

Our Reference: 14188.02
14 September 2016

Mt Pleasant Cadastral Information

Underlying Title Analysis

The proposed development site at Mount Pleasant originally existed over Lot 48 in DP 1125205. A plan of survey redefinition has now been completed over Lot 48 in DP1125205 to remove the Limited Title notification and an Official Search has been undertaken by Land and Property Information NSW to remove the Qualified Title notification. The land is now known as Lot 1 in DP1209260 and the title is only burdened by two electricity easements and a caveat by CIC Australia Ltd.

Subdivision Explanation

The various subdivisions proposed as part of this Development Application result in the creation of a Community Title scheme. The Community Title scheme will be established through staged development and subdivision to create a total of 39 residential lots, a number of public roads and a large amount of community association property.

Each of the subdivision plans associated with this Development Application are described below. The subdivision plans are presented in the standard Deposited Plan and Community Title Plan format specified by Land and Property Information NSW. This format has been used to simplify the comparison process between approved DA plans and final Deposited Plans during the Subdivision Certificate phase.

- **Composite Plan**

The composite plan is not a plan of subdivision but simply shows the overall lot layout of the proposed development, along with the stage boundaries which coincide with the limits of each Deposited Plan described below.

- **Plan 1: Subdivision of Lot 1 in DP 1209260**

This plan of subdivision allows for the subdivision Lot 1 DP1209260 into 4 separate lots. Lot 101 exists to the north-east of Burra Road, Lot 102 provides a separate lot for the existing dwelling and Lots 103 & 104 are superlots which will be utilised for future subdivision. The lots in this plan have been numbered to reduce confusion with the lot numbering within the future Community Title scheme and the plan also shows a small section of road widening along Burra Road.

- **Plan 2: Community Plan being a Subdivision of Lot 103 and Lot 104 in Plan 1**

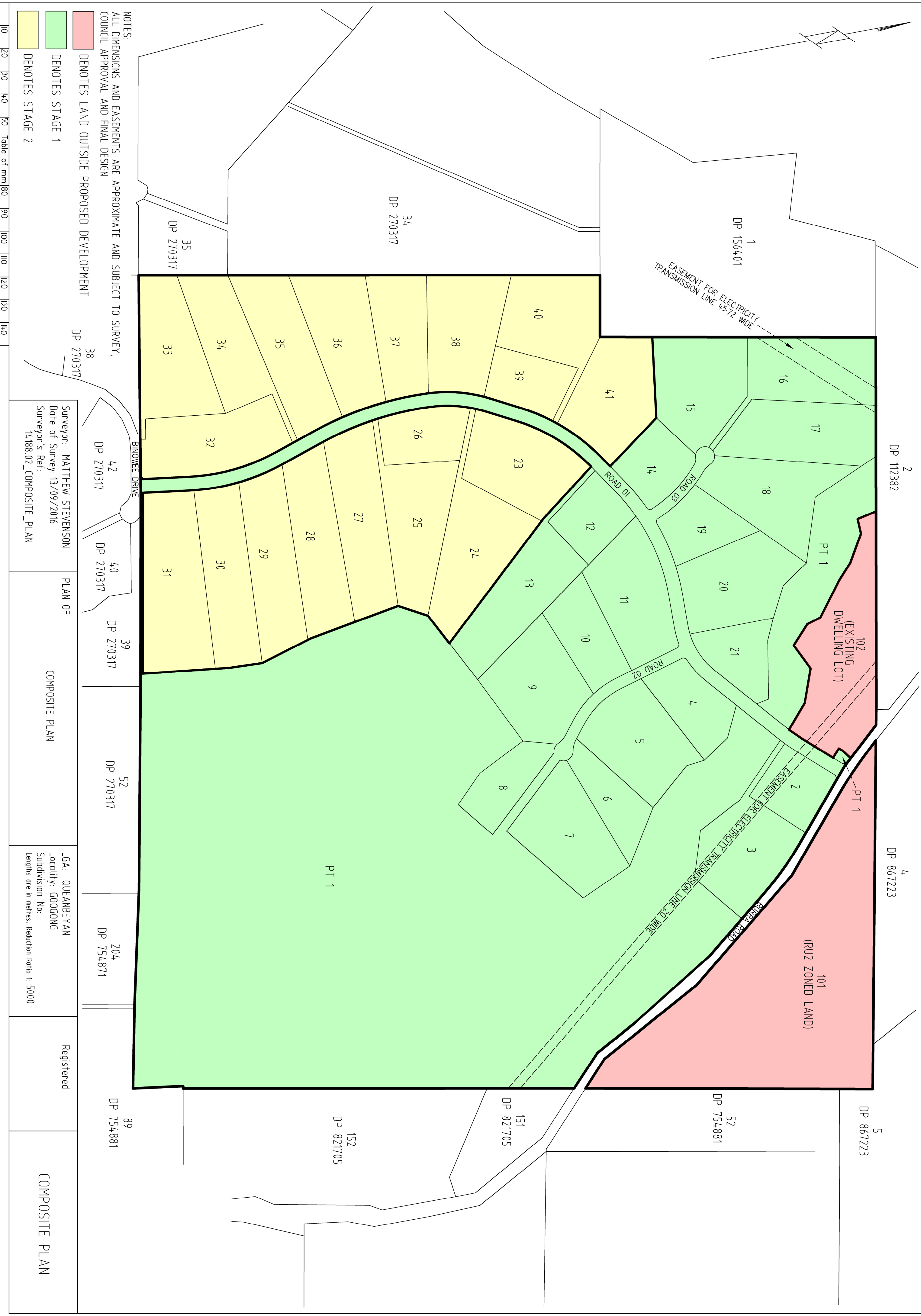
This plan of subdivision creates the first stage of the Community Title scheme and subdivides Lot 103 and Lot 104 in Plan 1. The plan creates 20 residential lots, various public roads and Community Association property (shown as Lot 1). It also creates a superlot which will be utilised for future subdivision and includes the creation of a 2m wide water supply easement along the front of some lots to allow for the existence of a non-potable water supply service. The 2m wide water supply easement will also exist over the connection ties within the public roads to provide the Community Association the right to have a private service existing within a public road. The Community Association Property being created includes a small parcel of land to contain the entrance feature at the northern end of Road 01.

