

21 April 2021

Our ref: 8424

APPENDIX 17: Subdivision Plans – Table summarising changes with the existing adjoining retail development on Lot 1 DP 170042 (boundary adjustment & unit title redevelopment)

The vision for this area is space common to both Lot 1 and Lot 2, that seamlessly integrates retail, commercial and carparking activities. A key part of the case for change is a strategy that focuses on creating better urban design and amenity for all owners, occupiers and customers.

Minor boundary adjustments are proposed, to reflect the proposed new development on Lot 2, primarily as a result of the reconfigured and more efficient parking layout but also to accommodate two new retail and commercial spaces. These are highlighted in green and blue on Scheme Plan 1B together with an exchange of the parcel link between the two parts of Lot 1 from above ground to below. As a consequence, a unit title redevelopment on Lot 1 is required to reflect the minor boundary adjustments and relocated car parking.

In addition to this, the changes are summarised as follows.

1. Main Pedestrian Entry & Laneway

Easement Ref	Purpose	Consequential change
I	Pedestrian & Service Vehicles ROW – this portion comprises the main entry from Dominion Road and links to the laneway.	Pedestrian & Service Vehicles ROW granted in favour of Lot 1
D	Pedestrian & Service Vehicles ROW – this portion comprises the southern portion of the laneway.	Pedestrian & Service Vehicles ROW granted in favour of Lot 2
E	Pedestrian & Service Vehicles ROW – this portion comprises the northern portion of the laneway.	Pedestrian & Service Vehicles ROW granted in favour of Lot 2
F	Pedestrian & Service Vehicles ROW – this small portion of land on Lot 2 (2.1m x 4m) comprises a rectangle that connects the northern portion of the laneway to Prospect Terrace.	Pedestrian & Service Vehicles ROW granted in favour of Lot 1

L & M	Pedestrian ROWs – narrow strip of land adjacent to Prospect Terrace and the Dominion Road intersection.	Requires Easement in Gross in favour of Council over part Lot 1 and part Lot 2 land. Strip approximately 20m long and up to 1.5m wide. Note: not vesting in Council, easement only as ownership is to be retained
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2. Vehicular Access from Side Streets

Easement Ref	Purpose	Consequential change
B	ROW - this portion comprises approximately one-tenth of the main carpark circulation accessways.	ROW granted in favour of Lot 2 Replaces existing ROW easement A on DP 170042
C	ROW - this portion comprises approximately one-tenth of the main carpark circulation accessway.	ROW granted in favour of Lot 2 Replaces existing ROW easements B, C, D and E on DP 170042
G	ROW - this portion comprises the southern vehicle entry from Grange Street and a small part of the main carpark circulation accessway; and the head of the secondary internal accessways.	ROW granted in favour of Lot 1 Replaces part of existing ROW easement A on DP 170042
H	ROW - this portion comprises the northern vehicle entry from Prospect Terrace and part of the main carpark circulation accessway; and the head of the secondary internal accessways.	ROW granted in favour of Lot 1 Replaces existing ROW easement F on DP 170042

3. Carparking on-site

AU or Easement Ref	Purpose	Consequential change
13xAU's (Nos. 6-9, 31,32,35, 36,70,76-79)	Exclusive AU's linked to PU's – Redefined location, improved position	Lodgement of Redevelopment Unit Plan with new location of 31 AU parks for Lot 1
15xAU's (58-68 & 71-74)	Exclusive AU's linked to PU's – Similar position, (change no more than 3m difference).	Lodgement of Redevelopment Unit Plan with new location of 31 AU parks for Lot 1
3xAU's (55-57)	Exclusive AU's linked to PU's – Redefined location, changed position (move no more than 20m difference).	Lodgement of Redevelopment Unit Plan with new location of 31 AU parks for Lot 1

Easement PA	Parking - this area comprises the balance of Lot 1 Common Area 45 AU Carparks (subject of the Commercial Agreement) – total of 2 carparks	Parking easement in favour of Lot 2.
Easement PB	Parking - this area comprises the balance of Lot 1 Common Area 45 AU Carparks (subject of the Commercial Agreement) – total of 6 carparks	Parking easement in favour of Lot 2.
Easement PC	Parking - this area comprises the balance of Lot 1 Common Area 45 AU Carparks (subject of the Commercial Agreement) – total of 3 carparks	Parking easement in favour of Lot 2.
Easements PD and PE	Area between Structural Columns – a thin strip of land to regularise boundary interface with Lot 1 Common Area.	Easement in favour of Lot 2.
Easement PF	Parking - this area comprises the balance of Lot 1 Common Area 45 AU Carparks (subject of the Commercial Agreement) – total of 3 carparks.	Easement in favour of Lot 2.

4. General

Reference	Purpose	Consequential change
Services Easement A	Services Easements – relating to power & telecommunications	On final services design for the new development, new easements may need to be provided and existing easements retained over services as required.
Land Covenant Area K	Development Right – for commercial amenity associated with the parking located at the Grange Road frontage	Land Covenant in favour of Lot 2.
Structural Support & Services	Right of support & reticulation of services - noting the vertical plane boundary between Lot 1 and Lot 2 is the underside of the concrete ceiling structure at Level 1 - RL55.6.	As built plans and final survey required to complete documentation.