

MARK	M.G.A. COORDINATES		CLASS	PU	STATE	METHOD
	EASTING	NORTHING				
PM 16272	354 893 354	6 380 994 317	B	--	FOUND	SCIMS
PM 16274	355 272 120	6 381 019 124	B	--	FOUND	SCIMS
SSM 132799	353 884 093	6 381 551 100	A	0.03	FOUND	SCIMS
SSM 41698	355 229 021	6 381 524 653	D	--	FOUND	CORS NRTK
SSM 222521	354 335 621	6 381 524 536	D	--	PLACED	CAD TRAV.
SSM 222522	354 428 505	6 381 531 795	D	--	PLACED	CAD TRAV.
SSM 222530	354 566 502	6 381 515 083	D	--	PLACED	CAD TRAV.
SSM 222531	354 725 171	6 381 494 266	D	--	PLACED	CAD TRAV.
SSM 222524	354 127 194	6 381 472 716	D	--	PLACED	CAD TRAV.
SSM 222532	354 815 085	6 381 404 474	D	--	PLACED	CAD TRAV.
SSM 206335	354 563 074	6 381 443 592	D	--	PLACED	CAD TRAV.

(AB) EASEMENT TO DRAIN WATER VARIABLE WIDTH  
 (AC) RIGHT OF ACCESS 17 & 21 WIDE  
 (AAB) AREA BENEFITED BY EASEMENT TO DRAIN WATER 15 WIDE  
 (AAC) AREA BENEFITED BY EASEMENT TO DRAIN WATER 15 WIDE  
 (AAD) AREA BENEFITED BY EASEMENT TO DRAIN WATER 15 WIDE  
 (AAE) AREA BENEFITED BY EASEMENT TO DRAIN WATER 15 WIDE  
 (BAD) AREA BENEFITED BY EASEMENT FOR SIGNAGE 2 WIDE

COORDINATE SCHEDULE

SURVEYOR  
 Name: THOMAS F CAMPBELL  
 Date: 23/04/2024  
 Reference: 20338 (REPORT)

