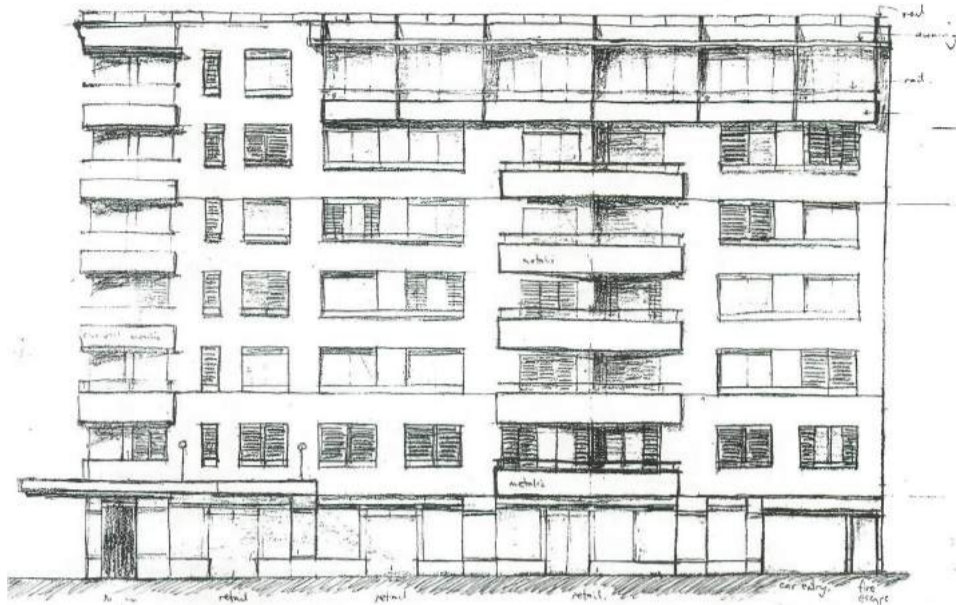
07. 33-37 Reservoir Street



08. 242-254 Elizabeth Street



260 Elizabeth Street



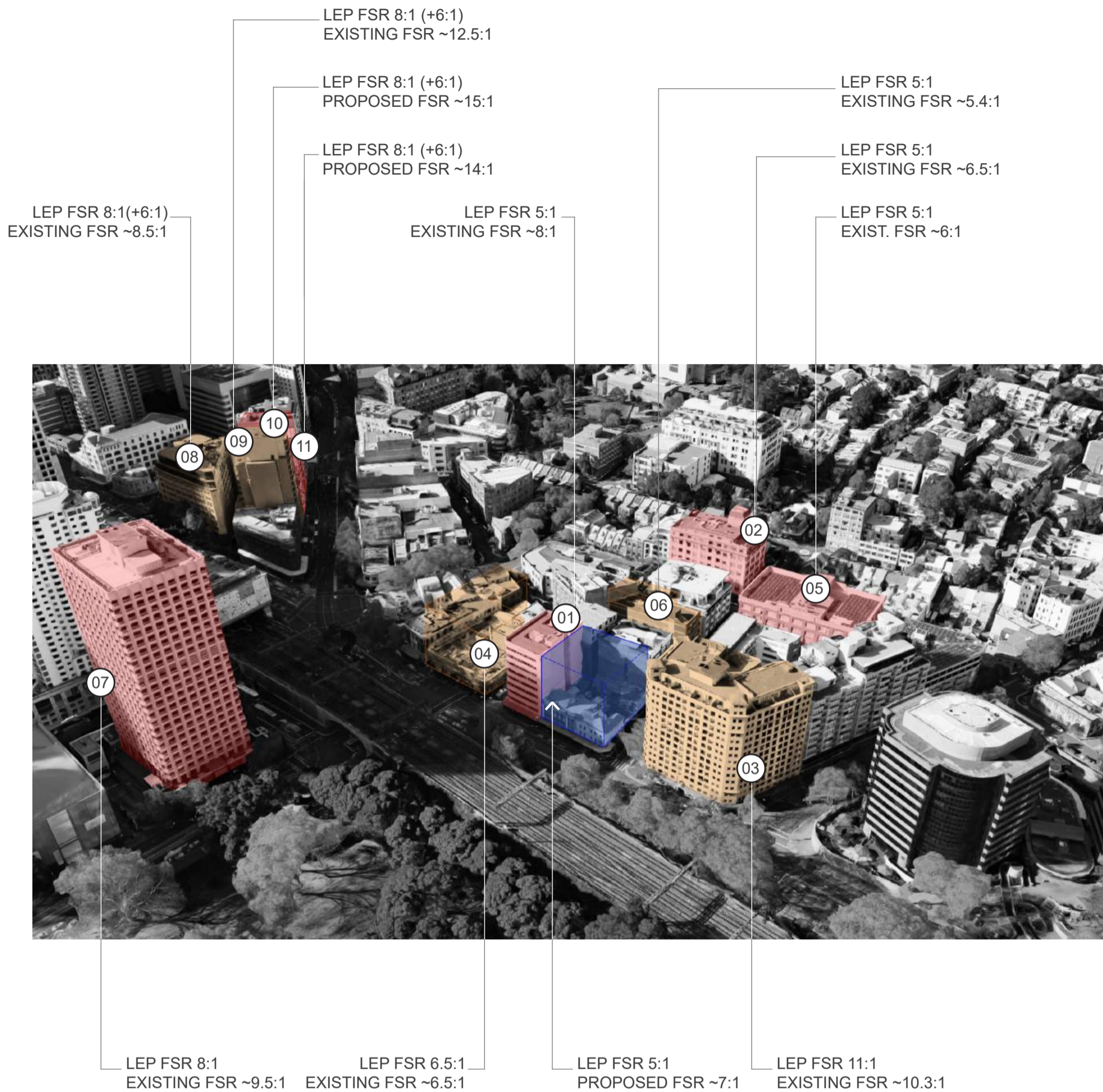
1999 Development Proposal (Joshua Farkash & Associates)

2016 DA/2016/1451 (MHN Design Union)

**PRIOR DEVELOPMENT APPLICATIONS**

On 21 July 2017, the NSW Land and Environment Court approved a Stage 1 Concept Development Application (DA) for the demolition of existing buildings on the site and the construction of a 2-level basement car park and mixed-use building containing residential, hotel and retail uses (referred to as D/2016/1451). The application was subsequently modified and approved on 25 November 2020 to delete 1 level of basement car parking and provide bike parking at the ground level (referred to as D/2016/1451/A). An acceptable envelope – height, bulk and scale has therefore been determined for the site through this approval.

**URBAN STUDY +  
CONSIDERATIONS**



There is an inconsistency in the permitted FSR between the subject site and the surrounding sites. The subject site, with a maximum FSR of 5:1, is bordered to the north and south by sites with maximum FSRs of 6.5:1 and 11:1 respectively. In addition, nearby comparable developments on Wentworth Avenue to the north include FSR rates of up to 15:1.

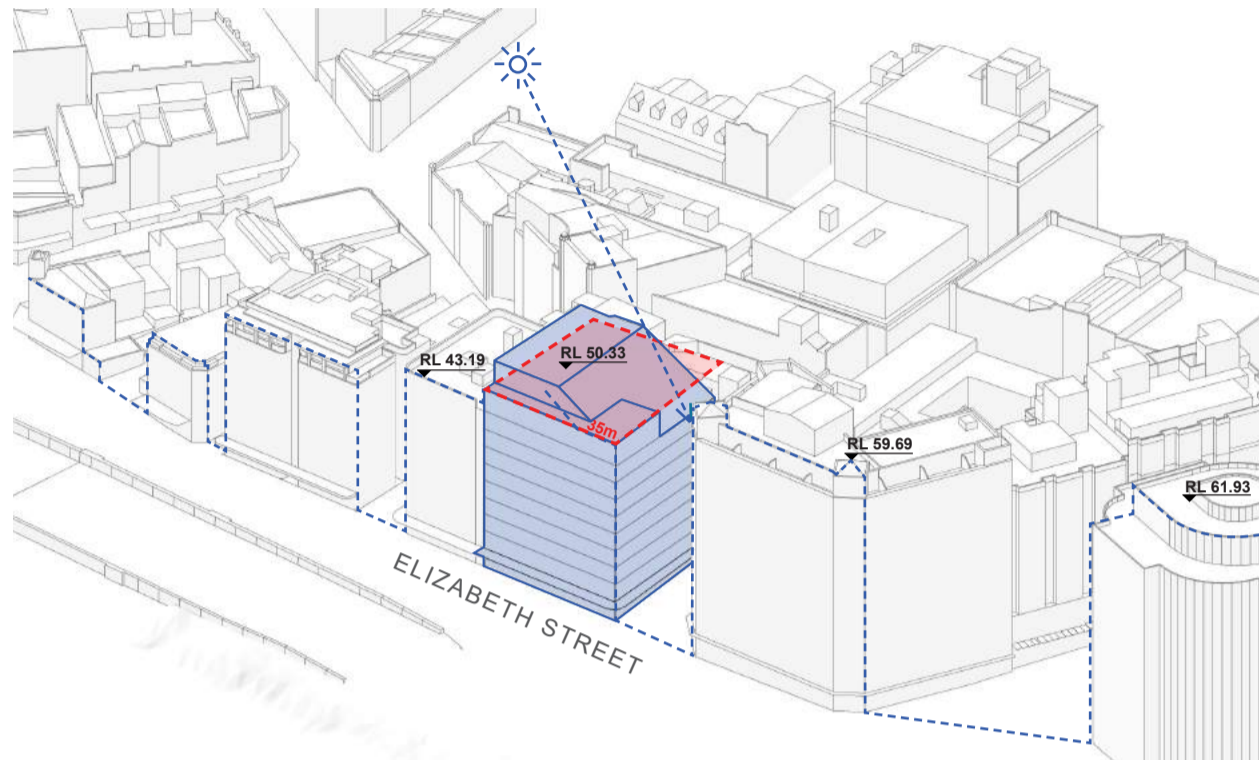
**Legend**

- Site
- Buildings in excess of current SLEP 2012 density control
- Compliant high density buildings (in excess of 5:1)



**Key Surrounding Buildings**

No.	Address	Use	Storeys
01	230 Elizabeth St	Mixed Use	9 Storey
02	74-80 Reservoir St	Commercial	7 Storey
03	242-254 Elizabeth St	Residential	14 Storey
04	228 Elizabeth St	Residential	9 Storey
05	45 Reservoir St	Commercial	7 Storey
06	52-58 Reservoir St	Commercial	9 Storey
07	323 Castlereagh St	Commercial	23 Storey
08	111 Goulburn St	Accommodation	10 Storey
09	61-65 Wentworth Ave	Accommodation	18 Storey
10	55-59 Wentworth Ave	Accommodation	20 Storey
11	47-53 Wentworth Ave	Mixed Use	10 Storey



**PROPOSED BUILDING ENVELOPE  
INDICATIVE YIELD**

Height	35m
Storeys	9
FSR	7:1
Typical Floor to Floor Height	3.4m
Typical Floor Area	714 sqm

**Legend**

- Subject Site
- Street Wall
- 35m Height Control



The proposed building mass addresses this inconsistency by proposing an FSR of 7:1 which is in keeping with current and proposed urban development in the area.

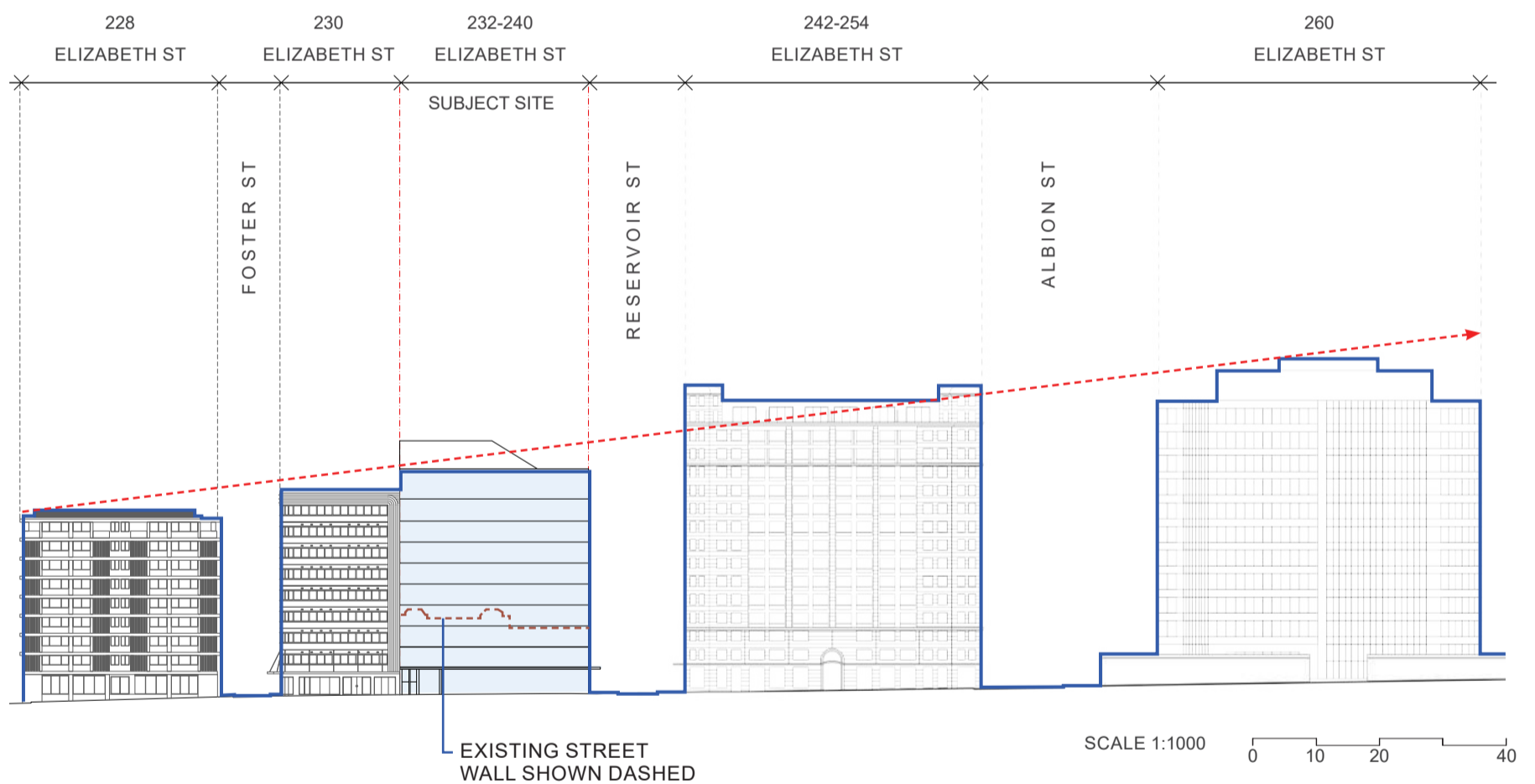
A consistent street wall is established along Elizabeth Street, infilling the previously underdeveloped site and resulting in a good urban outcome.

Negotiating the change in scale along Reservoir Street, the proposed envelope steps down at the street edge. This transition assists in maintaining solar access to 242-254 Elizabeth St & 33-37 Reservoir St, providing an overall increase in solar amenity to these dwellings compared to the approved concept scheme for the site.

Further reducing the building mass, a through site link along the eastern boundary is established. Open to the sky, this new public realm provides additional retail activation and connectivity from Reservoir St through to Foster Lane.

**BUILDING ENVELOPE + STREET WALL ANALYSIS**  
**ELIZABETH STREET ELEVATION**

The existing street wall along Elizabeth Street can be seen to have a strong prevailing trend, stepping up gradually to the south. This trend is currently interrupted by the existing buildings on the site. A volume of the maximum permitted height on the site resolves the current inconsistency both with regard to the site's immediate neighbours and to the broader street wall trend.

