

Attachment A

Identification Plan – Plan of Subdivision



GeoStrata

Project Surveying
Land Development and Title Consulting

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LOCATION PLAN

NOTES:

1. THIS PLAN SHOWS THE PROPOSED SUBDIVISION LOTS FOR THE LEND LEASE CIRCULAR QUAY DEVELOPMENT SITE.
2. IT IS PROPOSED THAT THE PROPOSED STRATUM LOTS SHOWN MAY BE CREATED IN A STAGED MANNER.
3. THIS PLAN HAS BEEN PREPARED FOR DA PURPOSES ONLY. THE FINAL ALLOCATED LOT NUMBERS COULD VARY SUBJECT TO STAGING.
4. THE PROPOSED BOUNDARIES AND DIMENSIONS SHOWN ARE DRAFT ONLY AND SUBJECT TO THE FINAL PLAN AND FINAL SURVEY.
5. THE PROPOSED BOUNDARIES ON THIS PLAN HAVE BEEN DEFINED BY ARCHITECTURAL ACAD FILES ONLY.
6. THE PROPOSED LOTS WILL BE SUBJECT TO ADDITIONAL EASEMENTS AND A BUILDING MANAGEMENT STATEMENT.
7. EASEMENTS FOR VARIOUS AUTHORITY SERVICES AND INFRASTRUCTURE MAY BE CREATED BY SEPARATE PLANS FOR EASEMENT PURPOSES.
8. EXISTING EASEMENTS BURDENING SUBJECT LOTS HAVE NOT BEEN SHOWN ON THIS PLAN.

LOT DESCRIPTIONS

- LOT 101 - CQT TOWER (TOWER)
- LOT 102 - JACKSONS ON GEORGE (JOG)
- LOT 103 - PLAZA - GEORGE ST (COS)
- LOT 104 - PLAZA BUILDING RETAIL (TOWER)
- LOT 105 - PUBLIC CYCLING FACILITY (COS)
- LOT 106 - PLAZA BUILDING (COS)
- LOT 107 - CQT RETAIL (TOWER)
- LOT 108 - JACKSONS ON GEORGE - LANEWAYS RETAIL (JOG)
- LOT 109 - STORAGE/UTILITIES (JOG)
- LOT 110 - PROPOSED LANEWAYS ROAD DEDICATION (COS) (R1)
- LOT 111 - PROPOSED ROAD WIDENING (UNDERWOOD ST)

NOTE 2

LOT 1 IN DP1213176 IS LIMITED IN DEPTH TO RL24.7 AND UNLIMITED IN HEIGHT PT 101 & (R3) ARE BELOW AS SHOWN ON THE SUBSEQUENT SHEETS.

NOTE 24

PROPOSED ROAD WIDENING IS LIMITED IN DEPTH TO THE UNDERSIDE OF THE UNDERWOOD STREET ROAD STRUCTURE AND UNLIMITED IN HEIGHT. PT 101 IS LIMITED IN HEIGHT TO THE UNDERSIDE OF THE UNDERWOOD STREET ROAD WIDENING AND UNLIMITED IN DEPTH.

(R2) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1222015)