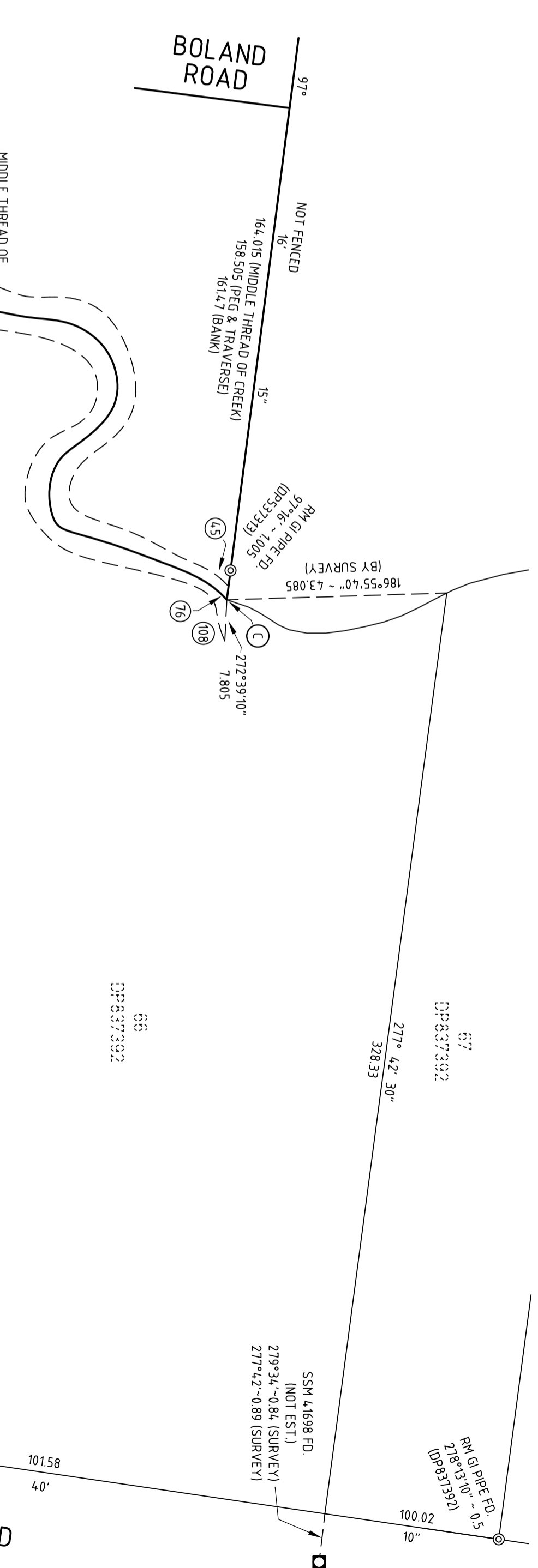
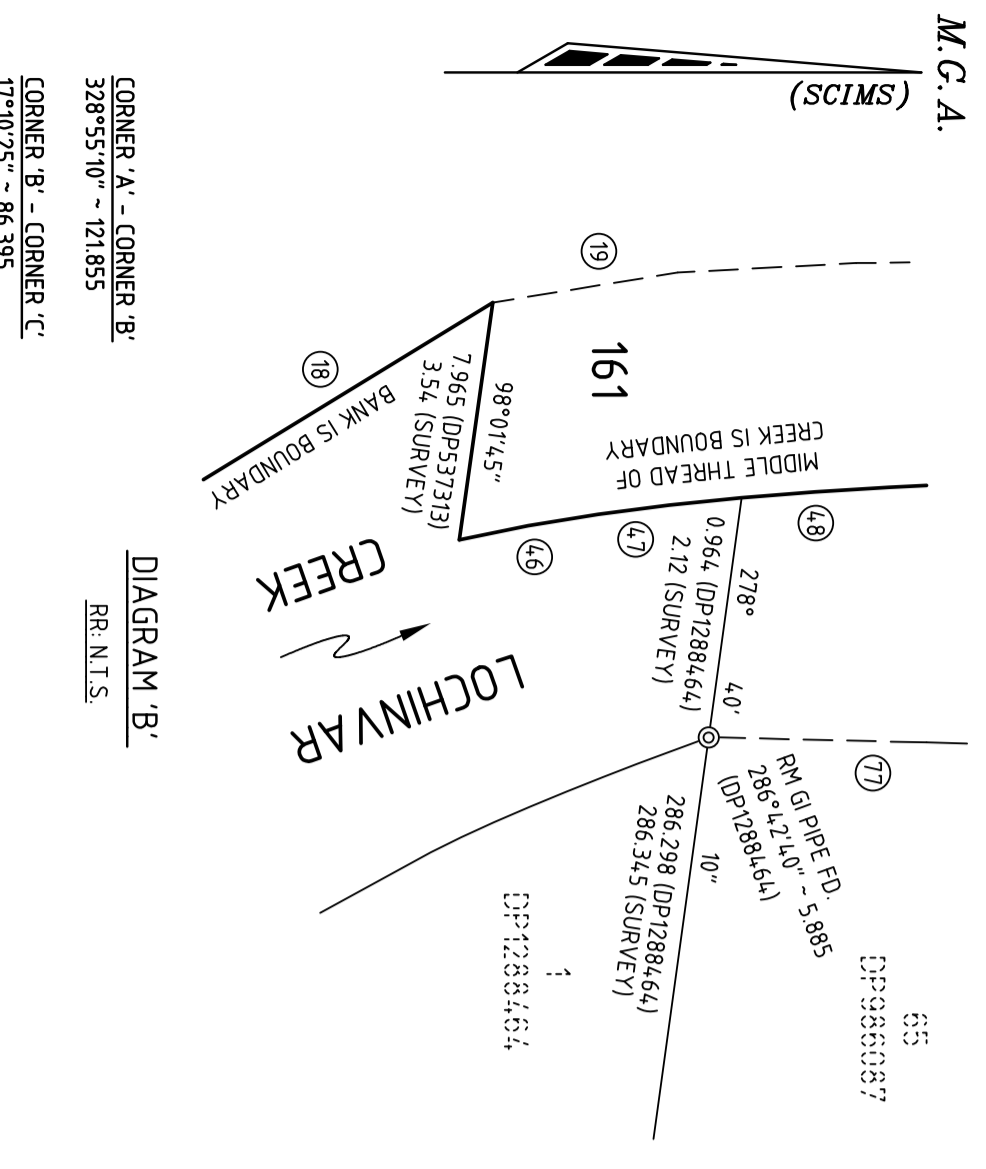
PLAN OF SUBDIVISION OF LOT 1 DP537313