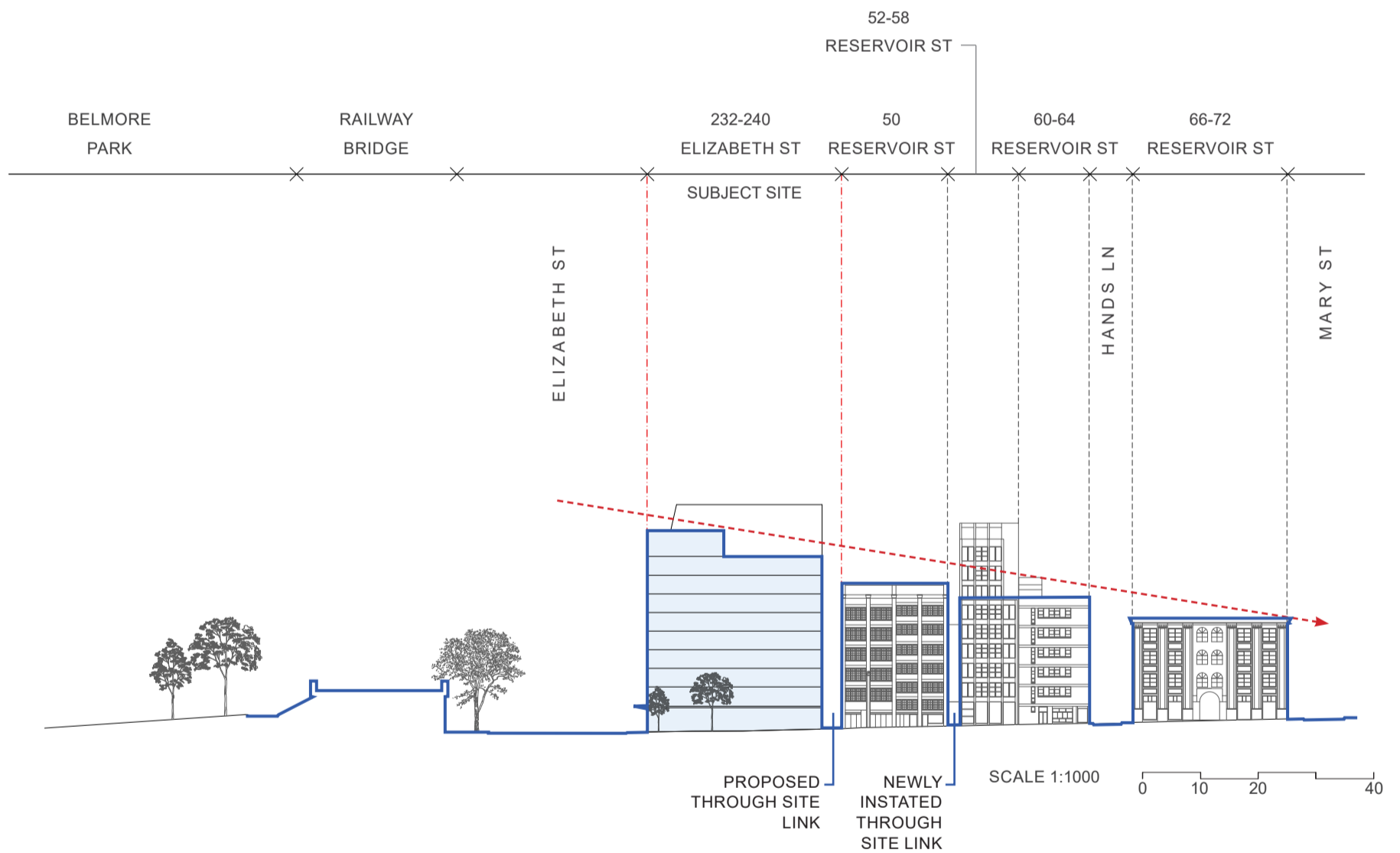


**Legend**

- Subject Site
- Street Wall
- - - - -> Average Street Wall Projection

**BUILDING ENVELOPE + STREET WALL ANALYSIS**  
**RESERVOIR STREET ELEVATION**

The existing street wall has a broad trend, but, unlike Elizabeth Street, features a greater level of variation. As such, the proposed volume chiefly seeks to mediate between the prevailing Elizabeth Street height and that of Reservoir Street. This is achieved by the stepped facade, which also allows greater solar amenity to opposite residential dwellings at 242-254 Elizabeth Street & 33-37 Reservoir Street.



**Legend**

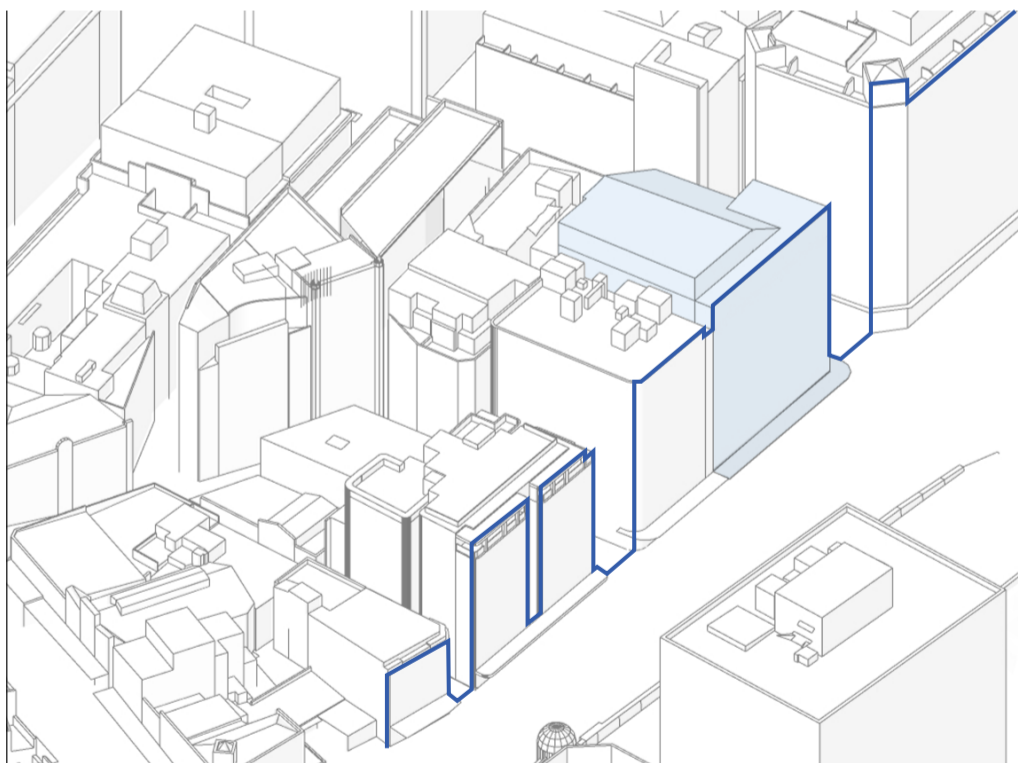
- Subject Site
- Street Wall
- Average Street Wall Projection





**VIEW 1 - PERSPECTIVE**

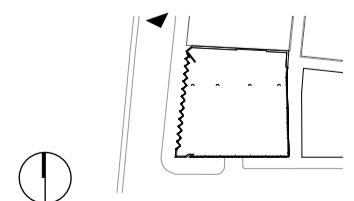
Approaching the site along Elizabeth Street from the north, there is a significant inconsistency in the street wall caused by the height of the existing buildings on the site. This interruption of the prevailing trend in the street wall represents a bad urban outcome. The proposed volume, on the other hand, resolves the existing issue in that its height represents a compromise between the two adjacent buildings along Elizabeth Street, and it continues the trend of heights stepping up to the south.

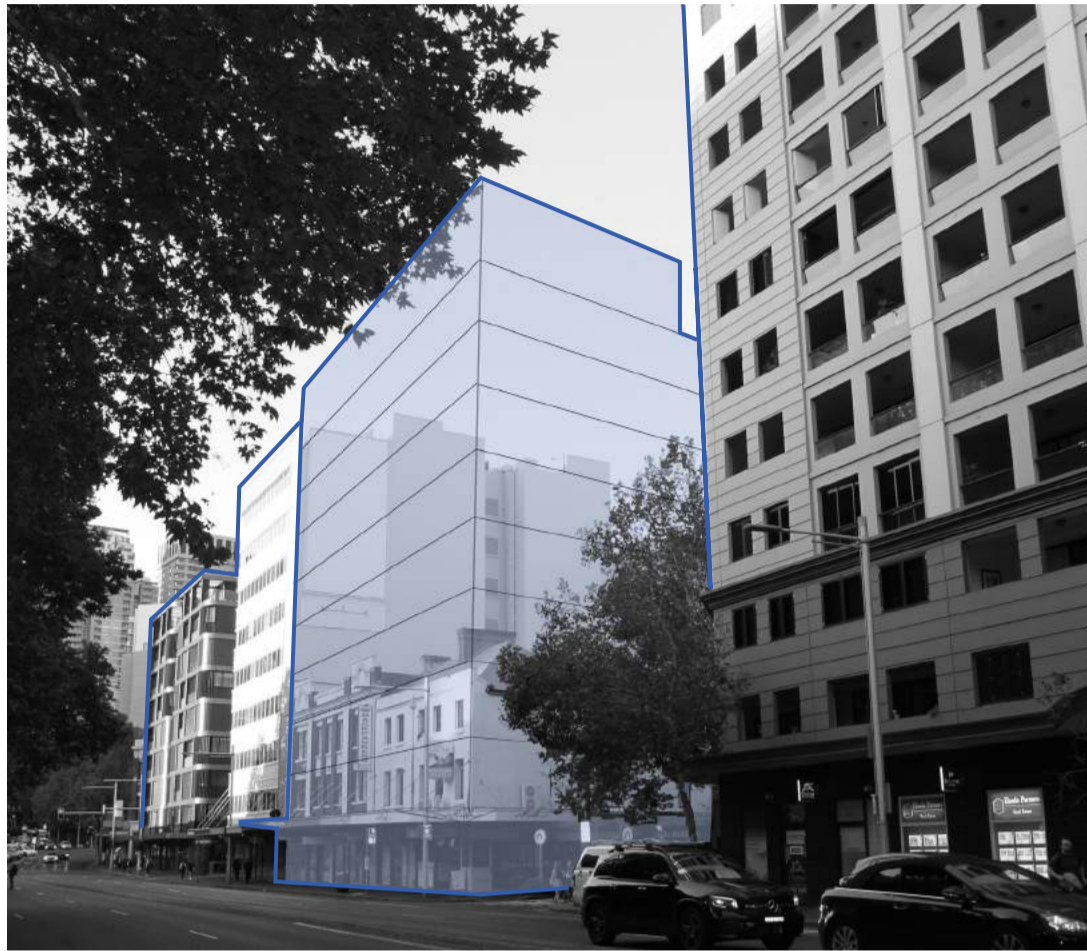


**VIEW 1 - ISOMETRIC**

**Legend**

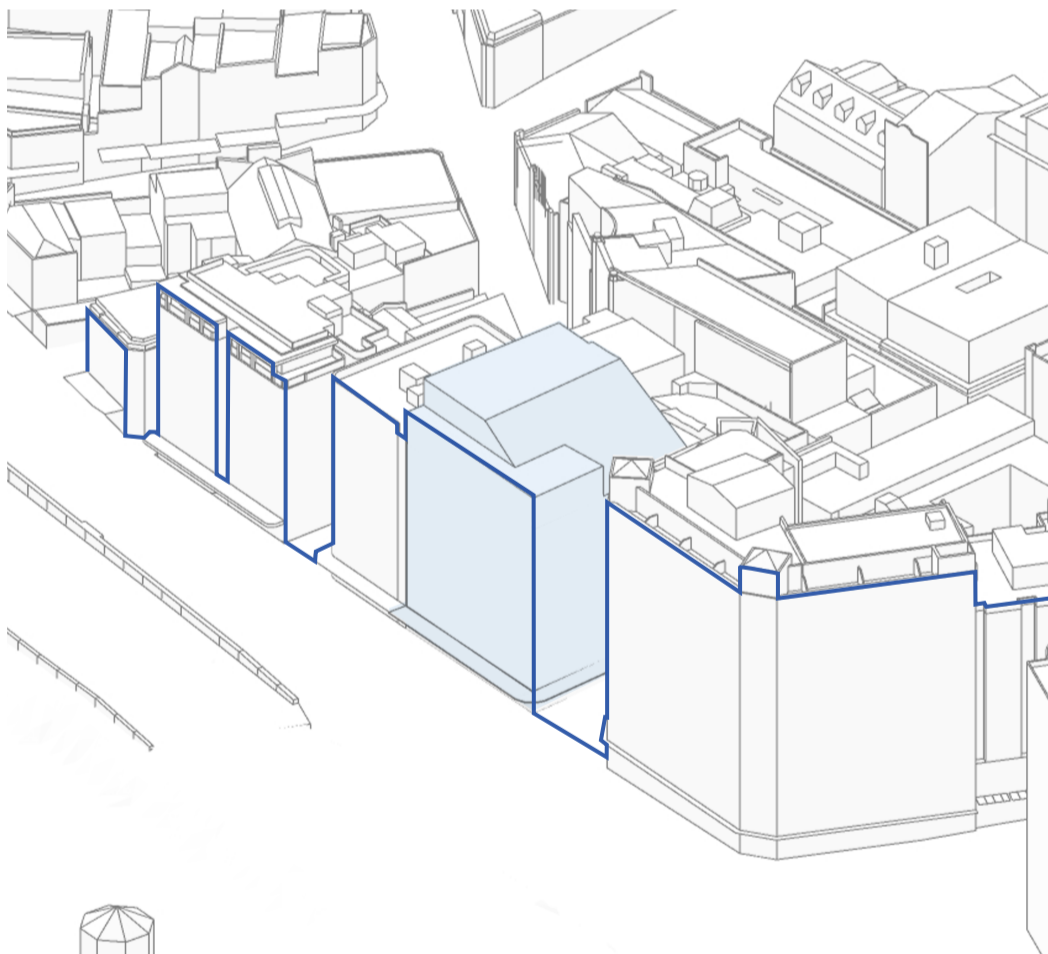
- Subject Site
- Street Wall





Approaching the site along Elizabeth Street from the south, the inconsistency noted earlier is even more pronounced. In particular, the large blank wall presented by 230 Elizabeth Street along the site boundary represents a bad urban outcome. The proposed volume, on the other hand, resolves this issue in that it creates a continuous, articulated street wall.

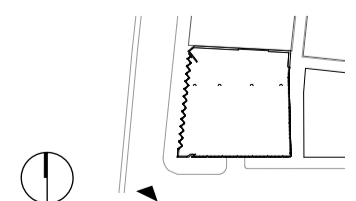
**VIEW 2**



**VIEW 2**

**Legend**

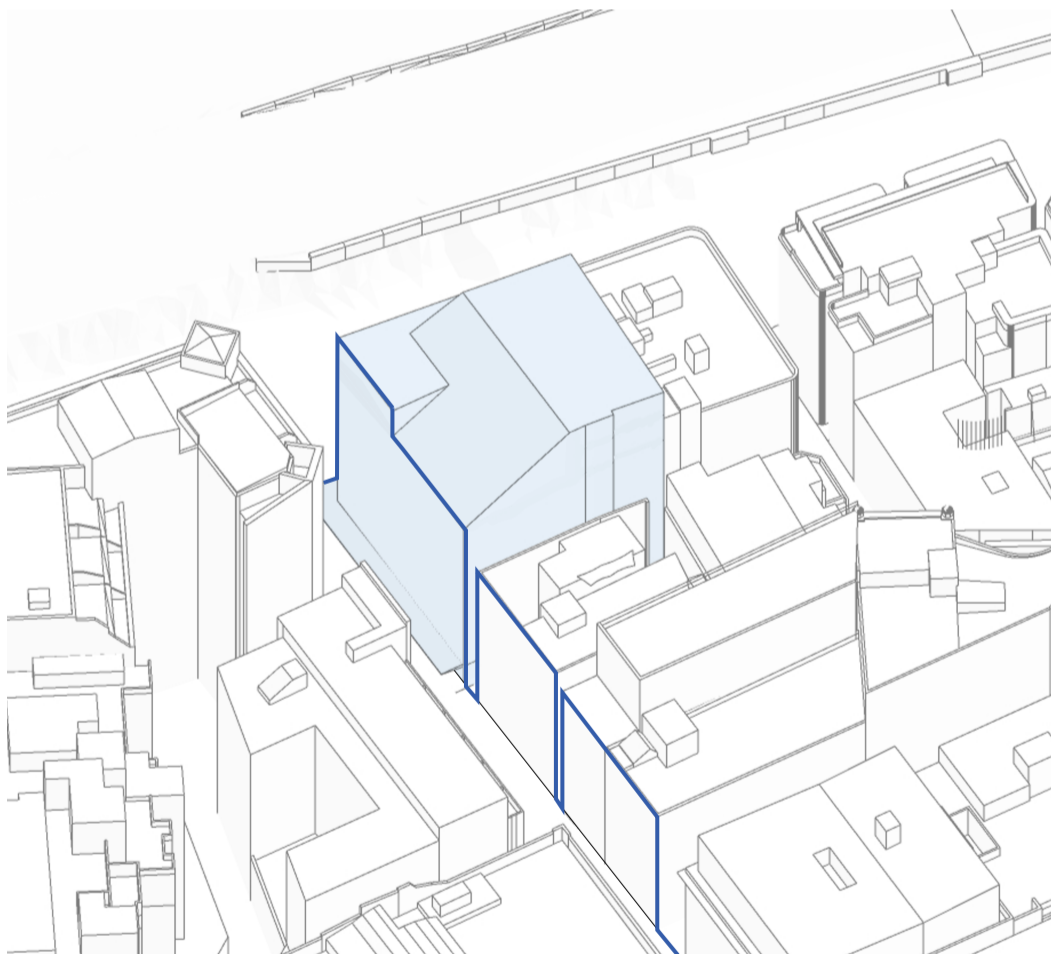
- Subject Site
- Street Wall





**VIEW 3**

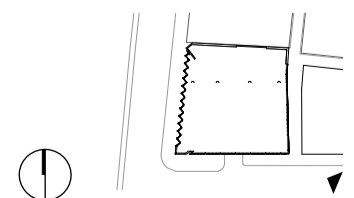
Approaching the site along Reservoir Street from the east, the height inconsistency of the street wall is less pronounced than along Elizabeth Street due to the more constricted views permitted. However, the proposed volume would bring the site more broadly into line with the heights of the buildings both opposite and adjacent along Reservoir Street. The stepped massing allows the proposed volume to mediate between the street wall along Elizabeth Street and that along Reservoir Street, as well as providing greater solar amenity to the opposite residential dwellings.

