

SSM CONNECTIONS			
FROM	TO	BEARING	DISTANCE
SSM 220782	SSM 220781	43°35'19"	68.076
SSM 220781	SSM 222079	41°18'27"	83.085
SSM 222079	PM 43568	124°30'15"	576.506
PM 43568	SSM 220782	290°24'39"	615.582

MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
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 21084.3	305 983.34	6 272 633.30	-	-	CADASTRAL TRAV	FOUND
SSM 220708	306 161.95	6 272 650.38	-	-	CADASTRAL TRAV	FOUND
SSM 220782	306 139.67	6 272 763.17	-	-	CADASTRAL TRAV	FOUND
SSM 222079	306 241.45	6 272 874.90	-	-	CADASTRAL TRAV	FOUND
SSM 220781	306 186.61	6 272 812.49	-	-	CADASTRAL TRAV	FOUND

DATE OF SCIMS COORDINATES: 21-JAN-2023
 MGA ZONE: 56
 COMBINED SCALE FACTOR: 1.000050
 MGA DATUM: GDA2020

COORDINATE SCHEDULE			
MARK	EASTING	NORTHING	CLASS
PM 43568	306 716.570	6 272 548.315	B
PM 57874	306 907.999	6 272 797.679	B
PM 57968	306 061.268	6 272 421.134	B
SSM 21084.3	305 983.34	6 272 633.30	-
SSM 220708	306 161.95	6 272 650.38	-
SSM 220782	306 139.67	6 272 763.17	-
SSM 222079	306 241.45	6 272 874.90	-
SSM 220781	306 186.61	6 272 812.49	-

Surveyor: MIKE MORRIS (ID 8613)
 Date of Survey: 24TH APRIL, 2023
 Surveyor's Ref: 12144-DPS