LGA: MAITLAND  
 Locality: LOCHINVAR  
 Reduction Ratio 1:2000  
 Lengths are in metres.

REGISTERED  
 PM 16272 FD.  
 (ESTABLISHED)  
 02/07/2024

DP1303379

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm



SCHEDULE OF CREEK BOUNDARY		
Number	Bearing	Distance
16	299°39'	13.545
17	319°10'15"	17.005
18	333°20'50"	4.714
19	357°27'50"	9.615
20	358°51'30"	22.29
21	34.3°33'15"	11.48
22	352°24'55"	12.755
23	307°08'45"	14.29
24	312°32'50"	12.15
25	294°06'20"	11.77
26	276°06'25"	3.38
27	276°06'25"	9.725
28	325°42'30"	11.87
29	328°30'20"	11.24
30	293°58'45"	8.16
31	344°53'15"	9.11
32	357°25'55"	8.92
33	32°28'15"	6.745
34	350°49'15"	7.815
35	18°08'10"	8.535
36	61°48'05"	10.7
37	84°41'10"	9.985
38	131°07'50"	8.265
39	150°02'25"	8.32
40	100°55'10"	8.56
41	18°10'35"	7.53
42	18°08'15"	8.37
43	32°28'05"	9.285
44	14°41'20"	5.515
45	48°15'55"	4.385
46	34.7°11'	3.84
47	357°05'20"	2.185
48	357°05'20"	5.95
49	358°17'45"	13
50	0°23'45"	7.93
51	344°04'55"	12.865
52	350°17'25"	11.38
53	322°24'25"	4.465
54	307°50'20"	8.88
55	308°19'05"	13.125
56	301°48'35"	8.73
57	293°13'40"	7.485
58	279°12'50"	7.175
59	300°26'45"	4.755
60	323°06'30"	16.165
61	319°39'35"	11.17
62	34.8°52'55"	11.035

SCHEDULE OF CREEK BOUNDARY		
Number	Bearing	Distance
63	16°31'35"	8.915
64	0°0'	8.105
65	31°30'15"	7.965
66	65°20'50"	7.13
67	94°26'20"	6.875
68	138°04'30"	8.665
69	149°42'10"	5.445
70	109°31'25"	6.245
71	81°13'30"	6.42
72	43°25'55"	2.72
73	12°51'25"	7.58
74	20°35'45"	11.495
75	20°29'25"	10.62
76	50°20'30"	4.72
77	98°40'10"	2.12
78	1°23'05"	12.69
79	1°31'10"	13.68
80	327°45'10"	5.145
81	350°04'05"	8.6
82	341°56'45"	10.905
83	325°41'05"	2.98
84	305°19'25"	19.845
85	321°09'05"	8.075
86	295°46'25"	9.825
87	281°00'45"	10.125
88	313°32'25"	10.155
89	325°08'	12.4
90	335°30'05"	10.83
91	357°42'35"	5.695
92	8°48'15"	13.86
93	35°03'25"	9.035
94	91°59'	7.805
95	137°59'40"	5.45
96	161°32'15"	5.585
97	126°32'35"	5.765
98	102°59'20"	6.45
99	77°05'40"	3.76
100	51°32'	7.145
101	28°07'35"	5.325
102	13°49'40"	7.06
103	12°18'35"	10.12
104	16°54'10"	7.23
105	39°54'30"	4.335
106	94°30'30"	3.945
108	65°52'30"	3.82

SURVEYOR  
Name: THOMAS F CAMPBELL  
Date: 23/04/2024  
Reference: 20338 (REPORT)

PLAN OF SUBDIVISION OF LOT 1 DP537313

LGA: MAITLAND  
Locality: LOCHINVAR  
Reduction Ratio: 1:750  
Lengths are in metres.