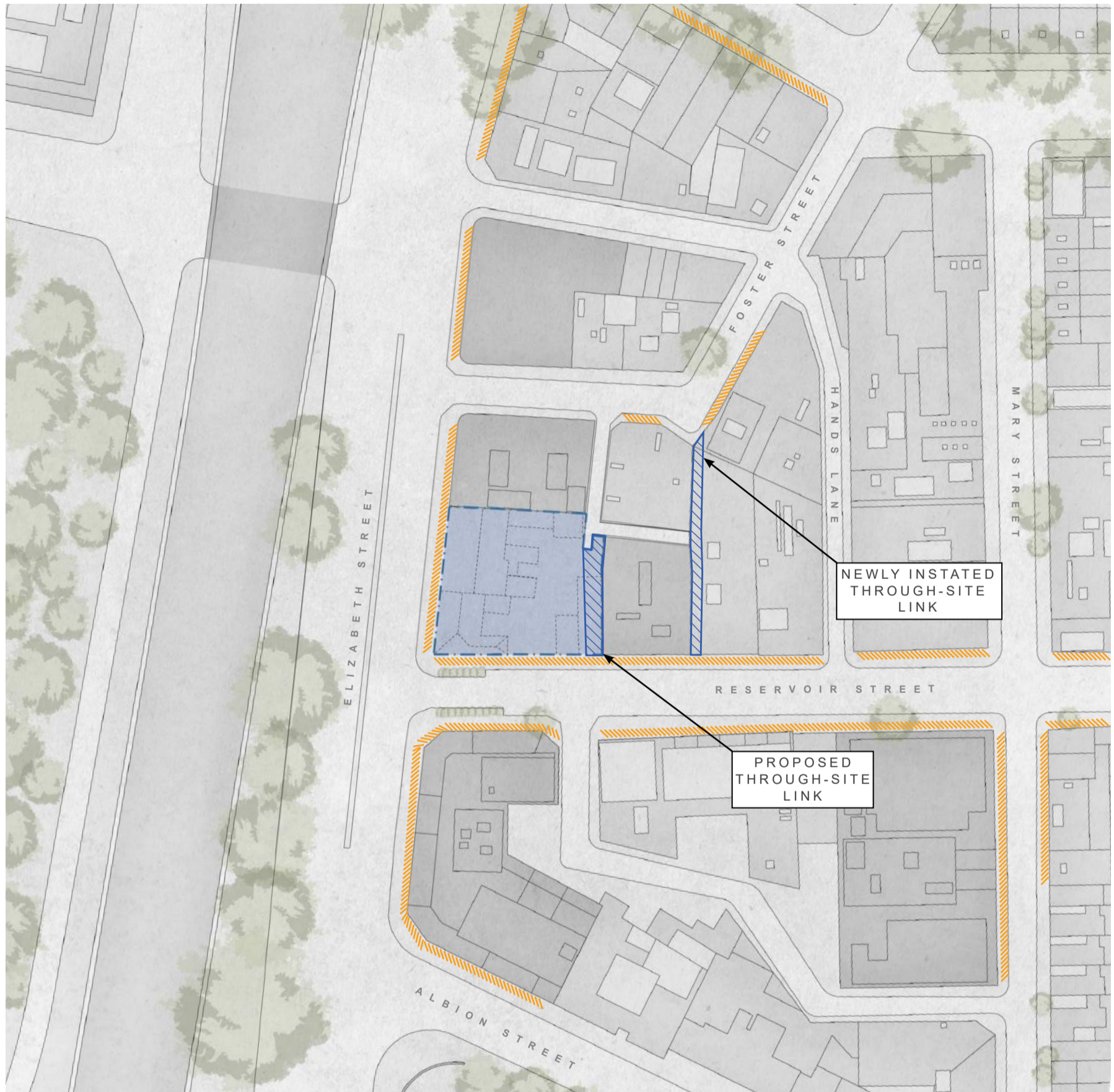


**VIEW 3**

**Legend**

- Subject Site
- Street Wall





SITE PLAN - EXISTING STREET NETWORK

SCALE 1:1000 0 10 20 40

- SUBJECT SITE
- EXISTING STREET ACTIVATION

The existing local street network sustains a level of activation, in particular along Reservoir Street. There is also some activation along Elizabeth Street but this is compromised to a degree by the large traffic volumes. Moreover, there is some scattered activation in many of the smaller streets and lanes, such as along Foster Street, although these are often isolated from the main activation arteries such as Reservoir Street. The proposed through-site link, assisted by the newly instated link at 52 Reservoir Street, will assist in opening up these existing pockets of activation as well as promoting new activation.

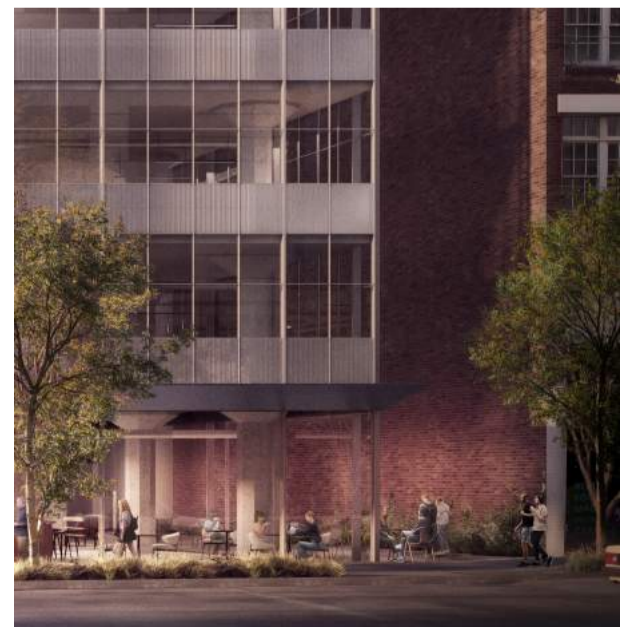


SITE PLAN - PROPOSED STREET NETWORK

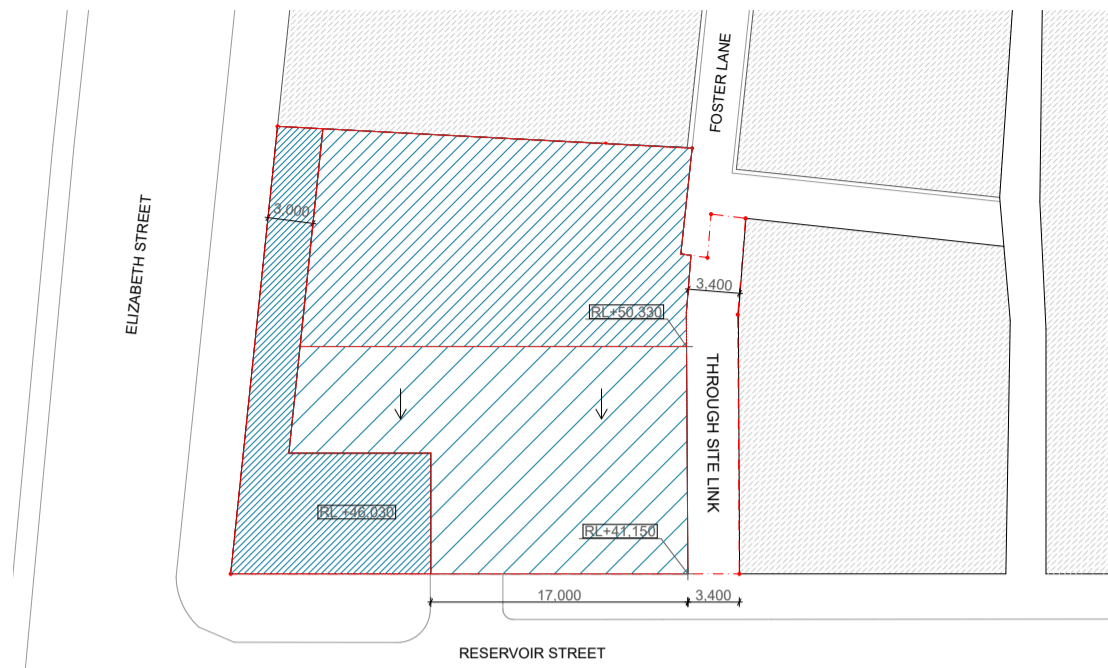
SCALE 1:500 0 5 10 20

- THROUGH SITE LINK
- EXISTING STREET ACTIVATION
- POTENTIAL STREET ACTIVATION

Existing street activation in the immediate vicinity of the site is focussed along Reservoir Street. Foster Lane to the north-east of the site boundary has historically been inactive. Recently however, Foster Lane has been provided with a new level of activation with the creation of a through-site link at 52 Reservoir Street along its western boundary edge. This progress to integrate Foster Lane into the Reservoir Street network will be assisted by the proposed through-site link along the eastern boundary of the subject site. The combined effect of new and existing links will encourage increased street activation along Foster Lane, leading off Reservoir Street.

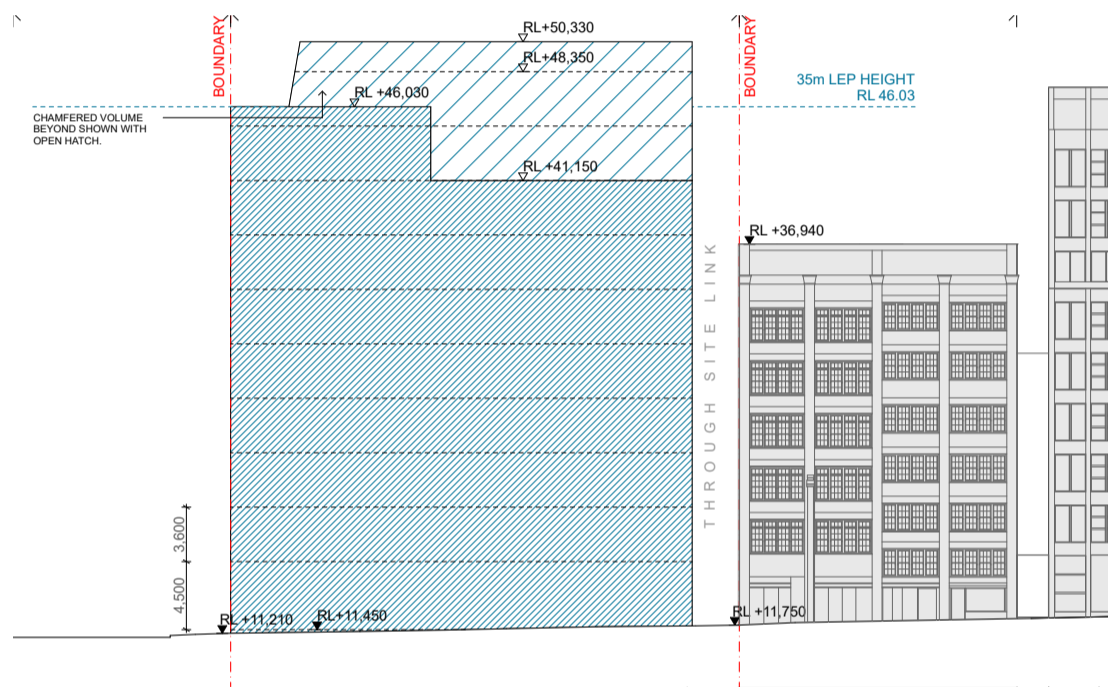


# PROPOSED DCP CONTROLS

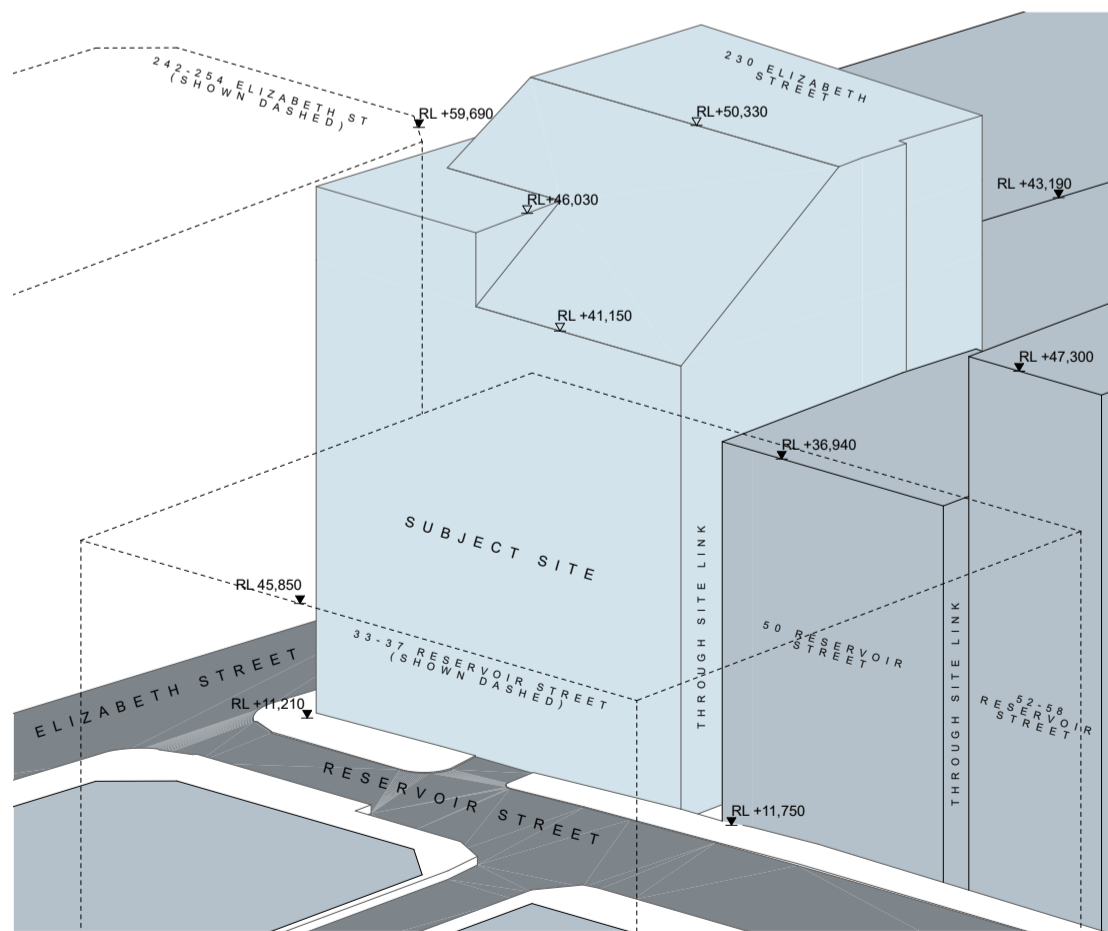


DCP CONTROLS - ROOF

ROOF PLAN - PROPOSED ENVELOPE

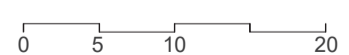


SOUTH ELEVATION - PROPOSED ENVELOPE



ISOMETRIC - PROPOSED ENVELOPE

SCALE 1:500



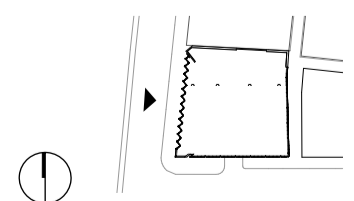
# INDICATIVE PROPOSAL





**PERSPECTIVE VIEW - ELIZABETH STREET**

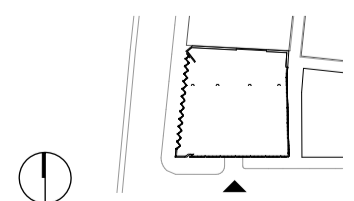
*Artistic representation of the proposed development.  
Prepared by Darc Studio.*

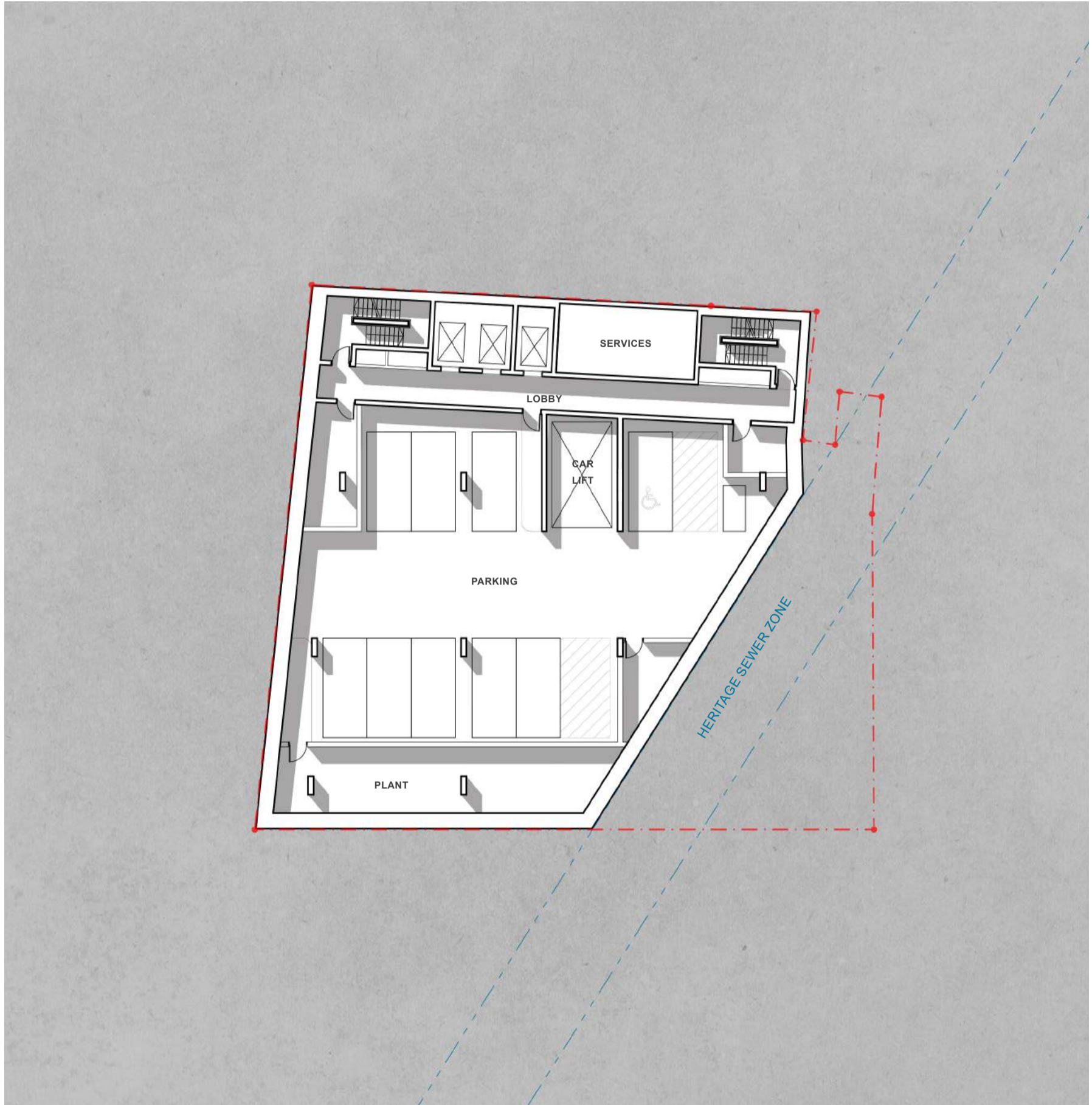




**PERSPECTIVE VIEW - RESERVOIR STREET**

*Artistic representation of the proposed development.  
Prepared by Darc Studio.*