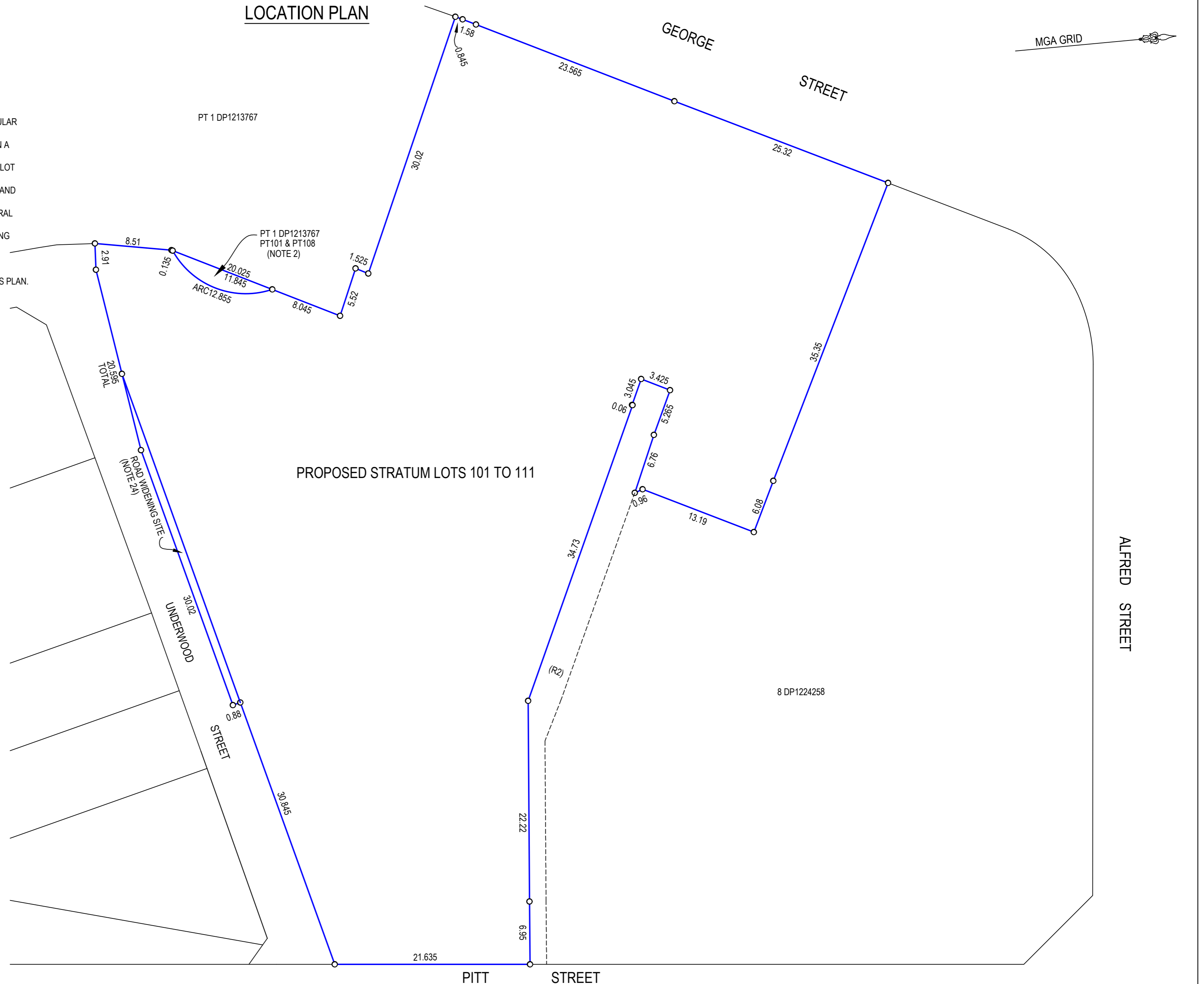
PROPOSED EASEMENTS AND RIGHTS.

1. EASEMENTS AND RIGHTS WILL BE CREATED EITHER AN 88B INSTRUMENT, DEALINGS OR WITHIN THE BUILDING MANAGEMENT STATEMENT.
2. A BUILDING MANAGEMENT STATEMENT REGULATES THE CONTROL, OPERATION AND MANAGEMENT OF THE BUILDING. IT WILL CONTAIN A SHARED FACILITY SCHEDULE WHICH WILL OUTLINE SHARED FACILITIES AND HOW THEIR COSTS, USE, MAINTENANCE AND REPAIR WILL BE MANAGED BETWEEN MEMBER LOTS.
3. EASEMENTS AND RIGHTS LISTED ARE INDICATIVE ONLY AND COULD VARY.

- EASEMENT FOR SERVICES
- EASEMENT FOR FUTURE SERVICES
- EASEMENT FOR SUPPORT AND SHELTER
- EASEMENT FOR EMERGENCY EGRESS PURPOSES

SHARED FACILITIES COULD INCLUDE BUT ARE NOT LIMITED TO

- MECHANICAL AND CARPARK VENTILATION, SPRINKLER AND FIRE SYSTEMS, LIGHTING, ROLLER DOORS, SECURITY SYSTEMS, GREASE ARRESTOR, SHARED PLANT AREAS, KITCHEN EXHAUST, SERVICE RISERS, PEST CONTROL, CLEANING, LIFTS, STORMWATER SYSTEM, ELECTRICAL SYSTEMS, HYDRAULIC SERVICES, GAS SUPPLY, ACCESSWAYS, LOADING DOCK USE



