

DEVELOPMENT APPLICATIONS COMMITTEE MEETING

18 September 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans DA2017/01371 - 50 Honeysuckle Drive, Newcastle
One into two lot subdivision

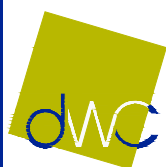
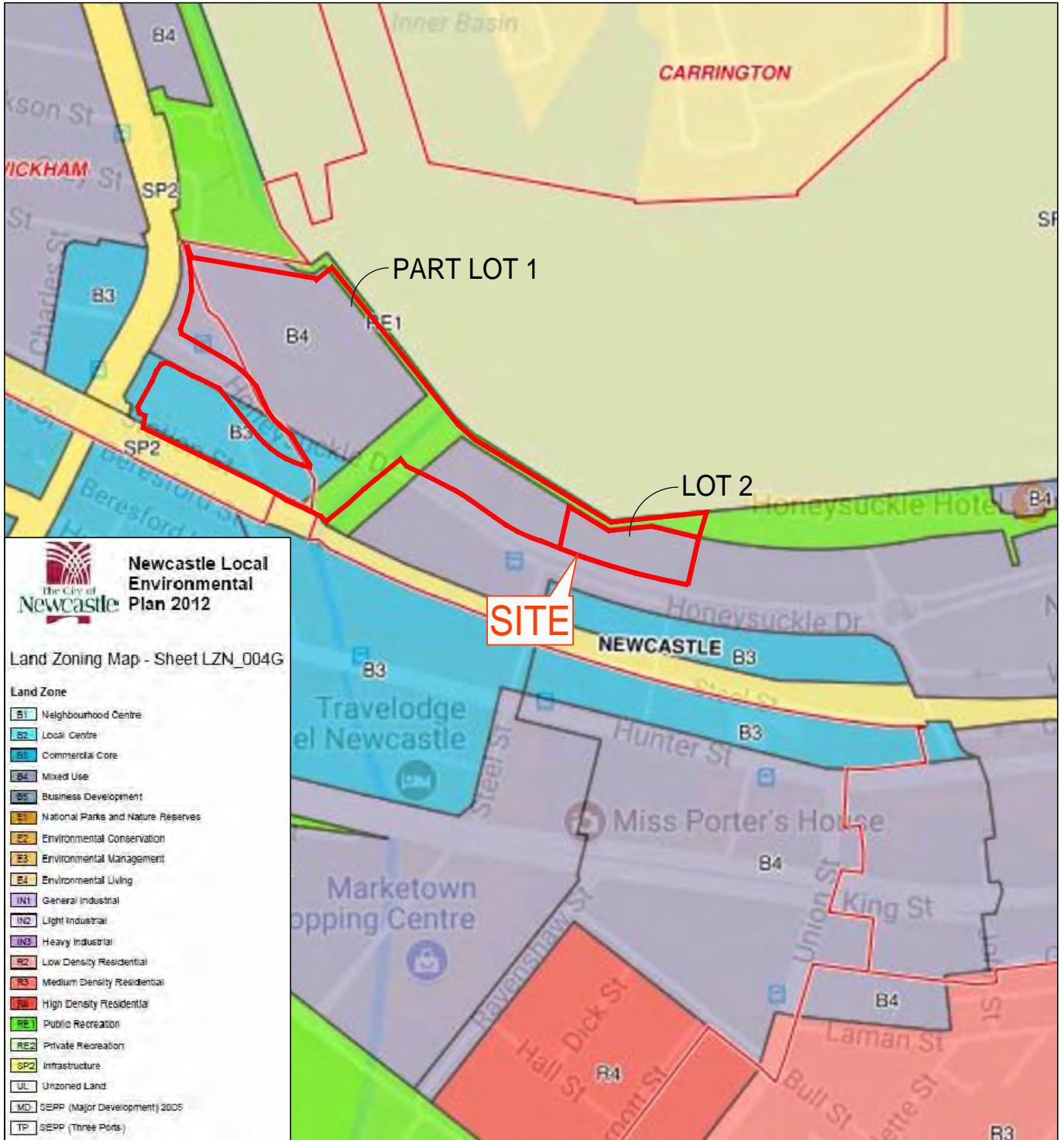
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NORTH

PROPERTY REFERENCE :