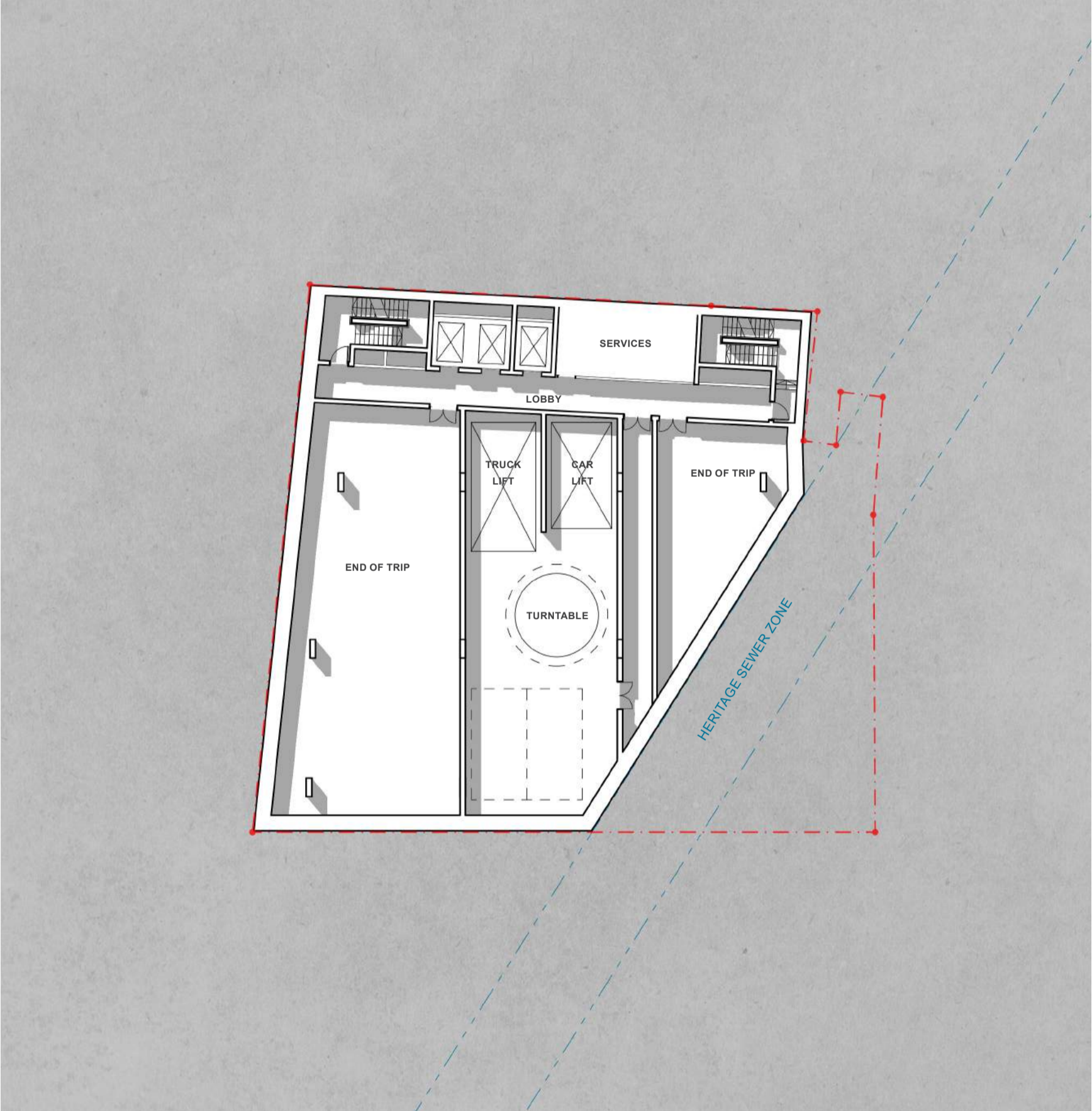


**BASEMENT 3-4 PLAN**

CAR PARKS PER LVL 9  
MOTORCYCLE PARKS PER LVL 1

SCALE 1:250



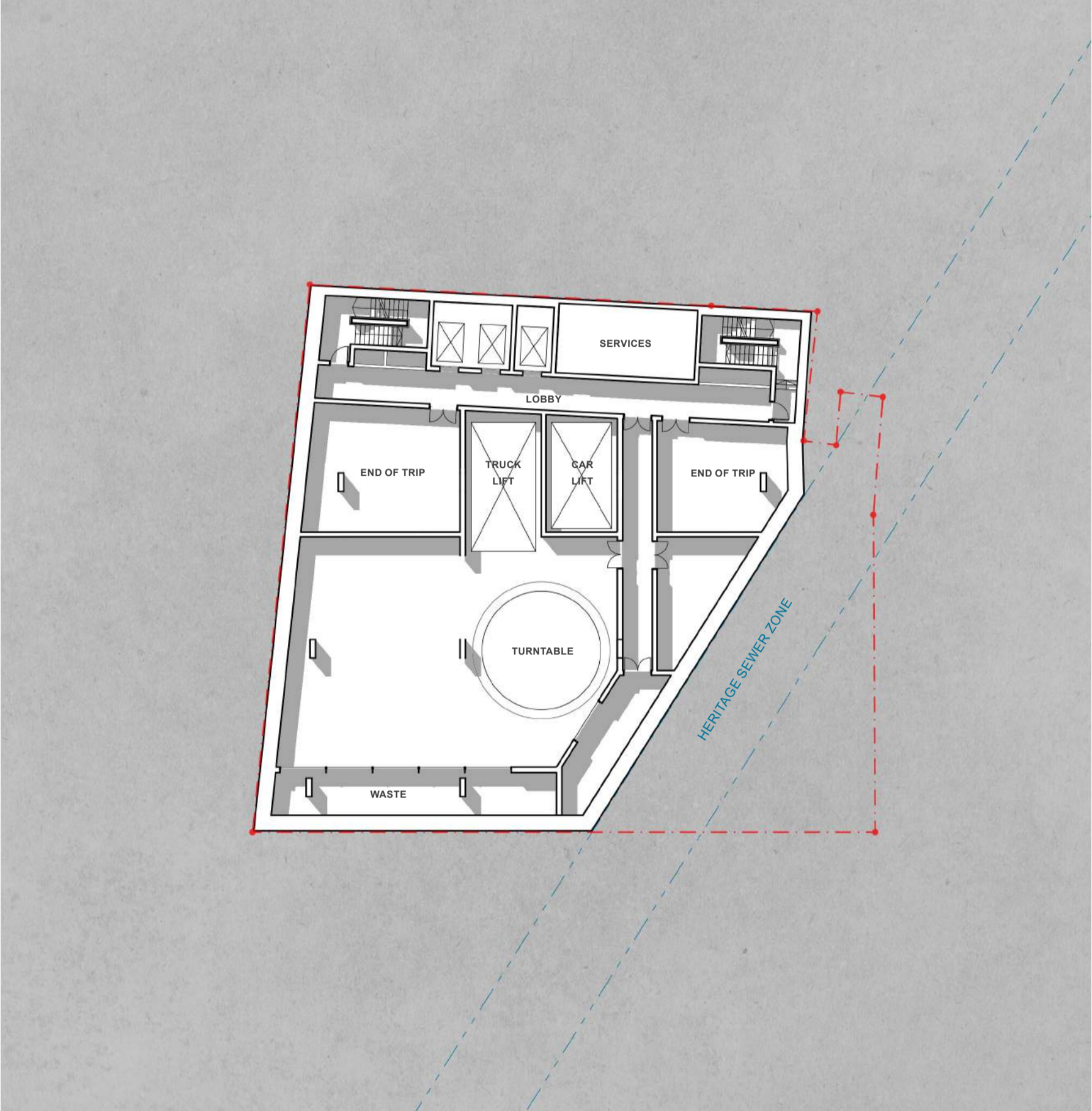


**BASEMENT 2 PLAN**  
END OF TRIP GFA

270 m<sup>2</sup>

SCALE 1:250



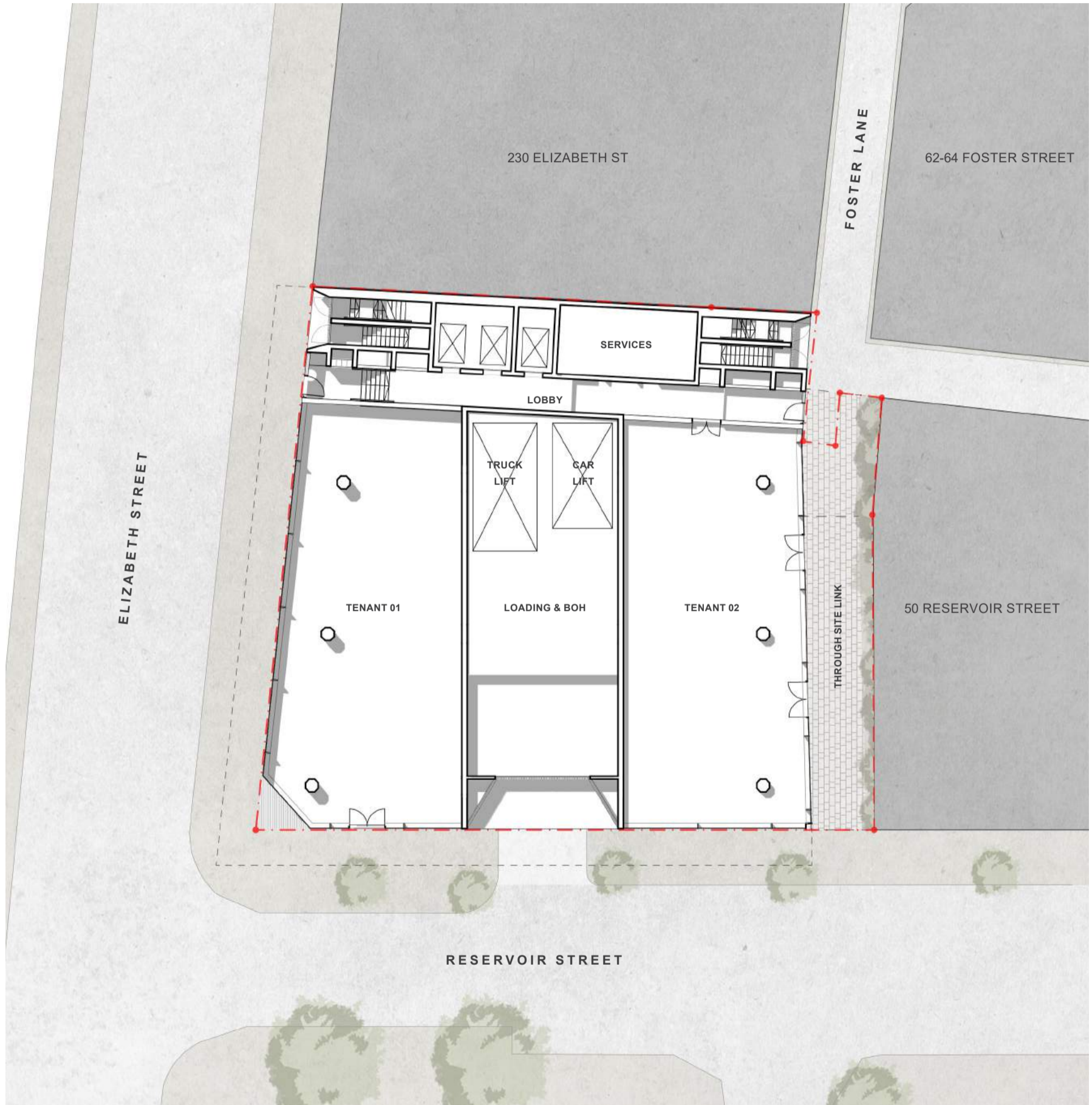


**BASEMENT 1 PLAN**  
END OF TRIP GFA

270 m<sup>2</sup>

SCALE 1:250



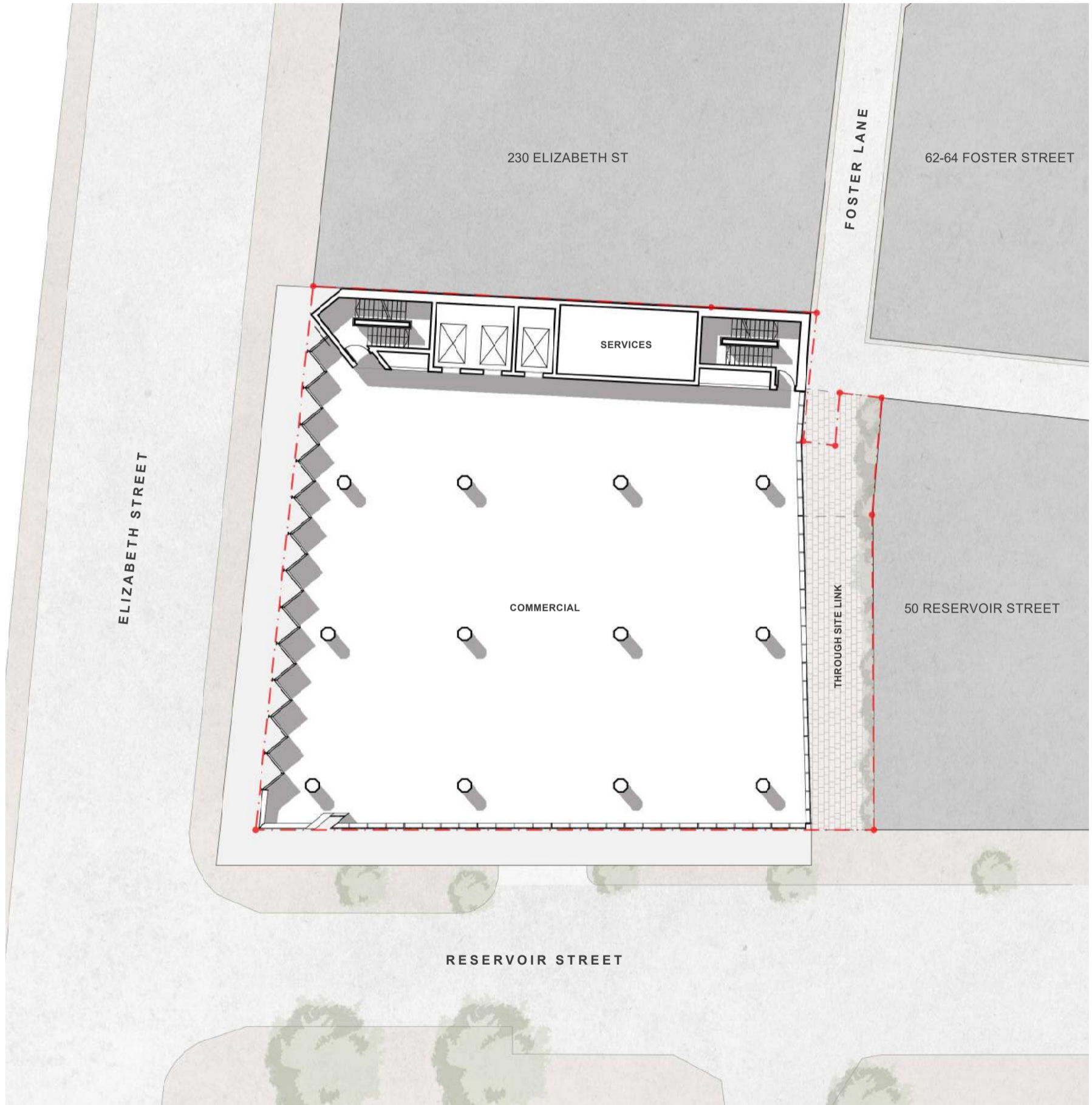


**GROUND FLOOR PLAN**

COMMERCIAL GFA 80 m<sup>2</sup>  
RETAIL GFA 452 m<sup>2</sup>

SCALE 1:250



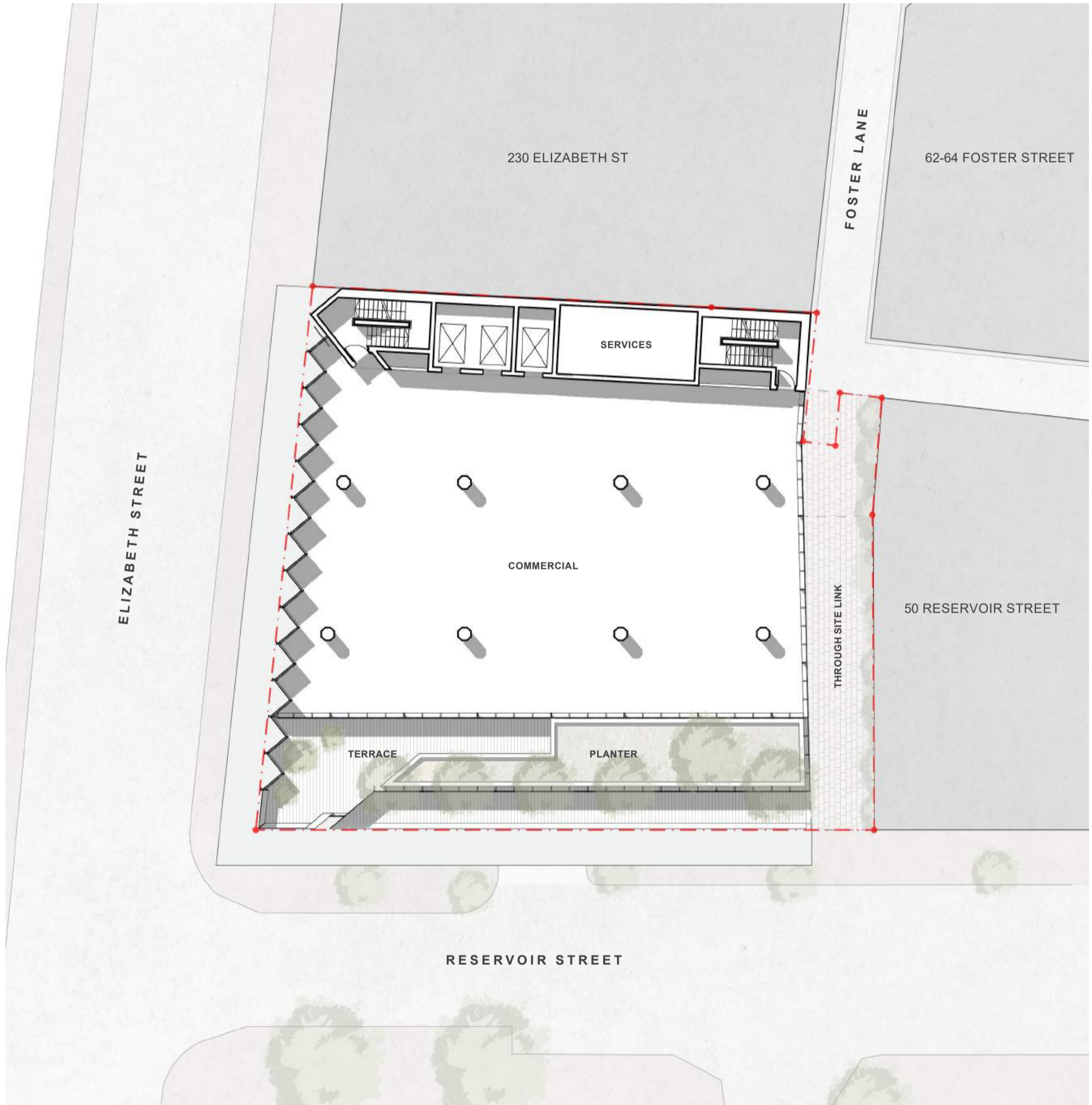


TYPICAL FLOOR PLAN - L1 TO L7

COMMERCIAL GFA 714 m<sup>2</sup>

SCALE 1:250





**FLOOR PLAN - L8**

COMMERCIAL GFA  
TERRACE

539 m<sup>2</sup>  
46 m<sup>2</sup>

SCALE 1:250

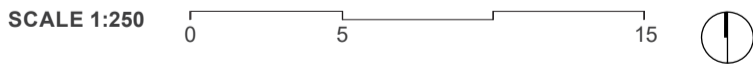


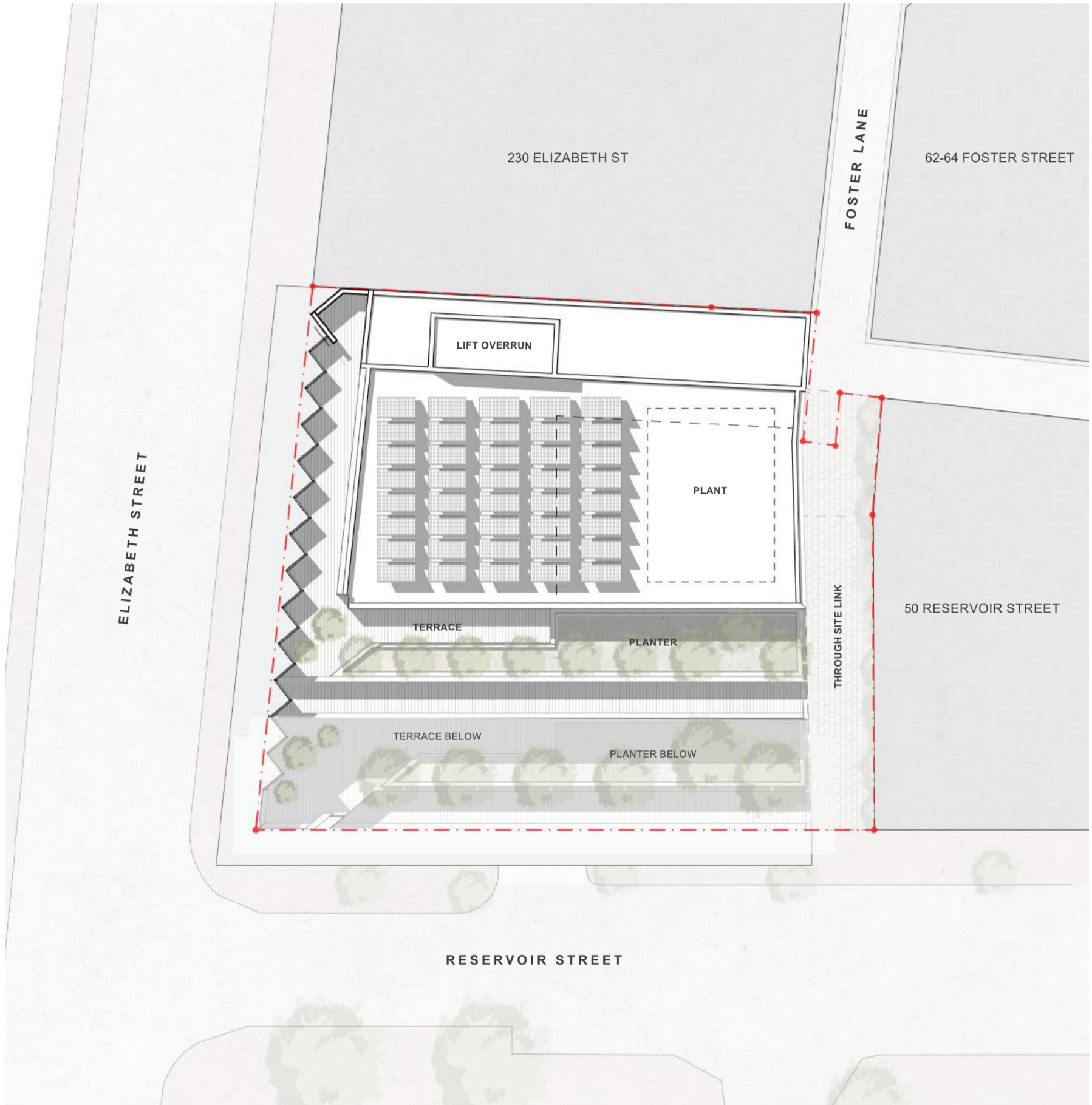