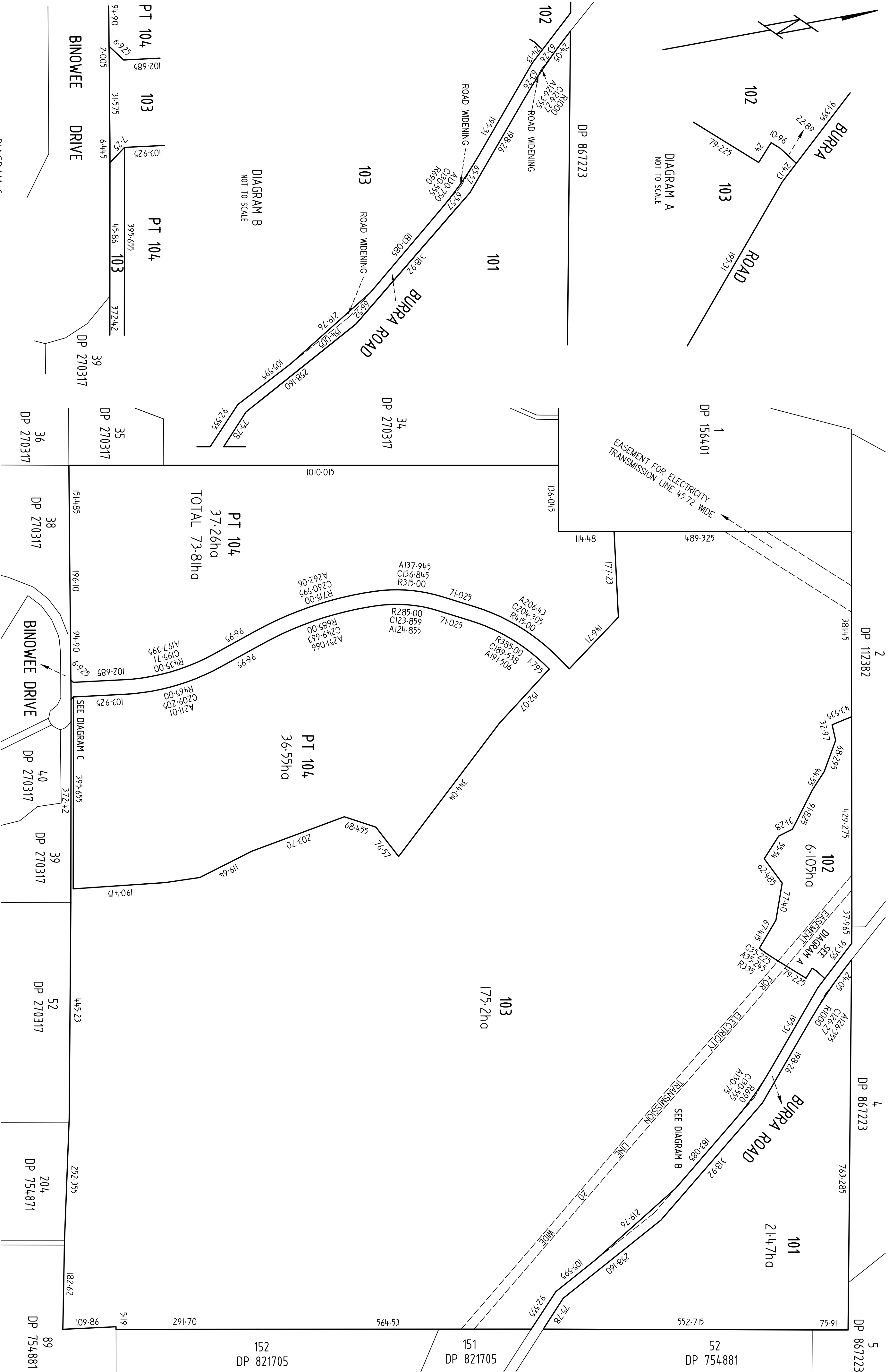
- **Plan 3: Community Plan of Subdivision Affecting Lot 22 in Plan 2**

This plan subdivides Lot 22 in Plan 2 and will be added to the original Community Plan as supplementary sheets to create the second stage of the Community Title scheme. It is considered to be a Community Plan of Subdivision and creates 19 residential lots. The plan has been includes the creation of a 2m wide water supply easement along the front of some lots to allow for the existence of a non-potable water supply service. The 2m wide water supply easement will also exist over the connection ties within the public roads to provide the Community Association the right to have a private service existing within a public road.

