

FROM	TO	HEIGHT DIFFERENCE	METHOD
PM 43568	SSM 208116	13.106	TRIGONOMETRIC HEIGHTING
SSM 208116	SSM 220782	-2.561	TRIGONOMETRIC HEIGHTING
SSM 220782	SSM 220781	-5.576	TRIGONOMETRIC HEIGHTING
SSM 220781	SSM 22079	-5.059	TRIGONOMETRIC HEIGHTING
SSM 22079	SSM 208146	-2.376	TRIGONOMETRIC HEIGHTING
SSM 208146	PM 57874	-3.384	TRIGONOMETRIC HEIGHTING
PM 57874	PM 43568	5.85	TRIGONOMETRIC HEIGHTING

MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
PM 43568	4.9836	LB	0.02	SCIMS ADOPTED	FOUND
PM 57874	4.3986	B	0.06	FROM SCIMS - DATUM VALIDATION	FOUND
SSM 208116	62.942	D	-	BY SURVEY	FOUND
SSM 208146	4.7370	D	-	BY SURVEY	FOUND
SSM 220781	54.805	D	-	BY SURVEY	PLACED
SSM 220782	60.381	D	-	BY SURVEY	PLACED
SSM 22079	4.9746	D	-	BY SURVEY	PLACED

FROM	TO	BEARING	DISTANCE
PM 43568	SSM 208146	306°09'33"	4.92.613
SSM 208146	SSM 22079	294°54'08"	85.293
SSM 22079	SSM 220781	221°18'27"	83.085
SSM 220781	SSM 220782	223°35'19"	68.076
SSM 220782	SSM 208116	155°37'21"	44.3.009
SSM 208116	PM 57968	212°59'12"	252.4.68

MARK	EASTING	NORTHING	CLASS	PU	METHOD	STATE
PM 43568	306 716.570	6 272 548.315	B	-	FROM SCIMS	FOUND
PM 57874	306 907.999	6 272 797.679	B	0.02	FROM SCIMS	FOUND
PM 57968	306 061.268	6 272 421.134	B	-	FROM SCIMS	FOUND
SSM 208116	306 198.70	6 272 632.91	-	-	CADASTRAL TRAV	FOUND
SSM 208146	306 318.82	6 272 838.98	-	-	CADASTRAL TRAV	FOUND
SSM 21084.3	305 983	6 272 633	U	-	FROM SCIMS	FOUND
SSM 220781	306 186.61	6 272 812.49	-	-	CADASTRAL TRAV	PLACED
SSM 220782	306 139.67	6 272 763.17	-	-	CADASTRAL TRAV	PLACED
SSM 22079	306 241.45	6 272 874.90	-	-	CADASTRAL TRAV	PLACED

COORDINATE SCHEDULE

MARK	EASTING	NORTHING	CLASS	PU	METHOD	STATE
PM 43568	306 716.570	6 272 548.315	B	-	FROM SCIMS	FOUND
PM 57874	306 907.999	6 272 797.679	B	0.02	FROM SCIMS	FOUND
PM 57968	306 061.268	6 272 421.134	B	-	FROM SCIMS	FOUND
SSM 208116	306 198.70	6 272 632.91	-	-	CADASTRAL TRAV	FOUND
SSM 208146	306 318.82	6 272 838.98	-	-	CADASTRAL TRAV	FOUND
SSM 21084.3	305 983	6 272 633	U	-	FROM SCIMS	FOUND
SSM 220781	306 186.61	6 272 812.49	-	-	CADASTRAL TRAV	PLACED
SSM 220782	306 139.67	6 272 763.17	-	-	CADASTRAL TRAV	PLACED
SSM 22079	306 241.45	6 272 874.90	-	-	CADASTRAL TRAV	PLACED