**FLOOR PLAN - L9**

COMMERCIAL GFA	275 m <sup>2</sup>
TERRACE	37 m <sup>2</sup>
PLANT	173 m <sup>2</sup>

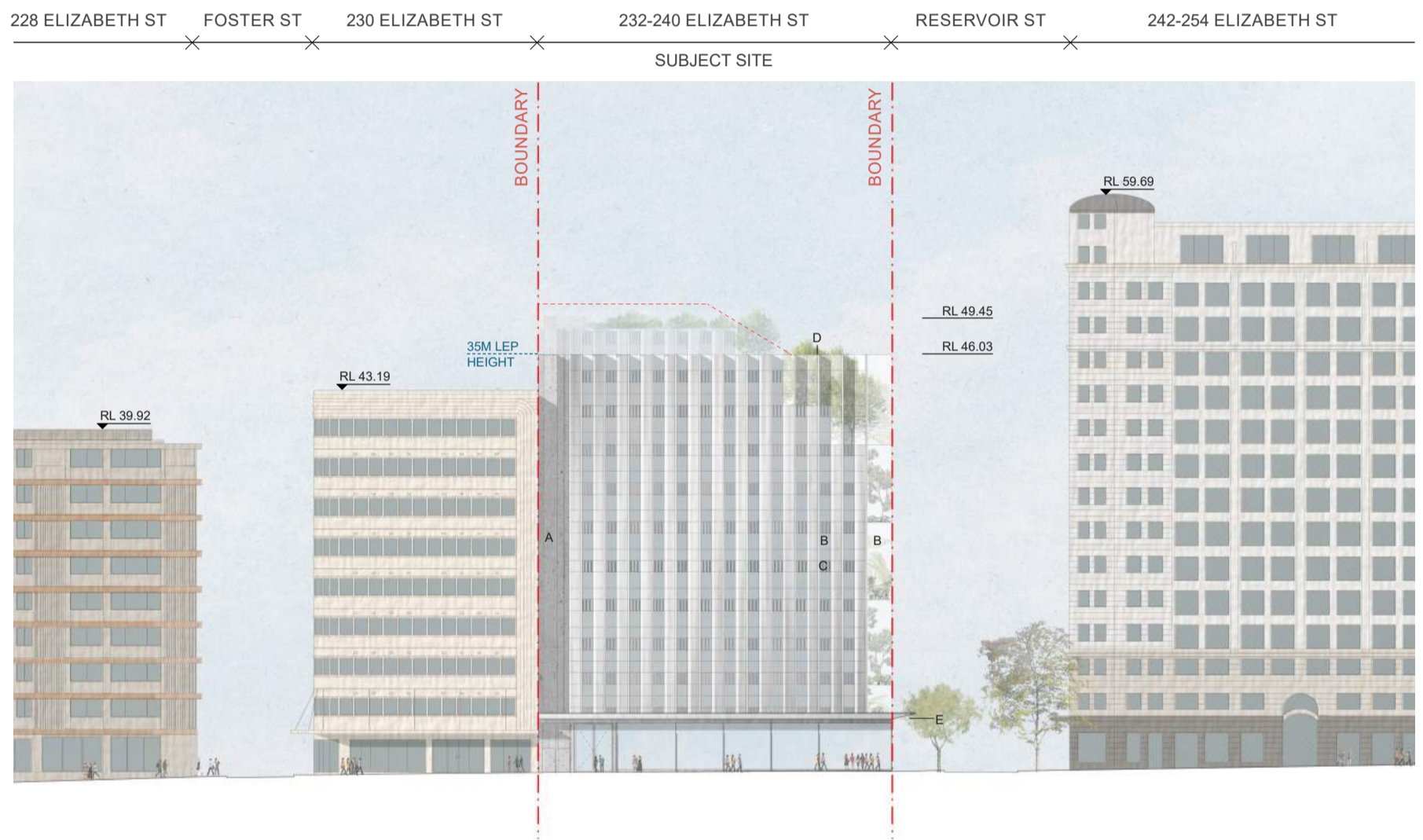




ROOF PLAN

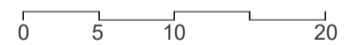
SCALE 1:250





**WEST ELEVATION - ELIZABETH STREET**

SCALE 1:500



**A**  
Off-form Concrete  
President Avenue  
Apartments,  
Candalepas Associates



**B**  
Glass  
Cullen Aalhuitzen House,  
Candalepas Associates



**C**  
Reeded Glass  
Plain English Design

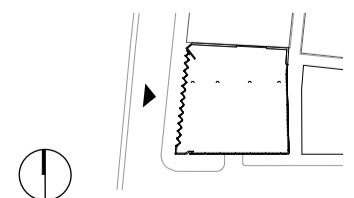


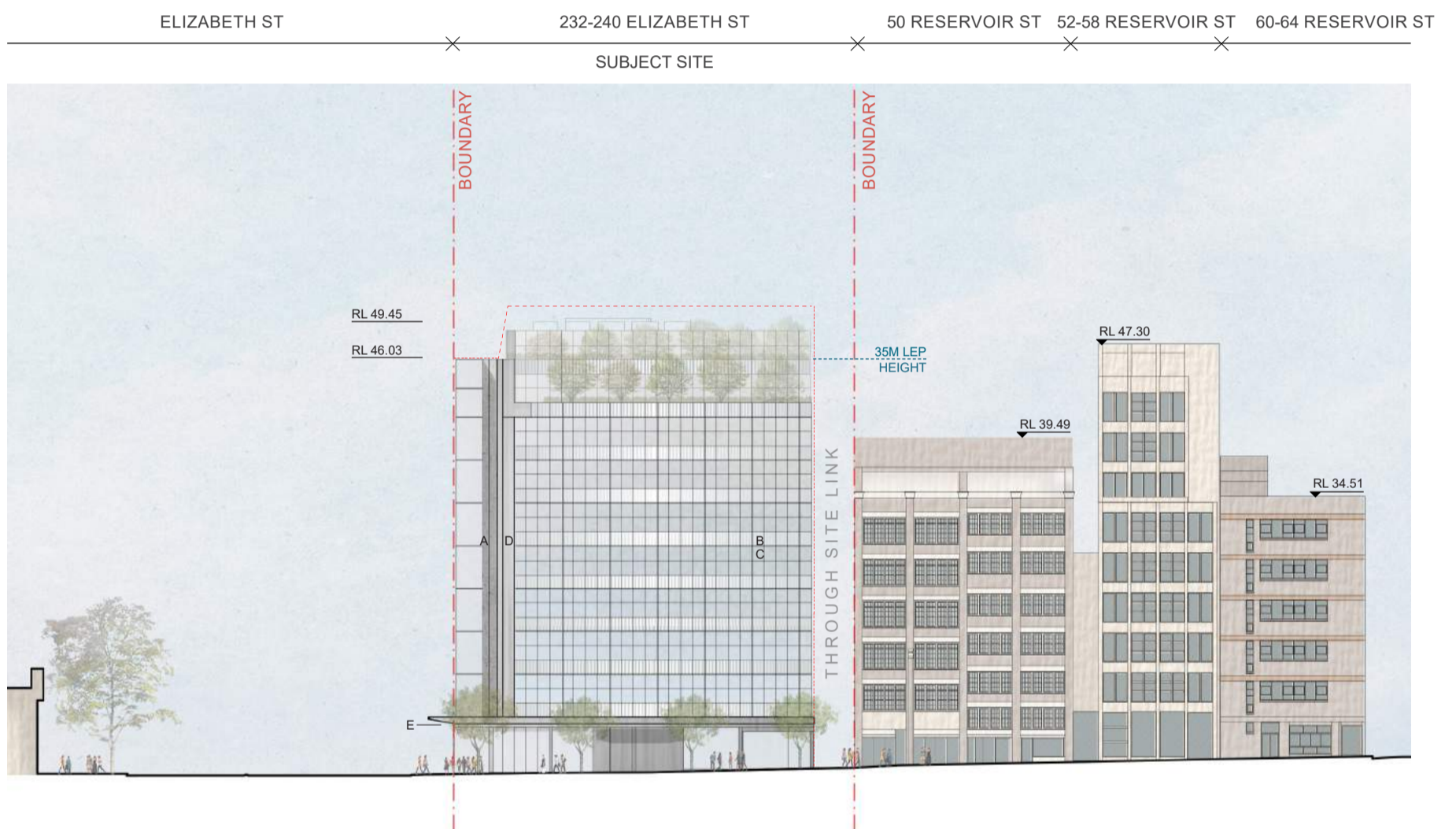
**D**  
Stainless Steel  
Virchow 6,  
Álvaro Siza Vieira



**E**  
Dark Painted Steel  
QT Hotel, Melbourne,  
Candalepas Associates

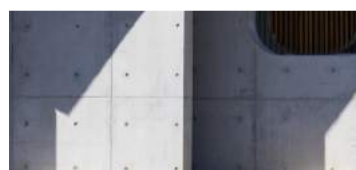
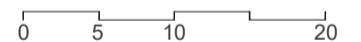
**MATERIALS**





