

REFERENCE MARK SCHEDULE

RM No.	BEARING	DIST.	MARK	SOURCE	STATUS
A	287°19'30"	1	GIP	DP 704515	FD 2023 NOW GONE
B	242°58'	154	GIP	DP 1254133	FOUND
C	177°54'	198	GIP	DP 1254133	FOUND
D	205°47'	1755	GIP	DP 1252688	FD 2023 NOW GONE

COORDINATE SCHEDULE

MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 66294	305 209 358	6 276 085.186	B	0.02	FROM SCIMS	FOUND
SSM 205410	305 217 888	6 275 876.420	D	0.02	FROM SCIMS	FOUND
SSM 205411	305 298 839	6 275 837.442	D	0.02	FROM SCIMS	FOUND

DATE OF SCIMS COORDINATES: 15-10-2025
 MGA ZONE: 56
 COMBINED SCALE FACTOR: 1.000053
 MGA DATUM: GDA2020

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DIST.	ARC	RADIUS
1	143°14'25"	16.475	16.48	178.315
2	137°13'05"	21.155	21.17	177.915
3	128°42'20"	31.545	31.585	177.515
4	119°53'05"	23.055	23.07	177.515
5	283°54'00"	75.4	75.98	177.515
6	88°52'30"	17.12	17.125	177.515
7	276°28'45"	68.705	68.97	227.9
8	127°25'10"	80.44	80.815	24.0955
9	13°32'30"	35.53	35.58	189.5

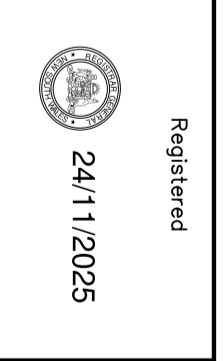
SEE SHEET 2 FOR OCCUPATIONS

- (E) RESERVATIONS AND CONDITIONS - SEE CROWN GRANT(S)
- (G) BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 1.7 WIDE (DP1268376)
- (F) BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE (DP1242333) (AP987495)

Surveyor: MIKE MORRIS (ID 8613)
 Date of Survey: 25TH OCTOBER, 2025
 Surveyor's Ref: 10837-DP-1B-4

PLAN OF SUBDIVISION OF LOTS 102 & 103 IN DP 1293723 & LOT 201 IN DP 1293724

LGA: THE HILLS SHIRE
 Locality: BOX HILL
 Reduction Ratio: 1:1000
 Lengths are in metres.