**PLAN OF SUBDIVISION OF LOT 343 IN
 DP 1284564, LOT 46 IN DP 1288285 &
 EASEMENT WITHIN LOT 100 IN DP 1284562**

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

Registered
 01/12/2023

DP1289054

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

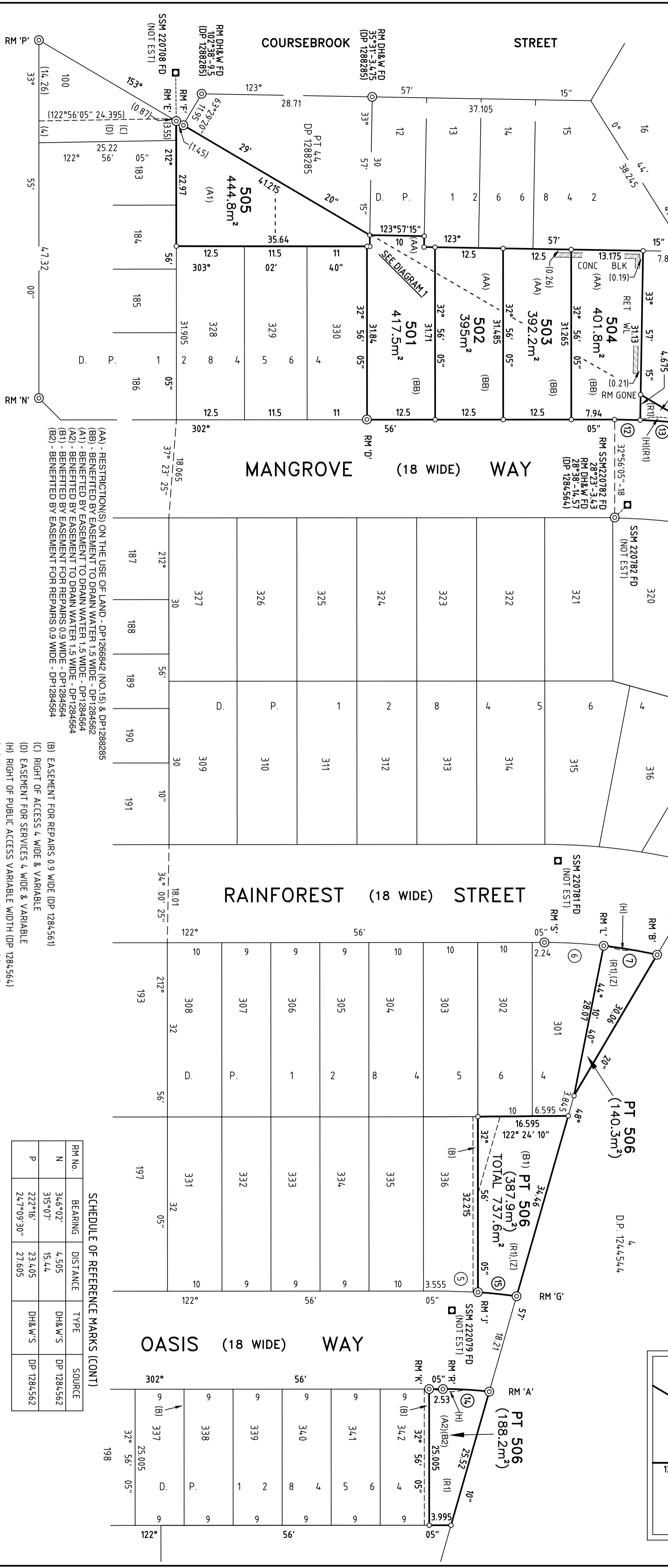
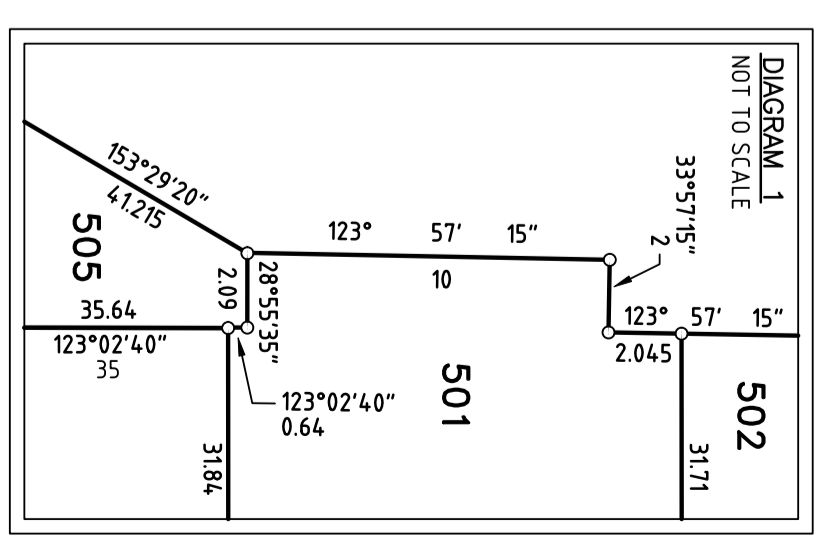
Table of mm

SCHEDULE OF CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
5	124°53'	6.45	6.45	95
6	126°11'	10.905	10.91	95
7	132°28'25"	9.945	9.95	95
12	124°07'20"	4.68	4.68	113
13	127°40'40"	9.34	9.345	113
14	126°06'20"	8.515	8.52	77
15	128°58'	7.125	7.125	95

