

(1) EASEMENT FOR REPAIRS 0.9 WIDE (DP 1242126)

PM - SSM CONNECTION SCHEDULE

LINE	BEARING	DISTANCE	SOURCE
SSM 198619 - SSM 200818	246°09'33"	85.743	SURV
SSM 200818 - SSM 200817	2°38'49"	86.693	SURV
SSM 200817 - SSM 205410	40°35'19"	163.567	SURV
SSM 205410 - PM 66293	32°47'17"	97.273	SURV

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DIST.	ARC	RADIUS
1	310°36'40"	3.435	3.435	259
2	353°01'25"	5.825		
3	210°23'35"	15.21	15.235	71.71
4	27°45'15"	6.415		
5	301°25'05"	80.44	80.815	240.955

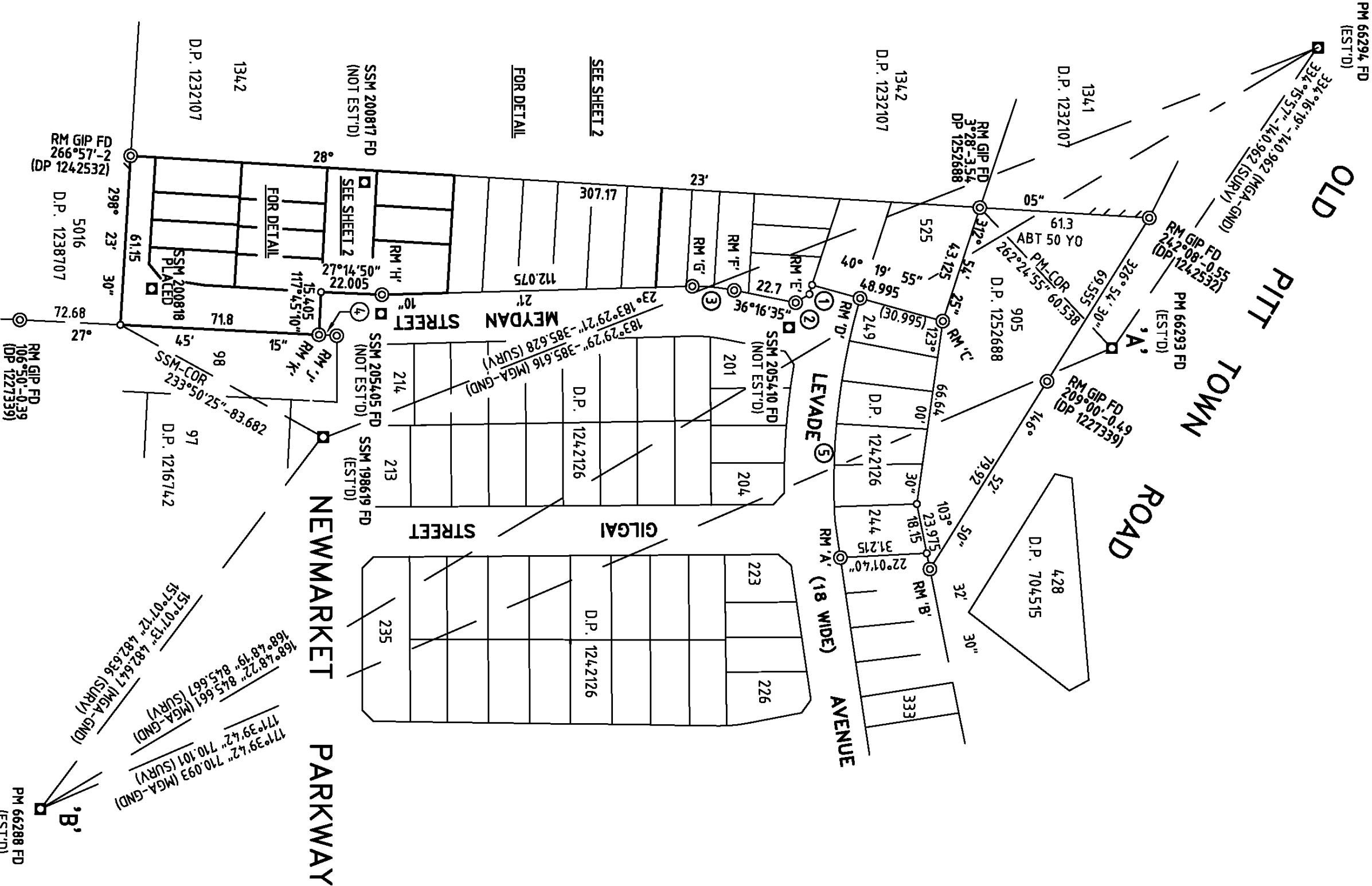
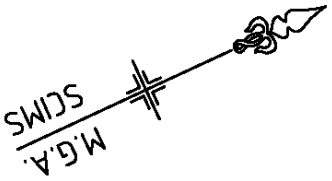
REFERENCE MARK SCHEDULE