REGISTERED  
02/07/2024

DP1303379

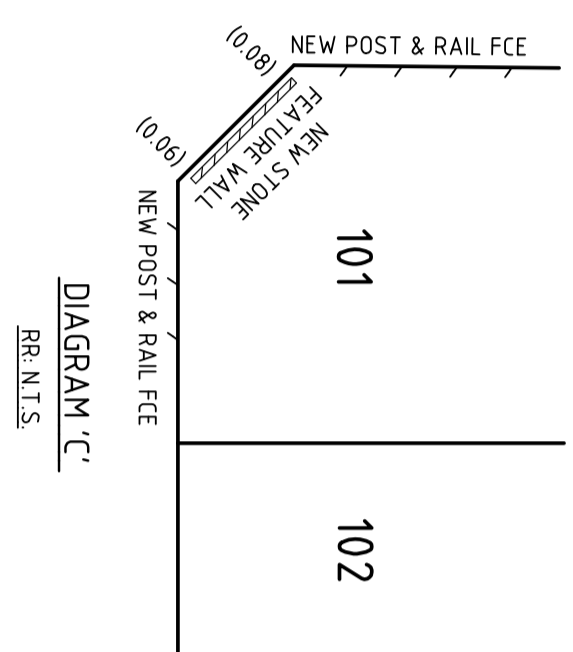
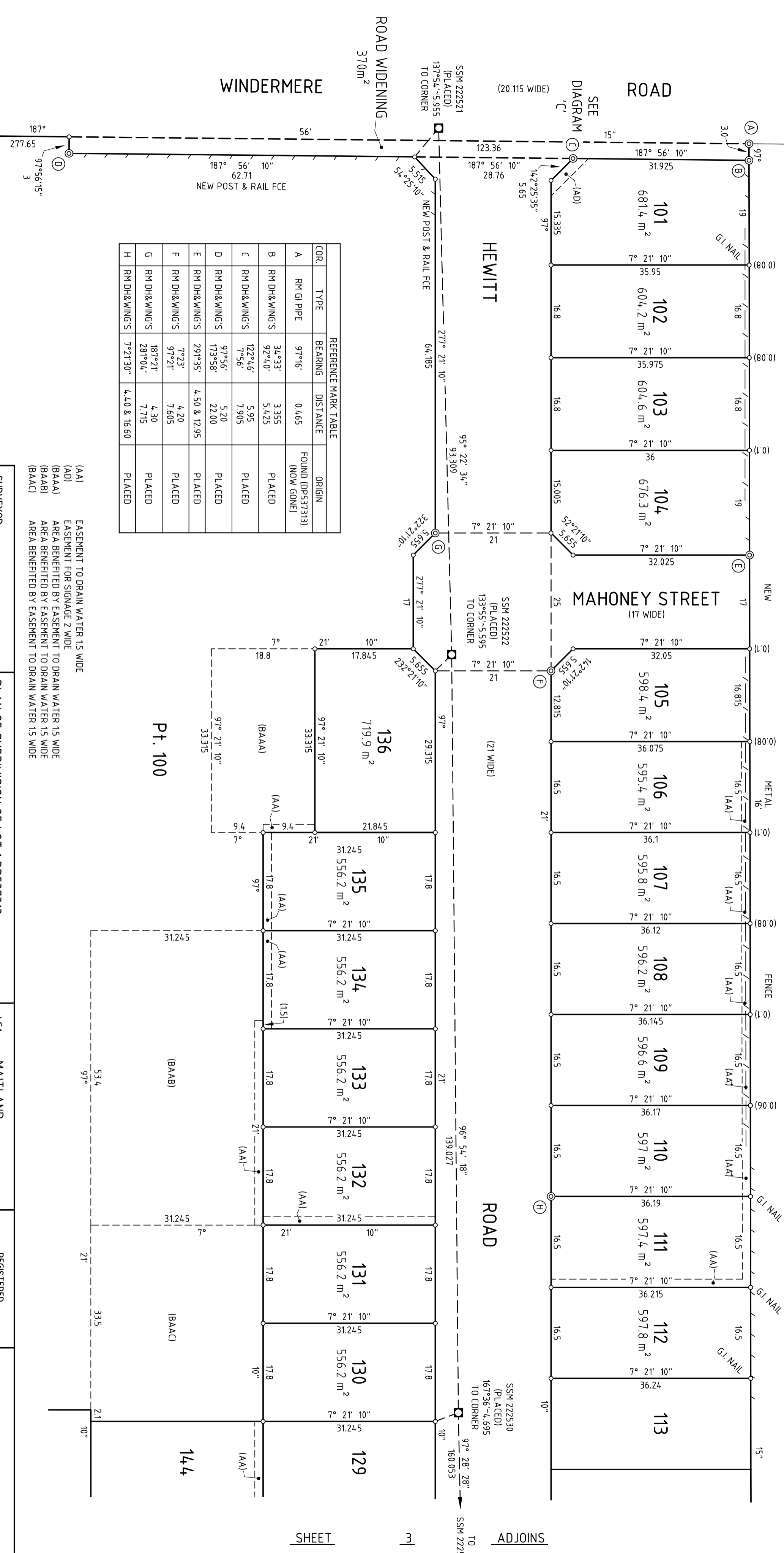