**SOUTH ELEVATION - RESERVOIR STREET**

SCALE 1:500



**A**  
Off-form Concrete  
President Avenue Apartments, Candalepas Associates



**B**  
Glass  
Cullen Aalhuitzen House, Candalepas Associates



**C**  
Reeded Glass  
Plain English Design

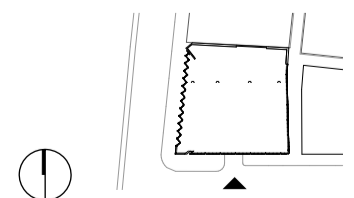


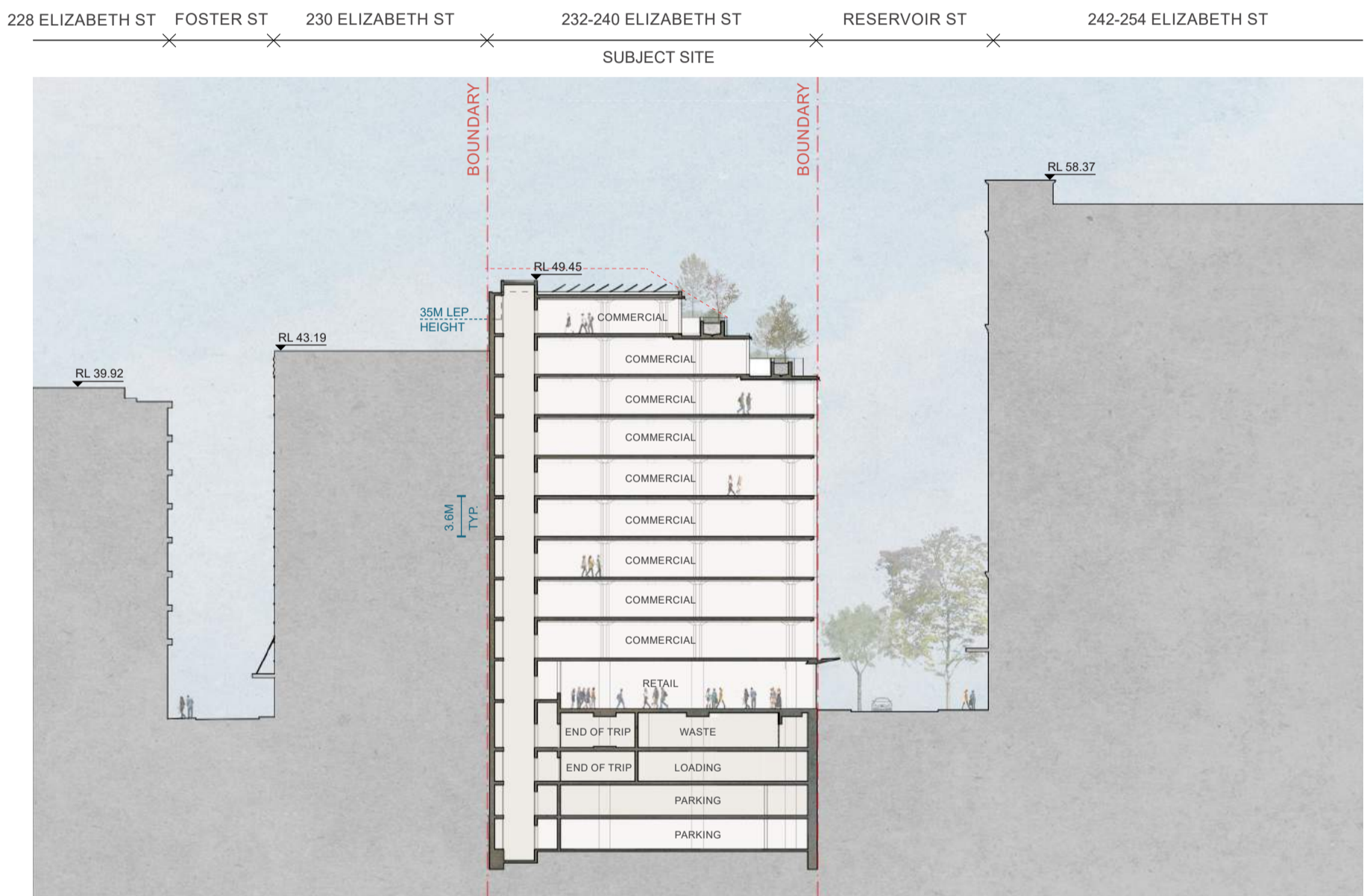
**D**  
Stainless Steel  
Virchow 6, Álvaro Siza Vieira



**E**  
Dark Painted Steel  
QT Hotel, Melbourne, Candalepas Associates

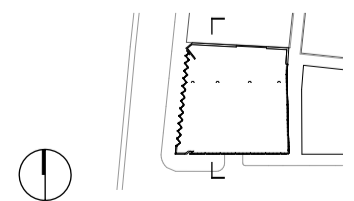
**MATERIALS**

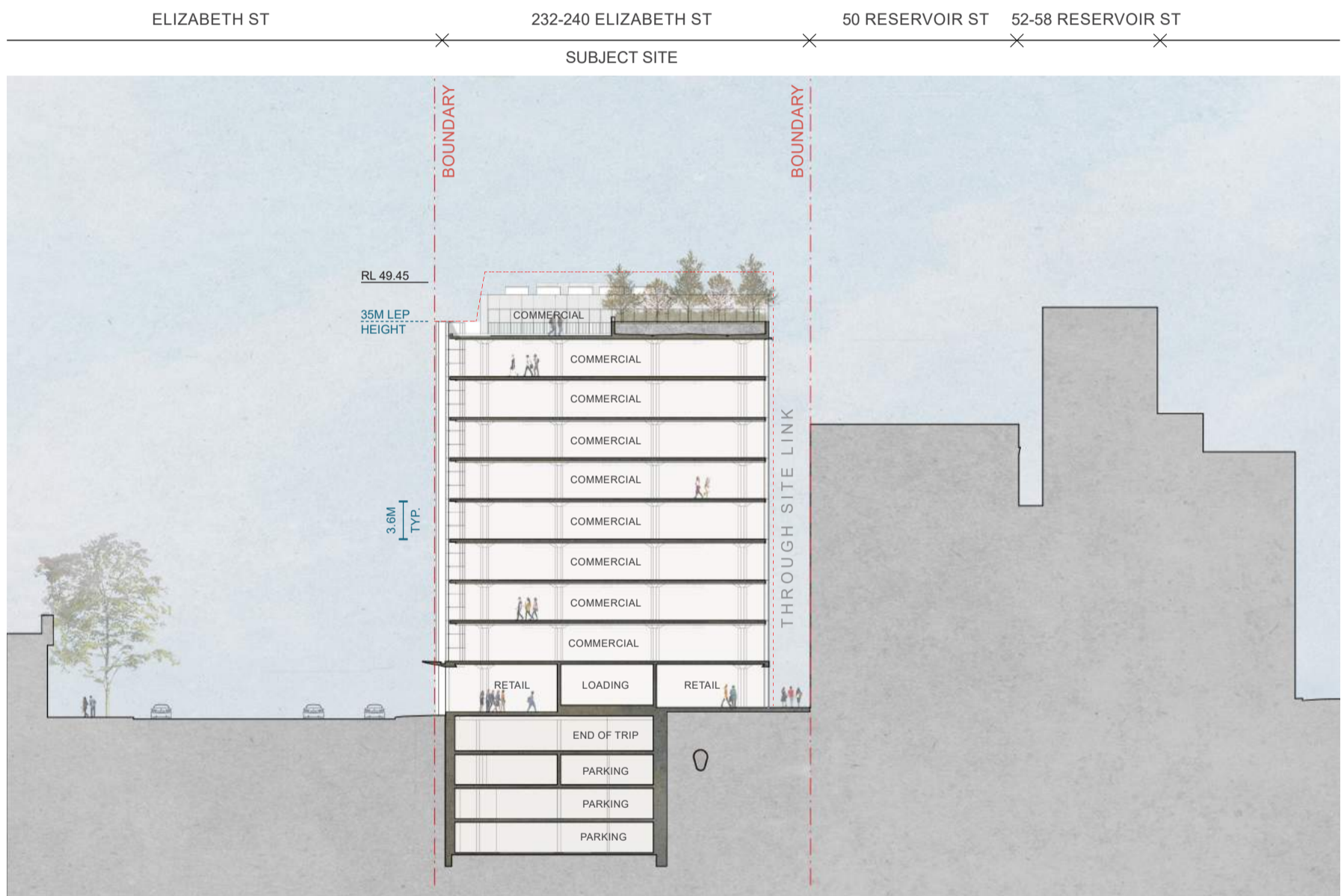




SECTION AA

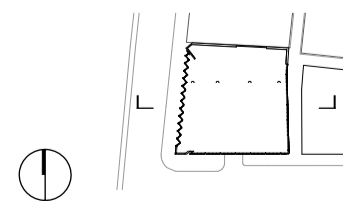
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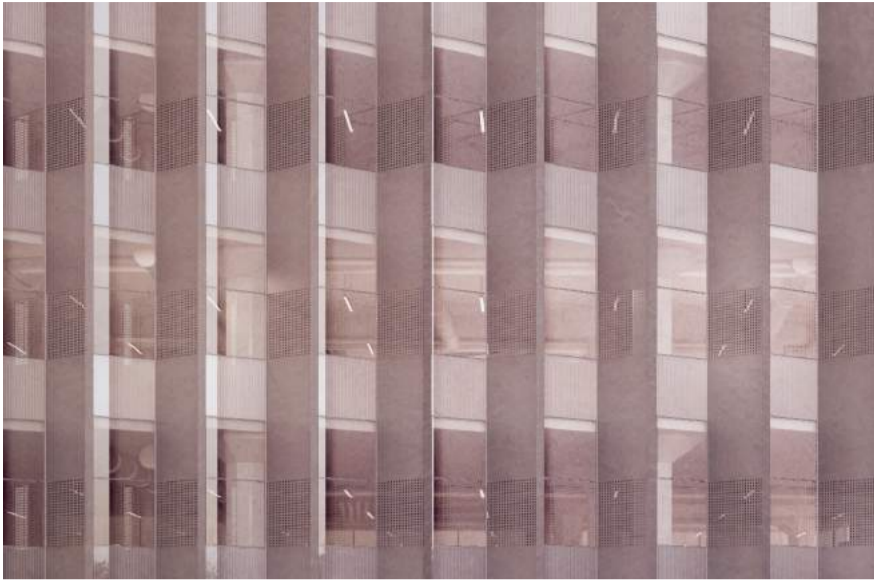




SECTION BB

SCALE 1:500      0      5      10      20

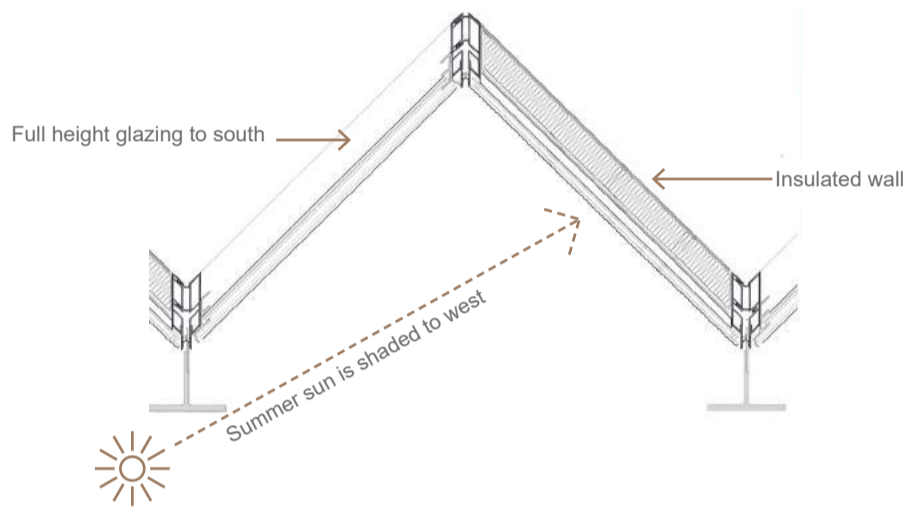




**ELEVATION**

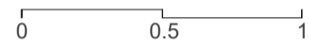
Elizabeth St Elevation Detail

NTS



**PLAN**

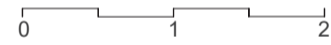
Typical Plan Detail



**SECTION**

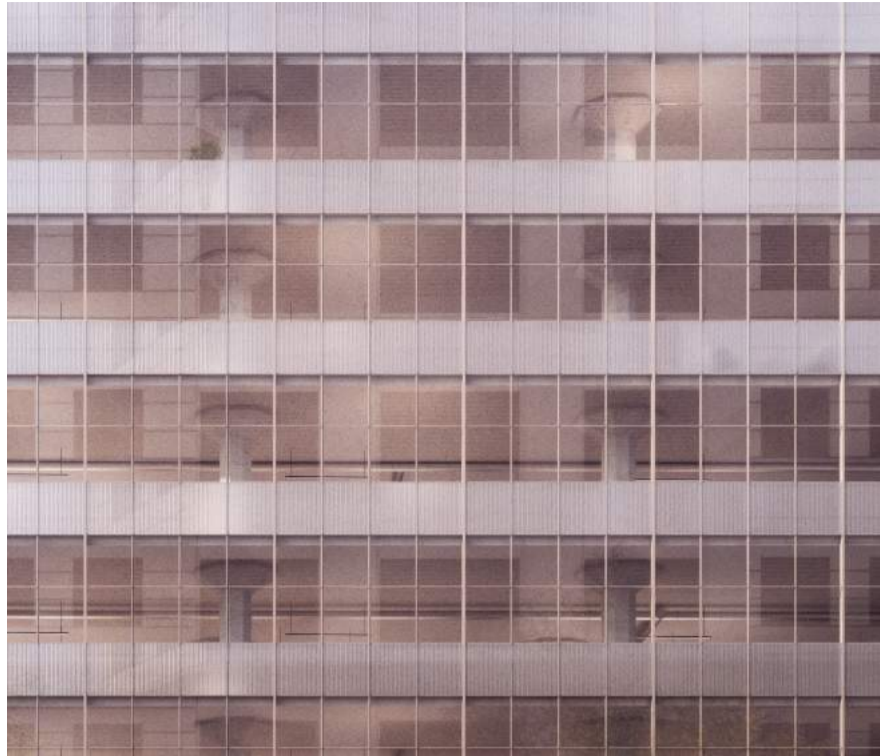
Typical Section Detail

SCALE 1:50



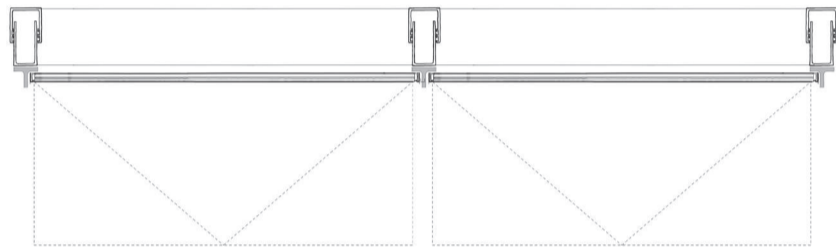
**Legend**

- 1 Clear glass
- 2 Ribbed glass
- 3 Double glazed unit
- 4 Stainless Steel Frame



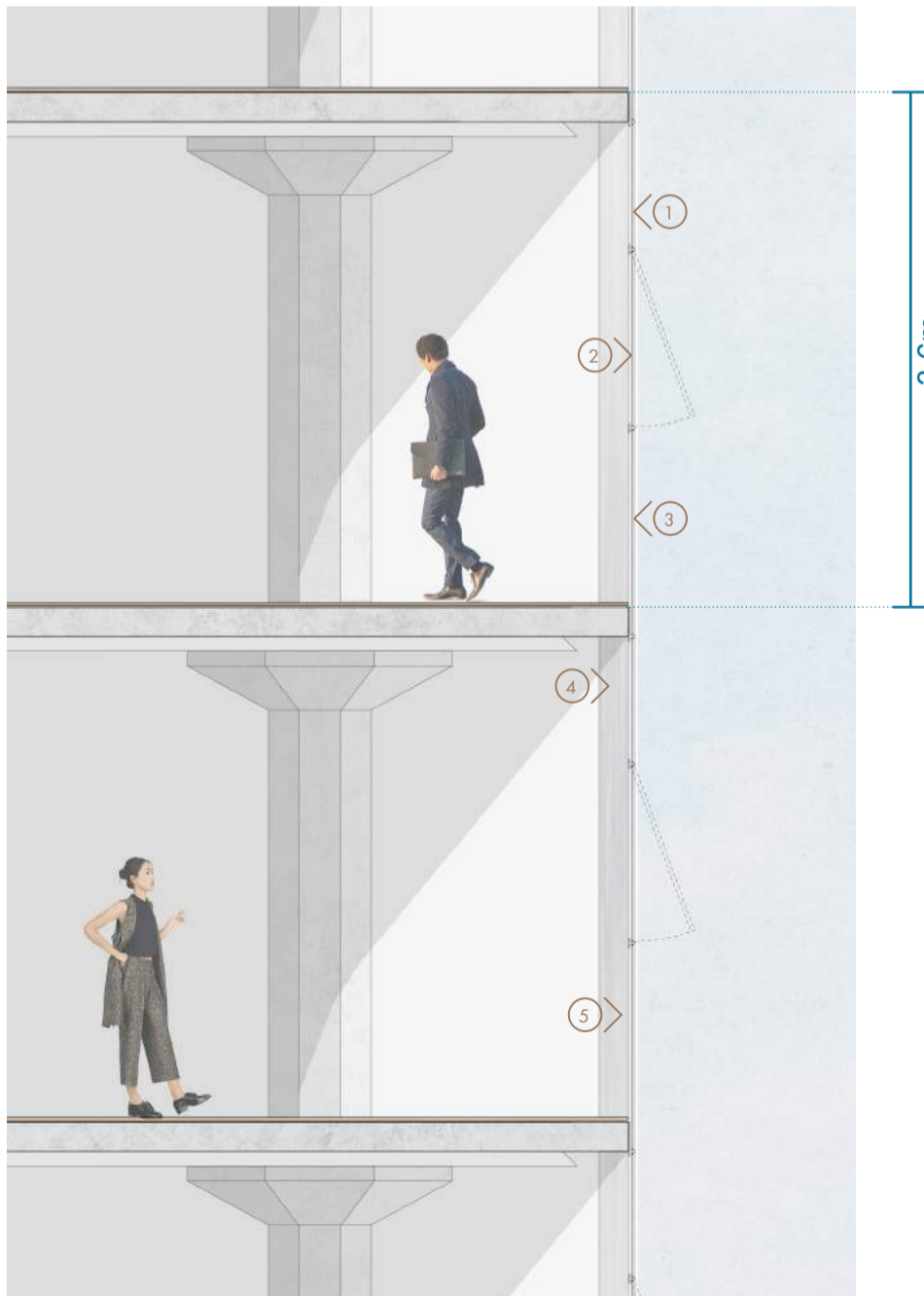
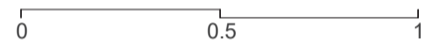
**ELEVATION**