RM No.	BEARING	DIST.	MARK	SOURCE
A	22°17'30"	3.505	RM DH&W FD	DP 1242126
B	20°15'30"	14.83	SSM 205411 FD	DP 1242126
C	242°58'	154	RM GIP FD	DP 1254133
D	205°47'	1.755	RM GIP FD	DP 1252688
E	351°56'30"	5.245	RM DH&W FD	DP 1242126
F	37°04'30"	14.68	RM DH&W FD	DP 1242126
G	257°06'	4.245	RM SSM 205410 FD	DP 1242126
H	319°29'30"	15.035	RM DH&W FD	DP 1242126
I	305°52'30"	3.465	RM DH&W FD	DP 1242126
J	293°58'30"	3.39	RM DH&W FD	DP 1242126
K	352°24'30"	4.73	RM SSM 205405 FD	DP 1242126
L	286°54.4'	14.68	RM DH&W FD	DP 1242126
M	324°16'30"	14.89	RM STAR PICKET FD	DP 1242126
N	228°18'	15.595	RM DH&W FD	DP 1252688

COORDINATE SCHEDULE

MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 66288	305373.541	6275255.564	B	0.02	SCIMS	FOUND
PM 66293	305270.558	6275958.188	B	-	SCIMS	FOUND
PM 66294	305209.363	6276085.182	B	0.02	SCIMS	FOUND
SS 198619	305185.878	6275700.261	D	-	SCIMS	FOUND
SS 205405	305148.800	6275736.500	E	-	SCIMS	FOUND
SS 205410	305217.900	6275876.400	E	-	SCIMS	FOUND
SS 200817	305111.453	6275752.189	D	-	DP 1262414	FOUND
SS 200818	305107.449	6275665.583	D	-	CADASTRAL TRAVERSE	PLACED

DATE OF SCIMS COORDINATES: 1 MAY 2021
MGA ZONE: 56
COMBINED SCALE FACTOR: 1.000054
MGA DATUM: 2020



Surveyor: MIKE MORRIS (ID 8613)
Date of Survey: 16TH MAY, 2021
Surveyor's Ref: 10837-DP 5C