DIAGRAM 'C'  
RR.N.T.S.

19072  
0211123651



COR.	TYPE	BEARING	DISTANCE	ORIGIN
A	RM GI PIPE	97°16'	0.465	FOUND (DP537313) (NOW GONE)
B	RM DH&WINGS	34°33'	3.355	PLACED
C	RM DH&WINGS	92°40'	5.425	PLACED
D	RM DH&WINGS	122°46'	5.95	PLACED
E	RM DH&WINGS	97°56'	5.20	PLACED
F	RM DH&WINGS	173°58'	22.00	PLACED
G	RM DH&WINGS	29°35'	4.50 & 12.95	PLACED
H	RM DH&WINGS	7°23'	4.20	PLACED
I	RM DH&WINGS	97°21'	7.605	PLACED
J	RM DH&WINGS	187°21'	4.30	PLACED
K	RM DH&WINGS	281°04'	7.715	PLACED
L	RM DH&WINGS	7°21'30"	4.40 & 16.60	PLACED

- (AA) EASEMENT TO DRAIN WATER 15 WIDE
- (AD) EASEMENT FOR SIGNAGE 2 WIDE
- (BAAA) AREA BENEFITED BY EASEMENT TO DRAIN WATER 15 WIDE
- (BAAB) AREA BENEFITED BY EASEMENT TO DRAIN WATER 15 WIDE
- (BAAC) AREA BENEFITED BY EASEMENT TO DRAIN WATER 15 WIDE

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

SURVEYOR  
Name: THOMAS F CAMPBELL  
Date: 23/04/2024  
Reference: 20338 (REPORT)