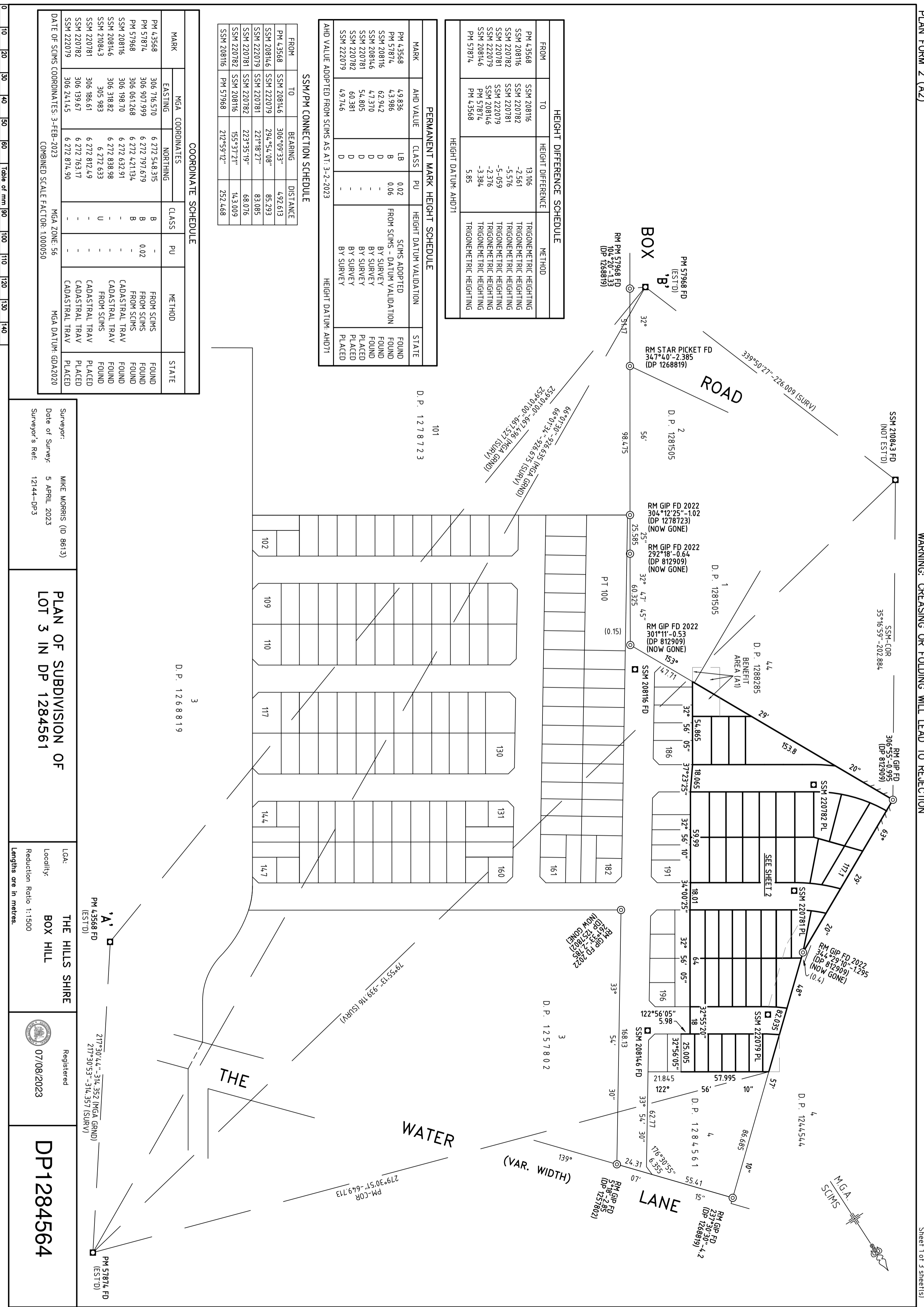
DATE OF SCIMS COORDINATES: 3-FEB-2023  
 MGA ZONE: 56  
 COMBINED SCALE FACTOR: 1.000050  
 MGA DATUM: GDA2020

Surveyor: MIKE MORRIS (ID 8613)  
 Date of Survey: 5 APRIL 2023  
 Surveyor's Ref: 12144-DP3