**Reservoir St Elevation  
Detail**  
**NTS**



**PLAN**

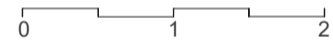
**Typical Plan Detail**



**SECTION**

**Typical Section Detail**

**SCALE 1:50**



**Legend**

- 1 Clear glass**
- 2 Operable Glass**
- 3 Ribbed Glass**
- 4 Steel frame**
- 5 Double glazed unit**



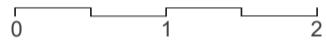
**FACADE DETAILS  
THROUGH SITE LINK**



**ELEVATION**  
Through Site Link  
Detail  
NTS

**SECTION**  
Typical Section Detail

SCALE 1:50



- Legend**
- 1 Glazed Entry Door
  - 2 Stone Paving
  - 3 Planter Bed
  - 4 Existing Building



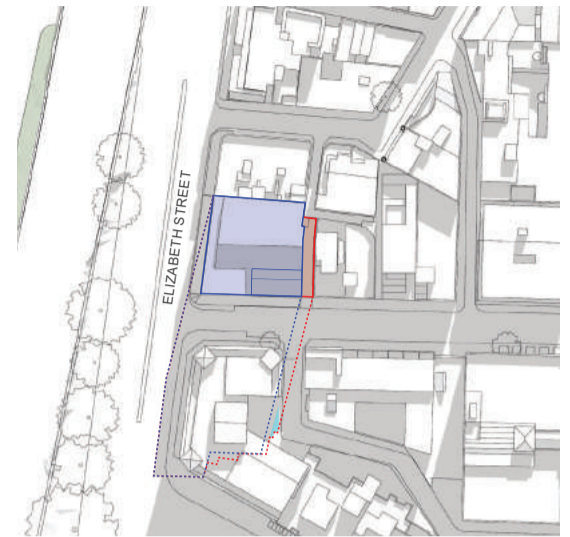
**SOLAR ANALYSIS  
SHADOW DIAGRAMS**



**9AM JUNE 21**



**10AM JUNE 21**



**11AM JUNE 21**



**12PM JUNE 21**



**1PM JUNE 21**



**2PM JUNE 21**



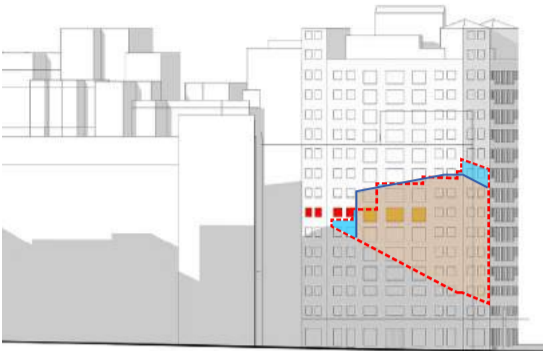
**3PM JUNE 21**

**LEGEND**

- EXISTING SHADOW
- APPROVED STAGE 1 DA ENVELOPE (DA/2016/1451)
- APPROVED STAGE 1 DA SHADOW ON GROUND (DA/2016/1451)
- PROPOSED ENVELOPE
- PROPOSED SHADOW ON GROUND
- PROPOSED SHADOW INCREASE
- PROPOSED SHADOW REDUCTION



**SOLAR ANALYSIS**  
**RESERVOIR STREET SHADOW ELEVATIONS**



**9AM JUNE 21**



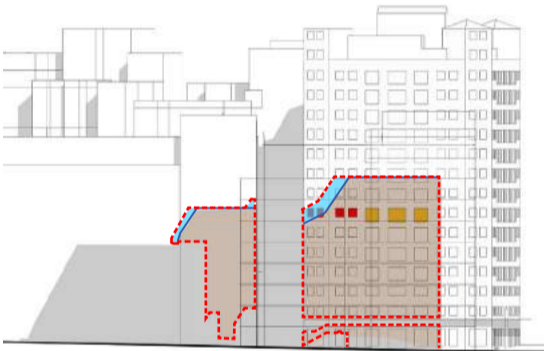
**10AM JUNE 21**



**11AM JUNE 21**



**12PM JUNE 21**



**1PM JUNE 21**



**2PM JUNE 21**

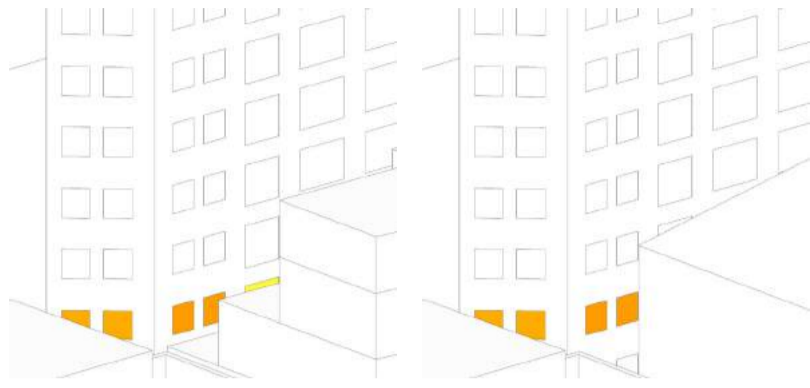


**3PM JUNE 21**

- LEGEND**
- EXISTING SHADOW
  - ▭ APPROVED STAGE 1 DA SHADOW ENVELOPE (DA/2016/1451)
  - ▭ PROPOSED SHADOW ENVELOPE
  - PROPOSED ADDITIONAL SHADOW
  - PROPOSED SHADOW REDUCTION
  - 601/242-254 ELIZABETH ST
  - 602/242-254 ELIZABETH ST

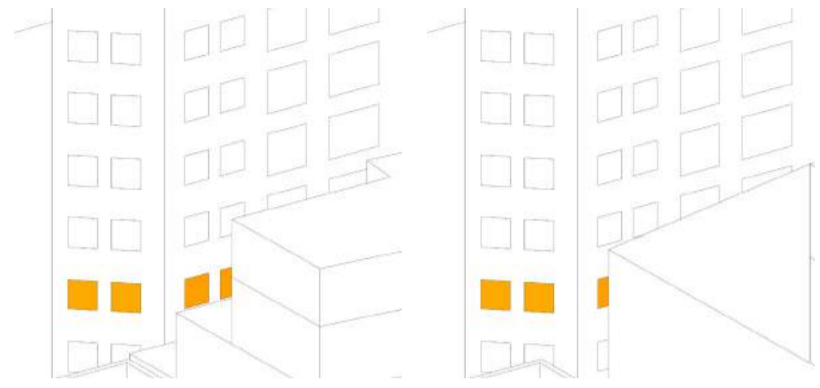
As illustrated in the adjacent diagrams, the proposed envelope provides an overall reduction in shadow cast when compared to the approved Stage 1 DA envelope. Both residential apartment buildings at 242-254 Elizabeth St & 33-37 Reservoir St are provided greater solar access on their north facing elevations than previously approved.

**SOLAR ANALYSIS**  
**242-254 ELIZABETH ST VIEWS FROM THE SUN**



**APPROVED STAGE 1 DA**  
**9AM JUNE 21**

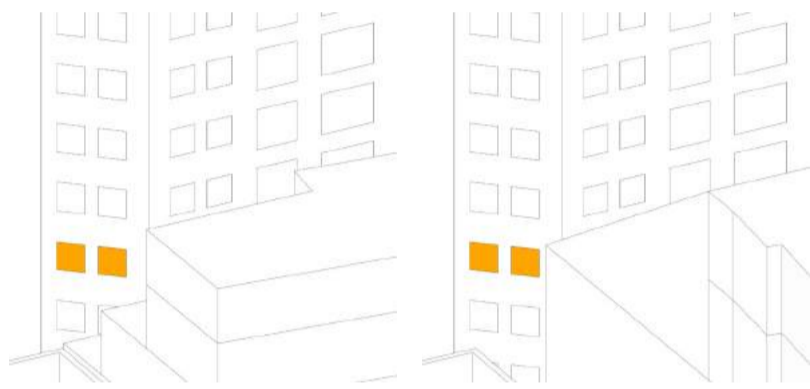
**PROPOSED**



**APPROVED STAGE 1 DA**

**PROPOSED**

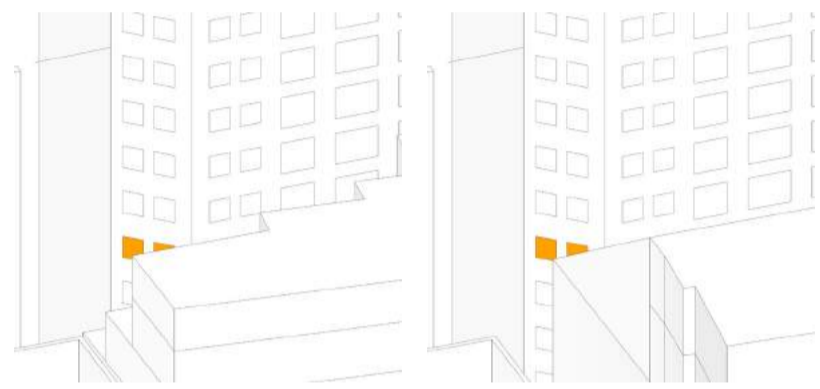
**9:30AM JUNE 21**



**APPROVED STAGE 1 DA**

**PROPOSED**

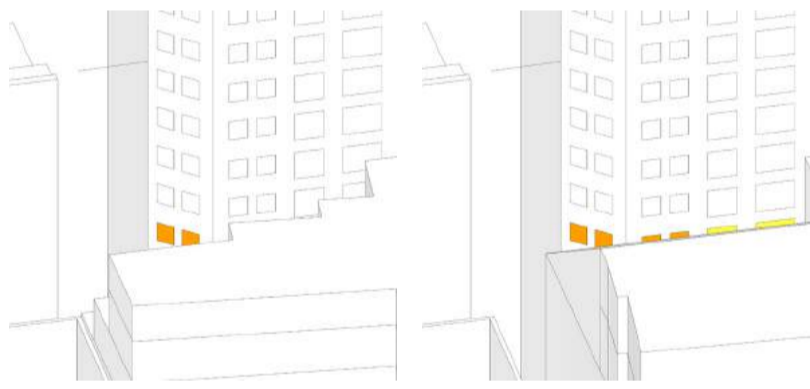
**10AM JUNE 21**



**APPROVED STAGE 1 DA**

**PROPOSED**

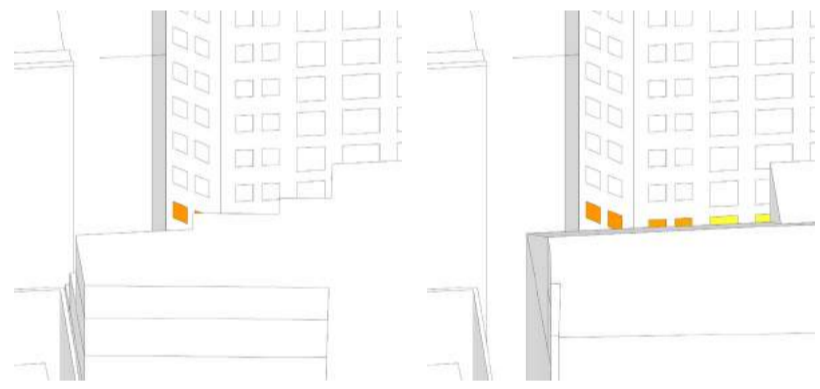
**10:30AM JUNE 21**



**APPROVED STAGE 1 DA**

**PROPOSED**

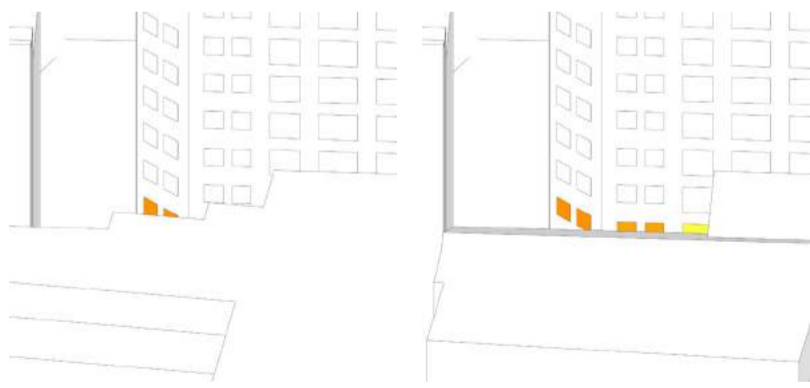
**11AM JUNE 21**



**APPROVED STAGE 1 DA**

**PROPOSED**

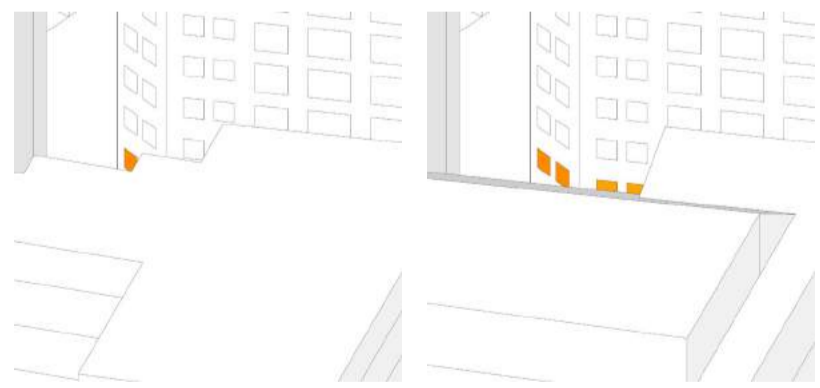
**11:30AM JUNE 21**



**APPROVED STAGE 1 DA**

**PROPOSED**

**12PM JUNE 21**



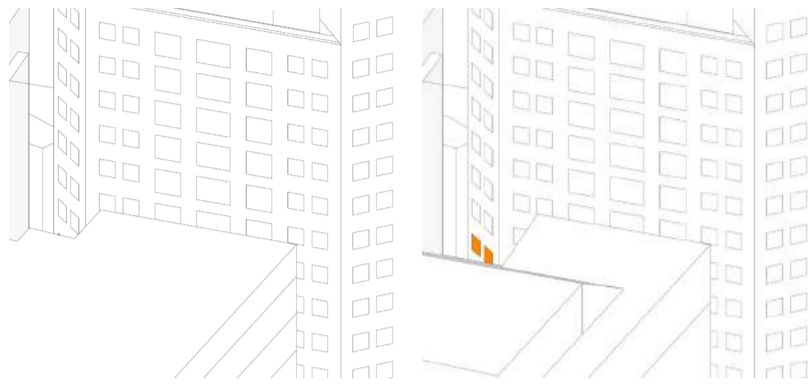
**APPROVED STAGE 1 DA**

**PROPOSED**

**12:30PM JUNE 21**

**LEGEND**

- 601/242-254 ELIZABETH ST
- 602/242-254 ELIZABETH ST



APPROVED STAGE 1 DA  
1PM JUNE 21

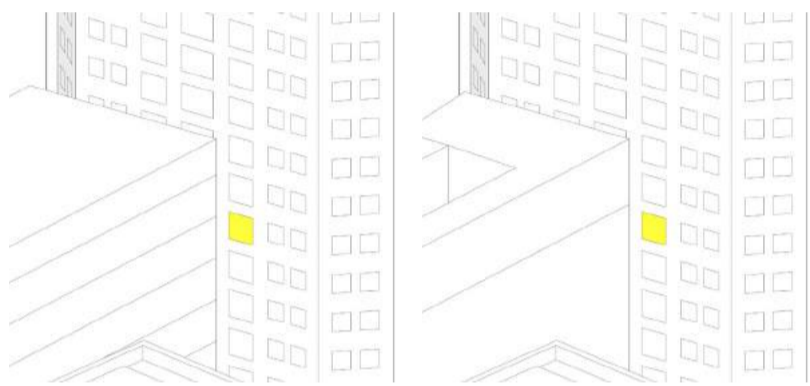
PROPOSED



APPROVED STAGE 1 DA

PROPOSED

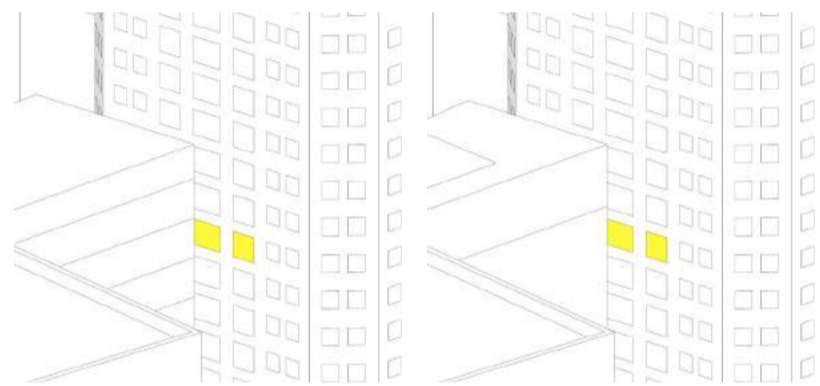
1:30PM JUNE 21



APPROVED STAGE 1 DA

PROPOSED

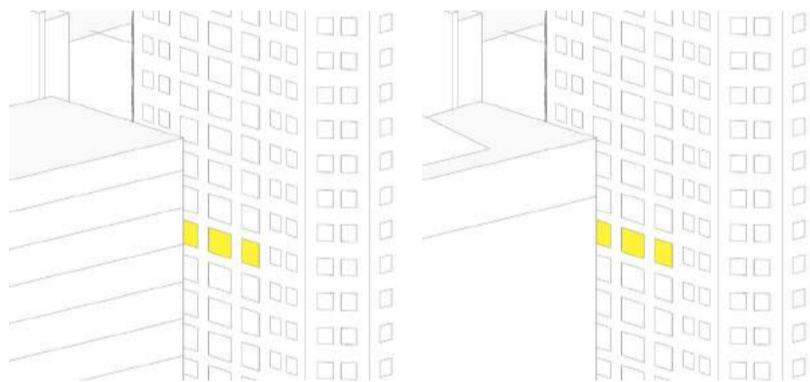
2PM JUNE 21



APPROVED STAGE 1 DA

PROPOSED

2:30PM JUNE 21



APPROVED STAGE 1 DA

PROPOSED

3PM JUNE 21

LEGEND

- 601/242-254 ELIZABETH ST
- 602/242-254 ELIZABETH ST

**242 ELIZABETH ST - UNITS 601&602  
COMPARATIVE SOLAR ACCESS**

The following table shows the period(s) during which at least 1sqm of living space is exposed to direct sunlight for units 601 & 602 of 242-254 Elizabeth Street. As demonstrated, the proposed envelope provides a solar improvement to both apartments when compared to the approved envelope. In particular, the proposed envelope provides over 2 hours of solar access to both units which exceeds the minimum provisions of the Apartment Design Guide. It is noted that the previously approved envelope did not meet this requirement.