DP1293725

0	10	20	30	40	50	60	70	80	90	100	110	120	130	140
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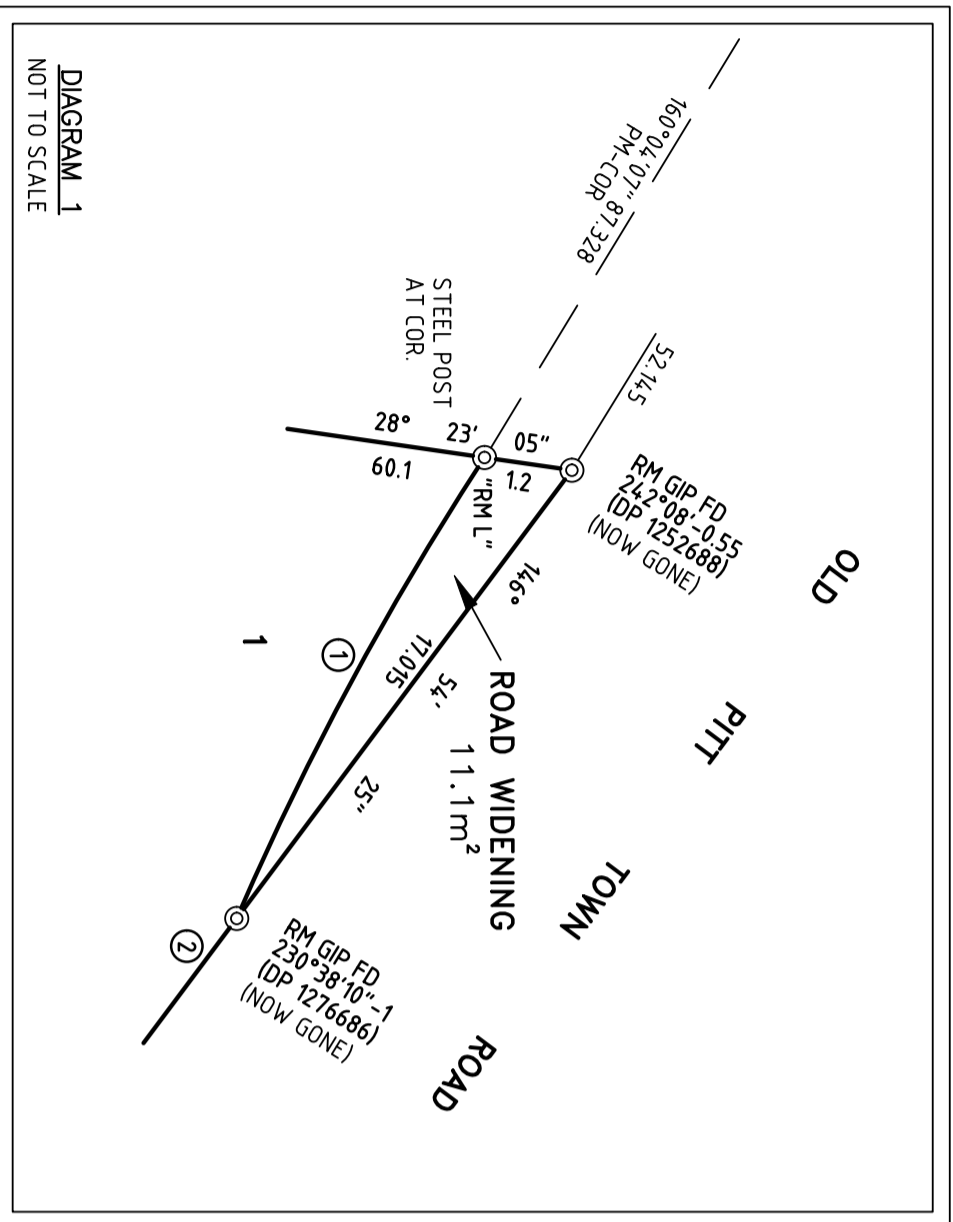
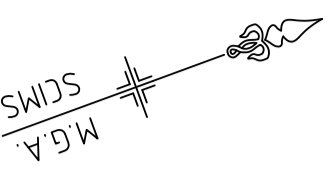