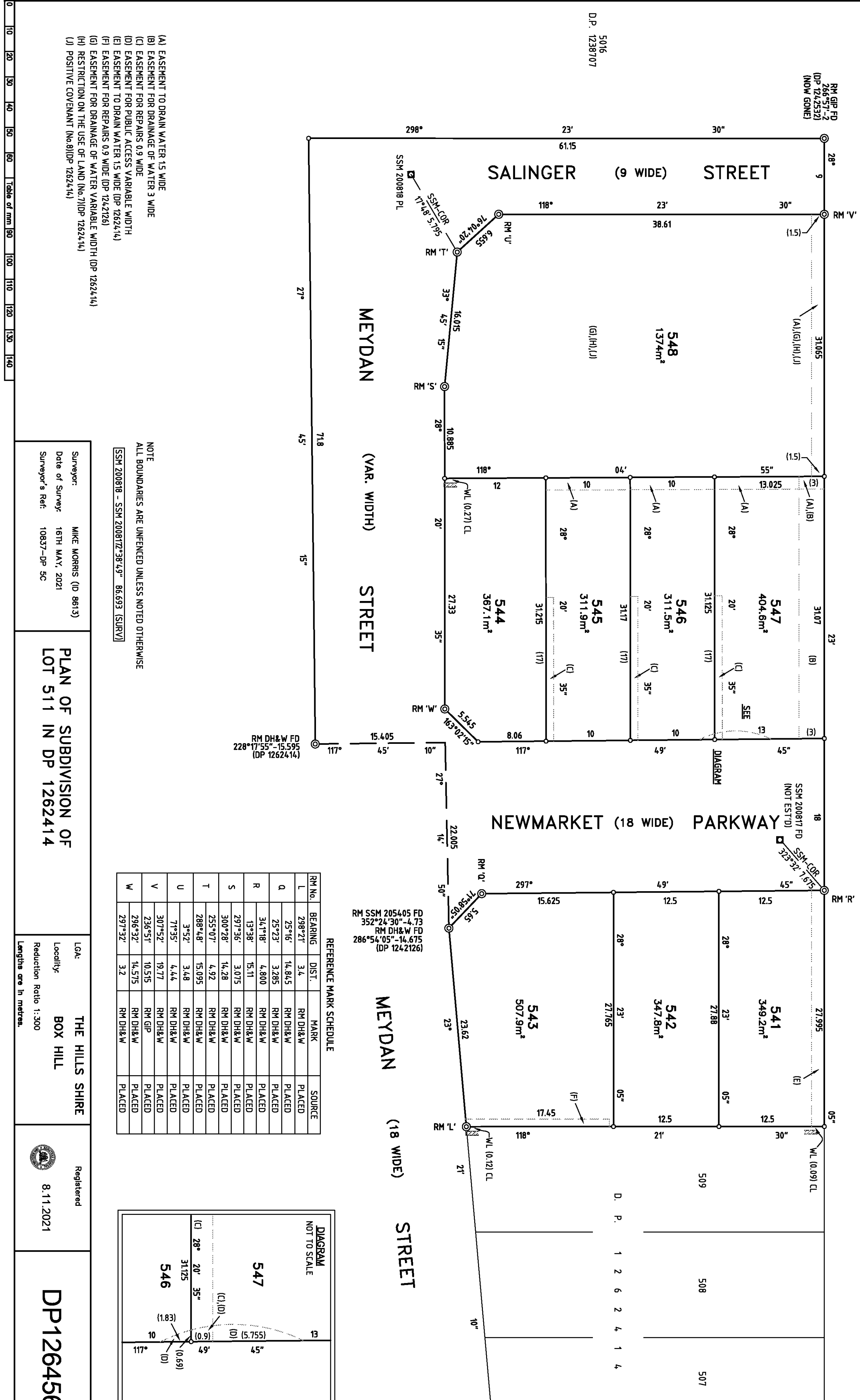
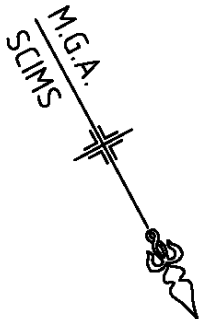
PLAN OF SUBDIVISION OF
LOT 511 IN DP 1262414

LGA: THE HILLS SHIRE
Locality: BOX HILL
Reduction Ratio 1:1500
Lengths are in metres.