SCHEDULE OF REFERENCE MARKS

RM No.	BEARING	DISTANCE	TYPE	SOURCE
A	32°27'	3.38	DH&W	DP 1284564
B	44°14'	14.615	DH&W	DP 1284564
C	39°42'	3.38	DH&W	DP 1284564
D	47°52'	14.54	DH&W	DP 1284564
E	225°29'	3.4	DH&W	PLACED
F	214°08'	3.41 & 14.51	DH&W'S	PLACED
G	33°36'	13.1	SSM 220708	PLACED
H	136°18'	2.43	SPIKE GONE (NOW GONE)	DP 1266842
I	247°13'	3.84	DH&W	(ADD. REF. BY ME)
J	29°16'	3.47	SSM 222079	(ADD. REF. BY ME)
K	32°56'	3.4	DH&W	PLACED
L	44°11'	3.4	DH&W	PLACED
M	36°17'	3.385	DH&W	DP 1284564
N	36°41'	14.525	DH&W	DP 1284564
O	34°50'	3.385	DH&W	DP 1284564
P	33°15'30"	14.52	SSM 220781	DP 1284564



GRANDHILL PARKWAY
 (19.6 WIDE)

PLAN OF SUBDIVISION OF LOT 343 IN
 DP 1284564, LOT 46 IN DP 1288285 &
 EASEMENT WITHIN LOT 100 IN DP 1284562

THE HILLS SHIRE
 BOX HILL

Registered
 01/12/2023

DP1289054

LOTS 501 TO 506 ARE UNFENCED EXCEPT WHERE NOTED

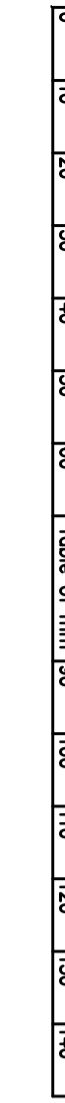
Surveyor: MIKE MORRIS (ID 8613)
 Date of Survey: 24TH APRIL, 2023
 Surveyor's Ref: 12144-DPS

LGA: THE HILLS SHIRE
 Locality: BOX HILL
 Reduction Ratio 1:500
 Lengths are in metres.

SCHEDULE OF REFERENCE MARKS (CONT)

RM No.	BEARING	DISTANCE	TYPE	SOURCE
N	346°02'	4.505	DH&W'S	DP 1284562
P	315°07'	15.44	DH&W'S	DP 1284562
P	222°16'	23.405	DH&W'S	DP 1284562
P	247°09'30"	27.605	DH&W'S	DP 1284562

- (AA) - RESTRICTIONS ON THE USE OF LAND - DP1266842 (NO 15) & DP1288285
- (BB) - BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE - DP1284562
- (A1) - BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE - DP1284564
- (A2) - BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE - DP1284564
- (B1) - BENEFITED BY EASEMENT FOR REPAIRS 0.9 WIDE - DP1284564
- (B2) - BENEFITED BY EASEMENT FOR REPAIRS 0.9 WIDE - DP1284564
- (B) - EASEMENT FOR REPAIRS 0.9 WIDE (DP 1284561)
- (C) - RIGHT OF ACCESS 4 WIDE & VARIABLE
- (D) - EASEMENT FOR SERVICES 4 WIDE & VARIABLE
- (H) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (DP 1284564)
- (R1) - RESTRICTION ON THE USE OF LAND (DP 1284564) (NO 7)
- (Z) - RESTRICTION ON THE USE OF LAND (DP 1284564) (NO 9)



PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
<div style="display: flex; justify-content: space-between;"> Office Use Only Office Use Only </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;"> <p>Registered: 01/12/2023</p> <p>Title System: TORRENS</p> </div> <div style="width: 50%; text-align: center;"> <h1 style="margin: 0;">DP1289054</h1> </div> </div>		
PLAN OF SUBDIVISION OF LOT 343 IN DP 1284564, LOT 46 IN DP 1288285 & EASEMENT WITHIN LOT 100 IN DP 1284562	LGA: THE HILLS SHIRE Locality: BOX HILL Parish: NELSON County: CUMBERLAND	
<p style="text-align: center;">Survey Certificate</p> <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:</p> <p>*(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>24 TH APRIL, 2023</u>, or</p> <p>*(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</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</p> <p>Datum Line: <u>"A"-"B"</u></p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous</p> <p>Signature <u><i>Mike Morris</i></u> Dated: <u>12/06/2023</u></p> <p>Surveyor Identification No: <u>8613</u></p> <p>Surveyor registered under the Surveying and Spatial Information Act 2002</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;">Plans used in preparation of survey/compilation</p> <p>DP 1199936 DP 1206860 DP 1257802 DP 1268819 DP 1278723 DP 1281501 DP 1281505 DP 1284561 DP 1288285</p>	<p style="text-align: center;">Subdivision Certificate</p> <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, <u>Electronically signed by me David Munday, affixed by me 15/11/2023</u></p> <p>Signature: <u><i>David Munday</i></u> <u>N/A</u></p> <p>Registration number:</p> <p>Consent Authority: <u>THE HILLS SHIRE COUNCIL</u></p> <p>Date of endorsement: <u>15/11/2023</u></p> <p>Subdivision Certificate Number: <u>74/2024/SC</u></p> <p>File Number: <u>1877/2022/ZA</u></p> <p>* Strike through if inapplicable.</p>	
Surveyor's Reference: 12144-DP5	Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.	
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)

Registered:



01/12/2023

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DP1289054

PLAN OF SUBDIVISION OF LOT 343 IN
DP 1284564, LOT 46 IN DP 1288285 &
EASEMENT WITHIN LOT 100 IN DP 1284562

- 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: 74/2024/SC
Date of Endorsement: 15/11/2023

LOT No.	ADDRESS No.	ROAD NAME	ROAD TYPE	LOCALITY
501	10	MANGROVE	WAY	BOX HILL
502	12	MANGROVE	WAY	BOX HILL
503	14	MANGROVE	WAY	BOX HILL
504	16	MANGROVE	WAY	BOX HILL
505	NA	NA	NA	BOX HILL
506	NA	NA	NA	BOX HILL

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


1. RIGHT OF ACCESS 4 WIDE & VARIABLE (C)
2. EASEMENT FOR SERVICES 4 WIDE & VARIABLE (D)
3. 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 CARRIAGEWAY 4 WIDE CREATED BY DP 126684.2.


If space is insufficient use additional annexure sheet

Surveyor's Reference: 12144-DP5

PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 3 of 4 sheet(s)
Registered:  01/12/2023	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 343 IN DP 1284564, LOT 46 IN DP 1288285 & EASEMENT WITHIN LOT 100 IN DP 1284562	<h1>DP1289054</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: 74/2024/SC Date of Endorsement: 15/11/2023		
Surveyor's Reference: 12144 -DP5		

If space is insufficient use additional annexure sheet

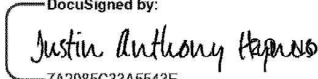
PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 4 of 4 sheet(s)
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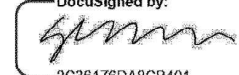
Registered:  01/12/2023	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 343 IN DP 1284564, LOT 46 IN DP 1288285 & EASEMENT WITHIN LOT 100 IN DP 1284562	<h1>DP1289054</h1> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">● A 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: 74/2024/SC Date of Endorsement: 15/11/2023		

EXECUTED BY MORTGAGEE

Executed by
MBF SME LENDING PTY LTD (ACN 658 177 989)
as mortgagee under registered Mortgage No.AT430884

By the authorised persons whose signatures appear below pursuant to the authority in section 127 of the Corporations Act 2001

DocuSigned by:
 29 November 2023 | 13:28 AEDT
.....7A2085C33A5543E.....
Signature of Authorised Person
Justin Anthony Hynes
.....
Name (Block Letters)
Office Held: Director

DocuSigned by:
 29 November 2023 | 13:29 AEDT
.....2C36176DA8CB401.....
Signature of Authorised Person
Graham Leslie McNamara
.....
Name (Block Letters)
Office Held: Director

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12144-DP5