PLAN OF SUBDIVISION OF LOT 1 DP537313

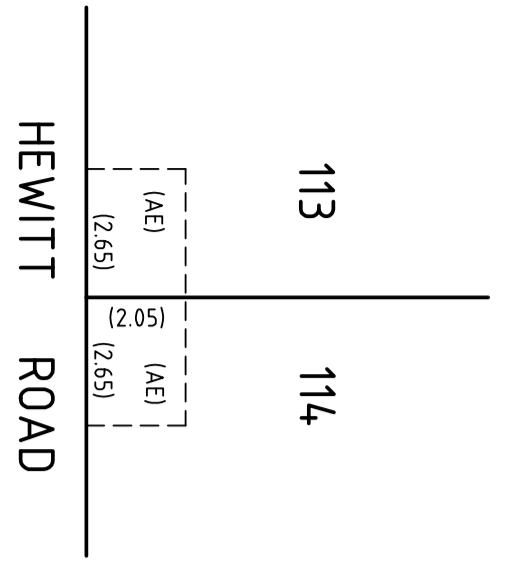
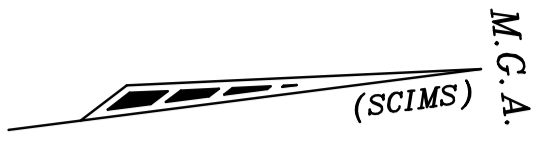
LGA: MAITLAND  
Locality: LOCHINVAR  
Reduction Ratio 1:500  
Lengths are in metres.

