

**Our ref: 4503-DP1**

Level 13  
420 George Street  
Sydney NSW 2000  
T +61 2 8099 3200

Date: 20<sup>th</sup> December 2022

Attention: Peter Bettridge  
Boyd Properties  
Level 3, 161 Castlereagh Street  
Sydney NSW 2000

Dear Peter,

**Draft Concept Plan of Subdivision for Discussion Purposes  
DP1: Lot 31 in DP1231486, Lot 100 & Lot 103 in DP1231965, Lot 14 in DP213314, Lot 1 in DP108492 and Lot 1 in DP329283**

In accordance with your instructions, we have prepared a Draft Concept Plan of Subdivision of Cooks Cove – Northern Precinct being Lot 31 in DP1231486, Lot 100 & Lot 103 in DP1231965, Lot 14 in DP213314, Lot 1 in DP108492 and Lot 1 in DP329283. The Draft Concept Plan attached to this Report is for discussion purposes only and is subject to change as the Project advances.

**Plan Purpose**

The Draft Concept Plan at Cooks Cove in the Northern Precinct has been presumed to be a Plan of Subdivision. This will support the requirements of Boyd Properties for the development of the Northern Precinct.

As such, when the final plan is completed, it will require execution by the Landowner of both the Subdivision Plan and any related 88b Instrument (if required) together with execution of the Subdivision Certificate by an Authorised Person.

The purpose of this Plan is to Subdivide the Title for Cooks Cove – Northern Precinct known currently as Lot 31 in DP1231486, Lot 100 & Lot 103 in DP1231965, Lot 14 in DP213314, Lot 1 in DP108492 and Lot 1 in DP329283, to separate the land required for the Boyd Properties project and vest it separately from the land to be dedicated.

As part of the submission, RPS have conducted calculations and assumptions to facilitate the preparation of this Draft Concept Plan, we acknowledge the receipt and use of the following documents provided by Boyd Properties:

- 221116 Sketch plan of subdivision and consolidation.pdf
- Road Layout\_recover-SKT(1).pdf
- 30112022143744-0001.pdf
- X-ARUP-CCPP-BDY.dwg
- Road Design\_5.dwg
- Cadastre.dwg
- SK\_3001-MASTERPLAN LINEWORK-1 2000.dwg

Our ref: 4503-DP1

## Preparation of Model

In calculating the proposed boundaries and preparing the aforementioned Draft Concept Plan of Subdivision, the following methodology has been adopted and the results contained herewith are open for discussion with Boyd Properties.

As part of the submission, we have:

1. Assessed the intent of the Subdivision with respect to Boyd Properties requirements.
2. Assessed the relevant available information including;
  - Boyd Properties supplied Drawings within the Cook Cove – Northern Precinct SharePoint
  - Survey Adjusted Cadastral Model (SACM) boundaries prepared by RPS
  - Previous Survey Plans Prepared by David Fairlie
  - Registered Plans, and Titles and other relevant Cadastral Search
  - Nearmap Aerial Imagery
3. Collated available information into one CAD model
4. Prepared the attached Draft Concept Plan of Subdivision for discussion purposes.

A model has been prepared by overlaying the provided documents in a digital form upon the Cadastre with a MGA2020 georeferenced aerial image for context. The Boundary model will be superseded moving forward once all field measurements are obtained.

## Current Certificates of Title

Review of the current certificate of title for the affected lands.

### Lot 1 in DP108492

#### First Schedule Notifications

The Council of The Municipality of Rockdale (T H19900)

#### Second Schedule Notifications

The Certificate of Title 1/108492 has the following Second Schedule Notifications:

1. Reservations and Conditions in the Crown Grant(s)
2. Land excludes minerals (s.141 Public Works Act, 1912) affecting the part(s) shown so burdened in the Title diagram.
3. Caveat by the Registrar General (H19901)
4. Proposed acquisition pursuant to Section 11 Land Acquisition (Just Terms Compensation) Act, 1991 Affecting the part described in Annexure F In 3828363. (3828363)

Regarding the Notifications listed on the Certificate of Title 1/108492, RPS provide the following comments.

- Item 1 indicates the Land is subject to Reservations and Conditions in the Crown Grant. Investigation of the Crown Grant has not been made by RPS.
- Item 2 indicates the Land excludes Minerals. RPS have not investigated this.
- Item 3 indicates the Land is affected by a Caveat, placed on the Title by the Registrar General. The Caveat will prevent registration of any dealings with the land without Caveators consent to the Registration of the Plan. RPS have not investigated the Caveat. A copy of the Caveat has been provided with this report.
- Item 4 indicates the Land has been subject to an Acquisition as per Dealing 3828363 in February 1998. A copy of the Dealing has been provided with this report.

Our ref: 4503-DP1

### **Certificate of Title 1/108492 Notations**

The following notations are listed on the Title:

- Note: Lease acquired for Roads Act, 1993 Gaz. 3/4/1998 Fol. 2420 Affecting the Part described in Annexure F In 3828363 (3981417)
- DP1224219 Plan of Acquisition (Roads Act, 1993)
- DP1276465 Plan of Acquisition (Roads Act 1993) (Subsurface Stratum)

Unregistered Dealings:

- PE DP1134928

Regarding the Notifications listed on the Certificate of Title 1/108492, RPS provide the following comments.

- Dealing 3828363 has been provided with this report.
- DP1224219 & DP1276465 indicate the land is affected by Plans of Acquisition which have been shown on the Draft Concept Plan.

***RPS draw Boyd Properties attention to the Plans of Acquisition listed within the Notations on the Title. The Plans of Acquisition have not been Gazetted or have not had Titles Created.***

### **Lot 1 in DP329283**

#### **First Schedule Notifications**

The Commissioner for Main Roads

#### **Second Schedule Notifications**

The Certificate of Title 1/329283 has the following Second Schedule Notification:

1. Reservations and Conditions in the Crown Grant(s)

Regarding the Notifications listed on the Certificate of Title 1/329283, RPS provide the following comments.

- Item 1 indicates the Land is subject to Reservations and Conditions in the Crown Grant. Investigation of the Crown Grant has not been made by RPS.

### **Certificate of Title 1/329283 Notations**

The following notations are listed on the Title:

- DP1224223 Plan of Acquisition (Roads Act, 1993)
- DP1276467 Plan of Acquisition (Roads Act,1993) (Subsurface Stratum)

Unregistered Dealings:

- PE DP1134931

***RPS draw Boyd Properties attention to the Plans of Acquisition listed within the Notations on the Title. The Plans of Acquisition have not been Gazetted or have not had Titles Created. The Unregistered Dealings PE DP1134931 is a Deposited Plan lodged by W M Walker Taylor Edwards in 2009.***

### **Lot 14 in DP213314**

#### **First Schedule Notifications**

Rockdale City Council

#### **Second Schedule Notifications**

The Certificate of Title 14/213314 has the following Second Schedule Notifications:

1. Qualified Title. Caution Pursuant to Section 28J of the Real Property Act, 1900. Entered 9.12.2008 Bk 2446 No 263

**Our ref: 4503-DP1**

2. Limited Title. Limitation Pursuant to Section 28t(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.
3. Bk 2446 No 263 Covenant

Regarding the Notifications listed on the Certificate of Title 14/213314, RPS provide the following comments.

- Item 1 indicates that the Title has a limitation in the form of a qualification. Qualified Title is given to a property that has been converted from the Old Systems Title to Torrens Title.
- Item 2 indicates that the Title has a limitation being that the land is not fully defined by survey in a deposited plan and that the boundaries have not been investigated by the Registrar General.
- Item 3 indicates the Land is affected by a Covenant. The Covenant has not been investigated by RPS.

**Certificate of Title 14/213314 Notations**

The following notations are listed on the Title:

- DP1224202 Note: Plan of Acquisition (Roads Act, 1993)
- DP1277775 Plan of Acquisition (Roads Act, 1993) (Subsurface Stratum)

Unregistered Dealings:

- PE DP1134928

***RPS draw Boyd Properties attention to the Plans of Acquisition listed within the Notations on the Title. The Plans of Acquisition have not been Gazetted or have not had Titles Created. The Unregistered Dealings PE DP1134928 is a Deposited Plan lodged by W M Walker Taylor Edwards in 2009.***

**Lot 31 in DP1231486**

**First Schedule Notifications**

Kogarah Golf Club Limited

**Second Schedule Notifications**

The Certificate of Title 31/1231486 has the following Second Schedule Notifications:

1. Reservations and Conditions in the Crown Grant(s)
2. The Land above described Is limited in Stratum in the manner described in DP1231486
3. Covenant (M592019)
4. Covenant (P18237)
5. Easement for Pipeline 5 Wide, 10 Wide & 2 Wide Affecting the Part(S) shown so Burdened in DP499060 (Sheet 1 & 2) (2375528)
6. Proposed Acquisition pursuant to Section 11 Land Acquisition (Just Terms Compensation) Act, 1991 Affecting the land above described (G238259)
7. Easement for Water Supply purposes 6 Wide Affecting the Part designated (A) In DP1152790 (AG398588),

Easement now vested in Sydney Desalination Plant Pty Limited (AG862837)

Easement now vested In SDP Australia No. 3 Pty Ltd (AH25478)

Easement now vested In Ministerial Holding Corporation (AH25480)

Lease to SDP Australia No. 3 Pty Ltd. Expires: 30/6/2062 (AH25481)

Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)



**Our ref: 4503-DP1**

Mortgage of Lease AH25481 to State of New South Wales (Minister for Finance And Services) (AH25486)

Mortgage Of Lease AH25481 to Westpac Banking Corporation (AH25587)

Mortgage Of Lease AH25484 to Westpac Banking Corporation (AH143424)

8. Easement for Water Supply purposes 8 Wide affecting the Part Designated (B) In DP1152790 (AG398588)

Easement now vested in Sydney Desalination Plant Pty Limited (AG862837)

Easement now vested In SDP Australia NO. 3 Pty Ltd (AH25478)

Easement now vested In Ministerial Holding Corporation (AH25480)

Lease to SDP Australia NO. 3 PTY LTD. EXPIRES: 30/6/2062 (AH25481)

Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)

Mortgage of Lease AH25481 to State of New South Wales (Minister For Finance And Services) (AH25486)

Mortgage of Lease AH25481 to Westpac Banking Corporation (AH25587)

Mortgage of Lease AH25484 to Westpac Banking Corporation (AH143424)

9. Caveat by Cook Cove Inlet Pty Ltd (AQ375698)

Regarding the Notifications listed on the Certificate of Title 31/1231486, RPS provide the following comments.

- Item 1 indicates the Land is subject to Reservations and Conditions in the Crown Grant. Investigation of the Crown Grant has not been made by RPS.
- Item 2 indicates the Land is Limited in Stratum.
- Item 3 indicates the Land is affected by a Covenant. RPS have not investigated the Covenant on the Title.
- Item 4 indicates the Land is affected by a Covenant. RPS have not investigated the Covenant on the Title.
- Item 5 indicates the Land is affected by an Easement for Pipeline shown as (F) on the Draft Concept Plan.
- Item 6 indicates the Land is affected by a Land Acquisition. A copy of the Dealing has been provided with this report.
- Item 7 indicates the Land is affected by an Easement for Water Supply purposes shown as (A) on the Draft Concept Plan.
- Item 8 indicates the Land is affected by an Easement for Water Supply purposes shown as (B) on the Draft Concept Plan.
- Item 9 indicates the Land is affected by Caveat by Cook Cove Inlet Pty Ltd. RPS have not investigated the Caveat. A copy of the Caveat has been provided with this report.

**Lot 100 in DP1231954**

**First Schedule Notifications**

Kogarah Golf Club Limited

**Second Schedule Notifications**

The Certificate of Title 100/1231954 has the following Second Schedule Notifications:

1. Reservations and Conditions in the Crown Grant(s)

**Our ref: 4503-DP1**

2. Covenant (M592019)
3. Covenant (P18237)
4. Easement for Pipeline 1, 2, 5, 10 Wide & variable width Affecting the Part(s) shown so Burdened in DP499060 (Sheet 2) (2375528)  
Easement released in so far as it Affects the Part shown in DP499069 (3104128)
5. Easement for Pipeline 5 Wide Affecting the Part shown so Burdened in DP499069 (Sheet 2) (2375530)
6. Proposed Acquisition Pursuant to Section 11 Land Acquisition (Just Terms Compensation) Act, 1991 affecting the Land above described (AG238259)
7. Easement for water supply purposes 6 Wide Affecting the Part designated (A) in DP1152790 (AG398588)  
Easement now vested in Sydney Desalination Plant Pty Limited (AG862837)  
Easement now vested in SDP Australia No. 3 Pty Ltd (AH25478)  
Easement now vested in Ministerial Holding Corporation (AH25480)  
Lease to SDP Australia No. 3 Pty Ltd. Expires: 30/6/2062 (AH25481)  
Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)  
Mortgage of Lease AH25481 to State of New South Wales (Minister for Finance and Services) (AH25486)  
Mortgage of Lease AH25481 to Westpac Banking (AH25587)  
Mortgage of Lease AH25484 to Westpac Banking Corporation (AH143424)
8. Easement for water supply purposes 9 Wide Affecting the Part designated (C) in DP1152790 (AG398588)  
Easement now Vested In Sydney Desalination Plant Pty Limited (AG862837)  
Easement now Vested in SDP Australia No. 3 Pty Ltd (AH25478)  
Easement now Vested in Ministerial Holding Corporation (AH25480)  
Lease to SDP Australia No. 3 Pty Ltd. Expires: 30/6/2062 (AH25481)  
Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)  
Mortgage of Lease AH25481 to State of New South Wales (Minister for Finance And Services) (AH25486)  
Mortgage of Lease AH25481 to Westpac Banking Corporation (AH25587)  
Mortgage of Lease AH25484 to Westpac Banking Corporation (AH143424)
9. Easement for water supply purposes 8 Wide Affecting the part designated (D) IN DP1152790 (AG398588)  
Easement now vested in Sydney Desalination Plant Pty Limited (AG862837)  
Easement now vested in SDP Australia No. 3 Pty Ltd (AH25478)  
Easement now vested in Ministerial Holding Corporation (AH25480)  
Lease to SDP Australia No. 3 Pty Ltd. Expires: 30/6/2062 (AH25481)

**Our ref: 4503-DP1**

Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)

Mortgage of Lease AH25481 to State of New South Wales (Minister For Finance And Services) (AH25486)

Mortgage of Lease AH25481 to Westpac Banking Corporation (AH25587)

Mortgage of Lease AH25484 to Westpac Banking Corporation (AH143424)

10. Easement for water supply Purposes 8 Wide Affecting the Part designated (E) in DP1152790 (AG398588)

Easement now vested in Sydney Desalination Plant Pty Limited (AG862837)

Easement now vested in SDP Australia No. 3 Pty Ltd (AH25478)

Easement now vested in Ministerial Holding Corporation (AH25480)

Lease to SDP Australia No. 3 Pty Ltd. Expires: 30/6/2062 (AH25481)

Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)

Mortgage of Lease AH25481 to State of New South Wales (Minister For Finance And Services) (AH25486)

Mortgage of Lease AH25481 to Westpac Banking Corporation (AH25587)

Mortgage of Lease AH25484 to Westpac Banking Corporation (AH143424)

11. Easement for water supply purposes 9 Wide affecting the part designated (J) IN DP1152790 (AG398588)

Easement now vested in Sydney Desalination Plant Pty Limited (AG862837)

Easement now vested in SDP Australia No. 3 Pty Ltd (AH25478)

Easement now vested in Ministerial Holding Corporation (AH25480)

Lease to SDP Australia No. 3 Pty Ltd. Expires: 30/6/2062 (AH25481)

Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)

Mortgage of Lease AH25481 to State of New South Wales (Minister For Finance And Services) (AH25486)

Mortgage of Lease AH25481 to Westpac Banking Corporation (AH25587)

Mortgage of Lease AH25484 to Westpac Banking Corporation (AH143424)

12. Proposed Acquisition Pursuant to Section 11 Land Acquisition (Just Terms Compensation) Act, 1991 (AK853067)

13. Caveat by Cook Cove Inlet Pty Ltd (AQ375698)

Regarding the Notifications listed on the Certificate of Title 100/1231954, RPS provide the following comments.

- Item 1 indicates the Land is subject to Reservations and Conditions in the Crown Grant. Investigation of the Crown Grant has not been made by RPS.
- Item 2 indicates the Land is affected by a Covenant. RPS have not investigated the Covenant on the Title.
- Item 3 indicates the Land is affected by a Covenant. RPS have not investigated the Covenant on the Title.

**Our ref: 4503-DP1**

- Item 4 indicates the Land is affected by an Easement for Pipeline shown as (F) on the Draft Concept Plan.
- Item 5 indicates the Land is affected by an Easement for Pipeline shown as (G) on the Draft Concept Plan.
- Item 6 indicates the Land is affected by a Land Acquisition. A copy of the Dealing has been provided with this report.
- Item 7 indicates the Land is affected by an Easement for Water Supply purposes shown as (A) on the Draft Concept Plan.
- Item 8 indicates the Land is affected by an Easement for Water Supply purposes shown as (C) on the Draft Concept Plan.
- Item 9 indicates the Land is affected by an Easement for Water Supply purposes shown as (D) on the Draft Concept Plan.
- Item 10 indicates the Land is affected by an Easement for Water Supply purposes shown as (E) on the Draft Concept Plan.
- Item 11 indicates the Land is affected by an Easement for Water Supply purposes shown as (H) on the Draft Concept Plan.
- Item 12 indicates the Land is affected by a Land Acquisition.
- Item 13 indicates the Land is affected by Caveat by Cook Cove Inlet Pty Ltd. RPS have not investigated the Caveat. A copy of the Caveat has been provided with this report.