Subdivision Plans Drawing Schedule

Drawing No.	Date of Previous Revision	Date of Current Revision Date	Amendments Made
COMPOSITE PLAN	<i>25/08/2015</i>	<i>13/09/2016</i>	<ul style="list-style-type: none">- <i>Lot numbering updated</i>- <i>Lot boundary geometry updated to address powerpole issue</i>- <i>Lot 4 deleted</i>
DA PLAN 1	<i>09/09/2015</i>	<i>13/09/2016</i>	<ul style="list-style-type: none">- <i>Lot numbering updated</i>- <i>Lot boundary geometry updated to address powerpole issue</i>- <i>Lot 4 deleted</i>
DA PLAN 2	<i>01/10/2015</i>	<i>12/09/2016</i>	<ul style="list-style-type: none">- <i>Lot numbering updated</i>- <i>Lot boundary geometry updated to address powerpole issue</i>- <i>Lot 4 deleted</i>
DA PLAN 3	<i>01/10/2015</i>	<i>13/09/2016</i>	<ul style="list-style-type: none">- <i>Lot numbering updated</i>- <i>Lot boundary geometry updated to address powerpole issue</i>- <i>Lot 4 deleted</i>





NOTES: ALL DIMENSIONS AND EASEMENTS ARE APPROXIMATE AND SUBJECT TO SURVEY, COUNCIL APPROVAL AND FINAL DESIGN	NOT TO SCALE
Surveyor: MATTHEW STEVENSON Date of Survey: 13/09/16 Surveyor's Ref: 14188.02_PLAN 1	PLAN OF SUBDIVISION OF LOT 1 IN DP1209260
LGA: QUEANBEYAN Locality: GOOGONG Subdivision No: Lengths are in metres. Reduction Ratio 1: 5000	Registered
PLAN 1	