REGISTERED  
02/07/2024

DP1303379

SHEET 3

ADJOINS

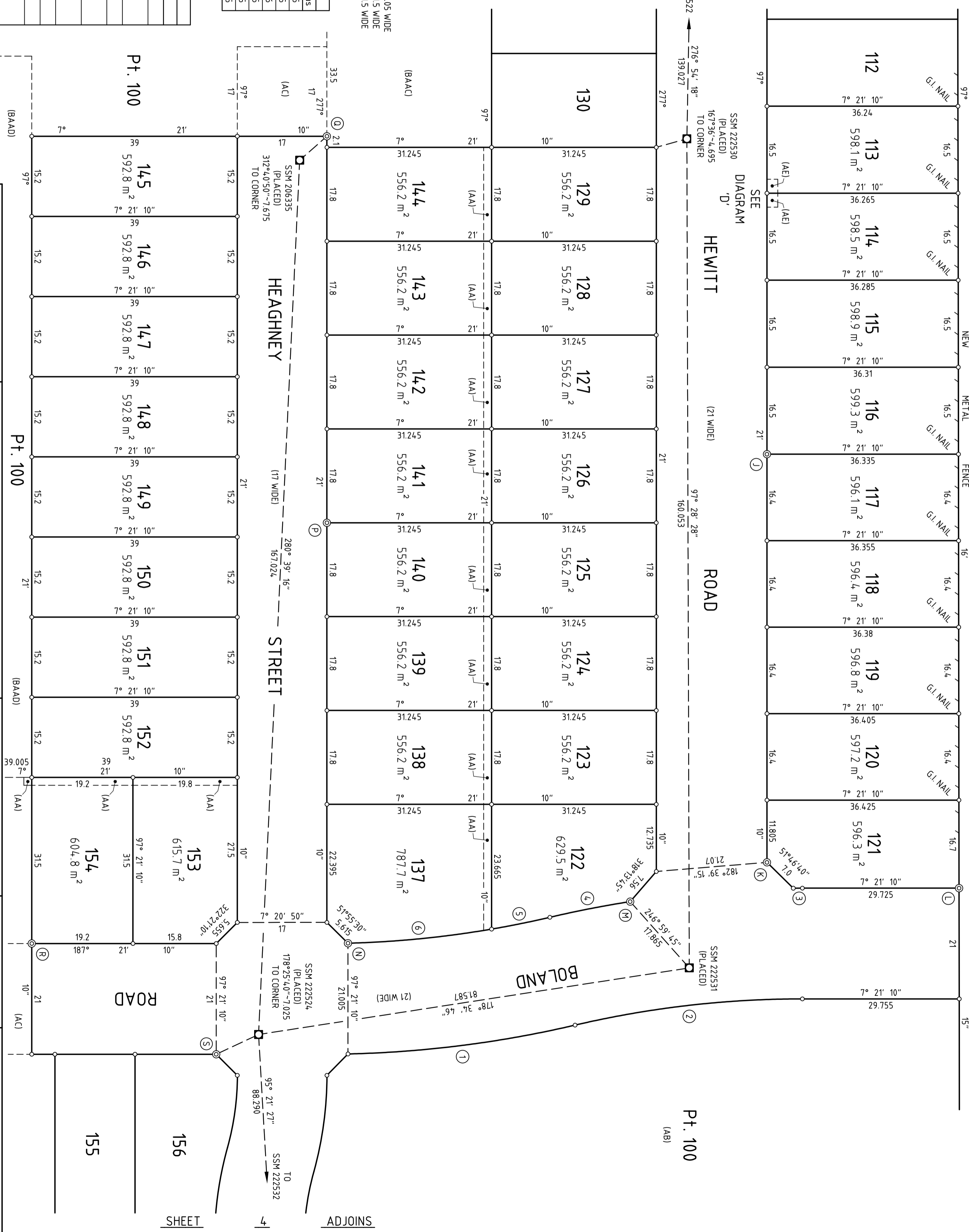


HEWITT ROAD  
 DIAGRAM 'D'  
 RR 1:150

- (AA) EASEMENT TO DRAIN WATER 1.5 WIDE
- (AB) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (AC) RIGHT OF ACCESS 17 & 21 WIDE
- (AE) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 2.05 WIDE
- (BAAC) AREA BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE
- (BAAD) AREA BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE

Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	0°07'	4.343	4.3505	210.5
2	0°46'25"	4.342	4.3515	189.5
3	187°07'05"	1.725	1.725	210.6
4	176°18'35"	15.53	15.535	210.5
5	175°54.05"	11.28	11.285	189.5
6	181°45'	27.38	27.4	189.5

COR	TYPE	BEARING	DISTANCE	ORIGIN
J	RM DH&WINGS	7°20'20"	4.395 & 16.55	PLACED
K	RM DH&WINGS	7°23'	4.30	PLACED
L	RM DH&WINGS	277°21'	8.45	PLACED
M	RM DH&WINGS	288°14'25"	4.3 & 16.81	PLACED
N	RM DH&WINGS	280°35'	4.455	PLACED
O	RM DH&WINGS	187°21'	8.35	PLACED
P	RM DH&WINGS	277°23'	7.745	PLACED
Q	RM DH&WINGS	10°21'	4.40	PLACED
R	RM DH&WINGS	7°21'20"	4.40 & 12.55	PLACED
S	RM DH&WINGS	358°19'10"	4.50 & 12.745	PLACED
T	RM DH&WINGS	264°23'	4.46	PLACED
U	RM DH&WINGS	273°13'	16.635	PLACED
V	RM DH&WINGS	97°22'	7.60	PLACED
W	RM DH&WINGS	187°20'	4.40	PLACED



HEAGHNEY STREET  
 BOLLAND ROAD  
 HEWITT ROAD

SURVEYOR  
 Name: THOMAS F CAMPBELL  
 Date: 23/04/2024  
 Reference: 20338 (REPORT)

PLAN OF SUBDIVISION OF LOT 1 DP537313

LGA: MAITLAND  
 Locality: LOCHINVAR  
 Reduction Ratio 1:500  
 Lengths are in metres.


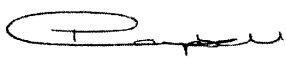

REGISTERED  
 02/07/2024


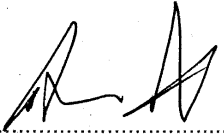
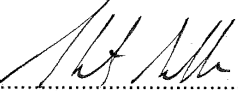
DP1303379