PROPOSED SUBDIVISION OF
PART LOT 1 D.P.1236735



de Witt Consulting
planning ■ surveying ■ project management

HUNTER REGION
7 Canberra Street Charlestown
PO Box 850 Charlestown NSW 2290
P 02 4942 5441 F 02 4942 5301
E admin@dewittconsulting.com.au

WESTERN REGION
87 Herbert Street Gulgong
PO Box 232 Gulgong NSW 2852
P 02 6374 2911 F 02 6374 2922
ABN 23 104 067 405

TITLE: ZONING PLAN

JOB ADDRESS: 35 HONEYSUCKLE DRIVE, NEWCASTLE

CLIENT: HUNTER DEVELOPMENT CORPORATION

SCALE: N/A

PLAN DATE: 16.10.2017

CAD REF: N/A

DRAWN JH CHECKED MdeW
DESIGNED N/A APPROVED MdeW

DWG REF: 7935-ZONING-161017

JOB REF:

7935

DRAWING No.

1



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PROPERTY REFERENCE :

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WESTERN REGION
87 Herbert Street Gulgong
PO Box 232 Gulgong NSW 2852
P 02 6374 2911 F 02 6374 2922
ABN 23 104 067 405

TITLE: LOCATION PLAN

JOB ADDRESS: 35 HONEYSUCKLE DRIVE, NEWCASTLE

CLIENT: HUNTER DEVELOPMENT CORPORATION

SCALE: N/A

PLAN DATE: 16.10.2017

CAD REF: N/A

DRAWN JH CHECKED MdeW
DESIGNED N/A APPROVED MdeW

DWG REF: 7935-LOCATION-161017

JOB REF:

7935

DRAWING No.

1

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)
<p style="text-align: center;">Office Use Only</p> <p>Registered:</p> <p>Title System:</p>	<p style="text-align: center;">Office Use Only</p>	
<p>PLAN OF SUBDIVISION OF LOT 1 D.P.1236735</p>	<p>LGA: NEWCASTLE Locality: NEWCASTLE Parish: NEWCASTLE County: NORTHUMBERLAND</p>	
<p style="text-align: center;">Survey Certificate</p> <p>I, <u>COLIN JOHN PETHERS</u> of <u>de Witt Consulting, P.O. Box 850 CHARLESTOWN 2290</u> a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on <u>14th December 2017</u>, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding** <u>LOT 3</u>) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on <u>14.12.17</u> the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating /*Steep-Mountainous.</p> <p>Signature: Dated:</p> <p>Surveyor Identification No: 1611</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	
	<p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:.....</p> <p>Accreditation number:</p> <p>Consent Authority:.....</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:.....</p> <p>*Strike through if inapplicable.</p>	
<p>Plans used in the preparation of survey/compilation</p> <p>D.P.883474 D.P.1072217 D.P.1128824 D.P.1145678 D.P.1167364 D.P.1236735</p>	<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	
<p>Surveyor's Reference: 7935 "2017M7100(1534)"</p>	<p>Signatures seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

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**PLAN OF SUBDIVISION OF LOT 1
D.P.1236735**

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- *Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919*
- *Signatures and seals see 195D Conveyancing Act 1919*
- *Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.*

Subdivision Certificate number :

Date of Endorsement :

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE:-

1. EASEMENT FOR PUBLIC ACCESS 20 WIDE (L)
2. EASEMENT FOR FLOODWAY 20 WIDE (M)
3. EASEMENT FOR PUBLIC ACCESS 20 WIDE (N)

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENED, IT IS INTENDED TO RELEASE:-

1. EASEMENT FOR FLOODWAY 20 WIDE (D.P.1236735) (K)
2. EASEMENT FOR PUBLIC ACCESS 20 WIDE (D.P.1236735) (J)

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
3		HONEYSUCKLE	DRIVE	NEWCASTLE
4		HONEYSUCKLE	DRIVE	NEWCASTLE

EXECUTED BY HUNTER DEVELOPMENT CORPORATION

ABN:

IN THE PRESENCE OF:

.....
SIGNATURE OF AUTHORISED PERSON

.....
NAME OF AUTHORISED PERSON

.....
POSITION HELD

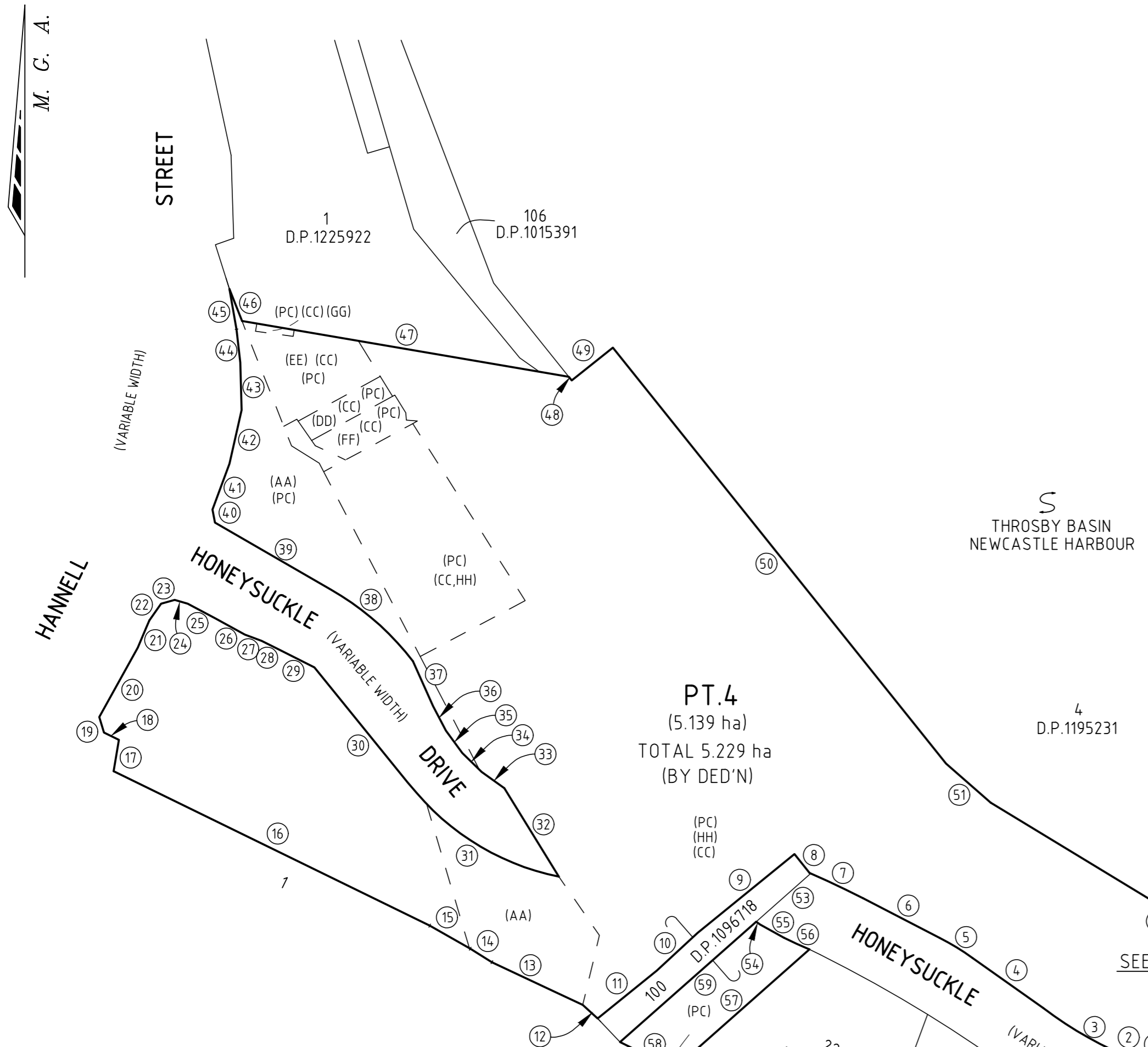
.....
SIGNATURE OF WITNESS

.....
NAME OF WITNESS

.....
ADDRESS OF WITNESS

If space is insufficient use additional annexure sheet

Surveyor's Reference: 7935 "2017M7100(1534)"