NOTES:
ALL DIMENSIONS AND EASEMENTS ARE APPROXIMATE AND SUBJECT TO SURVEY,
COUNCIL APPROVAL AND FINAL DESIGN



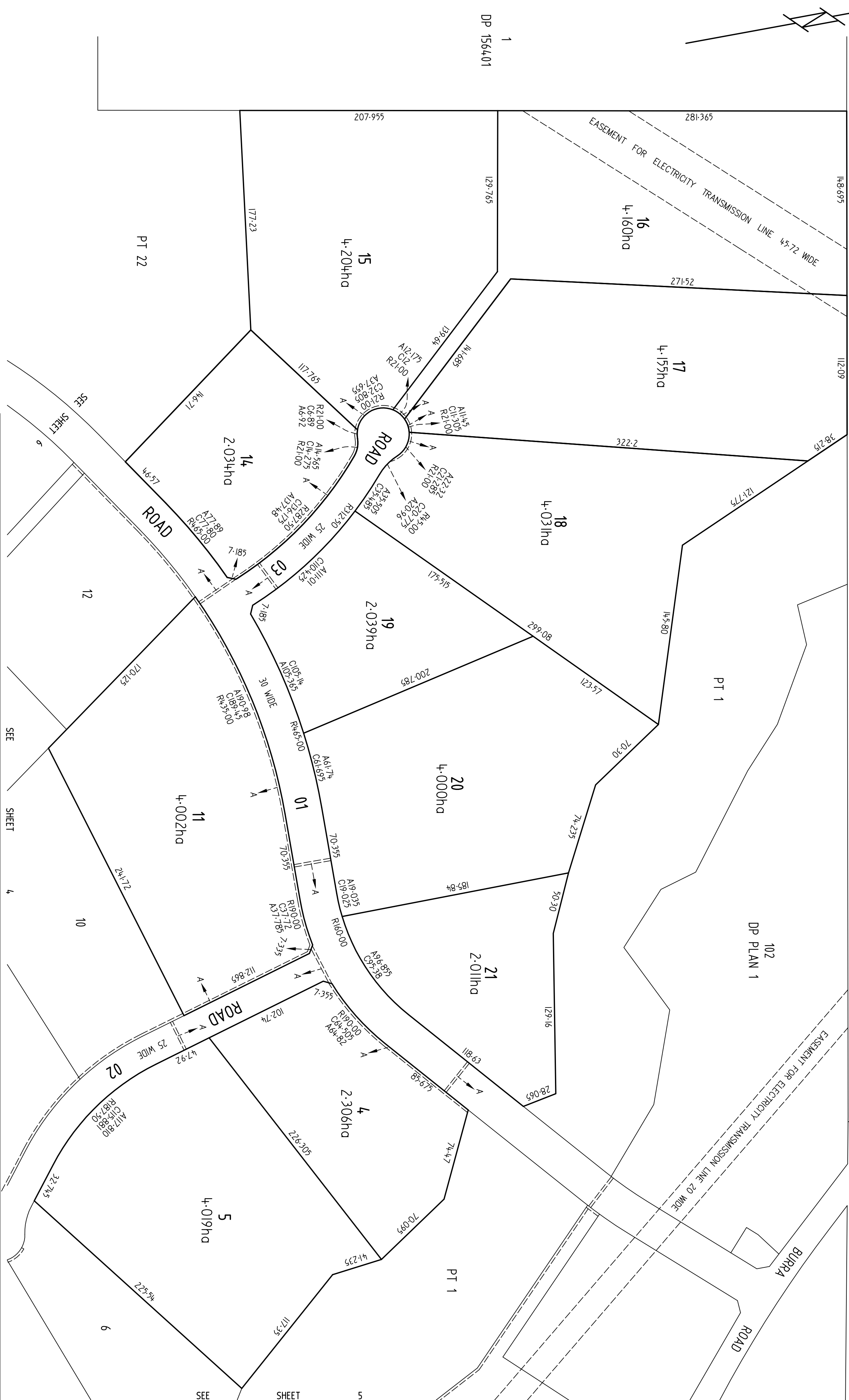
LOCATION PLAN

THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE
CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS
OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE
SCHEDULE BELOW

SCHEDULE OF CHANGES TO THE SCHEME		
LOT NO.	DETAILS	SHEET NO.
Subdivision Certificate No:		
Date: 12/09/2016		
Surveyor: MATTHEW STEVENSON		
Surveyors Ref: 14188.02_DA_PLAN_2		
Registered		
COMMUNITY/PRECINCT/NEIGHBOURHOOD-PLAN		
PLAN 2		

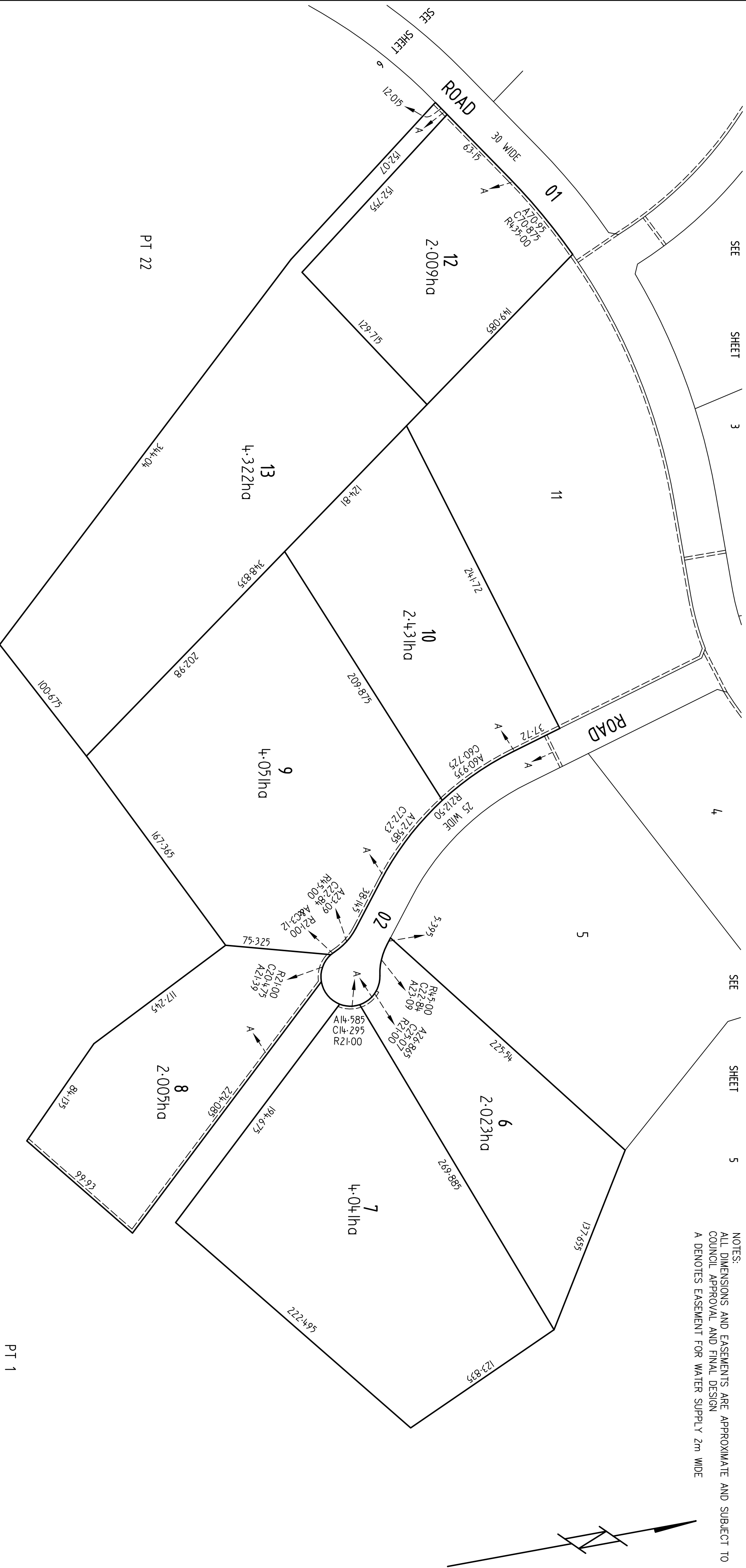
2
DP 112382

NOTES:
ALL DIMENSIONS AND EASEMENTS ARE APPROXIMATE AND SUBJECT TO SURVEY,
COUNCIL APPROVAL AND FINAL DESIGN
A DENOTES EASEMENT FOR WATER SUPPLY 2m WIDE