**Lot 102 in DP1231954**

**First Schedule Notifications**

Roads and Maritime Services

**Second Schedule Notifications**

The Certificate of Title 102/1231954 has the following Second Schedule Notifications:

1. Easement for water supply purposes 6 Wide Affecting the part designated (A) in DP1152790 (AG398588)
  - Easement now vested in Sydney Desalination Plant Pty Limited (AG862837)
  - Easement now vested in SDP Australia No. 3 Pty Ltd (AH25478)
  - Easement now vested in Ministerial Holding Corporation (AH25480)
  - Lease to SDP Australia No. 3 Pty Ltd. Expires: 30/6/2062 (AH25481)
  - Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)
  - Mortgage of Lease AH25481 to State of New South Wales (Minister for Finance and Services) (AH25486)
  - Mortgage of Lease AH25481 to Westpac Banking Corporation (AH25587)
  - Mortgage of Lease AH25484 to Westpac Banking Corporation (AH143424)
2. Land is required for road purposes (AM504879)

Regarding the Notifications listed on the Certificate of Title 102/1231954, RPS provide the following comments.

- Item 1 indicates the Land is affected by an Easement for Water Supply purposes shown as (A) on the Draft Concept Plan.
- Item 2 indicates the Land is required for road purposes.

Our ref: 4503-DP1

## Lot 103 in DP1231954

### First Schedule Notifications

Roads and Maritime Services

### Second Schedule Notifications

The Certificate of Title 103/1231954 has the following Second Schedule Notifications:

1. Easement for water supply purposes 6 Wide affecting the part Designated (A) in DP1152790 (AG398588)
  - Easement now vested in Sydney Desalination Plant Pty Limited (AG862837)
  - Easement now vested in SDP Australia No. 3 Pty Ltd (AH25478)
  - Easement now vested in Ministerial Holding Corporation (AH25480)
  - Lease to SDP Australia No. 3 Pty Ltd. Expires: 30/6/2062 (AH25481)
  - Lease of Lease AH25481 to Sydney Desalination Plant Pty Limited. Expires: 28/6/2062 (AH25484)
  - Mortgage of Lease AH25481 to State of New South Wales (Minister for Finance and Services) (AH25486)
  - Mortgage of Lease AH25481 to Westpac Banking Corporation (AH25587)
  - Mortgage of Lease AH25484 to Westpac Banking Corporation (AH143424)
2. Land is required for road purposes (AM504879)

Regarding the Notifications listed on the Certificate of Title 103/1231954, RPS provide the following comments.

- Item 1 indicates the Land is affected by an Easement for Water Supply purposes shown as (A) on the Draft Concept Plan.
- Item 2 indicates the Land is required for road purposes.

### Certificate of Title 103/1231954 Notations

The following notations are listed on the Title:

- DP1231486 Plan of Acquisition (Roads Act, 1993)

***RPS draw Boyd Properties attention to the Plans of Acquisition listed within the Notations on the Title. The Plans of Acquisition have not been Gazetted or have not had Titles Created.***

***RPS requests Boyd Properties indicate if any Easements are intended to be released or altered on the Final Plan.***

## Determination of Subdivision Extents

RPS have adopted previous Boundary Models for the existing external boundary of work conducted by David Fairlie in the preparation of the Draft Concept Plan of Subdivision. The Mean High Water Mark Boundary abutting Cooks River has adopted the Crown Lands approved Boundary of RL 0.555 as per Unregistered Plan by David Fairlie for this plan.

***RPS draws Boyd Properties attention to the Mean High Water Mark Definition Approval from Crown Lands with was approved in 2008. As significant time has passed since this approval, subsequent survey may need to be conducted and approvals may need to be furnished.***

**Lot 1 – Proposed Boyd Properties Lot** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan. The proposed Lot is to be a 20m wide corridor from the Mean High Water Mark Boundary.

**Our ref: 4503-DP1**

**Lot 2 – Proposed Boyd Properties Lot** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan.

**Lot 3 – Proposed State Road Lot** is intended to be unlimited in height and limited in depth to a horizontal plane at RL 0 as shown on the Draft Concept Plan.

**Lot 4 – Proposed Open Space** is intended to be unlimited in height and limited in depth to a horizontal plane at RL 0 as shown on the Draft Concept Plan.

**Lot 5 – Proposed Rockdale City Council Lot** is intended to be unlimited in height and limited in depth to a horizontal plane at RL 0 as shown on the Draft Concept Plan.

**Lot 6 – Proposed Open Space** is intended to be unlimited in height and limited in depth to a horizontal plane at RL 0 as shown on the Draft Concept Plan.

**Lot 7 – Proposed Rockdale City Council Lot** is intended to be unlimited in height and limited in depth to a horizontal plane at RL 0 as shown on the Draft Concept Plan.

**Lot 8 – Proposed Open Space** is intended to be unlimited in height and depth.

**Lot 9 – Proposed Rockdale City Council Lot** is intended to be Unlimited in Height and Depth.

**Lot 10 – Proposed Arncliffe Motorway Operations Lot** is intended to be unlimited in height and limited in depth to a horizontal plane at RL 0 as shown on the Draft Concept Plan.

**Lot 11 – Proposed Arncliffe Motorway Operations Lot** is intended to be unlimited in height and limited in depth to a horizontal plane at RL 0 as shown on the Draft Concept Plan.

**Lot 12 – Proposed Open Space** is intended to be Unlimited in Height and Depth.

**Lot 13 – Proposed Open Space** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan.

**Lot 14 – Proposed Open Space** is intended to be Unlimited in Height and Depth.

**Lot 15 – Proposed Arncliffe Motorway Operations Lot** is intended to be unlimited in height and limited in depth to a horizontal plane at RL 0 as shown on the Draft Concept Plan.

**Lot 16 – Proposed Boyd Properties Lot** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan. The proposed Lot is to be a 20m wide corridor from the Mean High Water Mark Boundary.

**Lot 17 – Proposed Rockdale City Council Lot** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan.

**Lot 18 – Proposed Rockdale City Council Lot** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan.

**Lot 19 – Proposed Boyd Properties Lot** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan.

**Lot 20 – Proposed Open Space** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan.

**Lot 21 – Proposed Open Space** is intended to be unlimited in height and depth excluding the part to be limited in part in stratum shown on the Draft Concept Plan

***RPS draws Boyd Properties attention to the Sub-Stratum Acquisitions listed on the Notations on the various Original Titles. DP1224202, DP1231486, DP1277775, DP1224219, DP1276465, DP1224223 & DP1276467 are all Registered Deposited Plans shown within the Notations of existing Titles 1/108492, 1/329283, 14/213314 & 103/1231954. No Title Creation has taken place.***

***Due to the actions being taken by Transport for New South Wales, RPS ask that Boyd Properties grant permission for RPS to approach the Registered Surveyor for TfNSW to discuss the timing of Gazettals and future Acquisitions that may affect the Subdivision.***

***In this initial stage we request that Boyd Properties review the intention of the attached Draft Concept Plan and review to provide specific instructions to indicate the desired position for each boundary relative to site features. Proposed Boundaries have been created using 'X-ARUP-CCPP-BDY.dwg' and 'SK\_3001-MASTERPLAN LINEWORK-1 2000.dwg'***



***RPS recommends Boyd Properties seek Legal advice regarding the intended use of Covenant P18237. It appears Covenant P18237 will only benefit Lots 1, 2, 16 & 19 on the Draft Concept Plan.***

**As per Email from Peter Bettridge (15/12/2022), updates to Draft Concept Plan are as follows and to be confirmed by Boyd Properties.**

- **Lot 12/570900 has been removed from the Proposed Subdivision and is now shown as adjoining information.**
- **Previous Lot 1 (MHWM Lot) has been split into Lots 1 and 16 on the North and South of Lot 12/570900.**
- **Lots 17 and 18 have been split into Lots 17, 18, 20 & 21 to allow for Public Open Space on the Western Side of Marsh Street. The dividing boundary of these are utilizing existing boundary corners until further direction provided.**
- **Updated Dedications for the Lots to be dedicated for Public Open Space, Council Public Road, State Road, and Arncliffe Motorway Operations.**

### **Proposed Easements**

RPS request that Boyd Properties provide guidance on whether Easements will need to be created to support the Subdivision.

RPS request confirmation that an 88b Instrument will be used to create the required easements accompanying the subdivision certificate. Prior to lodgment of the Plan at LRS for Registration execution of the Administration Sheets and 88b Instrument will be required by various stakeholders. RPS understand the following parties may be required to execute their respective components of the Administration Sheets and 88b prior to Plan lodgment at LRS

- The Commissioner for Main Roads
- Rockdale City Council
- Kogarah Gold Club Limited

RPS advise that Boyd Properties confirm that the stakeholders are limited to the abovementioned and no additional consent to easements are required to execute, sign or approve the 88b instrument, administration sheets or Deposited Plan.

***Any Easements required by Public Authorities or Stakeholders over any of the Lots shown on this Plan should be identified by Boyd Properties prior to RPS undertaking the Final Survey of the Plan.***

### **Plan Review**

RPS has been advised that this land dealing will be a Subdivision. Registered Proprietors of the subject land will be required to provide consent to the Subdivision. As such this constitutes the preparation of:

- A Plan of Subdivision of Lot 31 in DP1231486, Lot 100 & Lot 103 in DP1231965, Lot 14 in DP213314, Lot 1 in DP108492 and Lot 1 in DP329283.
- Administration Sheets
- 88b Instrument for Creating and/or Releasing Easements. (if required)

***RPS ask that Boyd Properties advise on the following;***

- ***The Consenting Authority signing the Subdivision Certificate.***
- ***The Registered Proprietor signing on behalf of "The Commissioner for Main Roads" as consent to the subdivision.***
- ***The Registered Proprietor signing on behalf of "Rockdale City Council" as consent to the subdivision.***

***RPS ask that Boyd Properties grant permission for RPS to apply on their behalf for Consent to Mean High Water Mark Definition for this project.***



Our ref: 4503-DP1

***We request that Boyd Properties review the approach outlined above to the preparation of this plan. The Draft Concept Plan included herewith has been created for stakeholder engagement and review. All boundaries, dimensions, areas, and intentions, shown on the Draft Concept Plan are subject to confirmation by onsite measurements to verify the position of assets intended to be wholly within each Lot prior to lodgement for registration.***

Yours sincerely,  
for RPS AAP Consulting Pty Ltd

**Luke Sharkey**  
Registered Surveyor  
Luke.sharkey@rpsgroup.com.au  
+61 481 452 513



**PUBLIC UTILITY LEGEND**

- E ELEC**
- CABLE JUNCTION BOX (PEJB)
  - CABLE MANHOLE (PEMH)
  - DISTRIBUTION FUSE POINT
  - POLE - LIGHT (PLPL)
  - POLE - POWER (PPPL)
  - POLE - POWER & LIGHT (PPLP)
  - POWER SERVICE PILLAR - UNDERGROUND (PEUP)
  - TRANSFORMER CABINET CENTRE (PETC)
  - LIGHT WITH OUTREACH (LI)
  - LINE-UNDERGROUND (EU)

- E TCS**
- TRAFFIC CONTROL SIGNAL (PSGL)
  - TRAFFIC SIGNAL CONTROLLER (PSCL)
  - TRAFFIC SIGNAL DETECTOR (PSDR)
  - TRAFFIC SIGNAL JUNCTION BOX (PSJX)
  - TRAFFIC LIGHT WITH OUTREACH (TO)
  - TRAFFIC SIGNAL DETECTOR (SD)

- E COMMS (COMMUNICATIONS)**
- TELEPHONE DISTRIBUTION PILLAR (PTDP)
  - ABOVE GROUND JOINING POST (PTJP)
  - OPTICAL FIBRE JUNCTION BOX (POFJ)
  - OPTICAL FIBRE PIT (POFP)
  - STD 1.1 m BY 1.1 m MAIN PIT (PTMP)
  - TELEPHONE BOX POINT (PTBX)
  - TELEPHONE POLE (PTPL)
  - TELEPHONE SINGLE CONCRETE PIT (PTSP)
  - TELEPHONE TRIPLE CONCRETE PIT (PT3P)
  - TELEPHONE TWIN CONCRETE PIT (PTTP)
  - TELEPHONE LINE (TN)

- E GAS**
- MANHOLE COVER (PGHL)
  - METER (PGMR)
  - PIPELINE MARKER (PGPM)
  - PIPELINE MARKER - HIGH PRESSURE (PGHM)
  - VALVE BOX (PGAS)
  - VENT PIPE (PGVP)
  - TEST POINT (PGTP)
  - HOUSE CONNECTION (DG)
  - MAIN-HIGH PRESSURE PIPELINE (HG)
  - MAIN-LOW PRESSURE (LG)
  - OIL PIPELINE (HO)

- E WATER**
- AIR VALVE (PWAV)
  - EARTH TERMINAL (PWET)
  - FIRE HYDRANT (PWFB)
  - HYDRANT (PWHY)
  - METER (PWHM)
  - STOP VALVE (PWSV)
  - TAP (PWTP)
  - HOUSE CONNECTION (WY)
  - MAIN (WM)

- E SWER**
- MANHOLE COVER (PSMH)
  - VENT PIPE (PSVP)
  - LAMPHOLE (PSLH)
  - MAIN (SM)
  - HOUSE CONNECTION (SY)

- E DRAIN (STORMWATER)**
- DRAINAGE JUNCTION MANHOLE (PDJM)
  - GULLY PIT POINT (PGUL)
  - INLET TO SUMP (PILT)
  - INVERT OF PIPE (PINV)
  - TOP OF CONCRETE JUNCTION BOX (PJCB)
  - SUBSOIL DRAIN FLUSH POINT (PSFP)
  - KERB INLET (KI)
  - BOX CULVERT
  - DRAINAGE PIPE (UU)
  - DISH DRAIN (DD)

- E CULT (CULTURAL)**
- SIGN POST (PSIN)
  - LARGE SIGN (SIL)
  - BOLLARD (AC)
  - FLOOR LEVEL
  - CORNER OF BUILDING
  - PARKING METER (PKME)

- E MISC**
- GATIC COVER LID (PGAT)
  - UNIDENTIFIED POLE (PPOL)
  - UNIDENTIFIED SERVICE (PUSR)
  - UNIDENTIFIED SERVICE (UP)

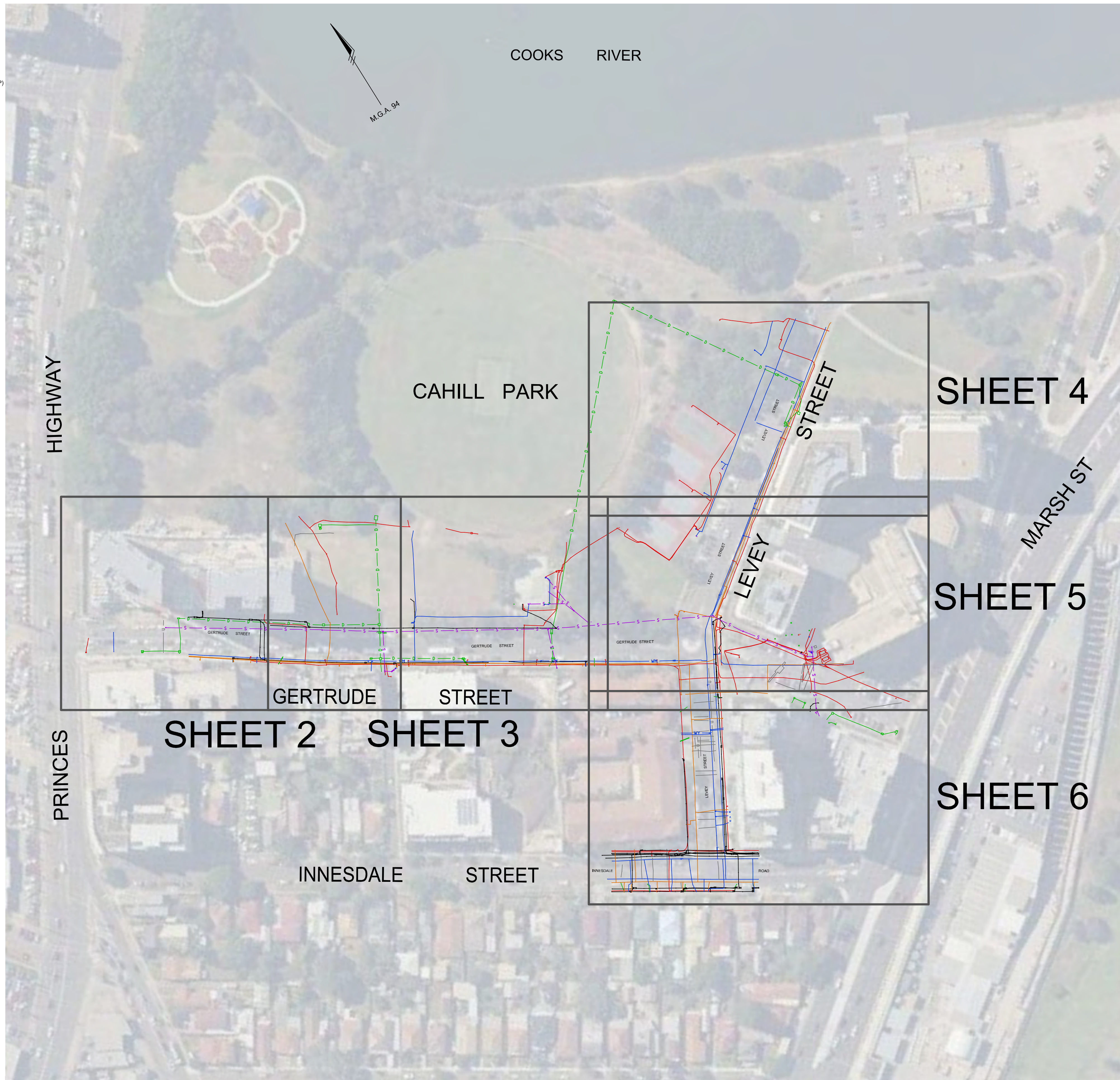
- UTILITY LEGEND**
- ELECTRICITY (AUSGRID):**
- AC ASBESTOS CEMENT
  - GI GALVANISED IRON
  - PVC POLYVINYL CHLORIDE

- GAS (JEMENA):**
- NB NOMINAL BORE (CAST IRON MAN)
  - PE POLYETHYLENE
- RMS:**
- GI GALVANISED IRON
  - HD HEAVY DUTY
  - PVC POLYVINYL CHLORIDE

- TELSTRA & OPTUS:**
- AC ASBESTOS CEMENT
  - CONC. CONCRETE
  - EW EARTHENWARE
  - GI GALVANISED IRON
  - PVC POLYVINYL CHLORIDE

- WATER (SYDNEY WATER):**
- CICL CAST IRON CEMENT LINED
  - DICL DUCTILE IRON CEMENT LINED
  - GI GALVANISED IRON
  - PVC POLYVINYL CHLORIDE
  - VC VITRIFIED CLAY
  - SCILBL STEEL CEMENT LINED INTERNAL BITUMEN LINED

- FOW FULL OF WATER**
- FOD FULL OF DIRT
  - UTO UNABLE TO OPEN
  - NA NOT ACCESSIBLE
  - END OF TRACE
  - UTT UNABLE TO TRACE



**DISCLAIMER:**

THIS SURVEY MODEL INCLUDES INFORMATION DESCRIBING THE LOCATION OF SUBTERRANEAN FEATURES WHICH WERE PURPORTED TO EXIST AT THE TIME OF SURVEY.