<p>SURVEYOR</p> <p>Name: PATRICK JOHN WALSH</p> <p>Date: 16/5/2019</p> <p>Reference: 1410 CQT 01</p>	<p>PLAN OF SUBDIVISION OF LOTS 181 & 182 IN DP606865, LOT 7 IN DP629694, LOTS 1 & 2 IN DP880891 AND LOTS 2 & 3 IN DP1213767</p>	<p>LGA: SYDNEY</p> <p>Locality: SYDNEY</p> <p>Reduction Ratio 1: 300</p> <p>Lengths are in metres</p>	<p>Registered</p> <p>PLAN OF PROPOSED SUBDIVISION DATED: 8-7-2020</p>
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LOWER GROUND FLOOR

LOTS SHOWN ON THIS PLAN ARE LIMITED IN DEPTH TO THE LOTS SHOWN AT THE LEVEL BELOW AND LIMITED IN HEIGHT TO THE LOTS SHOWN AT THE LEVEL ABOVE UNLESS NOTED OTHERWISE.



NOTES:

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- LOT 111 - PROPOSED ROAD WIDENING (UNDERWOOD ST)

NOTE 24
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- (R2) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1222015)
- (RA) DENOTES PROPOSED RIGHT OF ACCESS

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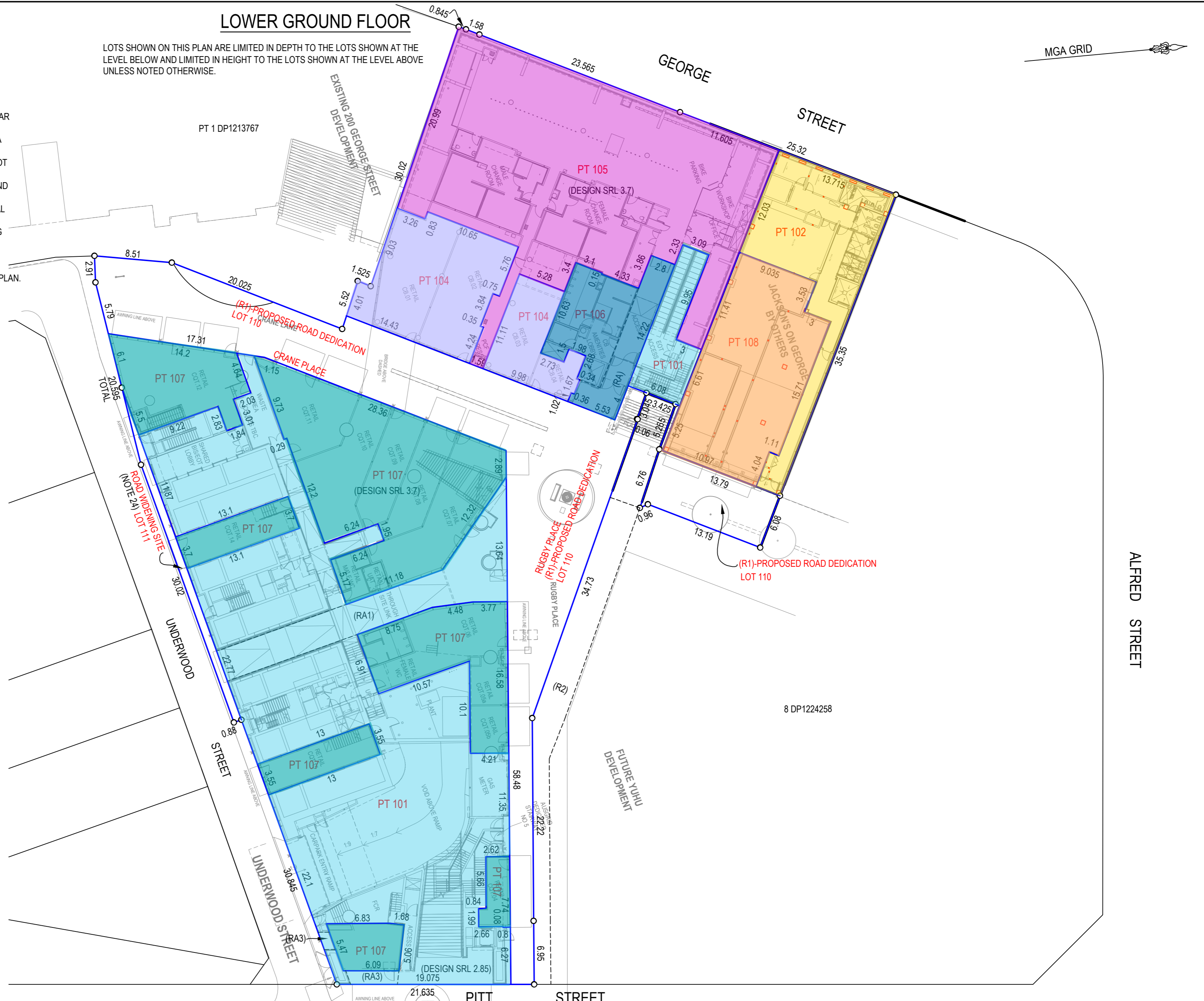
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ADDITIONAL PROPOSED EASEMENTS (BUT NOT LIMITED TO)