Registered
8.11.2021

DP1264567



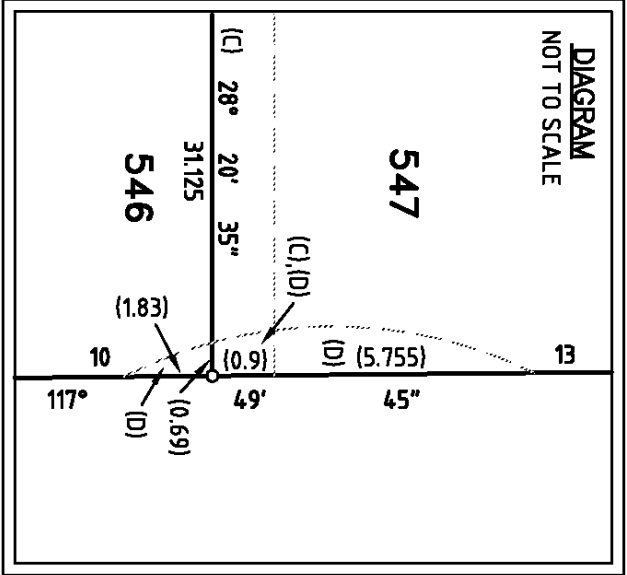
- (A) EASEMENT TO DRAIN WATER 1.5 WIDE
- (B) EASEMENT FOR DRAINAGE OF WATER 3 WIDE
- (C) EASEMENT FOR REPAIRS 0.9 WIDE
- (D) EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH
- (E) EASEMENT TO DRAIN WATER 1.5 WIDE (DP 12624.14)
- (F) EASEMENT FOR REPAIRS 0.9 WIDE (DP 1242126)
- (G) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (DP 12624.14)
- (H) RESTRICTION ON THE USE OF LAND (No.7)(DP 12624.14)
- (J) POSITIVE COVENANT (No.8)(DP 12624.14)

NOTE
ALL BOUNDARIES ARE UNFENCED UNLESS NOTED OTHERWISE
SSM 200818 - SSM 200817 28'49" 86.693 [SURV]

REFERENCE MARK SCHEDULE

RM NO.	BEARING	DIST.	MARK	SOURCE
L	298°21'	3.4	RM DH&W	PLACED
Q	25°46'	14.845	RM DH&W	PLACED
	25°23'	3.285	RM DH&W	PLACED
R	341°18'	4.800	RM DH&W	PLACED
	13°38'	15.11	RM DH&W	PLACED
S	297°36'	3.075	RM DH&W	PLACED
	300°28'	14.28	RM DH&W	PLACED
T	255°07'	4.92	RM DH&W	PLACED
	288°48'	15.095	RM DH&W	PLACED
U	3°52'	3.48	RM DH&W	PLACED
	71°35'	4.44	RM DH&W	PLACED
V	307°52'	19.77	RM DH&W	PLACED
	236°51'	10.515	RM GIP	PLACED
W	296°32'	14.575	RM DH&W	PLACED
	297°32'	3.2	RM DH&W	PLACED

RM SSM 205405 FD
352°24'36" 4.73
RM DH&W FD
286°54'05" 14.675
(DP 1242126)



Surveyor: MIKE MORRIS (ID 8613)
Date of Survey: 16TH MAY, 2021
Surveyor's Ref: 10837-DP 5C