THIS INFORMATION WAS COMPILED FROM A COMBINATION OF FIELD TECHNIQUES AND AVAILABLE DATA FROM COOPERATING UTILITY AUTHORITIES. WHILST ALL CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS SURVEY MODEL, RPS CANNOT GUARANTEE THAT THE SURVEY MODEL IS WITHOUT FLAW OR OMISSIONS. RPS CANNOT TAKE RESPONSIBILITY OF ANY KIND WHATSOEVER FOR ANY LOSS, DAMAGE OR OTHER CONSEQUENCES WHICH MAY ARISE FROM ANY PERSON RELYING ON ANY THING STATED ON THIS PLAN.

IN PARTICULAR, IT IS RECOMMENDED THAT USERS SATISFY THEMSELVES AS TO THE LOCATION OF SUBTERRANEAN FEATURES SUCH AS UTILITIES WHICH MAY OR MAY NOT BE SHOWN ON THE PLAN.

**NOTE ON AS 5488-2019 CLASSIFICATION OF SUBSURFACE UTILITY INVESTIGATION (SUI)**

**Quality Levels**

This Standard provides a framework for the classification of subsurface utility location and attributed information in terms of specified quality levels. The objective of this Standard is to provide utility owners, operators and locators with a framework for the consistent classification of information concerning subsurface utilities. Project risks related to underground utilities can then be properly managed.

A quality level describes the amount and accuracy of information that is collected or held on a subsurface utility.

There are four quality levels: D, C, B and A

**Quality Level D (QL-D)** is the lowest of these four quality levels. The attribute information and metadata of a subsurface utility can be compiled from any, or a combination of, the following:

- Existing records;
- Cursory site inspection;
- Anecdotal evidence

**Quality Level C (QL-C)** is described as a surface feature correlation or an interpretation of the approximate location and attributes of a subsurface utility asset using a combination of existing records (and/or anecdotal evidence) and a site survey of visible evidence. The minimum requirement for Quality Level C is relative spatial position. Information is collected by correlating the survey of visible utility surface features such as marker plates or water hydrants and acquired dial-before-you-dig plans to "draw" a string which shows the approximate position of services. Other methods used to obtain proof of the existence of an undefined entity that do not utilize physical measurement or tracing that satisfy Quality Level B or Quality Level A spatial tolerances (for example: ground penetrating radar; acoustic; photographic; other.)

**Quality Level B (QL-B)** provides relative subsurface feature location in three dimensions. The minimum requirement for Quality Level B is relative spatial position. Information is collected by designating the horizontal and vertical location of underground utilities by using electromagnetic pipe and cable locators, sondes or flexi-trace, ground penetrating radar and acoustic pulse equipment.

**Quality Level A (QL-A)** is the highest quality level and consists of the positive identification of the attribute and location of a subsurface utility at a point to an absolute spatial position in three dimensions. It is the only quality level that defines a subsurface utility as 'validated'. Where the whole line segment cannot be verified by line of sight, quality level A shall not be attributed to the line segment between validated points. The vertical information for this locating method is to the top or shallowest part of the located service.

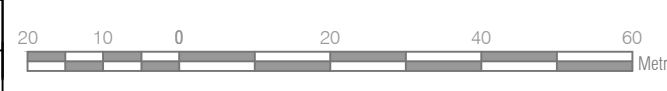
**NOTES:**

- THIS PLAN SHOWS A REPRESENTATION OF A 3D UTILITY MODEL: PR128453-UT-001-A.dwg. THIS MODEL SHOULD BE VIEWED IN A CAD ENVIRONMENT TO INTERPRET THE 3D INFORMATION.
- ANY ELECTRONIC FILE IS PROVIDED WITHOUT WARRANTY AND SHOULD BE USED ONLY IN CONJUNCTION WITH THE SUPPLIED PDF/PAPER COPY OF THIS PLAN.
- COPYRIGHT : © RPS GROUP PTY LTD. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF RPS GROUP PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT.
- CLASS OF UTILITIES ARE NOTED ON LINE/POINT.
- RPS UTILITY LOCATION USE DIAL BEFORE YOU DIG (DBYD) AS ONE SOURCE OF INFORMATION ONLY WHEN LOCATING UTILITIES.
- UTILITY INFORMATION AND CONFIGURATION SUPPLIED FROM ASSET OWNERS (DBYD).
- SINGLE STRINGS MAY REPRESENT MULTIPLE CABLES, CONDUITS OR PIPES.
- ELECTRICITY CABLES ARE NOT NECESSARILY ENCLOSED IN CONDUITS AND ARE NOT NECESSARILY COVERED WITH MARKERS, TAPE OR OTHER INDICATORS OF THEIR PRESENCE.
- NOT ALL HOUSE CONNECTIONS HAVE BEEN LOCATED.
- IT REMAINS THE RESPONSIBILITY OF THE COMPANY AND/OR THE INDIVIDUAL CONDUCTING PHYSICAL WORKS TO ENSURE AN UP-TO-DATE VERSION OF DIAL BEFORE YOU DIG PLANS IS CONSULTED AND AVAILABLE ON SITE. PHYSICAL WORKS MAY INCLUDE, BUT NOT BE LIMITED TO, EXCAVATING, BORING (HORIZONTAL AND VERTICAL), AND DRILLING.
- WHERE POSSIBLE IN THE FIELD, DEPTHS TO INDIVIDUAL SERVICES WERE OBTAINED AND RECORDED. THE DEPTH IS SHOWN AS TEXTURAL NOTATION. HENCE, THE ATTRIBUTE "0.58B" INDICATES A DEPTH TO THE UTILITY OF 580mm AND QUALITY LEVEL B ETC. THIS SURVEY IS ON MGA94 PROJECT COORDINATES AS ESTABLISHED FOR THE INVESTIGATION.
- THIS SURVEY IS ON MGA94 PROJECT COORDINATES AS ESTABLISHED FOR THE INVESTIGATION CORRIDOR WITH GRID DISTANCES. LEVELS BASED ON AUSTRALIAN HEIGHT DATUM (AHD).
- CONTEXTUAL BOUNDARIES CONTAINED WITHIN THE ELECTRONIC FILE HAVE BEEN TAKEN FROM NSW DIGITAL CADASTRAL DATABASE (DCDB) DATED NOV 2022 AND HAVE NOT BEEN VERIFIED BY SURVEY AND ARE FOR CONTEXT PURPOSES ONLY. NO INVESTIGATION OF LAND TITLES HAS BEEN CONDUCTED.

REVISIONS	DATE	DESCRIPTION	DRAWN	CHK	APP
A	17.11.2022	INITIAL ISSUE	LB	NF	GE

HORIZ. SCALE:	1:1,000 @ A1	VERT. SCALE:	N/A @ A1
COORDINATES:	MGA94	DATUM:	AHD
ORIGIN:	SCIMS	ORIGIN:	SCIMS

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN



CLIENT:	JOHN BOYD PROPERTIES
SURVEY:	RPS
DRAWN:	LB
CHECKED:	NF
APPROVED:	GE
DATE OF SURVEY:	OCT 22
DATE OF PLAN:	17.11.2022
DATE LAST SAVED:	17.11.2022
DATE APPROVED:	17.11.2022

**TITLE**

**COOKS COVE UTILITY SURVEY**

**GERTRUDE STREET AND LEVEY STREET**

JOB No: **PR128453**

www.dialbeforeyoudig.com.au

**DIAL 1100 BEFORE YOU DIG**

ISSUE: **A**

SIZE: **A1**

DRAWING No: PR128453-UT-001-A.dwg

SHEET 1 OF 6 SHEETS









NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	17.11.2022	INITIAL ISSUE	LB	NF	GE

HORIZ. SCALE:	1:200 @ A1	VERT. SCALE:	N/A @ A1
COORDINATES:	MGA94	DATUM:	AHD
ORIGIN:	SCIMS	ORIGIN:	SCIMS

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN

CLIENT:		JOHN BOYD PROPERTIES	
SURVEY:	RPS	DATE OF SURVEY:	OCT 22
DRAWN:	LB	DATE OF PLAN:	17.11.2022
CHECKED:	NF	DATE LAST SAVED:	17.11.2022
APPROVED:	GE	DATE APPROVED:	17.11.2022

**COOKS COVE  
UTILITY SURVEY  
GERTRUDE STREET AND LEVEY STREET**

DRAWING No: PR128453-UT-001-A.dwg

JOB No: PR128453

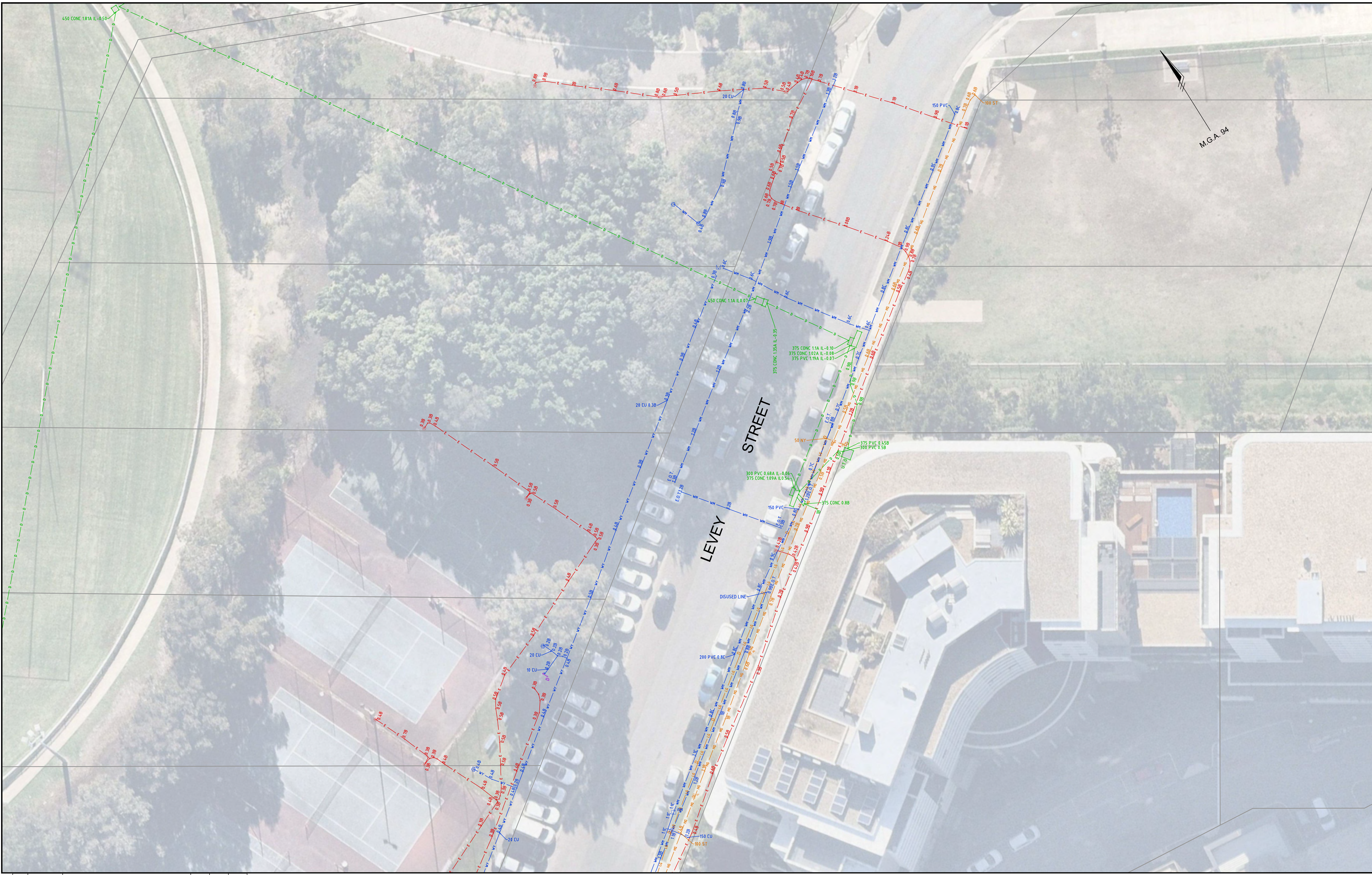
ISSUE: A

SIZE: A1

SHEET 3 OF 6 SHEETS

DATE: 17.11.2022





NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	17.11.2022	INITIAL ISSUE	LB	NF	GE

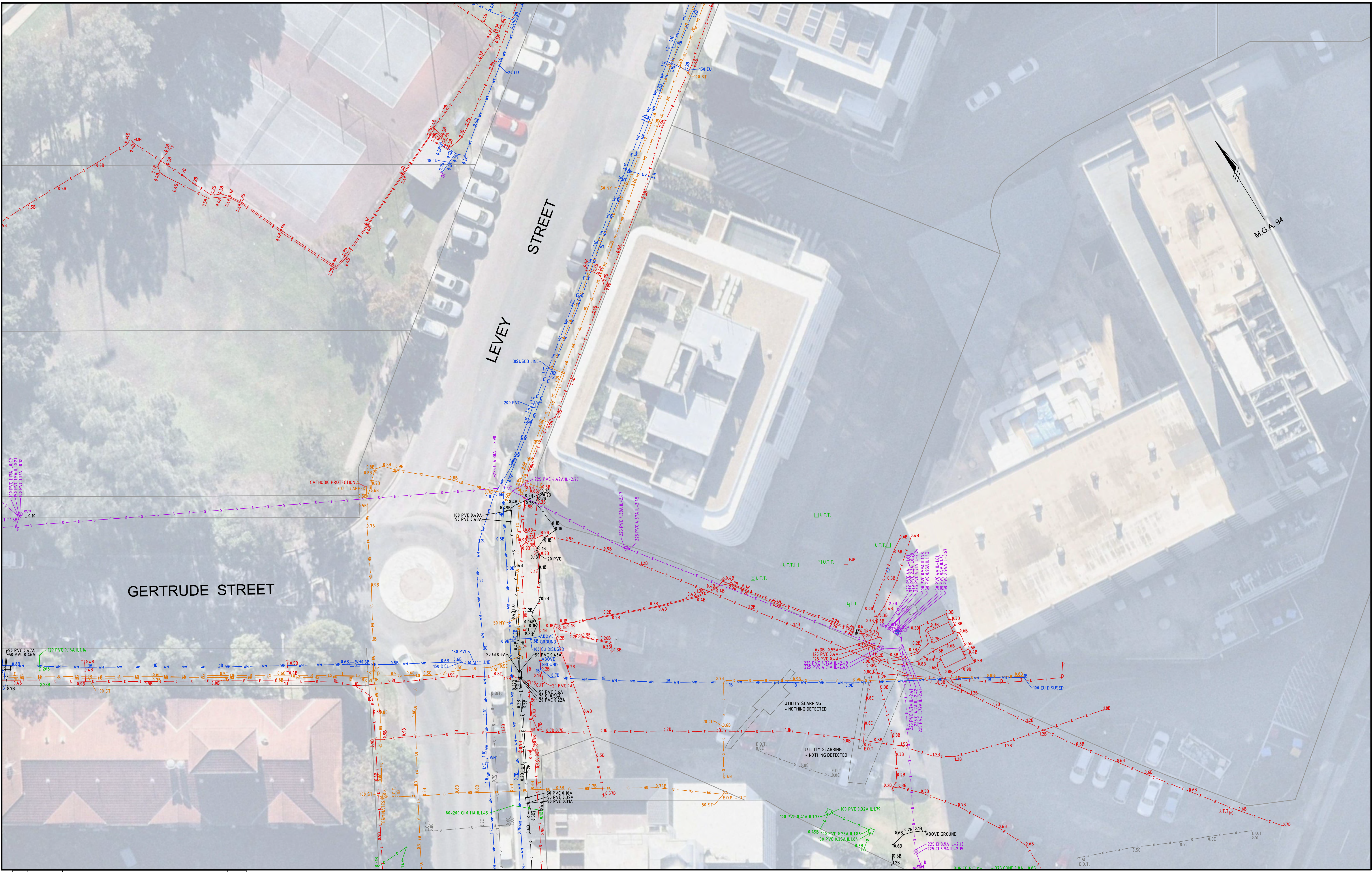
■ HORIZ. SCALE: 1:200 @ A1 ■ COORDINATES: MGA94 ■ ORIGIN: SCIMS	■ VERT. SCALE: N/A @ A1 ■ DATUM: AHD ■ ORIGIN: SCIMS
--------------------------------------------------------------------------	---------------------------------------------------------------

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN

■ CLIENT: JOHN BOYD PROPERTIES		■ TITLE: COOKS COVE UTILITY SURVEY GERTRUDE STREET AND LEVEY STREET	
■ SURVEY: RPS ■ DRAWN: LB ■ CHECKED: NF ■ APPROVED: GE	DATE OF SURVEY: OCT 22 DATE OF PLAN: 17.11.2022 DATE LAST SAVED: 17.11.2022 DATE APPROVED: 17.11.2022	■ DRAWING No: PR128453-UT-001-A.dwg	

■ JOB No: PR128453 <small>www.dial100.com.au</small> 	■ ISSUE: A
■ SHEET 4 OF 6 SHEETS	





NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	17.11.2022	INITIAL ISSUE	LB	NF	GE

■ HORIZ. SCALE: 1:200 @ A1 ■ COORDINATES: MGA94 ■ ORIGIN: SCIMS	■ VERT. SCALE: N/A @ A1 ■ DATUM: AHD ■ ORIGIN: SCIMS	■ NOTES
-----------------------------------------------------------------------	------------------------------------------------------------	---------

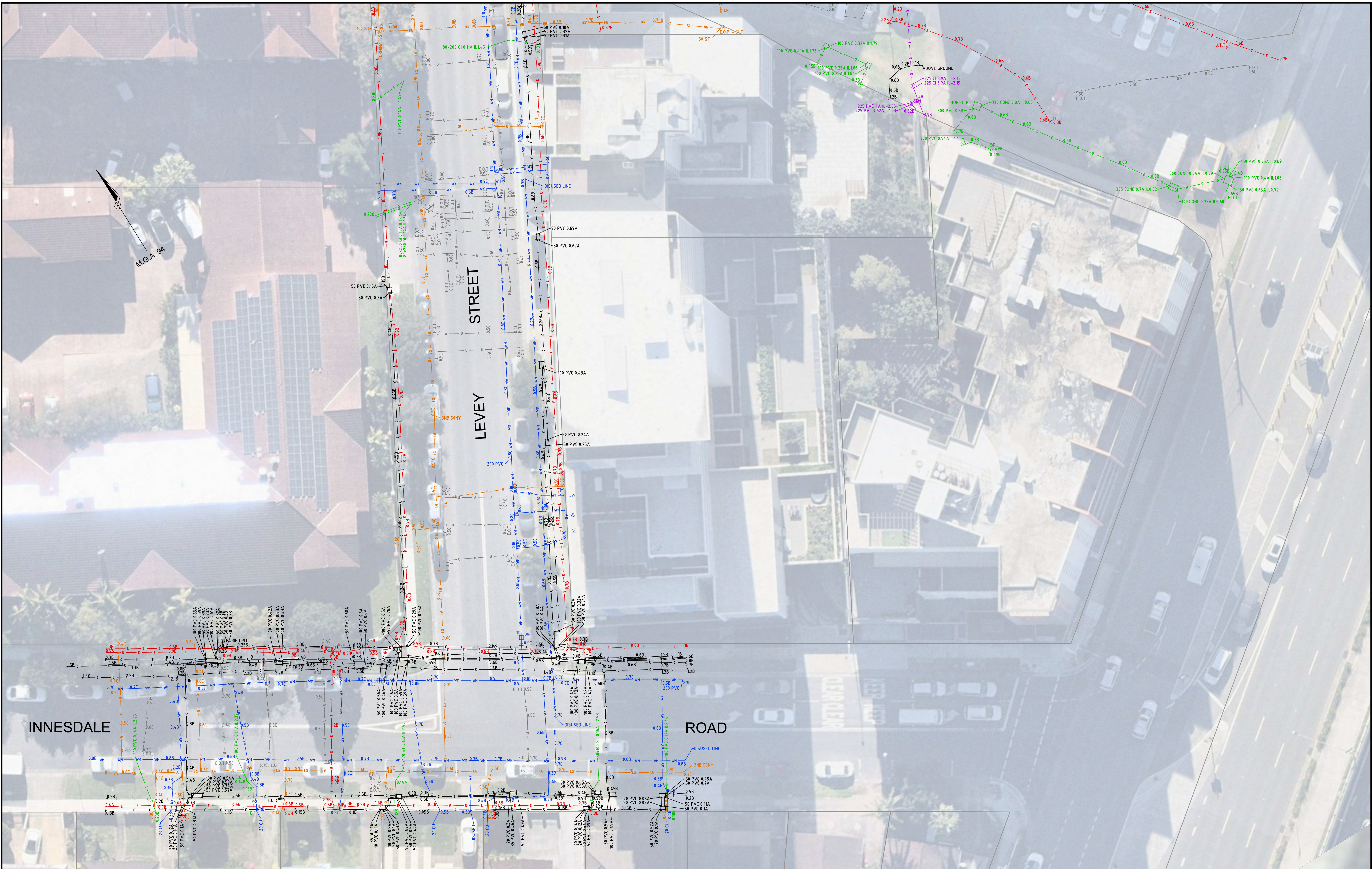
EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN

■ CLIENT: JOHN BOYD PROPERTIES ■ SURVEY: RPS ■ DRAWN: LB ■ CHECKED: NF ■ APPROVED: GE	■ DATE OF SURVEY: OCT 22 ■ DATE OF PLAN: 17.11.2022 ■ DATE LAST SAVED: 17.11.2022 ■ DATE APPROVED: 17.11.2022
---------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------

■ TITLE: **COOKS COVE UTILITY SURVEY**  
**GERTRUDE STREET AND LEVEY STREET**  
 ■ DRAWING No: PR128453-UT-001-A.dwg

■ JOB No: PR128453  
 ■ ISSUE: A  
 ■ SIZE: A1  
 ■ SHEET 5 OF 6 SHEETS





NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	17.11.2022	INITIAL ISSUE	LB	NF	GE

HORIZ. SCALE:	1:200 @ A1	VERT. SCALE:	N/A @ A1
COORDINATES:	MGA94	DATUM:	AHD
ORIGIN:	SCIMS	ORIGIN:	SCIMS

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN

CLIENT:		JOHN BOYD PROPERTIES	
SURVEY:	RPS	DATE OF SURVEY:	OCT 22
DRAWN:	LB	DATE OF PLAN:	17.11.2022
CHECKED:	NF	DATE LAST SAVED:	17.11.2022
APPROVED:	GE	DATE APPROVED:	17.11.2022

**COOKS COVE  
UTILITY SURVEY**  
GERTRUDE STREET AND LEVEY STREET

DRAWING No: PR128453-UT-001-A.dwg

JOB No: **PR128453**

ISSUE: **A**

www.dial110.com.au

**DIAL 110**  
BEFORE YOU DIG

SHEET 6 OF 6 SHEETS



PUBLIC UTILITY LEGEND	
<b>E ELEC</b>	CABLE JUNCTION BOX (PEJB) CABLE MANHOLE (PEMH) DISTRIBUTION FUSE POINT POLE - LIGHT (PLPL) SUSPENDED LIGHT (PLSU) GARDEN LIGHT (PLGN) POLE - POWER (PPPL) POLE - POWER & LIGHT (PPLP) POWER SERVICE PILLAR - UNDERGROUND (PEUP) TRANSFORMER CABINET CENTRE (PETC) LIGHT WITH OUTREACH (LI) LINE-MAJOR OVERHEAD (LIE) (DIA UNK)
<b>E TCS</b>	TRAFFIC CONTROL SIGNAL (PSGL) TRAFFIC SIGNAL CONTROLLER (PSCCL) TRAFFIC SIGNAL DETECTOR (PSDR) TRAFFIC SIGNAL JUNCTION BOX (PSJX) TRAFFIC LIGHT WITH OUTREACH (TO)
<b>E COMMS (COMMUNICATIONS)</b>	TELEPHONE DISTRIBUTION PILLAR (PTDP) ABOVE GROUND JOINING POST (PTJP) OPTICAL FIBRE JUNCTION BOX (POFJ) OPTICAL FIBRE PIT (POFP) STD 1.1 m BY 1.1 m MAIN PIT (PTMP) TELEPHONE BOX POINT (PTBX) TELEPHONE POLE (PTPL) TELEPHONE SINGLE CONCRETE PIT (PTSP) TELEPHONE TRIPLE CONCRETE PIT (PTTP) TELEPHONE TWIN CONCRETE PIT (PTTP)
<b>E GAS</b>	MANHOLE COVER (PGHL) METER (PGMR) PIPELINE MARKER (PGPM) PIPELINE MARKER - HIGH PRESSURE (PGHM) VALVE BOX (PGAS) VENT PIPE (PGVP) TEST POINT (PGTP)
<b>E WATER</b>	AIR VALVE (PWAIV) EARTH TERMINAL (PWET) FIRE HYDRANT (PWFH) HYDRANT (PWHY) METER (PWMR) STOP VALVE (PWSV) TAP (PWTP) MAIN MARKER (PWMM)
<b>E SWER</b>	MANHOLE COVER (PSMH) VENT PIPE (PSVP) LAMPHOLE (PSLH)
<b>E DRAIN (STORMWATER)</b>	DRAINAGE JUNCTION MANHOLE (PDJM) GULLY PIT POINT (PGUL) INLET TO SUMP (PILT) INVERT OF PIPE (PIV) TOP OF CONCRETE JUNCTION BOX (PUBX) SUBSOIL DRAIN FLUSH POINT (PSFP) OVERT OF PIPE (POBV) KERB INLET (KI) DRAINAGE PIT (DP) DISH DRAIN (DD) NO PIPE VISIBLE NPV
<b>E BUIL (BUILDING &amp; STRUCTURES)</b>	AWNING POINT (PTDP) FLOOR LEVEL (PFLR) BUILDING COLUMN
<b>E BRIDGE (BRIDGE STRUCTURES)</b>	CYCLE LINE MARKINGS
<b>E RAIL</b>	RAILWAY SIGNAL (PRSG) RAIL OVERHEAD WIRES (CONT) (DIA UNK) RAIL OVERHEAD WIRES (CATY) (DIA UNK)
<b>E CULT (CULTURAL)</b>	SIGN POST (PSIN) LARGE SIGN (SI) BOLLARD (AC) RUBBISH BIN (PBN) METAL FENCE MANPROOF FENCE FENCE (OTHER)
<b>E MISC</b>	GATIC COVER LID (PGAT) UNIDENTIFIED SERVICE (PUSR) UNIDENTIFIED SERVICE (PUSR) BORE HOLE (PBHX)
<b>E TOPO</b>	SPOT HEIGHT (PSHT) NATURAL SURFACE TREE TRUNK/SPREAD/HEIGHT

- EXPLANATORY NOTES:**
- THIS MODEL SHOULD BE VIEWED IN A CAD ENVIRONMENT TO INTERPRET THE 3D INFORMATION.
  - ANY ELECTRONIC FILE IS PROVIDED WITHOUT WARRANTY AND SHOULD BE USED ONLY IN CONJUNCTION WITH THE SUPPLIED PDF/PAPER COPY OF THIS PLAN.
  - THESE NOTES ARE AN INTEGRAL PART OF THE DIGITAL DATA FILE AND SHOULD BE READ WITH THE DATA FILE AND MUST NOT BE REMOVED FROM THE DATA FILE.
  - NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. IT REMAINS THE RESPONSIBILITY OF THOSE CONDUCTING PHYSICAL WORKS TO ENSURE AN UP-TO-DATE VERSION OF DIAL BEFORE YOU DIG PLANS IS CONSULTED AND AVAILABLE ON SITE.
  - ALL UTILITIES SHOULD BE POTHOLED TO VERIFY LOCATION AND DEPTH.
  - THIS SURVEY PLAN REPRESENTS THE LOCATION OF FEATURES THAT WERE ACCESSIBLE AT THE TIME OF SURVEY.
  - COPYRIGHT : © RPS GROUP PTY LTD INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF RPS GROUP PTY LTD. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT.
  - FOR REASONS OF PLAN PRESENTATION, NOT ALL OF THE INFORMATION CAN BE SHOWN ON THIS PLAN. PLEASE REFER TO ACCOMPANYING DIGITAL DATA FOR ALL SURVEY INFORMATION AND ATTRIBUTES.
  - THIS SURVEY IS ON MGA94 COORDINATES. LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD).
  - CONTEXTUAL BOUNDARIES CONTAINED WITHIN THE ELECTRONIC FILE HAVE BEEN TAKEN FROM NSW DIGITAL CADASTRAL DATABASE (DCDB) DATED MAY NOV 2022 AND HAVE NOT BEEN VERIFIED BY SURVEY AND ARE FOR CONTEXT PURPOSES ONLY. NO INVESTIGATION OF LAND TITLES HAS BEEN CONDUCTED.
  - CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.
  - CONTOUR INTERVAL SHOWN IS 0.5 MAJOR AND 0.25 MINOR.
  - BUILDING FOOTPRINTS SHOWN ARE AT GROUND LEVEL. FOOTPRINTS MAY DIFFER AT OTHER LEVELS.
  - RIDGE, EAVE, CUTTER & AWNING HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE TO ±0.05m.
  - ONLY SIGNIFICANT TREES ON THE SUBJECT SITE WITH A TRUNK DIAMETER OF GREATER THAN 0.2M HAVE BEEN SURVEYED. SMALLER TREES AND SHRUBS EXIST ON THE SITE. NO TREE TAGS HAVE BEEN PLACED.



TREE SCHEDULE			
ID	TRUNK DIA (m)	SPREAD (m)	HEIGHT (m)
T1	0.3	8	8
T2	0.5	15	15
T3	0.5	8	15
T4	0.3	-	-
T5	0.2	-	-
T6	0.2	-	-
T7	0.2	-	-
T8	0.3	-	-
T9	0.4	10	7
T10	0.6	10	15
T11	0.2	-	-
T12	0.3	10	10
T13	0.4	10	12
T14	0.4	10	7
T15	0.2	6	8
T16	0.3	10	12
T17	0.5	8	15
T18	0.4	8	15
T19	0.5	8	15
T20	0.5	10	14
T21	0.2	4	6
T22	0.2	3	5
T23	0.2	8	10
T24	0.3	5	7
T25	0.2	6	10
T26	0.3	6	10
T27	0.2	8	10
T28	0.2	8	10
T29	0.4	8	7
T30	0.2	6	8
T31	0.3	8	12
T32	0.5	6	8
T33	0.9	15	20
T34	0.3	8	10
T35	0.2	8	10
T36	0.2	8	10
T37	0.2	8	10
T38	0.2	8	10
T39	0.4	8	15
T40	0.4	8	18
T41	0.2	6	15
T42	0.5	15	12
T43	0.3	8	15
T44	0.3	6	10
T45	0.2	5	10
T46	0.3	8	15
T47	0.2	8	10
T48	0.4	10	15
T49	0.4	10	15
T50	0.3	8	15
T51	0.5	10	18
T52	0.3	8	15
T53	0.2	6	12
T54	0.4	8	15
T55	0.2	6	12
T56	0.2	6	12
T57	0.3	6	6
T58	0.2	6	12
T59	0.2	6	12
T60	0.5	8	18
T61	0.4	8	15
T62	0.2	5	9
T63	0.2	6	12
T64	0.3	10	10
T65	0.2	6	10
T66	0.2	8	12
T67	0.3	8	12
T68	0.3	7	10
T69	0.4	6	13
T70	0.4	6	15
T71	0.4	8	10
T72	0.4	5	13
T73	0.5	6	15
T74	0.3	8	12
T75	0.3	8	10
T76	0.3	8	10
T77	0.3	8	10
T78	0.4	10	15
T79	0.6	8	15
T80	0.5	8	15
T81	0.3	5	6
T82	0.3	4	12
T83	0.3	5	6
T84	0.3	5	5
T85	0.6	6	15
T86	0.3	3	8
T87	0.5	6	8
T88	0.3	6	10
T89	0.4	6	8
T90	0.3	10	12
T91	0.4	10	15
T92	0.3	5	7
T93	0.5	10	15
T94	0.6	12	15
T95	0.2	4	7
T96	0.2	4	10
T97	0.2	4	10
T98	0.2	4	10
T99	0.2	4	10
T100	0.2	3	7
T101	0.2	4	6
T102	0.3	4	10
T103	1.5	15	18
T104	0.7	15	15
T105	0.7	12	15
T106	0.3	6	12
T107	0.4	8	20
T108	0.8	15	18
T109	0.3	6	15
T110	0.3	4	15
T111	0.4	8	15
T112	0.7	15	20
T113	0.2	5	4
T114	0.4	10	15
T115	0.3	8	15
T116	0.3	8	10
T117	0.6	15	20
T118	0.4	8	15
T119	0.4	10	15
T120	0.3	4	10
T121	0.4	8	15
T122	0.3	8	14
T123	0.6	15	20
T124	0.5	15	18
T125	0.2	3	6
T126	0.3	8	15
T127	0.5	12	15
T128	0.3	6	12
T129	0.4	6	15
T130	0.5	15	18
T131	0.4	8	12
T132	0.2	4	10
T133	0.3	6	15
T134	0.3	6	10
T135	0.5	12	12
T136	0.7	15	20
T137	0.4	10	12

REVISIONS	No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
	B	16.11.2022	INITIAL ISSUE	LB	NF	GE
	A	11.11.2022	PRELIMINARY ISSUE	LB	NF	GE

HORIZ. SCALE: 1:100 @ A1	VERT. SCALE: 1:250 @ A1
COORDINATES: MGA	DATUM: AHD
ORIGIN: ORIGIN	ORIGIN: ORIGIN

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN

CLIENT: JOHN BOYD PROPERTIES	
SURVEY: RPS	DATE OF SURVEY: OCT 2022
DRAWN: LB	DATE OF PLAN: 11.11.2022
CHECKED: NF	DATE LAST SAVED: 16.11.2022
APPROVED: GE	DATE APPROVED:

TITLE: COOKS COVE CONTOUR AND DETAIL SURVEY GERTRUDE STREET AND LEVEY STREET	JOB No: PR128453	ISSUE: B
DRAWING No: PR128453-DS-001-B.dwg	SHEET 1 of 6 SHEETS	SIZE: A1







No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
B	16.11.2022	INITIAL ISSUE	LB	NF	GE
A	11.11.2022	PRELIMINARY ISSUE	LB	NF	

HORIZ. SCALE: 1:100 @ A1 COORDINATES: MGA ORIGIN: ORIGIN	VERT. SCALE: 1:250 @ A1 DATUM: AHD ORIGIN: ORIGIN
-------------------------------------------------------------------	------------------------------------------------------------

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN

CLIENT: JOHN BOYD PROPERTIES	
SURVEY: RPS	DATE OF SURVEY: OCT 2022
DRAWN: LB	DATE OF PLAN: 11.11.2022
CHECKED: NF	DATE LAST SAVED: 16.11.2022
APPROVED: GE	DATE APPROVED:

TITLE: COOKS COVE CONTOUR AND DETAIL SURVEY GERTRUDE STREET AND LEVEY STREET		JOB No: PR128453	ISSUE: B
DRAWING No: PR128453-DS-001-B.dwg		SHEET 2 OF 6 SHEETS	SIZE: A1

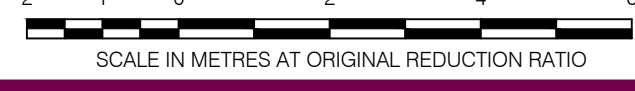




No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
B	16.11.2022	INITIAL ISSUE	LB	NF	GE
A	11.11.2022	PRELIMINARY ISSUE	LB	NF	GE

HORIZ. SCALE: 1:100 @ A1 COORDINATES: MGA ORIGIN: ORIGIN	VERT. SCALE: 1:250 @ A1 DATUM: AHD ORIGIN: ORIGIN
-------------------------------------------------------------------	------------------------------------------------------------

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN



CLIENT: JOHN BOYD PROPERTIES	
SURVEY: RPS	DATE OF SURVEY: OCT 2022
DRAWN: LB	DATE OF PLAN: 11.11.2022
CHECKED: NF	DATE LAST SAVED: 16.11.2022
APPROVED: GE	DATE APPROVED:

TITLE: <b>COOKS COVE CONTOUR AND DETAIL SURVEY GERTRUDE STREET AND LEVEY STREET</b>	JOB No: PR128453	ISSUE: <b>B</b>
DRAWING No: PR128453-DS-001-B.dwg	SHEET 3 OF 6 SHEETS	SIZE: A1

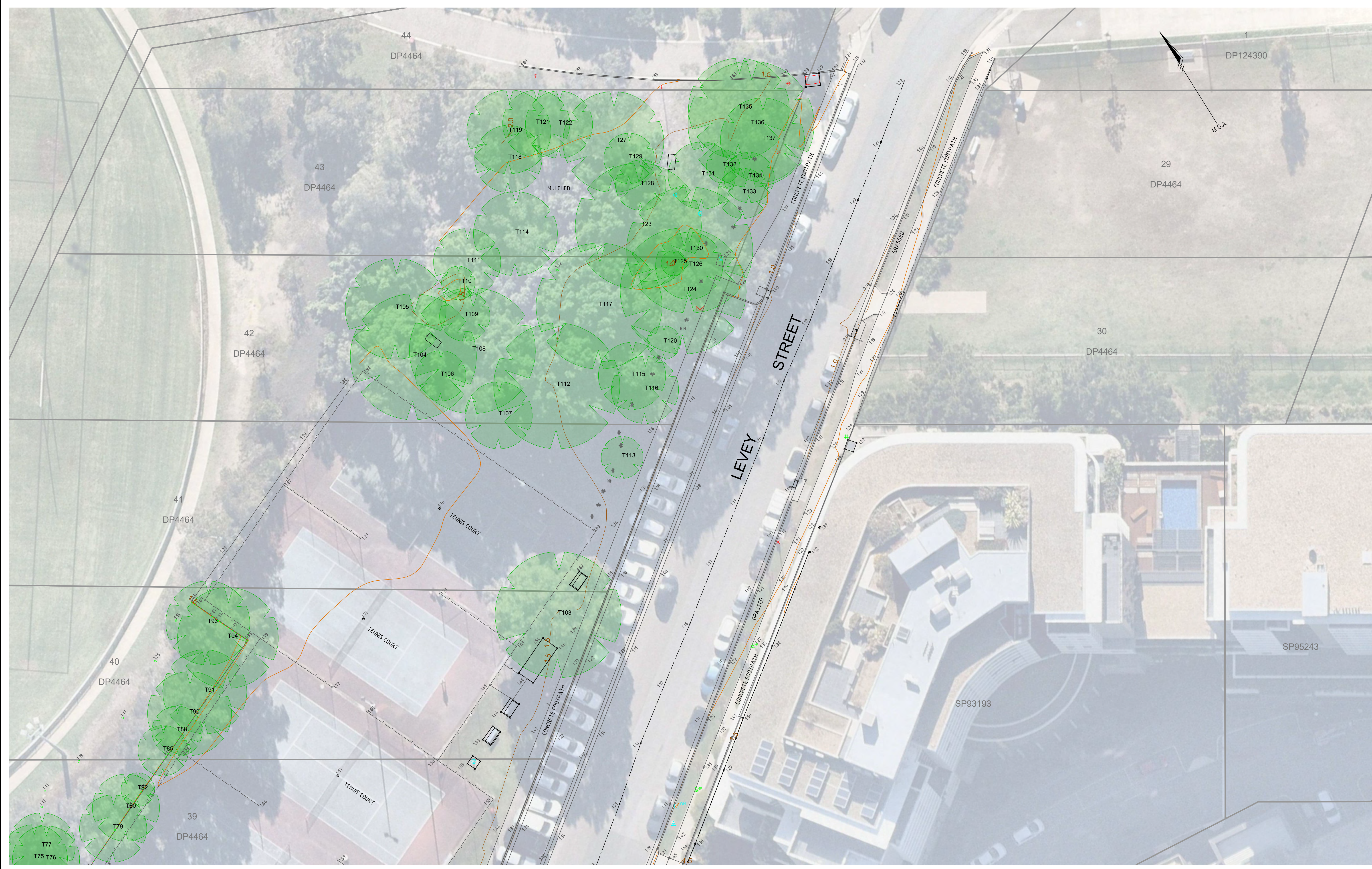
COPYRIGHT © RPS GROUP PLC. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF RPS GROUP PLC. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT. THIS DOCUMENT IN BOTH ELECTRONIC AND HARD COPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF RPS GROUP PLC. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)  
LEVEL 13 255 PITT STREET SYDNEY NSW 2000  
T: 02 8270 8300 F: 02 9248 9810 www.rpsgroup.com.au

THIS IS A COLOURED PLAN. REPRODUCTION IN COLOUR ONLY.







No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
B	16.11.2022	INITIAL ISSUE	LB	NF	GE
A	11.11.2022	PRELIMINARY ISSUE	LB	NF	GE

HORIZ. SCALE: 1:100 @ A1	VERT. SCALE: 1:250 @ A1
COORDINATES: MGA	DATUM: AHD
ORIGIN: ORIGIN	ORIGIN: ORIGIN

SCALE IN METRES AT ORIGINAL REDUCTION RATIO

NOTES

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN

CLIENT: JOHN BOYD PROPERTIES	
SURVEY: RPS	DATE OF SURVEY: OCT 2022
DRAWN: LB	DATE OF PLAN: 11.11.2022
CHECKED: NF	DATE LAST SAVED: 16.11.2022
APPROVED: GE	DATE APPROVED:

TITLE: **COOKS COVE**  
**CONTOUR AND DETAIL SURVEY**  
**GERTRUDE STREET AND LEVEY STREET**

DRAWING No: PR128453-DS-001-B.dwg

JOB No: PR128453	ISSUE: B
SHEET 4 OF 6 SHEETS	SIZE: A1





NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
B	16.11.2022	INITIAL ISSUE	LB	NF	GE
A	11.11.2022	PRELIMINARY ISSUE	LB	NF	GE

HORIZ. SCALE: 1:100 @ A1  
 VERT. SCALE: 1:250 @ A1  
 COORDINATES: MGA  
 DATUM: AHD  
 ORIGIN: ORIGIN  
 ORIGIN: ORIGIN  
 SCALE IN METRES AT ORIGINAL REDUCTION RATIO

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN  
 NOTES

CLIENT: JOHN BOYD PROPERTIES  
 SURVEY: RPS  
 DRAWN: LB  
 CHECKED: NF  
 APPROVED: GE  
 DATE OF SURVEY: OCT 2022  
 DATE OF PLAN: 11.11.2022  
 DATE LAST SAVED: 16.11.2022  
 DATE APPROVED:

TITLE: COOKS COVE  
 CONTOUR AND DETAIL SURVEY  
 GERTRUDE STREET AND LEVEY STREET  
 DRAWING No: PR128453-DS-001-B.dwg

JOB No: PR128453  
 ISSUE: B  
 SHEET 5 OF 6 SHEETS  
 SIZE: A1





NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
B	16.11.2022	INITIAL ISSUE	LB	NF	GE
A	11.11.2022	PRELIMINARY ISSUE	LB	NF	GE

HORIZ. SCALE: 1:100 @ A1	VERT. SCALE: 1:250 @ A1
COORDINATES: MGA	DATUM: AHD
ORIGIN: ORIGIN	ORIGIN: ORIGIN

EXPLANATORY NOTES ON SHEET 1 ARE APPLICABLE TO ALL SHEETS ON THIS PLAN

CLIENT: JOHN BOYD PROPERTIES	
SURVEY: RPS	DATE OF SURVEY: OCT 2022
DRAWN: LB	DATE OF PLAN: 11.11.2022
CHECKED: NF	DATE LAST SAVED: 16.11.2022
APPROVED: GE	DATE APPROVED:

TITLE: COOKS COVE CONTOUR AND DETAIL SURVEY GERTRUDE STREET AND LEVEY STREET
JOB No: PR128453
ISSUE: B
SIZE: A1
SHEET 6 OF 6 SHEETS



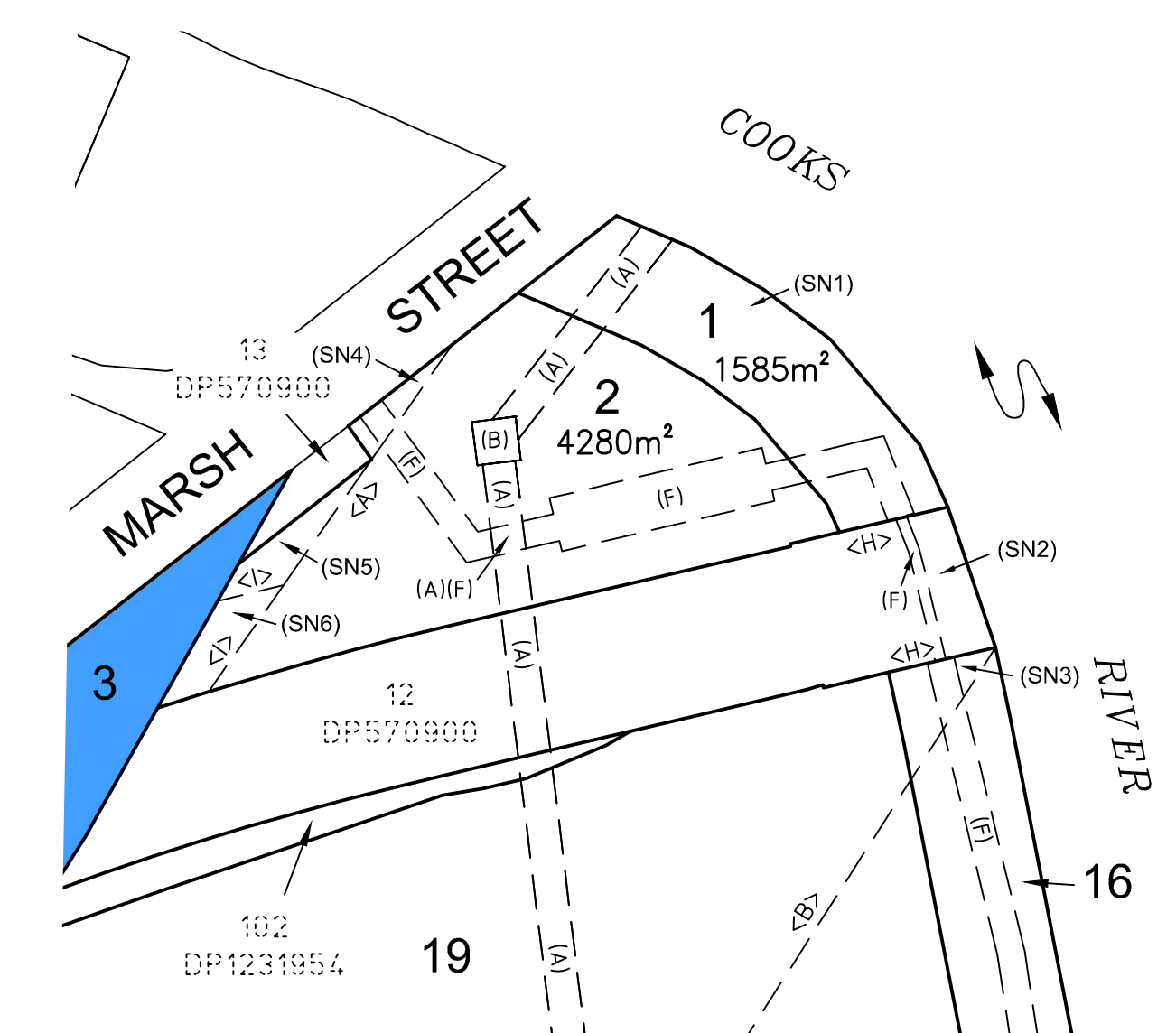
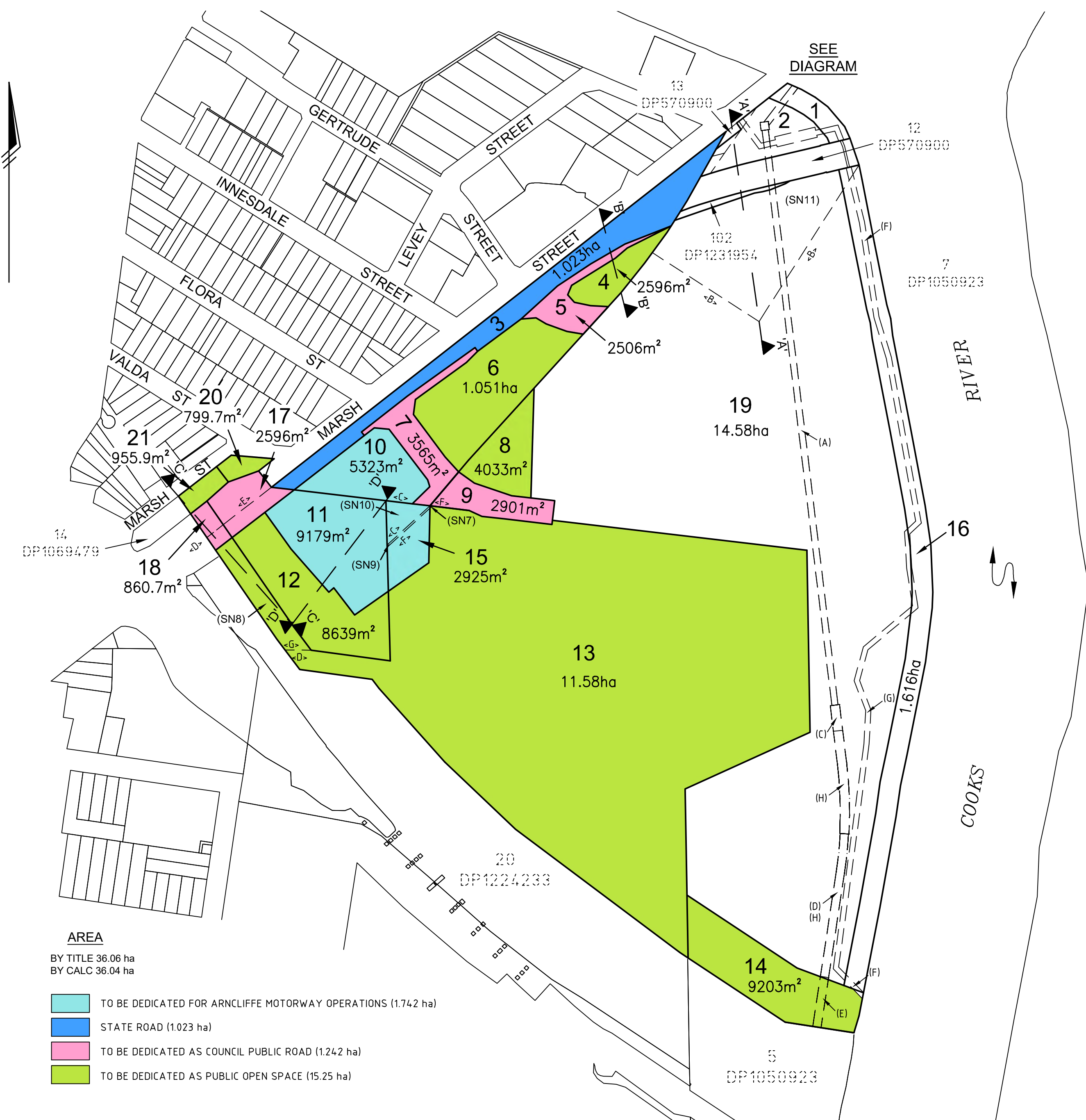


DIAGRAM  
SCALE 1:1250

**STRATUM NOTES**

LOT 2 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN4) & (SN5) AND SHOWN IN SECTION 'A'-A' ON SHEET 2.  
(SN4) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO -RL40.  
(SN5) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO -RL40.

**NOTE**

ORIGINAL TITLES 1/108492, 1/329283, 14/213314, 31/1231486, 100/1231954, 102/1231954 & 9304-203 ARE AFFECTED BY SUB-STRATUM ACQUISITIONS SHOWN WITHIN THE NOTATIONS BEING DP1224219, DP1276465, DP1224223, DP1276467, DP1224202, DP1277775 & DP1231486 BUT NO GAZETAL OR TITLE CREATION HAS TAKEN PLACE.  
ACQUISITION STRATUM NOTES SHOWN ON SHEET 3.