LOT	NAME
LOT 101	CQT Tower Stratum
LOT 107	CQT Retail Stratum
LOT 106	Plaza Building
LOT 104	Plaza Building Retail Stratum
LOT 105	PCF
LOT 102	Jacksons on George
LOT 108	Jacksons on George (Laneway)
LOT 109	Storage Utilities



SURVEYOR Name: PATRICK JOHN WALSH Date: 16/5/2019 Reference: 1410 CQT 01	PLAN OF SUBDIVISION OF LOTS 181 & 182 IN DP606865, LOT 7 IN DP629694, LOTS 1 & 2 IN DP880891 AND LOTS 2 & 3 IN DP1213767	LGA: SYDNEY Locality: SYDNEY Reduction Ratio 1: 300 Lengths are in metres	Registered	PLAN OF PROPOSED SUBDIVISION DATED: 8-7-2020
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PLAZA TREE PITS WILL FOR PART OF LOT 103.

NOTE 22
NEW WALKWAY STRATUM AREA (PT101) IS
- LIMITED IN DEPTH TO A DETERMINED RL BEING THE LOWER SURFACE OF THE WALKWAY STRUCTURE AND
- LIMITED IN HEIGHT TO APPROXIMATELY 4.0 ABOVE THAT SURFACE.

THE STRATUM LIMITS ARE SUBJECT TO DESIGN AND SURVEY.