DETAIL PLAN

Surveyor: MATTHEW STEVENSON Date of Survey: 12/09/2016 Surveyor's Ref: 14188.02_PLAN 2	PLAN OF COMMUNITY PLAN BEING A SUBDIVISION OF LOT 103 AND 104 IN PLAN 1	LGA: QUEANBEYAN Locality: GOODGONG Subdivision No: Lengths are in metres. Reduction Ratio 1: 2000	Registered	PLAN 2
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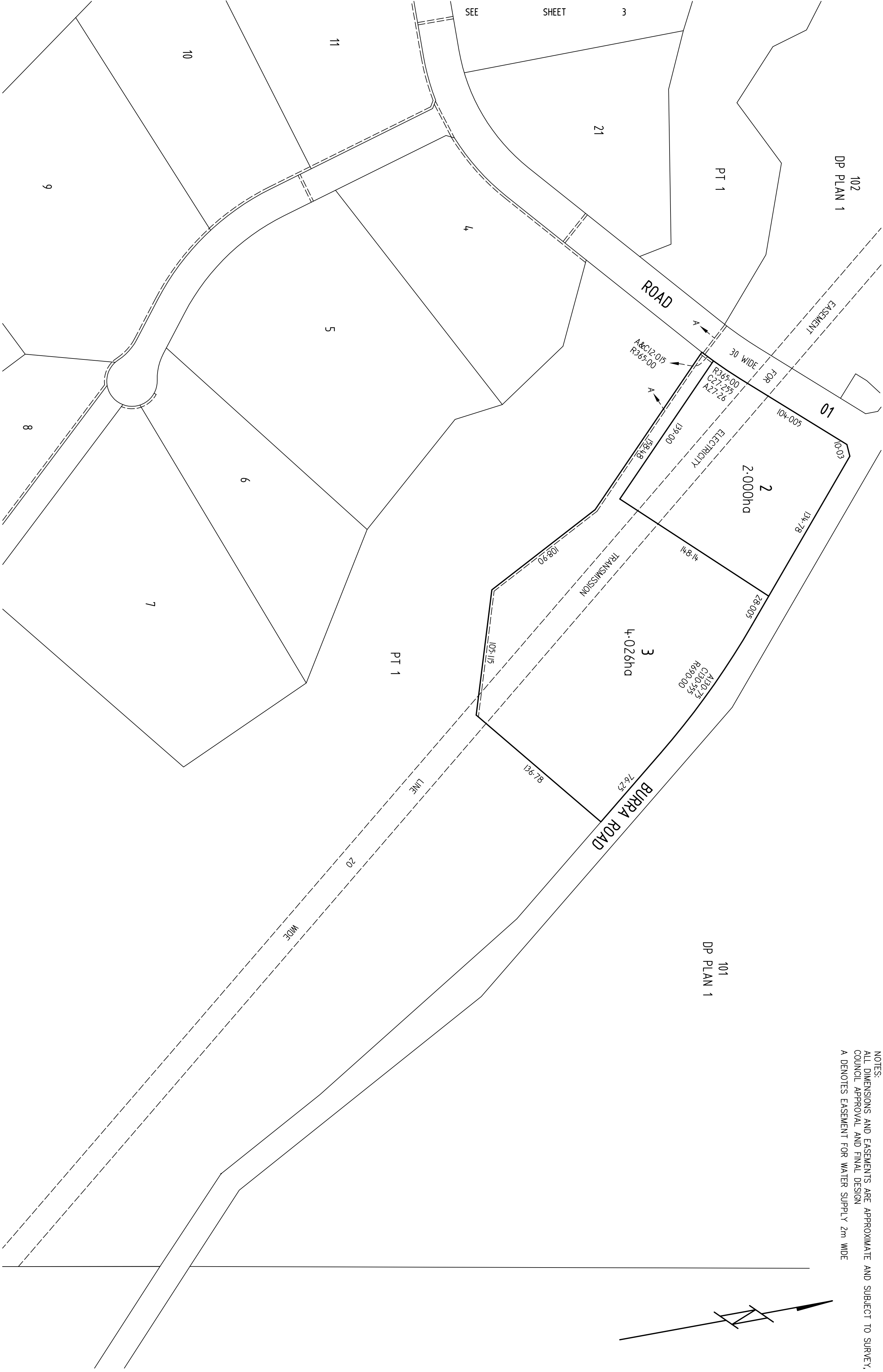
NOTES:
ALL DIMENSIONS AND EASEMENTS ARE APPROXIMATE AND SUBJECT TO SURVEY,
COUNCIL APPROVAL AND FINAL DESIGN
A DENOTES EASEMENT FOR WATER SUPPLY 2m WIDE