- (A) AG398588 - EASEMENT FOR WATER SUPPLY PURPOSES 6 WIDE (DP1152790)
- (B) DP1152790 - EASEMENT FOR WATER SUPPLY PURPOSES 8 WIDE
- (C) AG398588 - EASEMENT FOR WATER SUPPLY PURPOSES 9 WIDE (DP1152790)
- (D) AG398588 - EASEMENT FOR WATER SUPPLY PURPOSES 8 WIDE (DP1152790)
- (E) AG398588 - EASEMENT FOR WATER SUPPLY PURPOSES 6 WIDE (DP1152790)
- (F) 2375528 - EASEMENT FOR PIPELINE 1, 2, 5, 10 WIDE & VARIABLE (DP499060)
- (G) 2375530 - EASEMENT FOR PIPELINE 5 WIDE (DP499069)
- (H) DP1152790 - EASEMENT FOR WATER SUPPLY PURPOSES 9 WIDE DP1152790

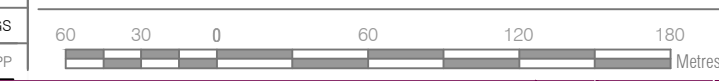
- <A> BOUNDARY OF LOTS 32, 33, 34 IN DP1231486 BELOW
- <B> BOUNDARY OF ACQUISITION LOTS 33 & 42 IN DP 1224202 BELOW
- <C> BOUNDARY OF ACQUISITION LOTS 32 & 34 IN DP 1224219 BELOW
- <D> BOUNDARY OF ACQUISITION LOTS 31 & 32 IN DP 1224219 BELOW
- <E> BOUNDARY OF ACQUISITION LOTS 41 & 42 IN DP 1224223 BELOW
- <F> BOUNDARY OF ACQUISITION LOTS 52 & 54 IN DP 1276465 BELOW
- <G> BOUNDARY OF ACQUISITION LOTS 51 & 53 IN DP1276465 BELOW
- <H> BOUNDARY OF ACQUISITION LOTS 31, 32, & 33 IN DP1224202 BELOW
- <I> BOUNDARY OF ACQUISITION LOT 34 IN DP1231486 BELOW

**AREA**

BY TITLE 36.06 ha  
BY CALC 36.04 ha

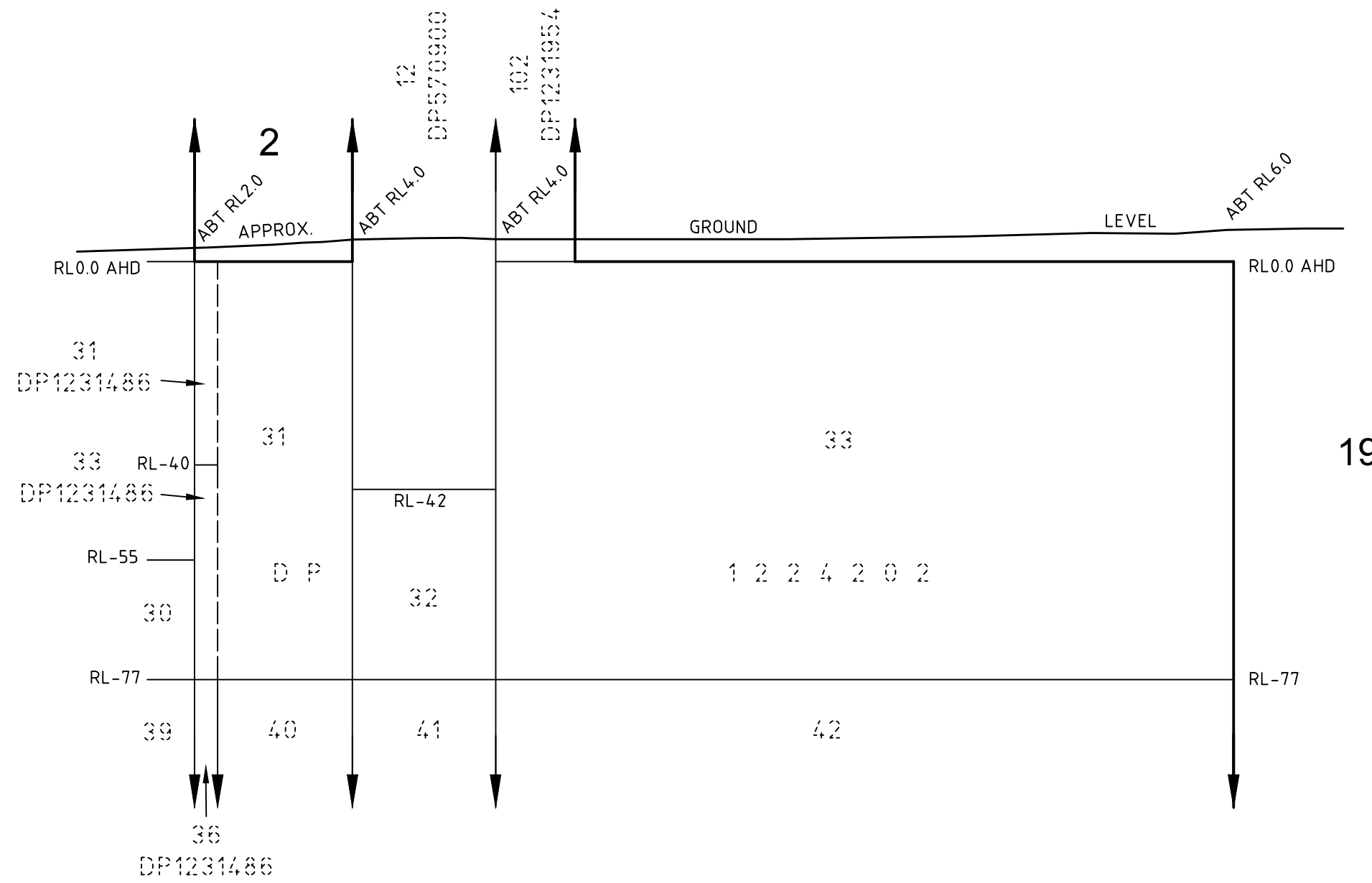
- TO BE DEDICATED FOR ARNCLIFFE MOTORWAY OPERATIONS (1.742 ha)
- STATE ROAD (1.023 ha)
- TO BE DEDICATED AS COUNCIL PUBLIC ROAD (1.242 ha)
- TO BE DEDICATED AS PUBLIC OPEN SPACE (15.25 ha)

REVISIONS		HORIZ. SCALE:		VERT. SCALE:		NOTES	
No.	DATE	REVISION DETAILS	1:3000	@ A2	N/A	@ A2	
A	7.12.2022	INITIAL VERSION					
COORDINATES: MGA2020		DATUM: -		ORIGIN: -			
ORIGIN: -		ORIGIN: -					

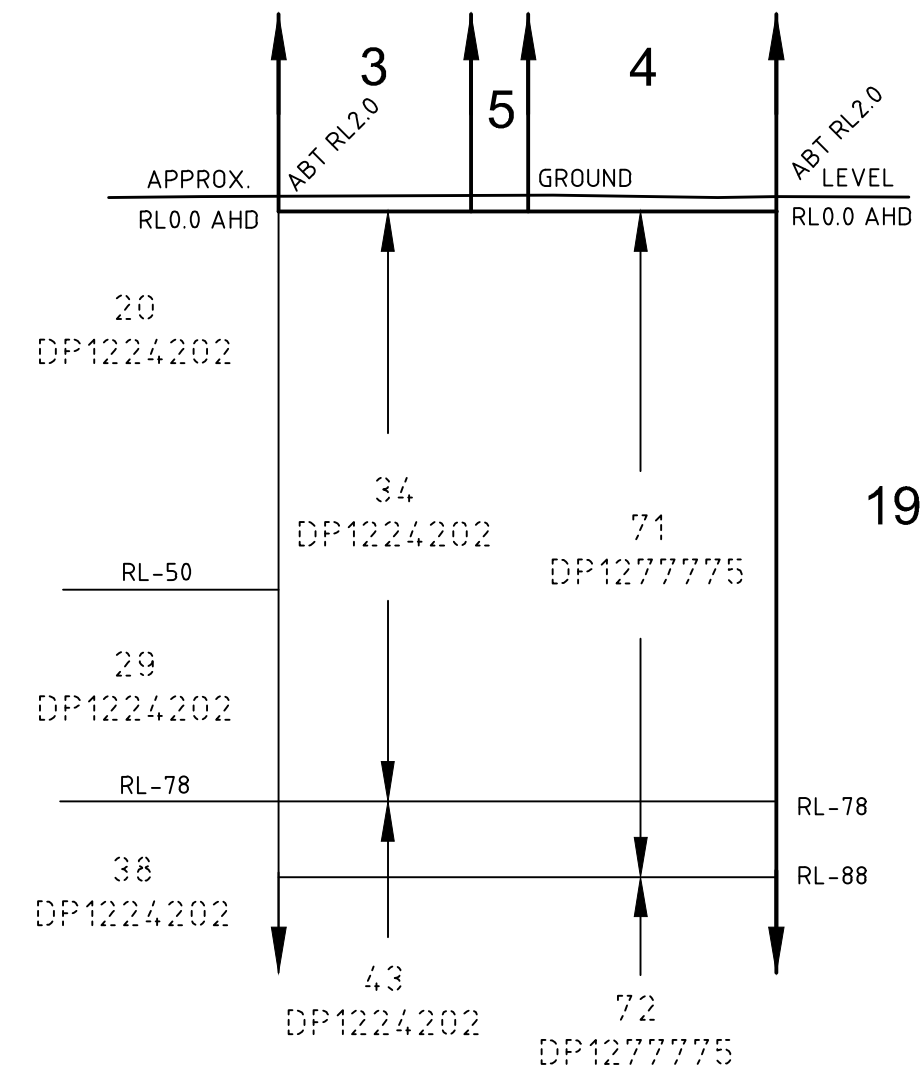


CLIENT: Boyd Properties	TITLE: DRAFT CONCEPT PLAN OF SUBDIVISION COOKS COVE - NORTHERN PRECINCT	JOB No: AU213004503	ISSUE: B
SURVEY: N/A	DATE OF SURVEY: N/A		
DRAWN: NEC	DATE OF PLAN: 20.12.2022		
CHECKED: LPS	DATE LAST SAVED: 20.12.2022		
APPROVED: JGS	DATE APPROVED: 20.12.2022		
DRAWING No: 4503-DP1-02.dwg		SHEET 1 OF 3 SHEETS	

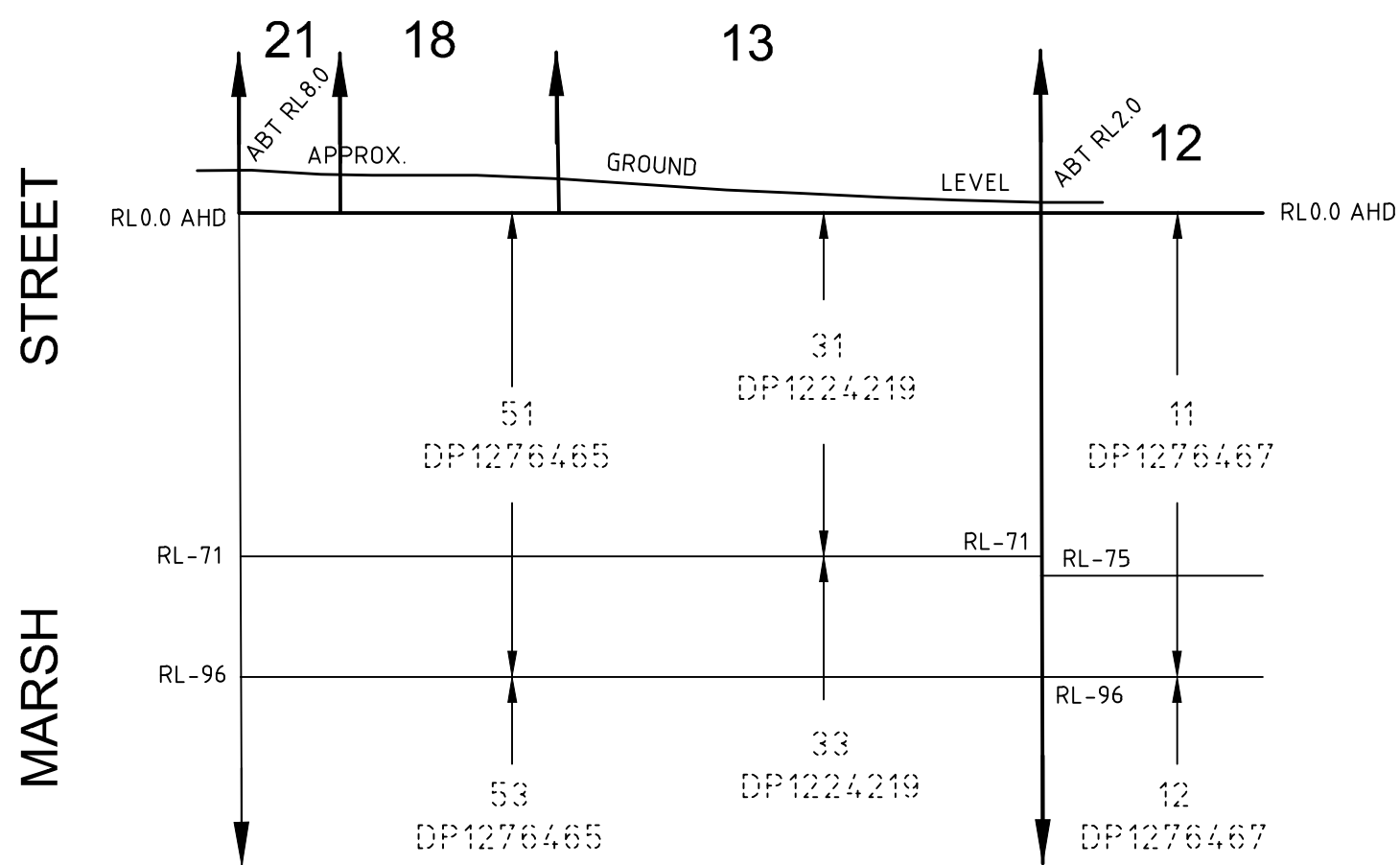




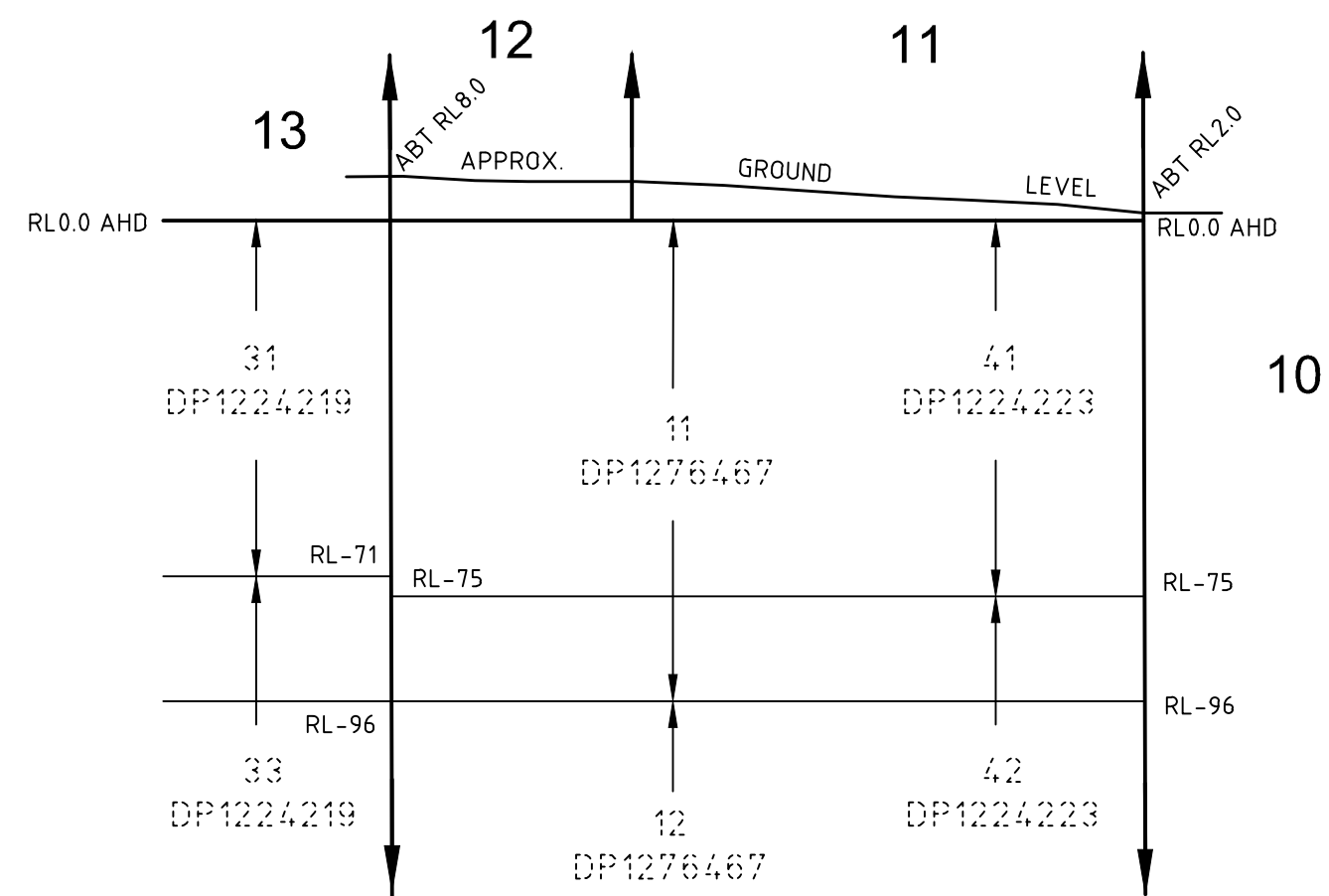
**SECTION 'A'-A'**  
SCALE 1:1000



**SECTION 'B'-B'**  
SCALE 1:1000



**SECTION 'C'-C'**  
SCALE 1:1500



**SECTION 'D'-D'**  
SCALE 1:1500

No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	7.12.2022	INITIAL VERSION	NEC	LPS	JGS

HORIZ. SCALE:	1:1500 @ A2	VERT. SCALE:	N/A @ A2
COORDINATES:	MGA2020	DATUM:	-
ORIGIN:	-	ORIGIN:	-

NOTES	

CLIENT:	Boyd Properties
SURVEY:	N/A
DRAWN:	NEC
CHECKED:	LPS
APPROVED:	JGS

TITLE:	DRAFT CONCEPT PLAN OF SUBDIVISION COOKS COVE - NORTHERN PRECINCT
DATE OF SURVEY:	N/A
DATE OF PLAN:	20.12.2022
DATE LAST SAVED:	20.12.2022
DATE APPROVED:	20.12.2022

JOB No:	AU213004503
ISSUE:	B
SHEET 2 OF 3 SHEETS	SIZE A2

UNGAZETTALED STRATUM NOTES

- LOT 1 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN1), (SN2) & (SN3) AND SHOWN IN SECTION 'A'-A' ON SHEET 2.  
(SN1) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.  
(SN2) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO -RL42.  
(SN3) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.
- LOT 2 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN6) AND SHOWN IN SECTION 'A'-A' ON SHEET 2.  
(SN6) DENOTES LOT 2 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO -RL40.
- LOT 3 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'B'-B' ON SHEET 2.
- LOT 4 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.
- LOT 5 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.
- LOT 6 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.
- LOT 7 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.
- LOT 8 UNLIMITED IN HEIGHT & LIMITED IN DEPTH
- LOT 9 UNLIMITED IN HEIGHT & LIMITED IN DEPTH
- LOT 10 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.
- LOT 11 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.
- LOT 12 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.
- LOT 13 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN7) & (SN8) AND SHOWN IN SECTION 'D'-D' ON SHEET 2.  
(SN7) DENOTES LOT 13 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.  
(SN8) DENOTES LOT 13 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.
- LOT 14 UNLIMITED IN HEIGHT & LIMITED IN DEPTH
- LOT 15 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN9) & (SN10) AND SHOWN IN SECTION 'D'-D' ON SHEET 2.  
(SN9) DENOTES LOT 15 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.  
(SN10) DENOTES LOT 15 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.
- LOT 16 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN3).  
(SN3) DENOTES LOT 16 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.
- LOT 17 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0.