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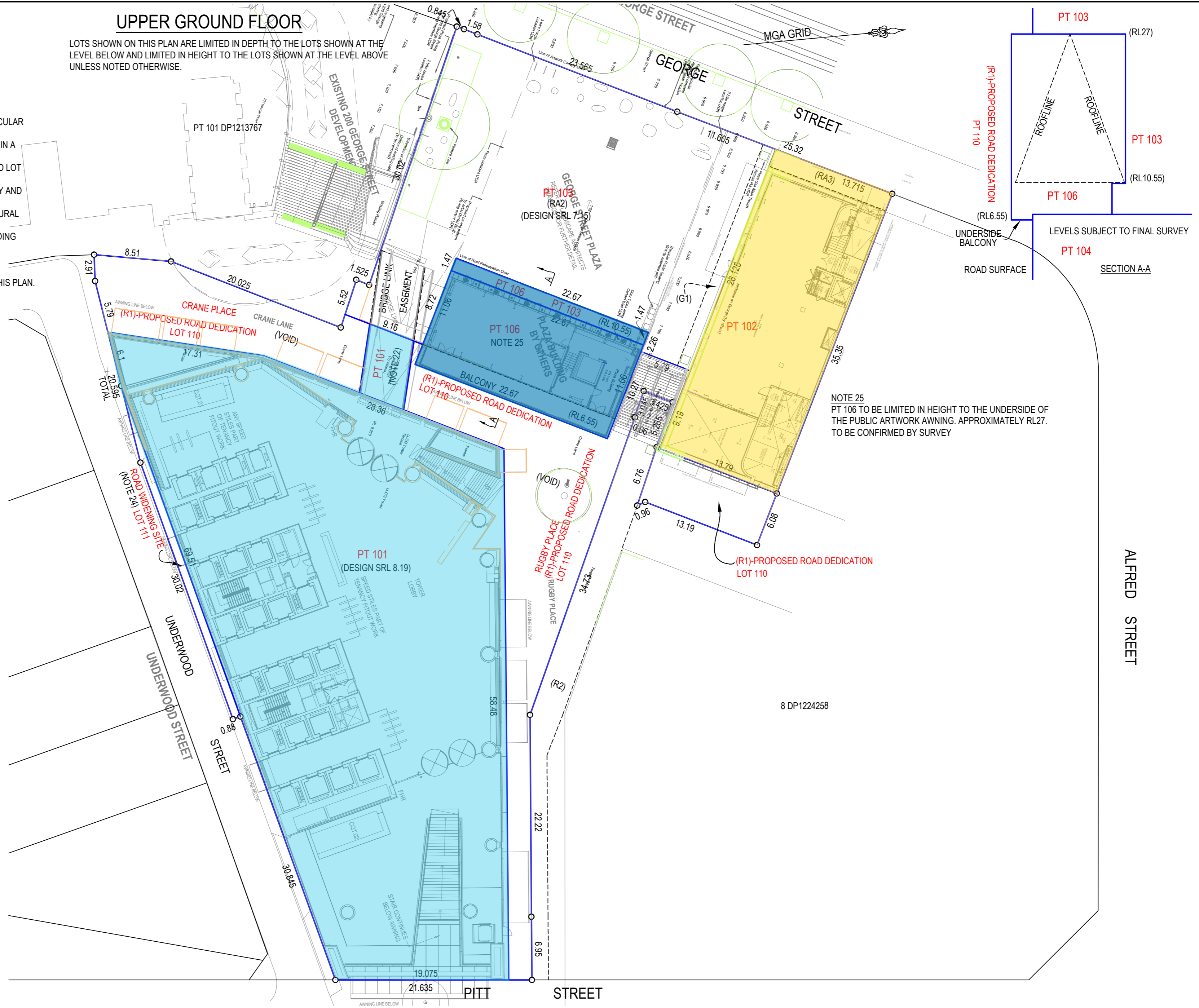
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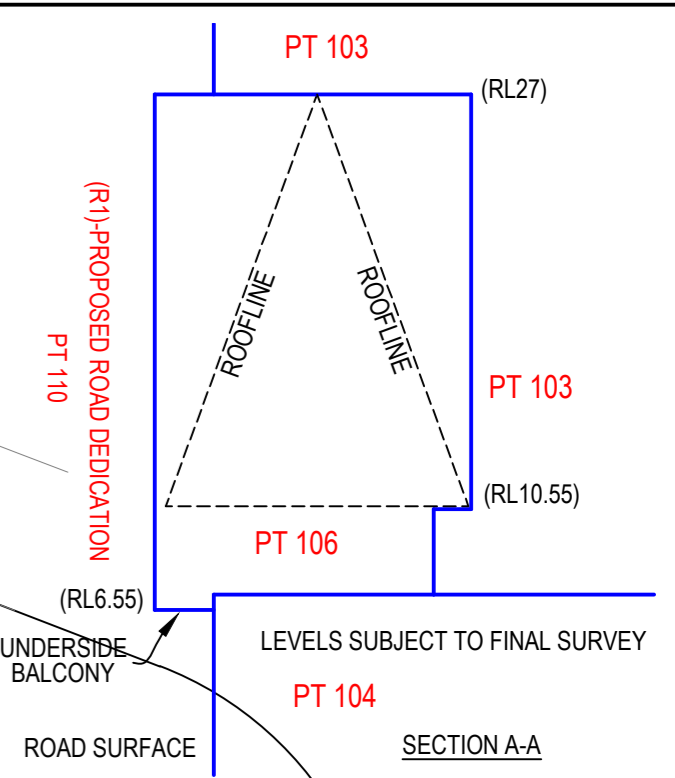
LOT	NAME	ICE RISERS, ELECTRICAL, LOADING
LOT 101	CQT Tower Stratum	
LOT 107	CQT Retail Stratum	
LOT 106	Plaza Building	
LOT 104	Plaza Building Retail Stratum	
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LOT 108	Jacksons on George (Laneway)	(TS)
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UPPER GROUND FLOOR

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NOTE 25
PT 106 TO BE LIMITED IN HEIGHT TO THE UNDERSIDE OF THE PUBLIC ARTWORK AWNING. APPROXIMATELY RL27. TO BE CONFIRMED BY SURVEY



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