DETAIL PLAN

10	20	30	40	50	Table of mm	80	90	100	110	120	130	140
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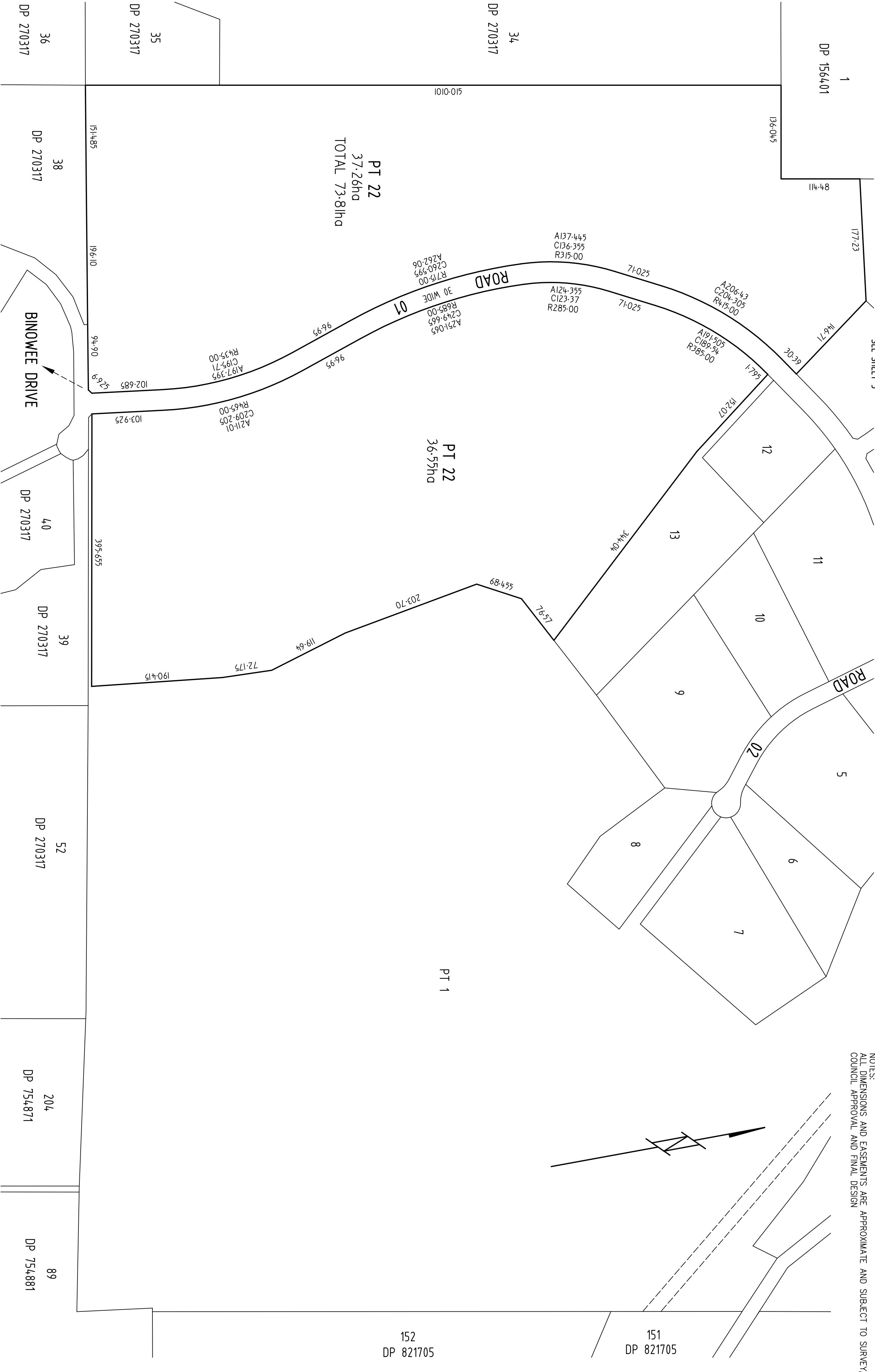
<p>Surveyor: MATTHEW STEVENSON</p> <p>Date of Survey: 12/09/2016</p> <p>Surveyor's Ref: 14188.02_PLAN 2</p>	<p>PLAN OF</p> <p>COMMUNITY PLAN BEING A</p> <p>SUBDIVISION OF LOT 103 AND 104 IN PLAN 1</p>	<p>LGA: QUEANBEYAN</p> <p>Locality: GOOGONG</p> <p>Subdivision No:</p> <p>Lengths are in metres. Reduction Ratio 1: 2000</p>	<p>Registered</p>	<p>PLAN 2</p>
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NOTES:
ALL DIMENSIONS AND EASEMENTS ARE APPROXIMATE AND SUBJECT TO SURVEY,
COUNCIL APPROVAL AND FINAL DESIGN
A DENOTES EASEMENT FOR WATER SUPPLY 2m WIDE



DETAIL PLAN		PLAN OF		Registered		PLAN 2	
Surveyor: MATTHEW STEVENSON Date of Survey: 12/09/2016 Surveyor's Ref: 14188.02_PLAN 2		COMMUNITY PLAN BEING A SUBDIVISION OF LOT 103 AND 104 IN PLAN 1		LGA: QUEANBEYAN Locality: GOODGONG Subdivision No: Lengths are in metres. Reduction Ratio 1: 2000			