- LOT 18 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0.
- LOT 19 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN11) AND SHOWN IN SECTION 'A'-A' ON SHEET 2.  
(SN1) DENOTES LOT 19 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.
- LOT 20 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0.
- LOT 21 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0.

NOTE

1. LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 10, LOT 14, LOT 16 & LOT 19 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1224202).  
LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 10, LOT 16 & LOT 19 ABUT PART OF DP1224202 AS SHOWN ON SECTIONS 'A'-A' & 'B'-B'.
1. LOT 2 IS AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1231486).  
LOT 2 ABUTS PART OF DP1231486 AS SHOWN ON SECTION 'A'-A'.
2. LOT 3, LOT 4, LOT 5, LOT 6, LOT 7 & LOT 10 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1277775).  
LOT 3, LOT 4, LOT 5, LOT 6, LOT 7 & LOT 10 ABUT PART OF DP1277775 AS SHOWN ON SECTION 'B'-B'.
4. LOT 7, LOT 13, LOT 15 & LOT 18 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1224219).  
LOT 7, LOT 13, LOT 15 & LOT 18 ABUT PART OF DP1224219 AS SHOWN ON SECTION 'C'-C'.
5. LOT 7, LOT 13, LOT 15, LOT 18 & LOT 21 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1276465).  
LOT 7, LOT 13, LOT 15 & LOT 18 ABUT PART OF DP1276465 AS SHOWN ON SECTION 'C'-C'.
6. LOT 11, LOT 12 & LOT 17 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1224223).  
LOT 11, LOT 12 & LOT 17 ABUT PART OF DP1224223 AS SHOWN ON SECTION 'D'-D'.
7. LOT 11, LOT 12, LOT 17 & LOT 20 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1276467).  
LOT 11, LOT 12 & LOT 17 ABUT PART OF DP1276467 AS SHOWN ON SECTION 'D'-D'.

REVISIONS

No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	7.12.2022	INITIAL VERSION	NEC	LPS	JGS

HORIZ. SCALE: ##### @ A2  
 VERT. SCALE: N/A @ A2  
 COORDINATES: MGA2020  
 DATUM: -  
 ORIGIN: -

CLIENT:	TITLE:
Boyd Properties	DRAFT CONCEPT PLAN OF SUBDIVISION COOKS COVE - NORTHERN PRECIENT
SURVEY: N/A	DATE OF SURVEY: N/A
DRAWN: NEC	DATE OF PLAN: 20.12.2022
CHECKED: LPS	DATE LAST SAVED: 20.12.2022
APPROVED: JGS	DATE APPROVED: 20.12.2022

JOB No: AU213004503  
 ISSUE: B  
 SHEET 3 OF 3 SHEETS  
 SIZE: A2  
 DRAWING No: 4503-DP1-02.dwg





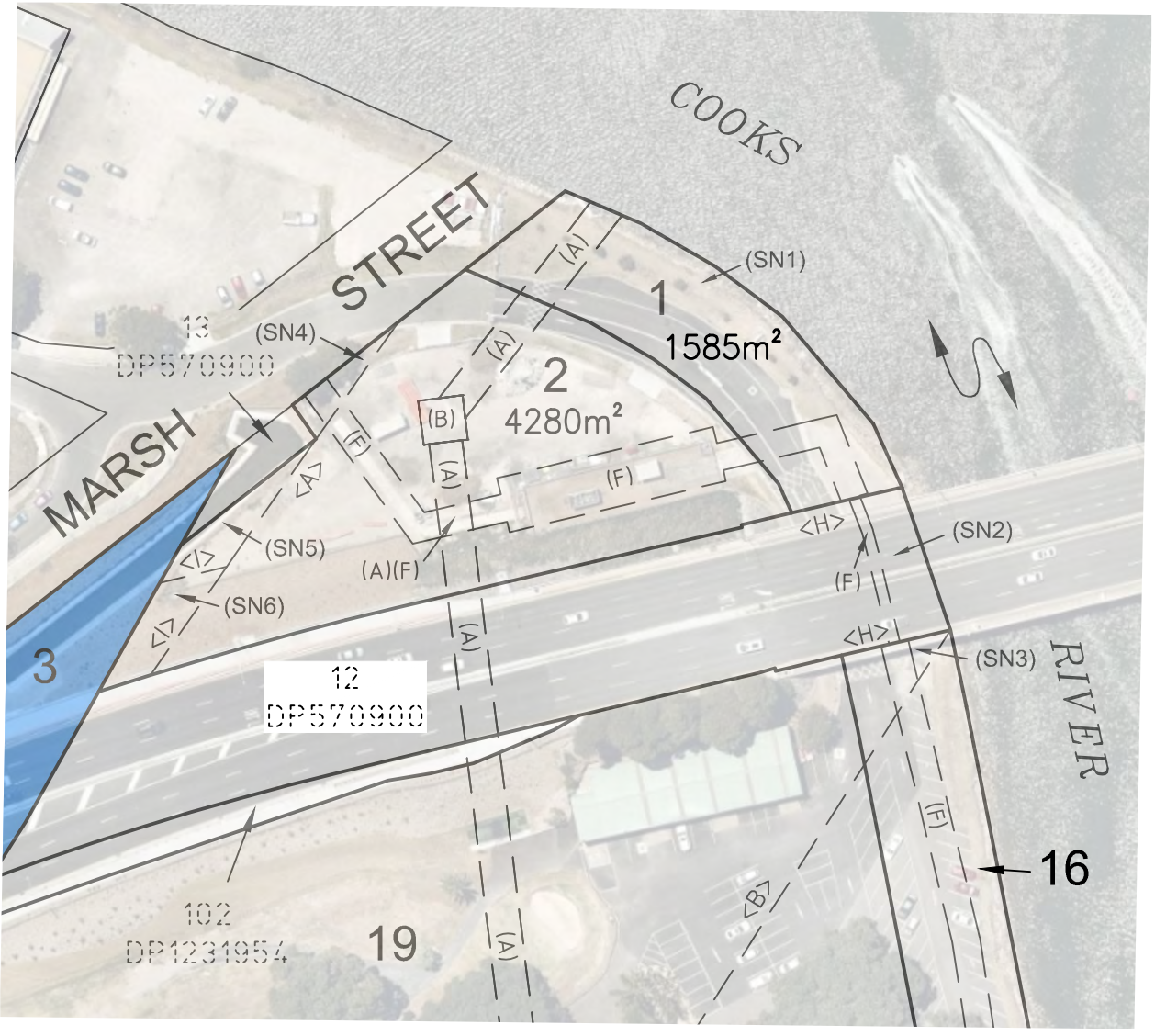
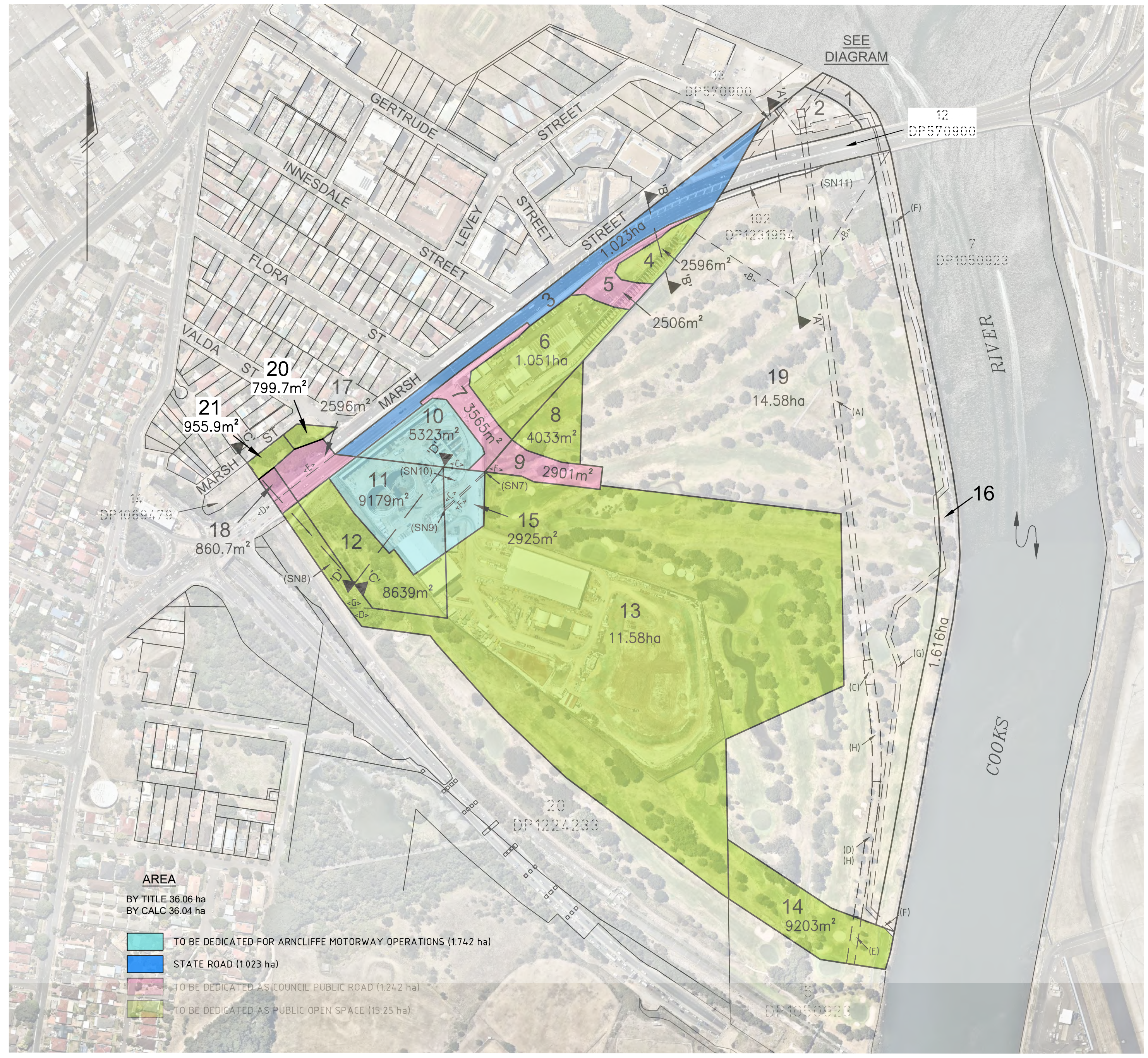


DIAGRAM  
SCALE 1:1250

**STRATUM NOTES**

**LOT 2** UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN4) & (SN5) AND SHOWN IN SECTION 'A'-'A' ON SHEET 2.  
(SN4) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO -RL40.  
(SN5) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO -RL40.

**NOTE**

ORIGINAL TITLES 1/108492, 1/329283, 14/213314, 31/1231486, 100/1231954, 102/1231954 & 9304-203 ARE AFFECTED BY SUB-STRATUM ACQUISITIONS SHOWN WITHIN THE NOTATIONS BEING DP1224219, DP1276465, DP1224223, DP1276467, DP1224202, DP1277775 & DP1231486 BUT NO GAZETAL OR TITLE CREATION HAS TAKEN PLACE.  
ACQUISITION STRATUM NOTES SHOWN ON SHEET 3.

- (A) AG398588 - EASEMENT FOR WATER SUPPLY PURPOSES 6 WIDE (DP1152790)
- (B) DP1152790 - EASEMENT FOR WATER SUPPLY PURPOSES 8 WIDE
- (C) AG398588 - EASEMENT FOR WATER SUPPLY PURPOSES 9 WIDE (DP1152790)
- (D) AG398588 - EASEMENT FOR WATER SUPPLY PURPOSES 8 WIDE (DP1152790)
- (E) AG398588 - EASEMENT FOR WATER SUPPLY PURPOSES 6 WIDE (DP1152790)
- (F) 2375528 - EASEMENT FOR PIPELINE 1, 2, 5, 10 WIDE & VARIABLE (DP499060)
- (G) 2375530 - EASEMENT FOR PIPELINE 5 WIDE (DP499069)
- (H) DP1152790 - EASEMENT FOR WATER SUPPLY PURPOSES 9 WIDE DP1152790

- <A> BOUNDARY OF LOTS 32, 33, 34 IN DP1231486 BELOW
- <B> BOUNDARY OF ACQUISITION LOTS 33 & 42 IN DP 1224202 BELOW
- <C> BOUNDARY OF ACQUISITION LOTS 32 & 34 IN DP 1224219 BELOW
- <D> BOUNDARY OF ACQUISITION LOTS 31 & 32 IN DP 1224219 BELOW
- <E> BOUNDARY OF ACQUISITION LOTS 41 & 42 IN DP 1224223 BELOW
- <F> BOUNDARY OF ACQUISITION LOTS 52 & 54 IN DP 1276465 BELOW
- <G> BOUNDARY OF ACQUISITION LOTS 51 & 53 IN DP1276465 BELOW
- <H> BOUNDARY OF ACQUISITION LOTS 31, 32, & 33 IN DP1224202 BELOW
- <I> BOUNDARY OF ACQUISITION LOT 34 IN DP1231486 BELOW

**AREA**

BY TITLE 36.06 ha  
BY CALC 36.04 ha

	TO BE DEDICATED FOR ARNCLIFFE MOTORWAY OPERATIONS (1.742 ha)
	STATE ROAD (1.023 ha)
	TO BE DEDICATED AS COUNCIL PUBLIC ROAD (1.242 ha)
	TO BE DEDICATED AS PUBLIC OPEN SPACE (15.25 ha)

REVISIONS	No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
	A	7.12.2022	INITIAL VERSION	NEC	LPS	JGS

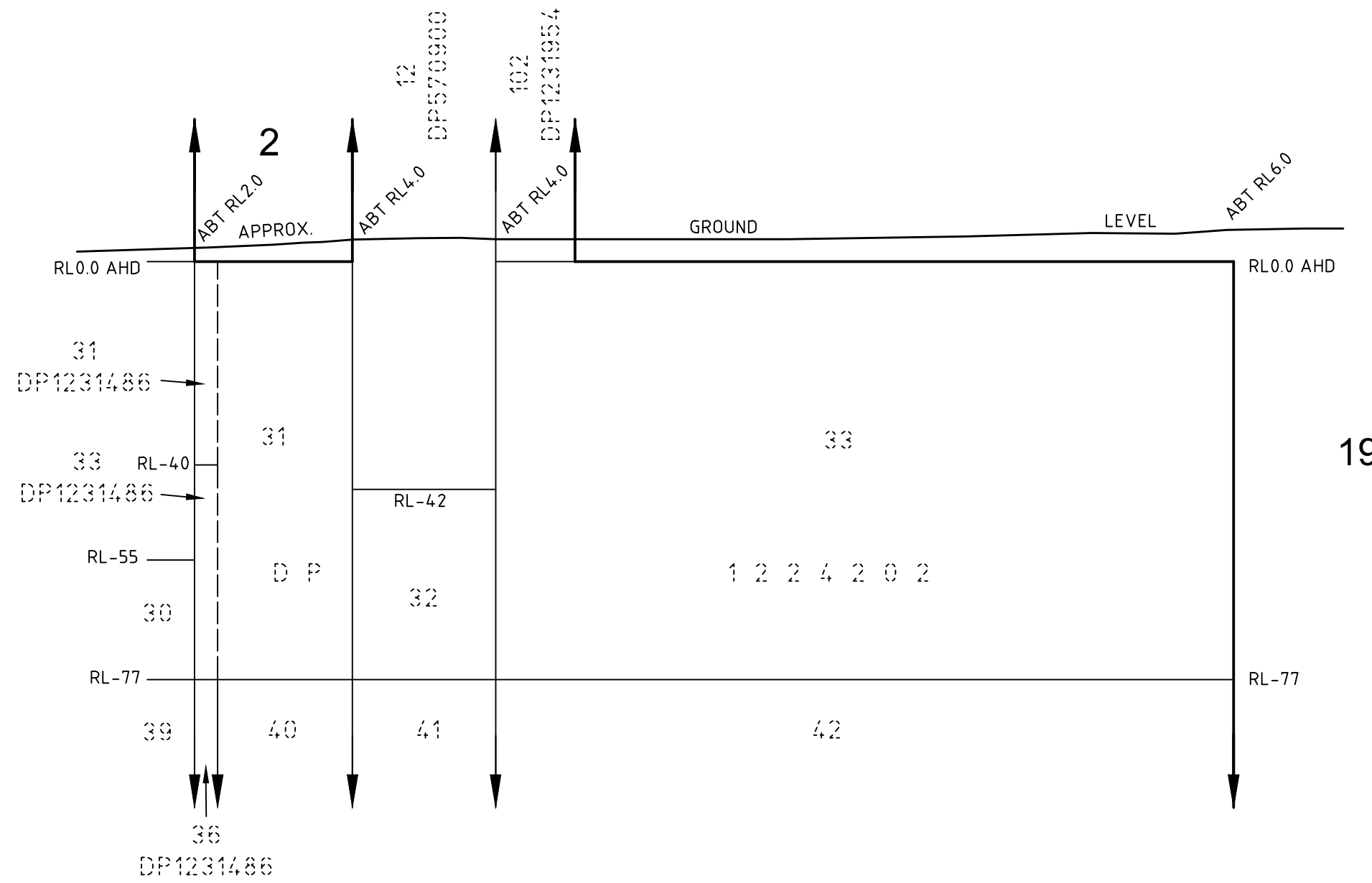
HORIZ. SCALE: 1:3000 @ A2	VERT. SCALE: N/A @ A2
COORDINATES: MGA2020	DATUM: -
ORIGIN: -	ORIGIN: -