DIAGRAM 1
NOT TO SCALE

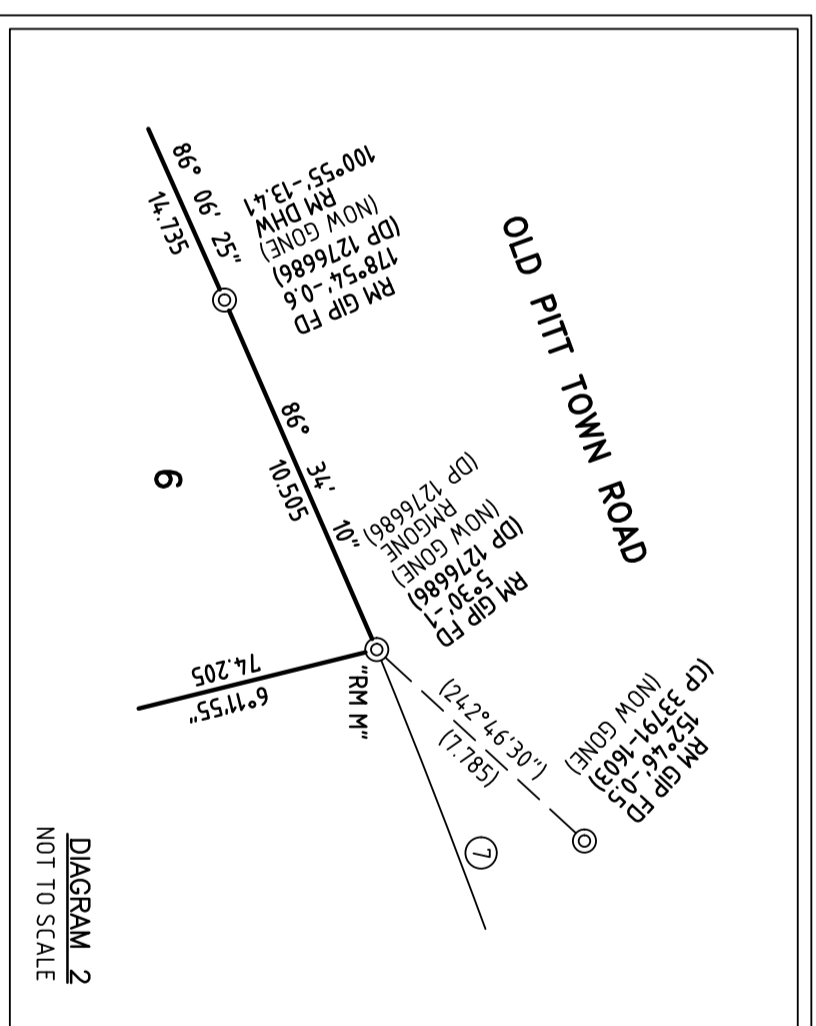


DIAGRAM 2
NOT TO SCALE

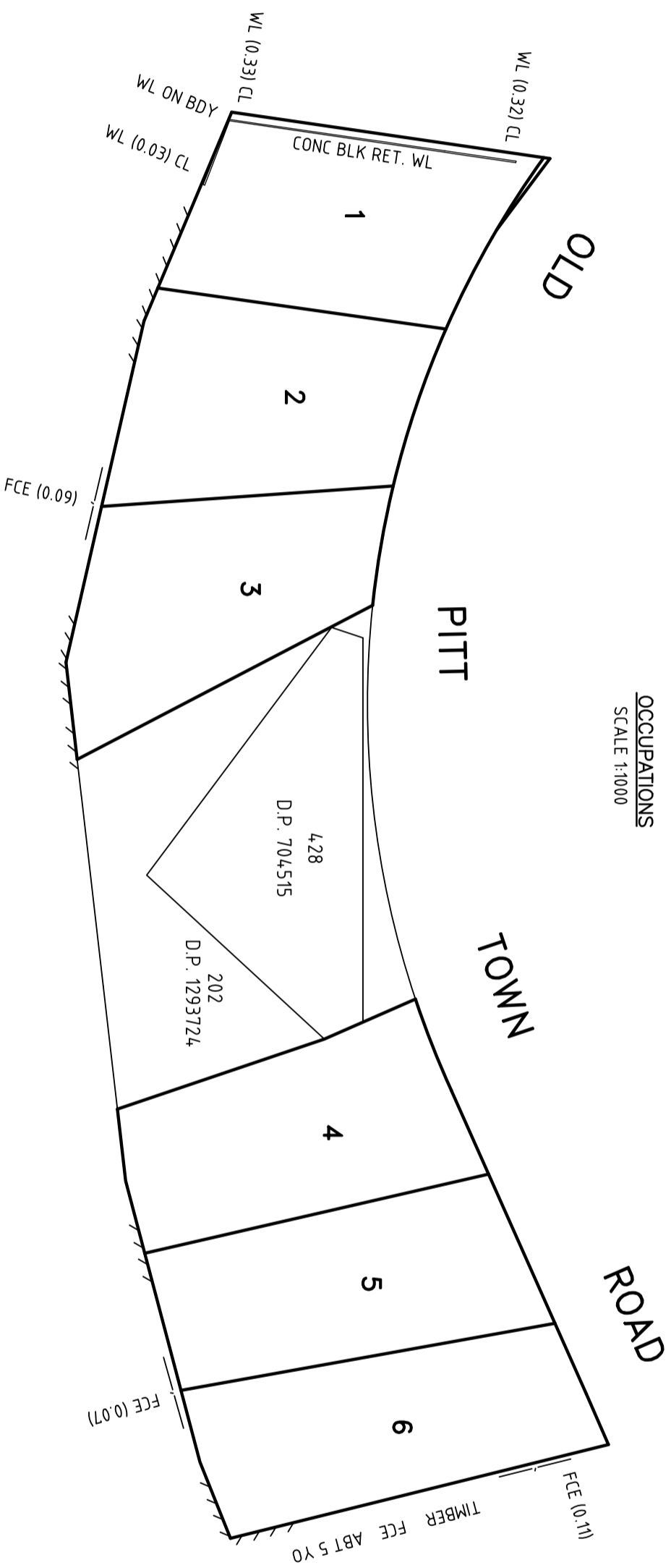
REFERENCE MARK SCHEDULE

RM No.	BEARING	DIST.	MARK
L	23°13'	5.265	DH&W IN WALL
M	16°30'	3.64	DH&W

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DIST.	ARC	RADIUS
1	143°14'25"	16.475	16.48	178.315
7	276°28'45"	68.705	68.97	227.9