PLAN OF SUBDIVISION OF
LOT 511 IN DP 1262414

LGA: THE HILLS SHIRE
Locality: BOX HILL

Registered
8.11.2021

DP1264567

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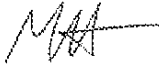
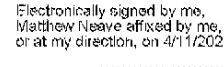
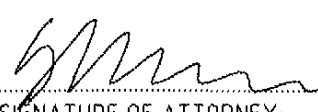
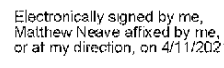
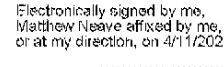
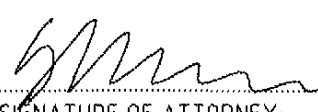
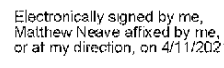
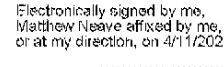
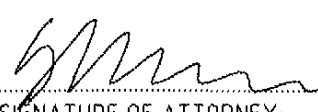
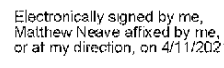
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PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
Office Use Only Registered:  8.11.2021 Title System: TORRENS		Office Use Only DP1264567
PLAN OF SUBDIVISION OF LOT 511 IN DP 1262414		LGA: THE HILLS SHIRE Locality: BOX HILL Parish: NELSON County: CUMBERLAND
Survey Certificate I, <u>MIKE MORRIS</u> of <u>CITISURV PTY. LTD. PO BOX 439 KELLYVILLE 2155</u> a surveyor registered under the Surveying & Spatial Information Act 2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on <u>16TH MAY, 2021</u>, or *(b) The part of the land shown in the plan ("being" excluding **) was surveyed in accordance with the Surveying and Spatial information Regulation 2017, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: <u>"A"-"B"</u> Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous Signature <u><i>Mike Morris</i></u> Dated: <u>27-05-2021</u> ELECTRONIC SIGNATURE AFFIXED BY ME: MIKE MORRIS. Surveyor Identification No: <u>8613</u> Surveyor registered under the Surveying and Spatial Information Act 2002 * 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.		Crown Lands NSW/Western Lands Office Approval 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. Signature: Date: File Number: Office:
Subdivision Certificate I, <u>Ben Hawkins</u> *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of Section 6.15 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: <u><i>Ben Hawkins</i></u> Electronically signed by me Accreditation No: <u>N/A</u> Ben Hawkins, affixed by me on <u>28/10/2021</u> Consent Authority: <u>THE HILLS SHIRE COUNCIL</u> Date of endorsement: <u>28/10/2021</u> Subdivision Certificate Number: <u>21/2022/SC</u> File Number: <u>2289-2018-ZA STAGE 3</u> * Strike through if inapplicable.		
Plans used in preparation of survey/compilation- DP 1227339 DP 1232107 DP 1238707 DP 1242126 DP 1242532 DP 1252688 DP 1254133 DP 1262414 If space is insufficient continue on PLAN FORM 6A		Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land. IT IS INTENDED TO DEDICATE THE EXTENSIONS OF 1. MEYDAN STREET 2. NEWMARKET PARKWAY 3. SALINGER STREET TO THE PUBLIC AS PUBLIC ROAD
Surveyor's Reference: 10837-DP 5C		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