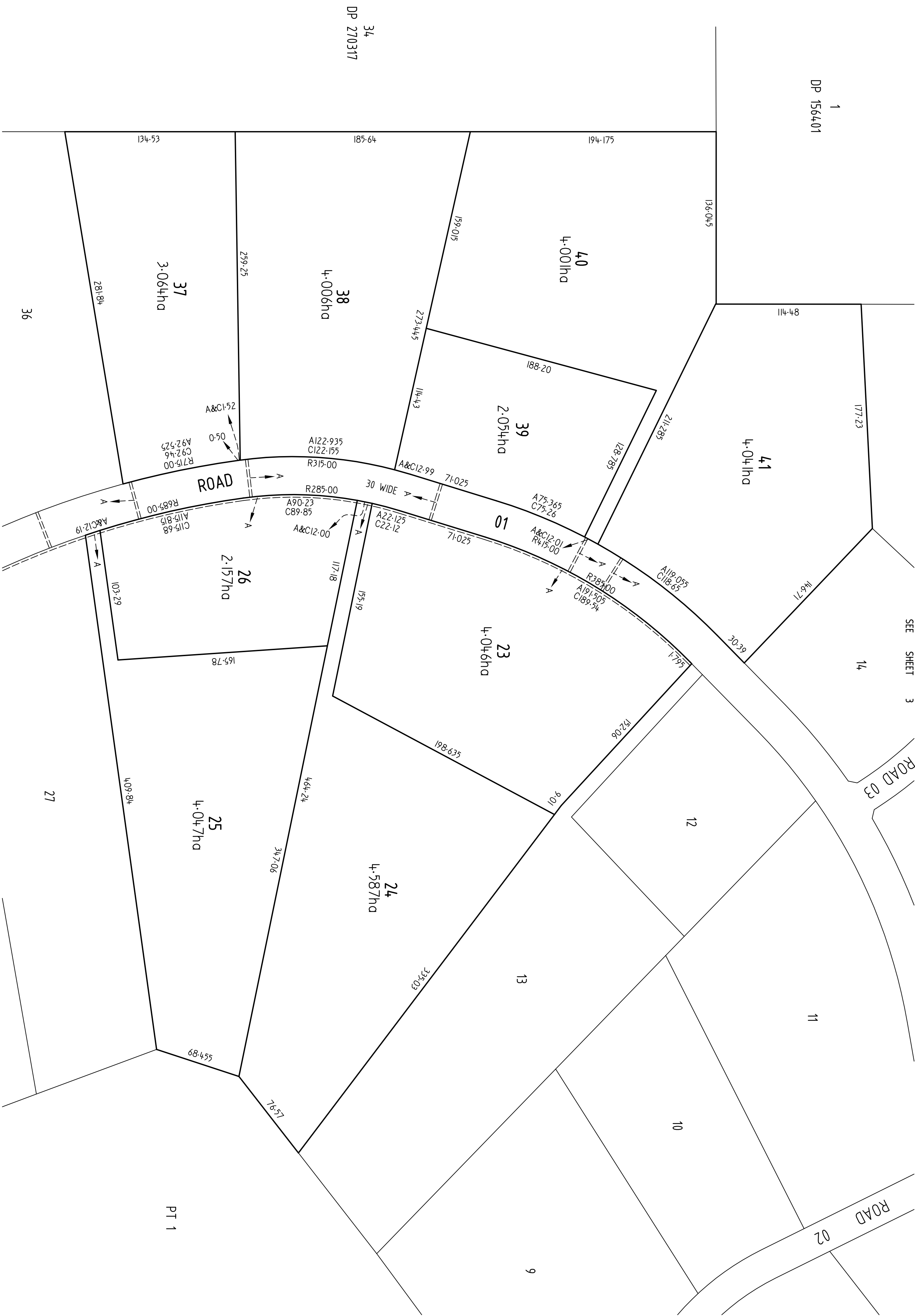
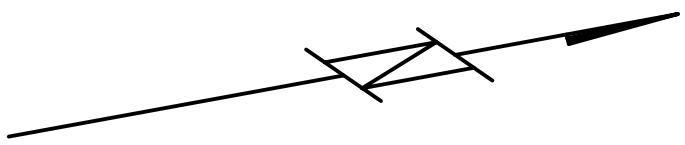
NOTES:
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COUNCIL APPROVAL AND FINAL DESIGN



DETAIL PLAN

Surveyor: MATTHEW STEVENSON Date of Survey: 12/09/2016 Surveyor's Ref: 14188.02_PLAN 2	PLAN OF COMMUNITY PLAN BEING A SUBDIVISION OF LOT 103 AND 104 IN PLAN 1	LGA: QUEANBEYAN Locality: GOOGONG Subdivision No: Lengths are in metres. Reduction Ratio 1: 3500	Registered	PLAN 2
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10	20	30	40	50	Table of mm	80	90	100	110	120	130	140
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SEE SHEET 4

SEE SHEET 8

PLAN OF

COMMUNITY PLAN OF SUBDIVISION
AFFECTING LOT 22 IN PLAN 2

LGA: QUEANBEYAN

Locality: GUSTONG

Subdivision No.:

Lengths are in metres. Reduction Ratio 1: 2000

Registered

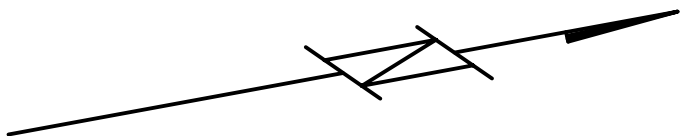
PLAN 3

NOTES:
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COUNCIL APPROVAL AND FINAL DESIGN