PLAN OF SUBDIVISION OF  
 LOT 3 IN DP 1284561

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

Registered  
 07/08/2023  
 DP1284564



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 Table of mm

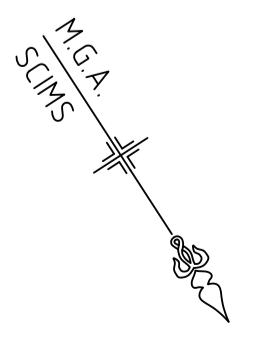
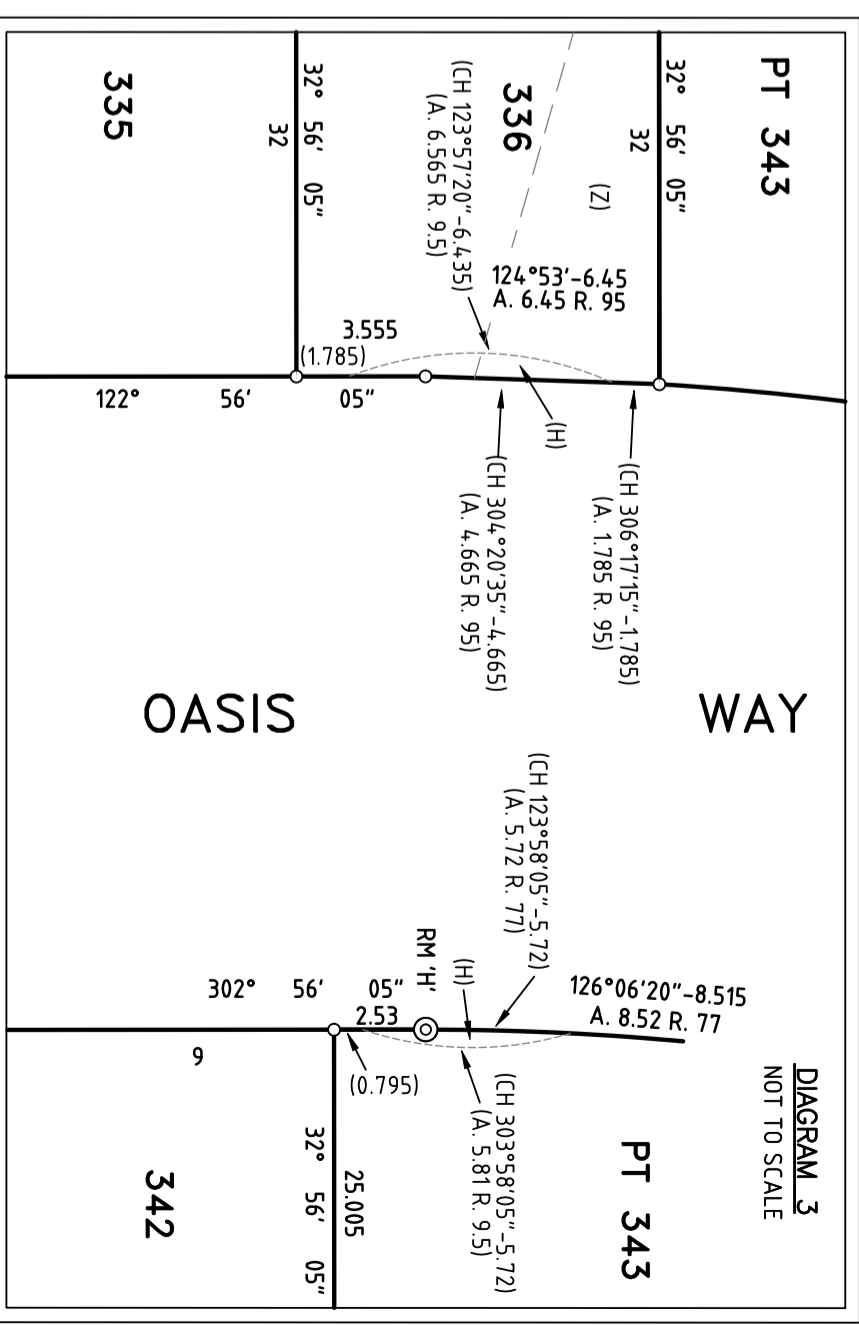
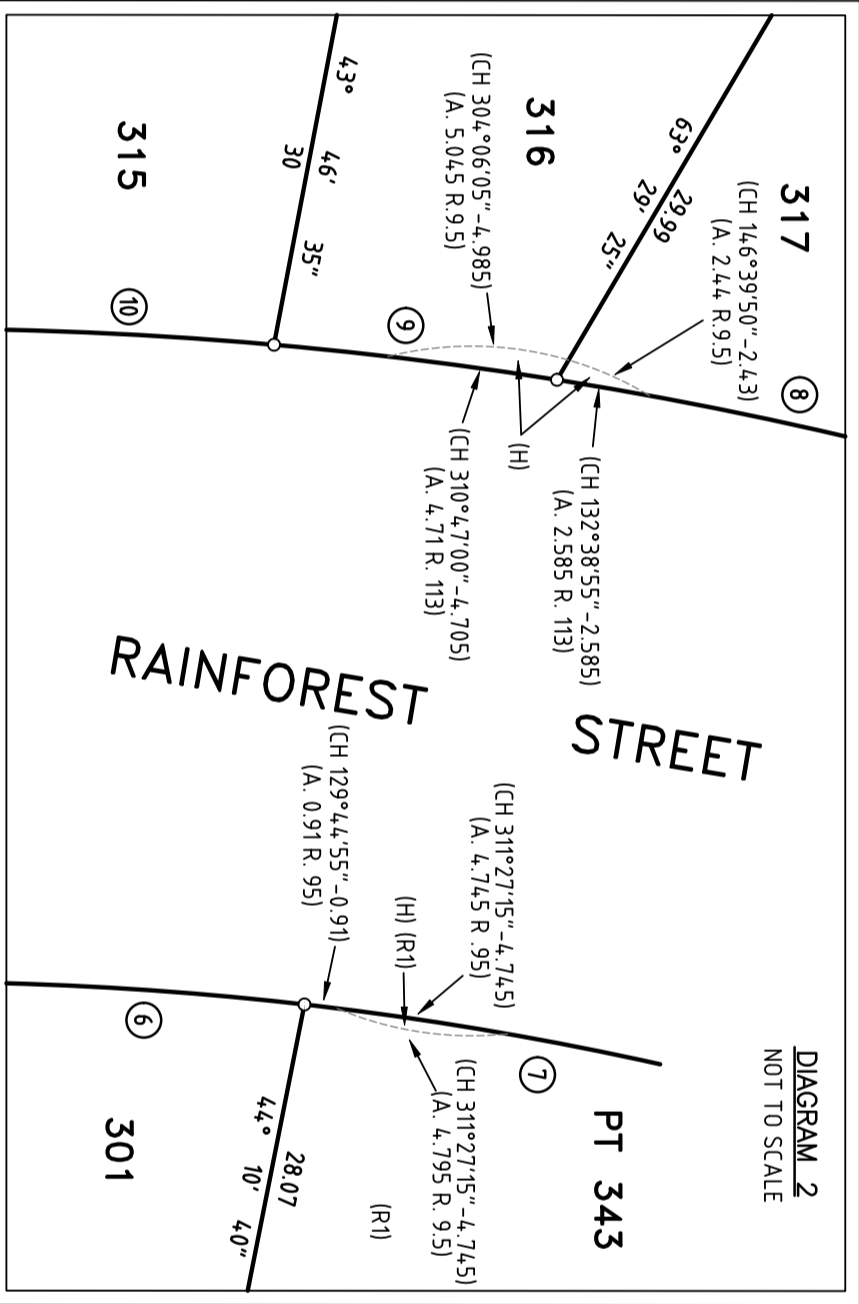
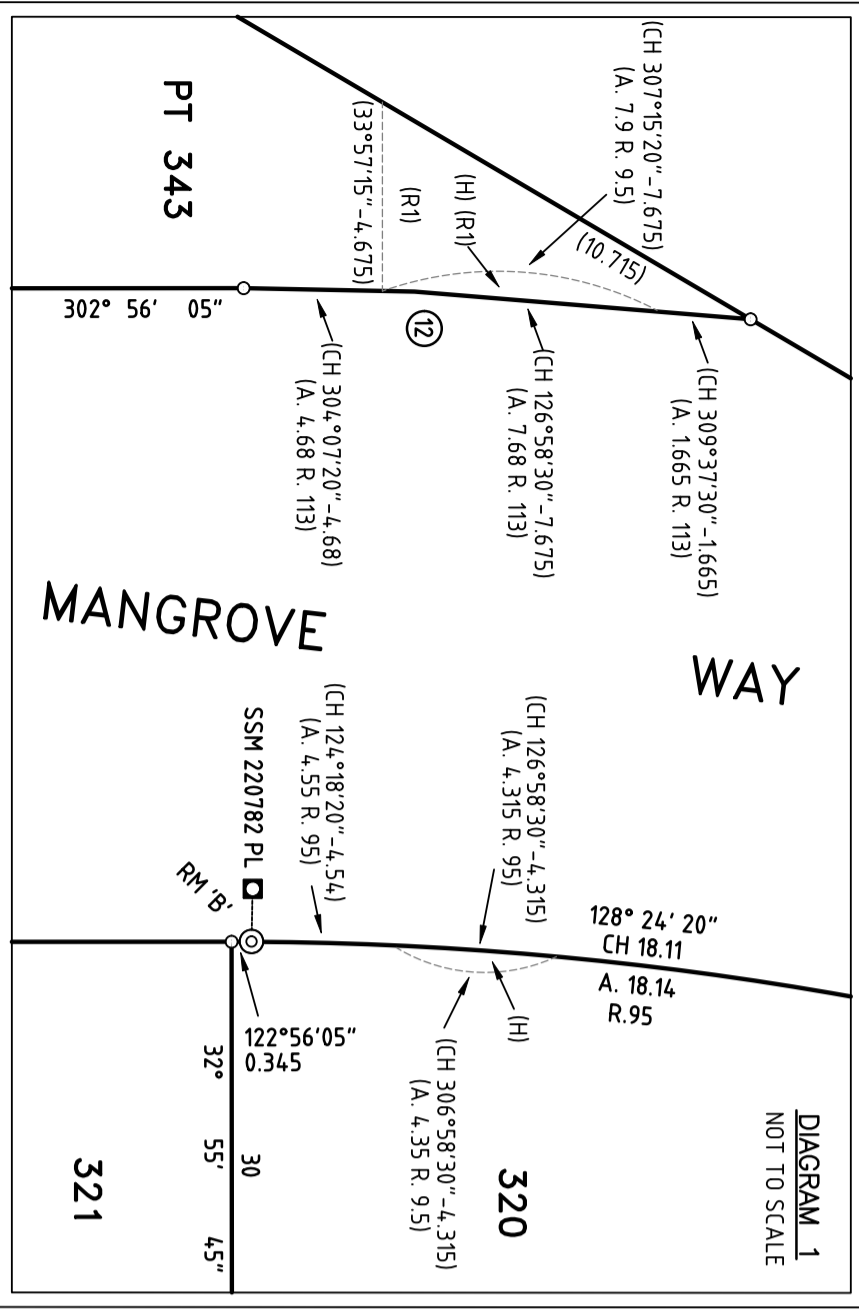