60 30 0 60 120 180 Metres

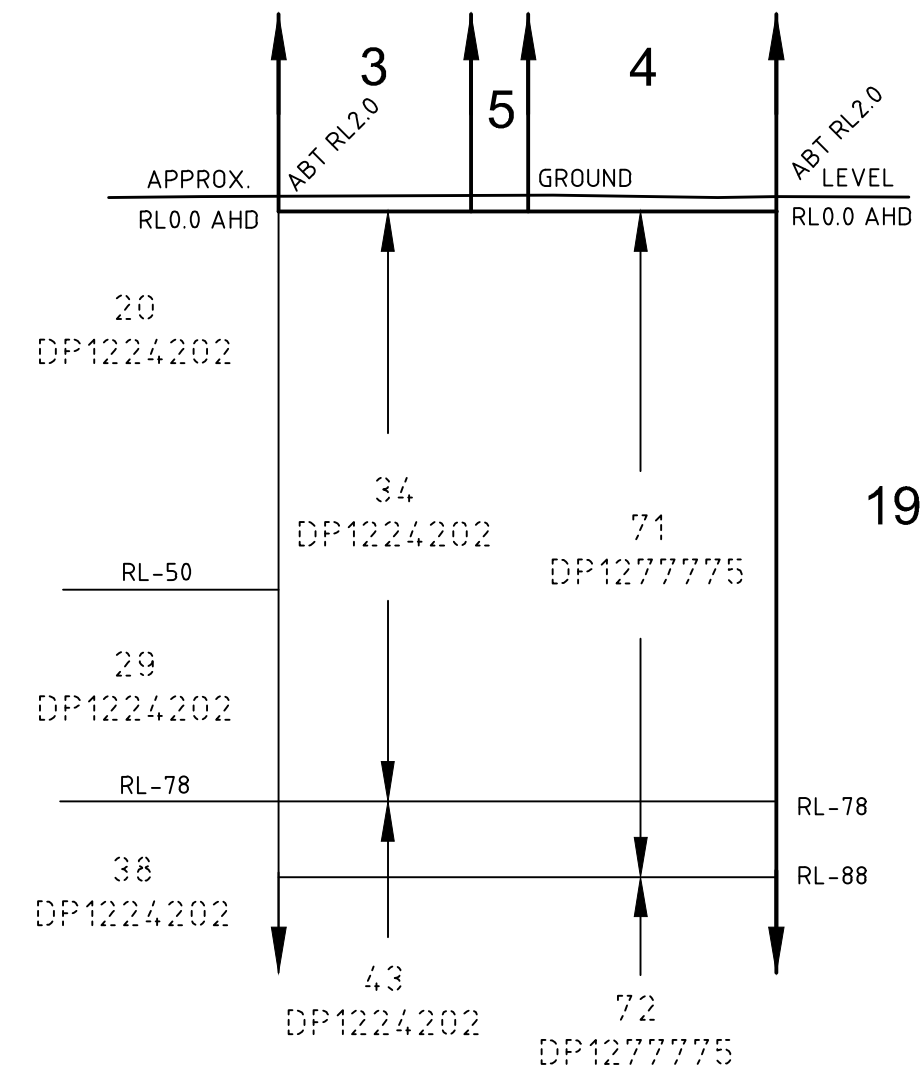
CLIENT: Boyd Properties	TITLE: DRAFT CONCEPT PLAN OF SUBDIVISION COOKS COVE - NORTHERN PRECINCT
SURVEY: N/A	DATE OF SURVEY: N/A
DRAWN: NEC	DATE OF PLAN: 20.12.2022
CHECKED: LPS	DATE LAST SAVED: 20.12.2022
APPROVED: JGS	DATE APPROVED: 20.12.2022

JOB No: AU213004503	ISSUE: B
SHEET 1 OF 3 SHEETS	
DRAWING No: 4503-DP1-02.dwg	

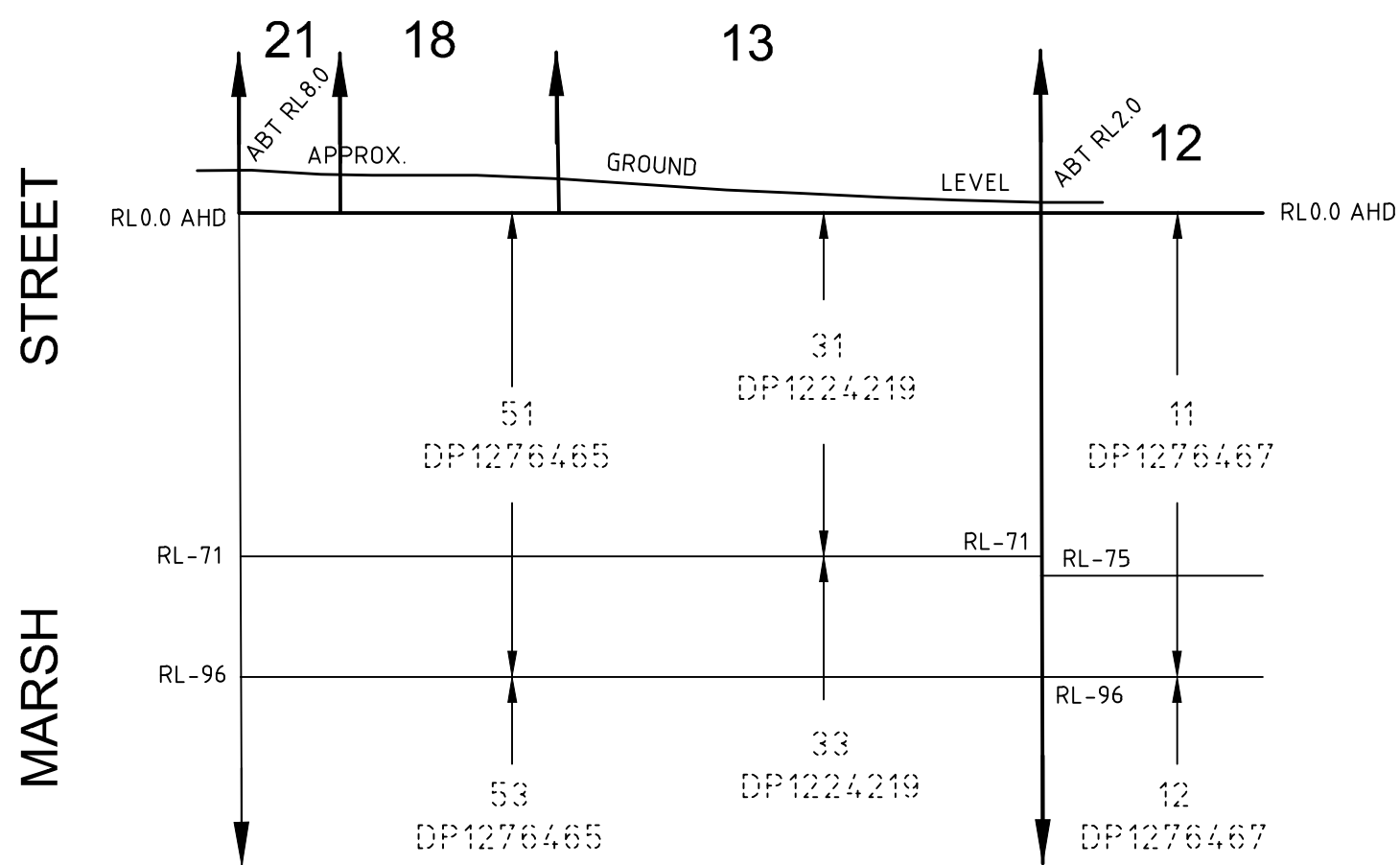




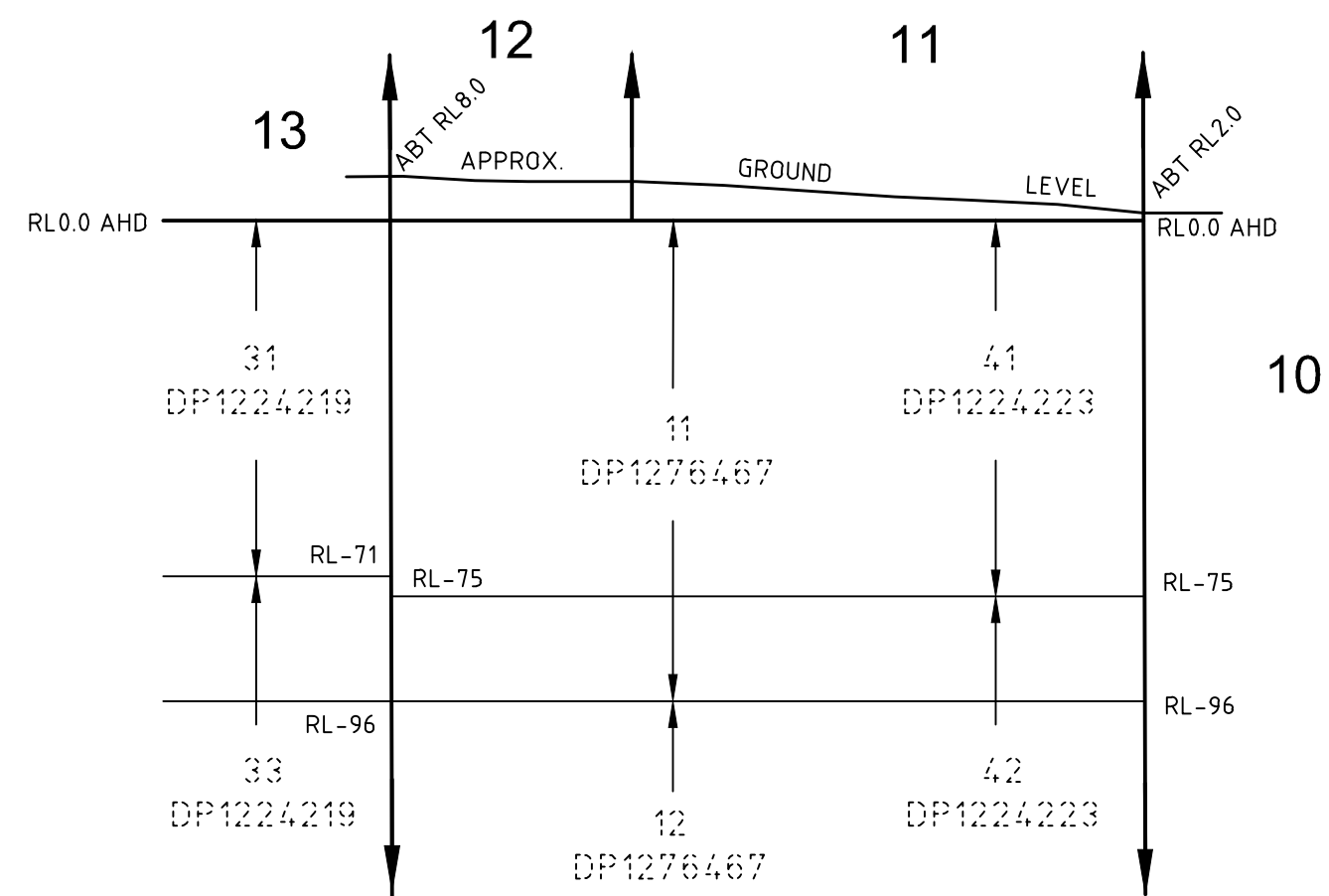
**SECTION 'A'-A'**  
SCALE 1:1000



**SECTION 'B'-B'**  
SCALE 1:1000



**SECTION 'C'-C'**  
SCALE 1:1500



**SECTION 'D'-D'**  
SCALE 1:1500

No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	7.12.2022	INITIAL VERSION	NEC	LPS	JGS

HORIZ. SCALE:	1:1500 @ A2	VERT. SCALE:	N/A @ A2
COORDINATES:	MGA2020	DATUM:	-
ORIGIN:	-	ORIGIN:	-

NOTES	

CLIENT:	Boyd Properties
SURVEY:	N/A
DRAWN:	NEC
CHECKED:	LPS
APPROVED:	JGS

TITLE:	DRAFT CONCEPT PLAN OF SUBDIVISION COOKS COVE - NORTHERN PRECINCT
DATE OF SURVEY:	N/A
DATE OF PLAN:	20.12.2022
DATE LAST SAVED:	20.12.2022
DATE APPROVED:	20.12.2022

JOB No:	AU213004503
ISSUE:	B
SHEET:	2 OF 3 SHEETS
SIZE:	A2

**UNGAZETTALED STRATUM NOTES**

LOT 1 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN1), (SN2) & (SN3) AND SHOWN IN SECTION 'A'-A' ON SHEET 2.  
(SN1) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.  
(SN2) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO -RL42.  
(SN3) DENOTES LOT 1 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.

LOT 2 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN6) AND SHOWN IN SECTION 'A'-A' ON SHEET 2.  
(SN6) DENOTES LOT 2 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO -RL40.

LOT 3 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'B'-B' ON SHEET 2.

LOT 4 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.

LOT 5 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.

LOT 6 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.

LOT 7 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.

LOT 8 UNLIMITED IN HEIGHT & LIMITED IN DEPTH

LOT 9 UNLIMITED IN HEIGHT & LIMITED IN DEPTH

LOT 10 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.

LOT 11 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.

LOT 12 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0 AS SHOWN ON SECTION 'D'-D' ON SHEET 2.

LOT 13 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN7) & (SN8) AND SHOWN IN SECTION 'D'-D' ON SHEET 2.  
(SN7) DENOTES LOT 13 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.  
(SN8) DENOTES LOT 13 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.

LOT 14 UNLIMITED IN HEIGHT & LIMITED IN DEPTH

LOT 15 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN9) & (SN10) AND SHOWN IN SECTION 'D'-D' ON SHEET 2.  
(SN9) DENOTES LOT 15 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.  
(SN10) DENOTES LOT 15 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.

LOT 16 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN3).  
(SN3) DENOTES LOT 16 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.

LOT 17 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0.

LOT 18 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0.

LOT 19 UNLIMITED IN HEIGHT & DEPTH EXCEPT FOR THOSE PARTS DESIGNATED (SN11) AND SHOWN IN SECTION 'A'-A' ON SHEET 2.  
(SN1) DENOTES LOT 19 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL0.

LOT 20 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0.

LOT 21 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL0.

**NOTE**

- LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 10, LOT 14, LOT 16 & LOT 19 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1224202).  
LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 10, LOT 16 & LOT 19 ABUT PART OF DP1224202 AS SHOWN ON SECTIONS 'A'-A' & 'B'-B'.
- LOT 2 IS AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1231486).  
LOT 2 ABUTS PART OF DP1231486 AS SHOWN ON SECTION 'A'-A'.
- LOT 3, LOT 4, LOT 5, LOT 6, LOT 7 & LOT 10 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1277775).  
LOT 3, LOT 4, LOT 5, LOT 6, LOT 7 & LOT 10 ABUT PART OF DP1277775 AS SHOWN ON SECTION 'B'-B'.
- LOT 7, LOT 13, LOT 15 & LOT 18 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1224219).  
LOT 7, LOT 13, LOT 15 & LOT 18 ABUT PART OF DP1224219 AS SHOWN ON SECTION 'C'-C'.
- LOT 7, LOT 13, LOT 15, LOT 18 & LOT 21 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1276465).  
LOT 7, LOT 13, LOT 15 & LOT 18 ABUT PART OF DP1276465 AS SHOWN ON SECTION 'C'-C'.
- LOT 11, LOT 12 & LOT 17 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1224223).  
LOT 11, LOT 12 & LOT 17 ABUT PART OF DP1224223 AS SHOWN ON SECTION 'D'-D'.
- LOT 11, LOT 12, LOT 17 & LOT 20 ARE AFFECTED BY A PLAN OF SUB-STRATUM ACQUISITION CURRENTLY REGISTERED BUT NOT GAZETTALED OR TITLES CREATED (DP1276467).  
LOT 11, LOT 12 & LOT 17 ABUT PART OF DP1276467 AS SHOWN ON SECTION 'D'-D'.

REVISIONS

No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	7.12.2022	INITIAL VERSION	NEC	LPS	JGS

HORIZ. SCALE: ##### @ A2  
VERT. SCALE: N/A @ A2  
COORDINATES: MGA2020  
DATUM: -  
ORIGIN: -

NOTES

CLIENT: Boyd Properties	
SURVEY: N/A	DATE OF SURVEY: N/A
DRAWN: NEC	DATE OF PLAN: 20.12.2022
CHECKED: LPS	DATE LAST SAVED: 20.12.2022
APPROVED: JGS	DATE APPROVED: 20.12.2022

TITLE: DRAFT CONCEPT PLAN OF SUBDIVISION COOKS COVE - NORTHERN PRECIENT

JOB No: AU213004503

DRAWING No: 4503-DP1-02.dwg

SHEET 3 OF 3 SHEETS

ISSUE: B

SIZE: A2