A DENOTES EASEMENT FOR WATER SUPPLY 2m WIDE

10	20	30	+0	50	Table of mm	80	90	100	110	120	130	140
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PT 1

NOTES:
ALL DIMENSIONS AND EASEMENTS ARE APPROXIMATE AND SUBJECT TO SURVEY,

COUNCIL APPROVAL AND FINAL DESIGN
A DENOTES EASEMENT FOR WATER SUPPLY 2m WIDE

10	20	30	40	50	Table of mm	80	90	100	110	120	130	140
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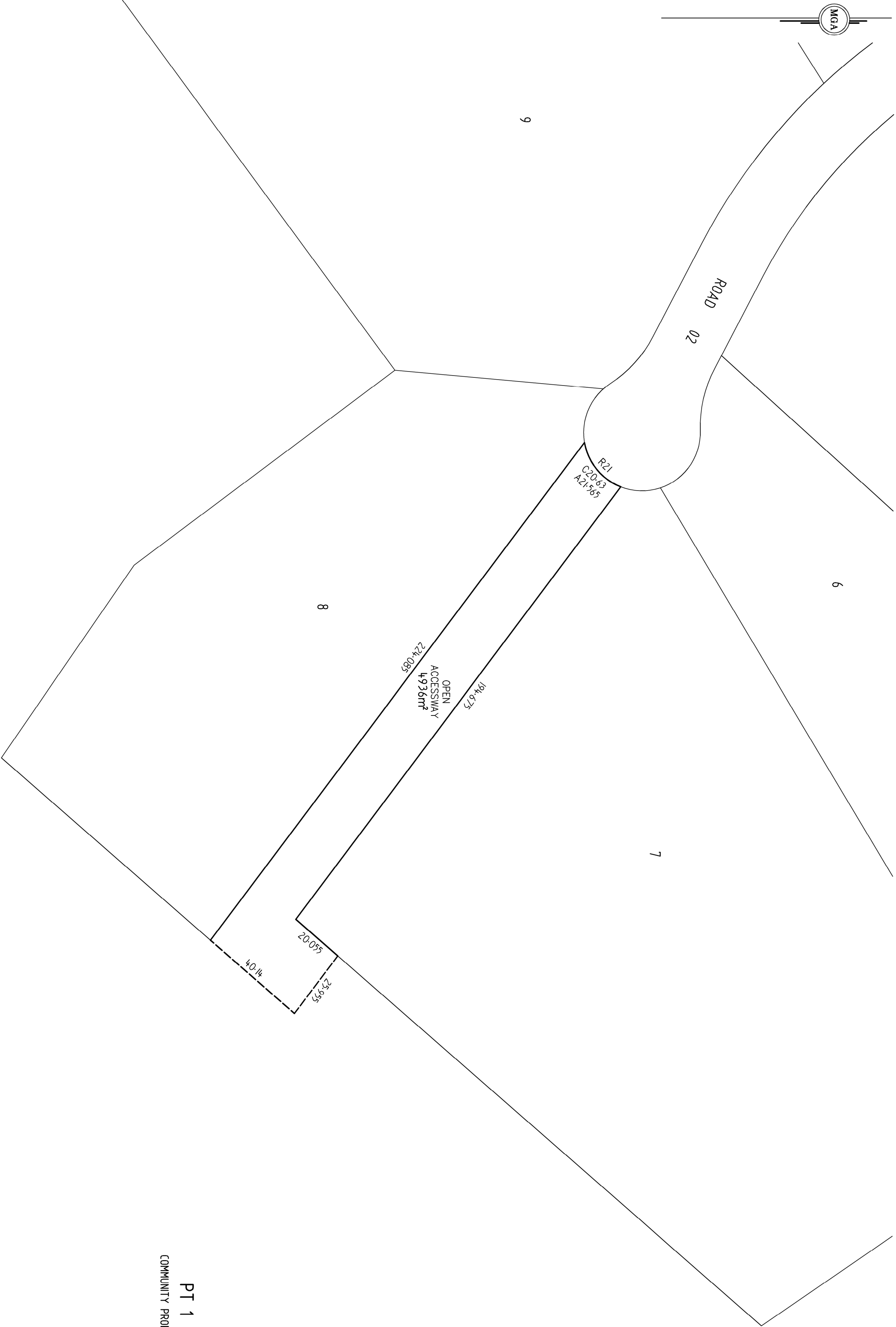
Surveyor: MATTHEW STEVENSON
Date of Survey: 13/09/2016
Surveyor's Ref: 14188.02_PLAN_3

PLAN OF
COMMUNITY PLAN OF SUBDIVISION
AFFECTING LOT 22 IN PLAN 2

LGA: QUEANBEYAN
Locality: GOOGONG
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 2000

Registered

PLAN 3



NOTE:
THIS PLAN ILLUSTRATES, OPEN ACCESS WAYS, WHICH ARE ASSOCIATION PROPERTY AND ARE NOT PUBLIC ROADS WITHIN THE MEANING OF THE ROADS ACT 1993.

PLAN OF	OPEN ACCESSWAY PLAN
SUBDIVISION OF LOT 103 AND 104, IN PLAN 1	
DATE: 13/09/2016	PLAN 2