SCHEDULE OF CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
6	126°13'35"	10.905	10.915	95
7	132°31'00"	9.94	9.945	95
8	135°14'30"	12.665	12.67	113
9	130°02'10"	7.86	7.86	113
10	125°30'50"	9.975	9.98	113
12	126°29'30"	14.015	14.025	113

SCHEDULE OF REFERENCE MARKS

RM No.	BEARING	DISTANCE	TYPE	SOURCE
B	28°23'	3.43	SSM 220782	PLACED
H	28°38'	14.57	DH&W	PLACED
H	36°17'	3.385	DH&W'S	PLACED
	36°41'	14.525		



(H) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH  
 (R1) RESTRICTION ON THE USE OF LAND (No 9)  
 (Z) RESTRICTION ON THE USE OF LAND 12 WIDE (No 7)

Surveyor: MIKE MORRIS (ID 8613)  
 Date of Survey: 5 APRIL 2023  
 Surveyor's Ref: 12144-DP3

PLAN OF SUBDIVISION OF  
 LOT 3 IN DP 1284561


LGA: THE HILLS SHIRE  
 Locality: BOX HILL  
 Reduction Ratio: 1:200  
 Lengths are in metres.

Registered  
 07/08/2023

DP1284564


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

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

PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 6 sheet(s)
Registered:  07/08/2023 Title System: TORRENS	Office Use Only  <h1 style="margin: 0;">DP 1284564</h1>	Office Use Only
PLAN OF SUBDIVISION OF LOT 3 IN DP 1284561	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>5 APRIL 2023+</u> , or <del>*( b ) The part of the land shown in the plan (*being/*excluding **</del> <del>.....)</del> <del>was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on .....</del> <del>the part not surveyed was compiled in accordance with that Regulation, or</del> *( 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: <u>*Urban/*Rural</u> The terrain is <u>*Level-Undulating / *Steep-Mountainous-</u> Signature <u>Mike Morris</u> Dated: <u>6/04/2023</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/ <del>compilation</del>  DP 1199936 DP 1206860 DP 1257802 DP 1268819 DP 1278723	<p style="text-align: center;">Subdivision Certificate</p> I, <u>David Munday</u> *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: ..... Registration number: <u>N/A</u> Consent Authority: <u>THE HILLS SHIRE COUNCIL</u> Date of endorsement: <u>18 July 2023</u> Subdivision Certificate Number: <u>159/2023/SC</u> File Number: <u>854/2021/ZB-STAGE 4</u> Electronically signed by me, David Munday affixed by me on 18/07/23 * 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 EXTENSIONS TO: OASIS WAY 18 WIDE MANGROVE WAY 18 WIDE & VAR. RAINFOREST STREET 18 WIDE TO THE PUBLIC AS PUBLIC ROAD.	Surveyor's Reference: 12144-DP3  Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	



PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 2 of 6 sheet(s)
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Registered:  07/08/2023	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 3 IN DP 1284561		<b>DP 1284564</b>
Subdivision Certificate Number: 159/2023/SC.....		<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"><li>● A schedule of lots and addresses - See 60(c) SSI Regulation 2017</li><li>● Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li><li>● Signatures and seals- see 195D Conveyancing Act 1919</li><li>● Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>
Date of Endorsement: 18 July 2023.....		

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 REPAIRS 0.9 WIDE (B)
3. RESTRICTION ON THE USE OF LAND
4. RESTRICTION ON THE USE OF LAND
5. RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (H)
6. POSITIVE COVENANT
7. RESTRICTION ON THE USE OF LAND
8. RESTRICTION ON THE USE OF LAND
9. RESTRICTION ON THE USE OF LAND (R1)
10. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12144-DP3

Registered:  07/08/2023 Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 3 IN DP 1284561

**DP 1284564**

Subdivision Certificate Number: 159/2023/SC.....  
 Date of Endorsement: 18 July 2023.....


- 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.

LOT No.	ADDRESS No.	ROAD NAME	ROAD TYPE	LOCALITY
301	53	RAINFOREST	STREET	BOX HILL
302	51	RAINFOREST	STREET	BOX HILL
303	49	RAINFOREST	STREET	BOX HILL
304	47	RAINFOREST	STREET	BOX HILL
305	45	RAINFOREST	STREET	BOX HILL
306	43	RAINFOREST	STREET	BOX HILL
307	41	RAINFOREST	STREET	BOX HILL
308	39	RAINFOREST	STREET	BOX HILL
309	38	RAINFOREST	STREET	BOX HILL
310	40	RAINFOREST	STREET	BOX HILL
311	42	RAINFOREST	STREET	BOX HILL
312	44	RAINFOREST	STREET	BOX HILL
313	46	RAINFOREST	STREET	BOX HILL
314	48	RAINFOREST	STREET	BOX HILL
315	50	RAINFOREST	STREET	BOX HILL
316	52	RAINFOREST	STREET	BOX HILL
317	54	RAINFOREST	STREET	BOX HILL
318	21	MANGROVE	WAY	BOX HILL
319	19	MANGROVE	WAY	BOX HILL
320	17	MANGROVE	WAY	BOX HILL
321	15	MANGROVE	WAY	BOX HILL
322	13	MANGROVE	WAY	BOX HILL
323	11	MANGROVE	WAY	BOX HILL
324	9	MANGROVE	WAY	BOX HILL
325	7	MANGROVE	WAY	BOX HILL
326	5	MANGROVE	WAY	BOX HILL