APPROVED

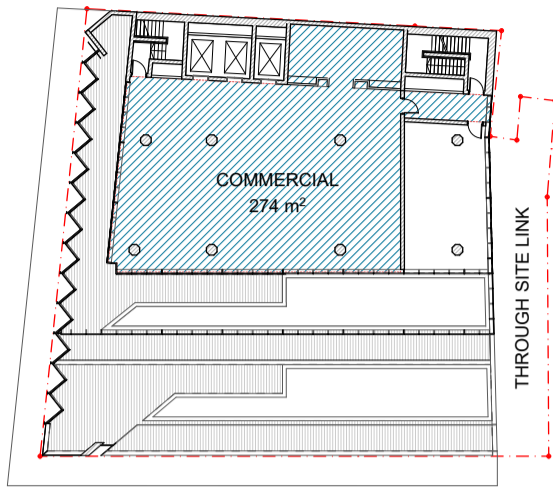
UNIT NO.	9.00 AM	9.30 AM	10.00 AM	10.30 AM	11.00 AM	11.30 AM	12.00 PM	12.30 PM	1.00 PM	1.30 PM	2.00 PM	2.30 PM	3.00 PM	TOTAL HOURS	2 + HOURS	CHANGE
601														3HR 45MIN	COMPLIES	N/A
602														1HR 45MIN	NON-COMPLIANCE	N/A

PROPOSED

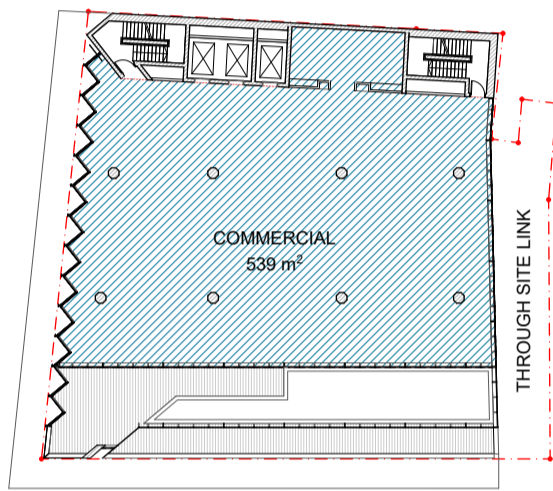
UNIT NO.	9.00 AM	9.30 AM	10.00 AM	10.30 AM	11.00 AM	11.30 AM	12.00 PM	12.30 PM	1.00 PM	1.30 PM	2.00 PM	2.30 PM	3.00 PM	TOTAL HOURS	2 + HOURS	CHANGE
601														4HR 15MIN	COMPLIES	+13%
602														2HR 15MIN	COMPLIES	+28%

INDICATES DIRECT SUN ACCESS TO GLAZING TO LIVING SPACE - OVER 1 SQM

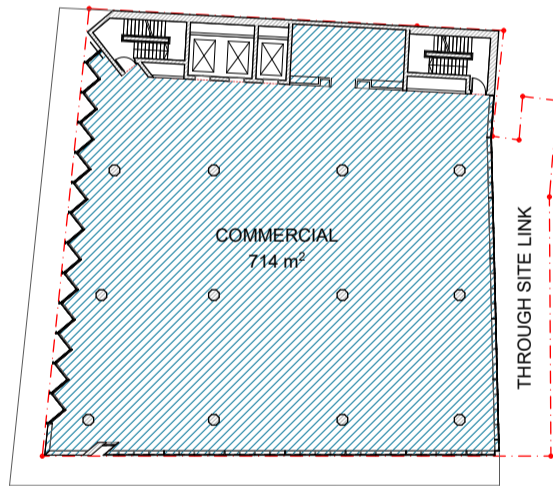
INDICATIVE PROPOSAL - PLANS



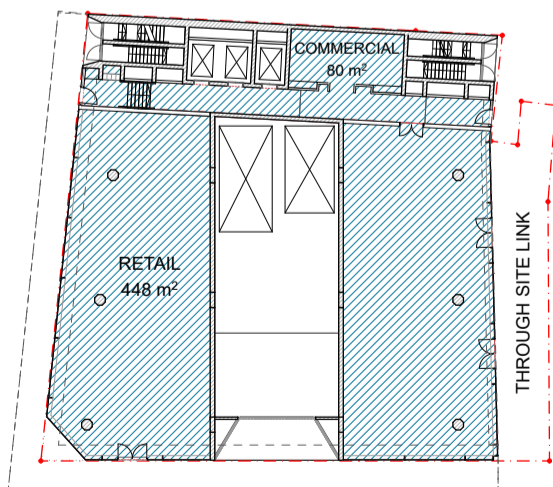
LEVEL 9 PLAN



LEVEL 8 PLAN



TYPICAL PLAN - L1- L7



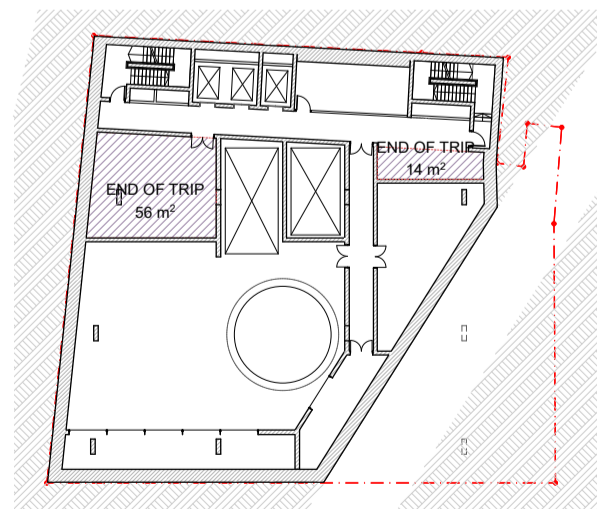
GROUND FLOOR PLAN

EXISTING CONTROLS - SYDNEY LEP 2012

SITE AREA:	905.6 SQM
ZONE:	B4 - MIXED USE
HEIGHT:	35M
STOREYS:	10
FSR:	5:1
GFA:	4,528 SQM
MAX. PARKING:	1 SPACE/200 SQM +1 ACCESSIBLE VISITOR/20 SPACES +1 SERVICE SPACE
GREENING & TERRACE:	135.84 SQM (15% SITE AREA)
END OF TRIP:	271.68 SQM (FSR 0.3:1)

INDICATIVE PROPOSAL - YIELD ANALYSIS

SITE AREA:	905.6 SQM
ZONE:	B4 - MIXED USE
HEIGHT:	35M
STOREYS:	9
FSR:	7:1
GFA:	6,339 SQM
MAX. PARKING:	16 CAR PARKING SPACES +2 ACCESSIBLE PARKING SPACES +1 SERVICE SPACE +2 MOTORCYCLE PARKING SPACES
GREENING & TERRACE:	143 SQM (15% SITE AREA)
END OF TRIP:	270 SQM (FSR 0.3:1) +42 STAFF BICYCLE PARKS +42 STAFF LOCKERS +7 SHOWER & CHANGE CUBICLES +21 VISITOR BICYCLE PARKS
GROUND	APPROX. 448 SQM
LEVEL 1	APPROX. 714 SQM
LEVEL 2	APPROX. 714 SQM
LEVEL 3	APPROX. 714 SQM
LEVEL 4	APPROX. 714 SQM
LEVEL 5	APPROX. 714 SQM
LEVEL 6	APPROX. 714 SQM
LEVEL 7	APPROX. 714 SQM
LEVEL 8	APPROX. 539 SQM
LEVEL 9	APPROX. 274 SQM
PROPOSED TOTAL GFA	6,259 SQM
PROPOSED FSR	7:1



BASEMENT 1 PLAN



**Appendix B – Deposited Plan – Public Road Dedication Limited in Stratum**

## CERTIFICATE ORDER SUMMARY

### Transaction Details

Date: 12/07/2023 09:20  
Order No. 80291562  
Certificate No: 119523826  
Your Reference: 3642636  
Certificate Ordered: NSW LRS - Copy of Plan - Deposited Plan 597228  
Available: Y  
Size (KB): 120  
Number of Pages: 1  
Scan Date and Time: 10/09/1992 09:57

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Dye & Durham Property Pty Ltd an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.



PLAN FORM 2

Plan drawing only to appear in this space

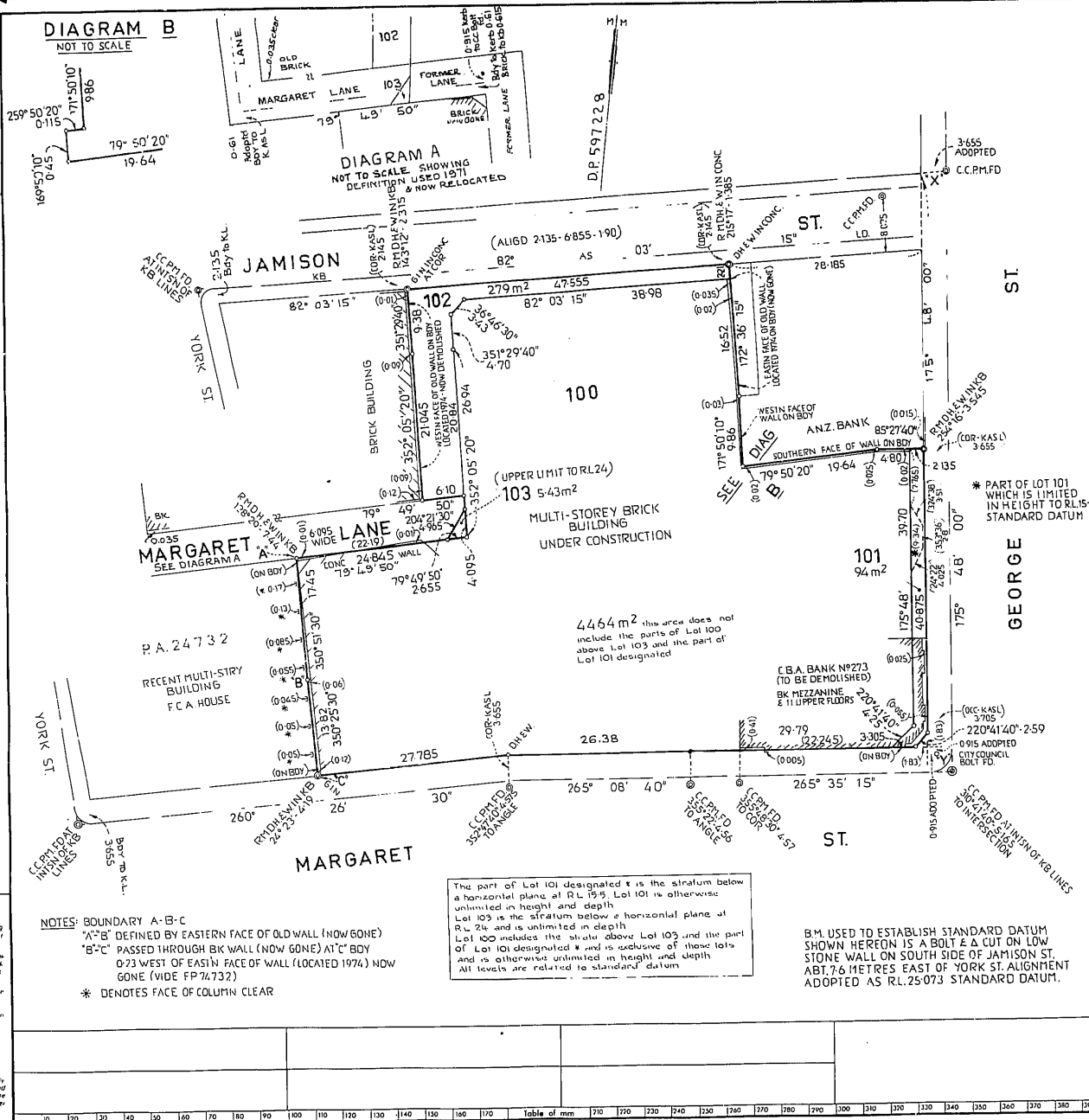
OFFICE OF SURVEYORS

INITIALS

Signatures and seals only. DIRECTOR SECRETARY DATED

DIAGRAM B NOT TO SCALE

DIAGRAM A NOT TO SCALE SHOWING DEFINITIONS USED 1971 & NOW RELOCATED



D.P. 597228

Registered: 17-8-1978 C.A.: No 17/1978 of 25-10-1976 Title System: TORRENS Purpose: SUBDIVISION Ref. Map: R.P. 433 BARRACK SQUARE Last Plan: D.P. 250180 (1764) DP 564209, DP 331523 & OTHERS PLAN OF SUBDIVISION OF THE LAND IN P.A. 37536, LOT 22 D.P. 564208, APPN 37512, F.P. 62160, LOT 1718 D.P. 564209, D.P. 250180, ALLOTMENTS 13, 14, 15, 16 & PT. 12 SEC. 4 BARRACK SQ. LOT # F.P. 337523, P.A. 33337 & F.P. 50861 Reduction Ratio: 400 Lengths are in metres Mrs./Miss: SYDNEY City: SYDNEY Locality: PHILIP Parish: ST. PHILIP County: CUMBERLAND

This is sheet 1 of my plan in sheets. (Delete if inapplicable) WILLIAM LAWRENCE REIN COLWELL LARCOMBE & REIN of 104 BATHURST ST. SYDNEY is a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933, and was completed on 17th May 1978. Signature: W.L. Rein Surveyor registered under Surveyors Act, 1929, as amended. Datum: Mean Sea Level. \*Strike out either (1) or (2) in insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to use: IT IS INTENDED TO DEDICATE TO THE PUBLIC FOR ROAD 1) LOT 101 BUT LIMITING IN HEIGHT THAT PART OF THIS LOT SHOWN \* TO RL.15'S STANDARD DATUM 2) LOT 102 3) LOT 103-BEING LIMITED IN HEIGHT TO RL.24 STANDARD DATUM AND THERE ARE NO OBJECTIONS TO SUCH LOTS BEING SHOWN AS ROAD ON CERTIFICATES OF TITLE OF ADJOINING LANDS.

Town Council Clerk's Certificate I hereby certify that - (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and (b) the requirements of section 24-B of the Metropolitan Water-Sewerage and Drainage Act-1945, as amended, in relation to the proposed subdivision of the land shown in this plan have been complied with by the applicant in relation to the proposed subdivision. Subdivision No: 17/1978 Date: 25th October, 1978 (Signature) [Signature]

NOTES: BOUNDARY A-B-C "A-B" DEFINED BY EASTERN FACE OF OLD WALL (NOW GONE) "B-C" PASSED THROUGH BK WALL (NOW GONE) AT "C" BODY 0-73 WEST OF EASTIN FACE OF WALL (LOCATED 1974) NOW GONE (WIDE FP 74.732) \* DENOTES FACE OF COLUMN CLEAR

The part of Lot 101 designated \* is the stratum below a horizontal plane at RL.19.5. Lot 101 is otherwise unlimited in height and depth. Lot 103 is the stratum below a horizontal plane at RL.24 and is unlimited in depth. Lot 100 includes the strata above Lot 103 and the part of Lot 101 designated \* and is exclusive of those lots and is otherwise unlimited in height and depth. All levels are related to standard datum.

B.M. USED TO ESTABLISH STANDARD DATUM SHOWN HEREON IS A BOLT & A CUT ON LOW STONE WALL ON SOUTH SIDE OF JAMISON ST. ABT. 7.6 METRES EAST OF YORK ST. ALIGNMENT ADOPTED AS RL.25-073 STANDARD DATUM.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: P 735/7814-4A

Photograph of the original plan with a certificate from Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certifying that this is a permanent record of a document in his custody this day. 1st June, 1981.