SHORT LINE BOUNDARY TABLE - ALL PO

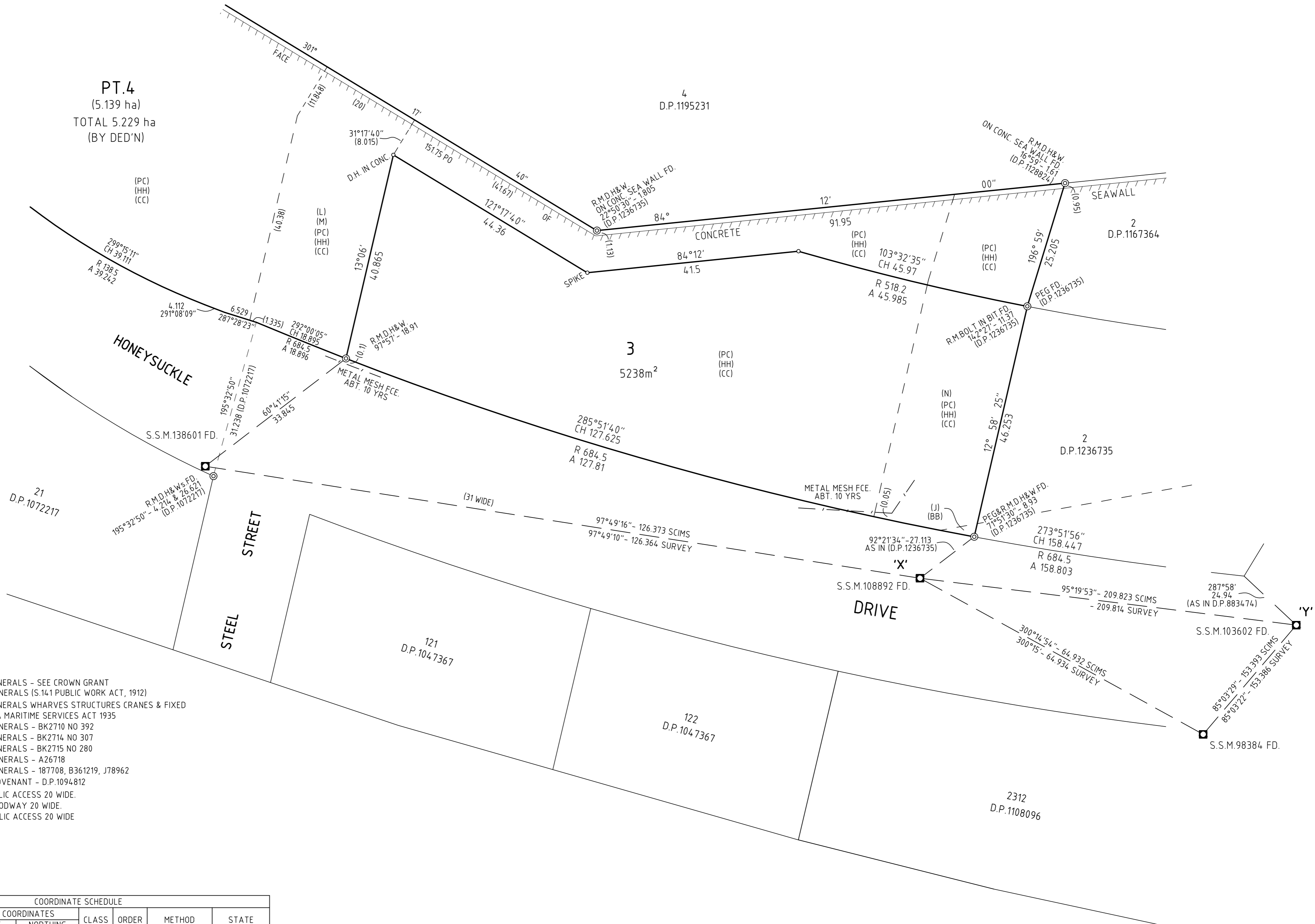
NUMBER	BEARING	DISTANCE	ARC	RADIUS	NUMBER	BEARING	DISTANCE	ARC	RADIUS
1	287°28'23"	6.529	-	-	30	140°53'26"	58.487	-	-
2	291°08'09"	4.112	-	-	31	120°29'46"	59.672	60.783	91.5
3	299°15'11"	39.111	39.242	138.5	32	328°21'02"	37.586	-	-
4	305°19'54"	31.251	-	-	33	305°39'50"	10.11	-	-
5	301°20'46"	13.9	13.911	100	34	314°28'49"	9.756	-	-
6	297°21'40"	31.162	-	-	35	323°46'46"	10.046	-	-
7	295°22'31"	21.428	21.433	309.2	36	332°13'31"	10.007	-	-
8	321°18'36"	8.713	-	-	37	335°56'40"	17.738	-	-
9	230°53'17"	45.105	-	-	38	311°07'37"	39.352	39.619	98.5
10	227°15'	20.115	-	-	39	300°05'09"	48.434	-	-
11	230°56'	27.495	-	-	40	349°24'30"	4.742	-	-
12	312°24'	7.305	-	-	41	20°17'58"	17.681	-	-
13	295°08'30"	36.271	-	-	42	12°45'28"	19.933	-	-
14	302°	9.232	-	-	43	358°18'18"	17.119	-	-
15	299°42'22"	16.801	-	-	44	353°37'01"	12.129	-	-
16	296°03'23"	127.16	-	-	45	350°03'49"	14.745	-	-
17	9°31'37"	11.503	-	-	46	158°37'33"	12.41	-	-
18	296°04'13"	5.999	-	-	47	99°40'40"	119.775	-	-
19	342°47'30"	5.859	-	-	48	141°18'30"	1.745	-	-
20	29°04'02"	28.71	-	-	49	51°18'30"	19	-	-
21	23°00'53"	10.7	-	-	50	141°18'18"	192.621	-	-
22	35°03'47"	7.4	-	-	51	131°14'	21.45	-	-
23	74°30'03"	5.096	-	-	52	121°17'40"	151.75	-	-
24	106°29'54"	4.881	-	-	53	48°31'05"	26.107	-	-
25	117°59'27"	11.395	-	-	54	124°58'07"	1.722	-	-
26	118°37'15"	12.1	-	-	55	119°15'59"	9.936	9.952	50
27	110°48'27"	6.51	-	-	56	114°34'43"	10.056	10.057	284
28	116°41'45"	7.804	-	-	57	228°31'05"	65.227	-	-
29	116°41'49"	13.518	-	-	58	296°23'56"	21.854	-	-
					59	48°31'05"	65.695	-	-