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PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 2 of 3 sheet(s)																																													
Registered:  8.11.2021 Office Use Only		Office Use Only																																													
PLAN OF SUBDIVISION OF LOT 511 IN DP 1262414		DP1264567																																													
Subdivision Certificate Number: <u>21/2022/SC</u> Date of Endorsement: <u>28/10/2021</u>		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.																																													
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;">LOT No.</th> <th style="padding: 5px;">ADDRESS No.</th> <th style="padding: 5px;">ROAD NAME</th> <th style="padding: 5px;">ROAD TYPE</th> <th style="padding: 5px;">LOCALITY</th> </tr> </thead> <tbody> <tr><td>541</td><td>51</td><td>NEWMARKET</td><td>PARKWAY</td><td>BOX HILL</td></tr> <tr><td>542</td><td>49</td><td>NEWMARKET</td><td>PARKWAY</td><td>BOX HILL</td></tr> <tr><td>543</td><td>45-47</td><td>NEWMARKET</td><td>PARKWAY</td><td>BOX HILL</td></tr> <tr><td>544</td><td>34</td><td>NEWMARKET</td><td>PARKWAY</td><td>BOX HILL</td></tr> <tr><td>545</td><td>36</td><td>NEWMARKET</td><td>PARKWAY</td><td>BOX HILL</td></tr> <tr><td>546</td><td>38</td><td>NEWMARKET</td><td>PARKWAY</td><td>BOX HILL</td></tr> <tr><td>547</td><td>40</td><td>NEWMARKET</td><td>PARKWAY</td><td>BOX HILL</td></tr> <tr><td>548</td><td>21-27</td><td>SALINGER</td><td>STREET</td><td>BOX HILL</td></tr> </tbody> </table> PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:- 1. EASEMENT TO DRAIN WATER 1.5 WIDE (A) 2. EASEMENT FOR DRAINAGE OF WATER 3 WIDE (B) 3. EASEMENT FOR REPAIRS 0.9 WIDE (C) 4. EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (D) 5. RESTRICTION ON THE USE OF LAND 6. RESTRICTION ON THE USE OF LAND If space is insufficient use additional annexure sheet			LOT No.	ADDRESS No.	ROAD NAME	ROAD TYPE	LOCALITY	541	51	NEWMARKET	PARKWAY	BOX HILL	542	49	NEWMARKET	PARKWAY	BOX HILL	543	45-47	NEWMARKET	PARKWAY	BOX HILL	544	34	NEWMARKET	PARKWAY	BOX HILL	545	36	NEWMARKET	PARKWAY	BOX HILL	546	38	NEWMARKET	PARKWAY	BOX HILL	547	40	NEWMARKET	PARKWAY	BOX HILL	548	21-27	SALINGER	STREET	BOX HILL
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PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 3 of 3 sheet(s)						
PLAN OF SUBDIVISION OF LOT 511 IN DP 1262414		Office Use Only DP1264567						
		Office Use Only Registered:  8.11.2021						
Subdivision Certificate Number: <u>22/2022/SC</u>		Date of Endorsement: <u>28/10/2021</u>						
EXECUTED BY LEGPRO 67 PTY LTD ACN 623 173 320 BY THE AUTHORISED PERSON(S) WHOSE SIGNATURES APPEAR BELOW PURSUANT TO THE AUTHORITY IN SECTION 127 OF THE CORPORATIONS ACT 2001  Electronic signature of me, Elton Matthew Hyder IV affixed by me, or at my direction, on 1/11/2021 SIGNATURE OF ELTON MATTHEW HYDER IV (SOLE DIRECTOR/SECRETARY) EXECUTED BY MORTGAGEE EXECUTED FOR MCH AGENCY SERVICES PTY LIMITED (ACN 636 392 928) BY ITS ATTORNEYS UNDER POWER OF ATTORNEY DATED 14 JANUARY 2020 REGISTERED NUMBER 620 BOOK 4770 IN THE PRESENCE OF <table border="0"><tr><td> SIGNATURE OF WITNESS: <u>Matthew Neave</u> NAME OF WITNESS (print) <u>L39 / 274 Botany Road, Alexandria</u> <u>2015, NSW</u> ADDRESS OF WITNESS (print)</td><td> Electronically signed by me, Matthew Neave affixed by me, or at my direction, on 4/11/2021</td><td> SIGNATURE OF ATTORNEY: <u>Graham McNamara</u> NAME OF ATTORNEY (print) <u>Electronically signed by me, Graham McNamara affixed by me,</u> <u>or at my direction, on 4/11/2021</u></td></tr><tr><td> SIGNATURE OF WITNESS: <u>Matthew Neave</u> NAME OF WITNESS (print) <u>L39 / 274 Botany Road, Alexandria</u> <u>2015, NSW</u> ADDRESS OF WITNESS (print)</td><td> Electronically signed by me, Matthew Neave affixed by me, or at my direction, on 4/11/2021</td><td> SIGNATURE OF ATTORNEY: <u>Andrew Tremain</u> NAME OF ATTORNEY (print) <u>Electronically signed by me, Andrew Tremain affixed by me,</u> <u>or at my direction, on 4/11/2021</u></td></tr></table>			 SIGNATURE OF WITNESS: <u>Matthew Neave</u> NAME OF WITNESS (print) <u>L39 / 274 Botany Road, Alexandria</u> <u>2015, NSW</u> ADDRESS OF WITNESS (print)	 Electronically signed by me, Matthew Neave affixed by me, or at my direction, on 4/11/2021	 SIGNATURE OF ATTORNEY: <u>Graham McNamara</u> NAME OF ATTORNEY (print) <u>Electronically signed by me, Graham McNamara affixed by me,</u> <u>or at my direction, on 4/11/2021</u>	 SIGNATURE OF WITNESS: <u>Matthew Neave</u> NAME OF WITNESS (print) <u>L39 / 274 Botany Road, Alexandria</u> <u>2015, NSW</u> ADDRESS OF WITNESS (print)	 Electronically signed by me, Matthew Neave affixed by me, or at my direction, on 4/11/2021	 SIGNATURE OF ATTORNEY: <u>Andrew Tremain</u> NAME OF ATTORNEY (print) <u>Electronically signed by me, Andrew Tremain affixed by me,</u> <u>or at my direction, on 4/11/2021</u>
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