OCCUPATIONS
SCALE 1:1000



ALL SUBJECT FENCING IS COLOURBOND FENCE UNLESS NOTED OTHERWISE.
ALL OTHER BOUNDARIES UNFENCED

Surveyor: MIKE MORRIS (ID 8613)
Date of Survey: 25TH OCTOBER, 2025
Surveyor's Ref: 10837-DP-1B-4

PLAN OF SUBDIVISION OF
LOTS 102 & 103 IN DP 1293723
& LOT 201 IN DP 1293724


LGA: THE HILLS SHIRE
Locality: BOX HILL
Reduction Ratio 1:1000
Lengths are in metres.

Registered
24/1/2025

DP1293725

PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
Registered: 24/11/2025 Title System: TORRENS	Office Use Only <h1 style="margin: 0;">DP1293725</h1>	Office Use Only
PLAN OF SUBDIVISION OF LOTS 102 & 103 IN DP 1293723 & LOT 201 IN DP 1293724	LGA: THE HILLS SHIRE Locality: BOX HILL Parish: NELSON County: CUMBERLAND	
<p style="text-align: center;">Survey Certificate</p> 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>25TH OCTOBER, 2025</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, or *(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>25/10/2025</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.	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</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. Signature: Date: File Number: Office:	
Plans used in preparation of survey/ compilation- DP 704515 DP 1232105 DP 1242333 DP 1252688 DP 1276686 CP 33791-1603	<p style="text-align: center;">Subdivision Certificate</p> Robert Buckham I..... *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.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>Robert Buckham</i></u> Electronically signed by me Robert Buckham; N/A affixed by me 10/11/2025 Registration number: Consent Authority: <u>THE HILLS SHIRE COUNCIL</u> Date of endorsement: <u>10/11/2025</u> Subdivision Certificate Number: <u>85/2025/SC</u> File Number: <u>1662/2021/ZA</u> * Strike through if inapplicable.	
Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land. IT IS INTENDED TO DEDICATE THE ROAD WIDENING TO THE PUBLIC AS PUBLIC ROAD	Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land. IT IS INTENDED TO DEDICATE THE ROAD WIDENING TO THE PUBLIC AS PUBLIC ROAD	
Surveyor's Reference: 10837-DP-1B-4	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 2 of 4 sheet(s)
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Registered:  24/11/2025 Office Use Only	Office Use Only <h1>DP1293725</h1>
PLAN OF SUBDIVISION OF LOTS 102 & 103 IN DP 1293723 & LOT 201 IN DP 1293724	This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> ● 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: ...85/2025/SC..... Date of Endorsement:10/11/2025.....	

LOT No.	ADDRESS No.	ROAD NAME	ROAD TYPE	LOCALITY
1	136	OLD PITT TOWN	ROAD	BOX HILL
2	136A	OLD PITT TOWN	ROAD	BOX HILL
3	136B	OLD PITT TOWN	ROAD	BOX HILL
4	140	OLD PITT TOWN	ROAD	BOX HILL
5	140A	OLD PITT TOWN	ROAD	BOX HILL
6	140B	OLD PITT TOWN	ROAD	BOX HILL

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. RESTRICTION ON THE USE OF LAND
3. RESTRICTION ON THE USE OF LAND
4. RESTRICTION ON THE USE OF LAND


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

1. RIGHT OF ACCESS 10 WIDE CREATED BY DP 1276686 (PARTIAL RELEASE)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 10837-DP-1B-4

PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 3 of 4 sheet(s)
Registered:  24/11/2025	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOTS 102 & 103 IN DP 1293723 & LOT 201 IN DP 1293724	<h1>DP1293725</h1>	<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">● 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: 85/2025/SC Date of Endorsement: 10/11/2025		
Surveyor's Reference: 10837-DP-1B-4		

PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 4 of 4 sheet(s)
Registered:  24/11/2025	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOTS 102 & 103 IN DP 1293723 & LOT 201 IN DP 1293724	<h1>DP1293725</h1>	This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• 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: 85/2025/SC Date of Endorsement: 10/11/2025		
Surveyor's Reference: 10837-DP-1B-4		