- (AA) - LAND EXCLUDES MINERALS - SEE CROWN GRANT
- (BB) - LAND EXCLUDES MINERALS (S.141 PUBLIC WORK ACT, 1912)
- (CC) - LAND EXCLUDES MINERALS WHARVES STRUCTURES CRANES & FIXED APPARATUS - S13A MARITIME SERVICES ACT 1935
- (DD) - LAND EXCLUDES MINERALS - BK2710 NO 392
- (EE) - LAND EXCLUDES MINERALS - BK2714 NO 307
- (FF) - LAND EXCLUDES MINERALS - BK2715 NO 280
- (GG) - LAND EXCLUDES MINERALS - A26718
- (HH) - LAND EXCLUDES MINERALS - 187708, B361219, J78962
- (PC) - PUBLIC POSITIVE COVENANT - D.P.1094812
- (L) - EASEMENT FOR PUBLIC ACCESS 20 WIDE.
- (M) - EASEMENT FOR FLOODWAY 20 WIDE.
- (N) - EASEMENT FOR PUBLIC ACCESS 20 WIDE

COORDINATE SCHEDULE						
MARK	M.G.A. COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
S.S.M.98384	384 638.322	6 356 231.632	C	3	SCIMS	FOUND
S.S.M.103602	384 791.108	6 356 244.843	C	3	SCIMS	FOUND
S.S.M.108892	384 582.243	6 356 264.334	C	3	SCIMS	FOUND
S.S.M.138601	384 457.075	6 356 281.527	C	4	SCIMS	FOUND
DATE OF SCIMS COORDINATES: 06/12/2017 MGA ZONE: 56 MGA DATUM: GDA94						
COMBINED SCALE FACTOR: 0.999760						

Surveyor: COLIN JOHN PETHERS DE WITT CONSULTING, CHARLESTOWN Date of Survey: 14/12/17 Surveyor's Reference: 7935 "2017M7100(1534)"	PLAN OF SUBDIVISION OF LOT 1 D.P.1236735	LGA: NEWCASTLE Locality: NEWCASTLE Subdivision No: N/A Lengths are in metres. Reduction Ratio 1:1500	Registered	
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M. G. A.



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- (BB) - LAND EXCLUDES MINERALS (S.141 PUBLIC WORK ACT, 1912)
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