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12144-DP3


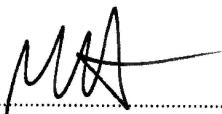
PLAN FORM 6A (2019)	<b>DEPOSITED PLAN ADMINISTRATION SHEET</b>	Sheet 4 of 6 sheet(s)
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Registered:  07/08/2023 PLAN OF SUBDIVISION OF LOT 3 IN DP 1284561 Subdivision Certificate Number: 159/2023/SC..... Date of Endorsement: 18 July 2023.....	Office Use Only  <h2 style="margin: 0;">DP 1284564</h2> Office Use Only  This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>● A schedule of lots and addresses - See 60(c) SSI Regulation 2017</li> <li>● Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li> <li>● Signatures and seals- see 195D Conveyancing Act 1919</li> <li>● Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>
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LOT No.	ADDRESS No.	ROAD NAME	ROAD TYPE	LOCALITY
327	3	MANGROVE	WAY	BOX HILL
328	4	MANGROVE	WAY	BOX HILL
329	6	MANGROVE	WAY	BOX HILL
330	8	MANGROVE	WAY	BOX HILL
331	6	OASIS	WAY	BOX HILL
332	8	OASIS	WAY	BOX HILL
333	10	OASIS	WAY	BOX HILL
334	12	OASIS	WAY	BOX HILL
335	14	OASIS	WAY	BOX HILL
336	16	OASIS	WAY	BOX HILL
337	5	OASIS	WAY	BOX HILL
338	7	OASIS	WAY	BOX HILL
339	9	OASIS	WAY	BOX HILL
340	11	OASIS	WAY	BOX HILL
341	13	OASIS	WAY	BOX HILL
342	15	OASIS	WAY	BOX HILL
343	NA			BOX HILL

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12144-DP3



PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 5 of 6 sheet(s)
Registered:  07/08/2023	Office Use Only	Office Use Only  <b>DP 1284564</b>
PLAN OF SUBDIVISION OF LOT 3 IN DP 1284561		This sheet is for the provision of the following information as required: <ul style="list-style-type: none"><li>● A schedule of lots and addresses - See 60(c) SSI Regulation 2017</li><li>● Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li><li>● Signatures and seals- see 195D Conveyancing Act 1919</li><li>● Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>
Subdivision Certificate Number: 159/2023/SC..... Date of Endorsement: 18 July 2023.....		
<p>EXECUTED BY LEGPRO 77A PTY LTD OWNER OF LOT 3 IN DP 1284561</p> <p>ACN 652 267 171</p> <p>BY THE AUTHORISED PERSON(S) WHOSE SIGNATURES APPEAR BELOW PURSUANT TO THE AUTHORITY IN SECTION 127 OF THE CORPORATIONS ACT 2001</p> <p></p> <p>..... SIGNATURE OF ELTON MATTHEW HYDER IV (SOLE DIRECTOR &amp; SECRETARY)</p> <p style="text-align: center;">If space is insufficient use additional annexure sheet</p>		
Surveyor's Reference: 12144-DP3		

PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 6 of 6 sheet(s)
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Registered:  07/08/2023	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 3 IN DP 1284561	<b>DP 1284564</b>	
Subdivision Certificate Number: 159/2023/SC Date of Endorsement: 18 July 2023		
This sheet is for the provision of the following information as required: <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) SSI Regulation 2017</li><li>• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li><li>• Signatures and seals- see 195D Conveyancing Act 1919</li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>		

EXECUTED BY MORTGAGEE

Executed for and on behalf of  
Australia and New Zealand Banking Group Limited  
ABN 11 005 357 522  
under Power of Attorney dated 18th November 2002  
and registered in New South Wales  
Book: 4376 Folio: 410 by  
**TIMOTHY ANDERSON**  
who certifies that he/she is a  
Senior Manager/Manager  
and that he/she has not received  
notice of revocation of that Power.

  
Signature of Attorney  
In the presence of  
  
Signature of Witness  
**Elizabeth Nguyen**  
Print name of Witness  
242 Pitt Street  
Sydney NSW 2000  
Address of Witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12144-DP3