Table of mm

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150




<p><b>PLAN FORM 6 (2019)</b></p>	<p><b>DEPOSITED PLAN ADMINISTRATION SHEET</b></p>	<p>Sheet 1 of 5 sheet(s)</p>
<p>Registered:  02/07/2024 <span style="float: right;">Office Use Only</span></p> <p>Title System: TORRENS</p>		<p style="text-align: center; font-size: 2em;"><b>DP1303379</b></p> <p style="text-align: right;">Office Use Only</p>
<p><b>PLAN OF SUBDIVISION OF LOT 1 DP537313</b></p>		<p>LGA: MAITLAND                  Locality: LOCHINVAR                  Parish: GOSFORTH                  County: NORTHUMBERLAND</p>
<p style="text-align: center;">Survey Certificate</p> <p>I, <u>THOMAS F CAMPBELL</u>                  of <u>Delfs Lascelles Pty Ltd, 260 Maitland Road Mayfield 2304</u>                  a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(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 23/04/2024, or</i></p> <p><del><i>*(b) The part of the land shown in the plan (*being*<del>excluding</del>*)</i></del>  <del>.....                  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 ....., the part not surveyed was compiled in accordance with that Regulation, or</del></p> <p><del><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</i></del></p> <p>Datum Line: ..... 'X' - 'Y' .....</p> <p>Type: *Urban/*<del>Rural</del></p> <p>The terrain is *Level-Undulating / *<del>Steep Mountainous</del>.</p> <p>Signature:  Dated: 23/04/2024</p> <p>Surveyor Identification No: ..... 8704 .....</p> <p>Surveyor registered under the <i>Surveying and Spatial information Act 2002</i></p> <div style="border: 1px solid black; padding: 2px;"> <p><i>Electronic signature of me, Thomas F Campbell affixed by me, or at my direction, on 23/04/2024.</i></p> </div> <p><small>* Strike through if inapplicable.                  ** Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></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, <u>SCOTT PAGE</u>                  *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of section 6.15 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><del>Accreditation number: .....</del></p> <p>Consent Authority: ..... MAITLAND CITY COUNCIL .....</p> <p>Date of endorsement: ..... 28 June 2024 .....</p> <p>Subdivision Certificate number: ..... SC/2024/23 .....</p> <p>File number: ..... DA/2020/1248 .....</p> <p><small>AUTHORISED OFFICER                  Electronic signature of me, Scott Page affixed by me or at my direction on 28 June 2024</small></p> <p><small>* Strike through if inapplicable</small></p>		<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p> <p><b>IT IS INTENDED TO DEDICATE HEWITT ROAD, MAHONEY STREET, BOLAND ROAD, HEAGHNEY STREET, CAHILL CLOSE, AND THE ROAD WIDENING TO THE PUBLIC AS PUBLIC ROAD.</b></p>
<p>Plans used in the preparation of survey/compilation.</p> <p>DP164903                  DP227475                  DP537313                  DP837392                  DP1287540                  DP1288464</p>		<p>Signatures, Seals and Section 88B Statements should appear on                  PLAN FORM 6A</p>
<p>Surveyor's Reference: 20338 (REPORT)</p>		<p>Signatures, Seals and Section 88B Statements should appear on                  PLAN FORM 6A</p>

PLAN FORM 6A (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 2 of 5 sheet(s)
Registered:  02/07/2024	Office Use Only	Office Use Only
<b>PLAN OF SUBDIVISION OF LOT 1 DP537313</b>		<b>DP1303379</b>
Subdivision Certificate number : .....SC/2024/23..... Date of Endorsement : .....28 June 2024.....		
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) <i>SSI Regulation 2017</i></li><li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>• Signatures and seals - See 195D <i>Conveyancing Act 1919</i></li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>		
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE:-</p> <ol style="list-style-type: none"><li>1. POSITIVE COVENANT</li><li>2. RESTRICTION ON THE USE OF LAND</li><li>3. RESTRICTION ON THE USE OF LAND</li><li>4. EASEMENT TO DRAIN WATER 1.5 WIDE (AA)</li><li>5. EASEMENT TO DRAIN WATER VARIABLE WIDTH (AB)</li><li>6. RIGHT OF ACCESS 17 &amp; 21 WIDE (AC)</li><li>7. EASEMENT FOR SIGNAGE 2 WIDE (AD)</li><li>8. EASEMENT FOR ELECTRICITY &amp; OTHER PURPOSES 2.05 WIDE (AE)</li></ol>		
EXECUTED by		
NEWPRO 20 PTY LTD ) (ACN 639 377 987) ) in accordance with Section 127 of ) the Corporations Act )		
		
Signature	Signature	
NEIL OWEN SMITH	STEWART NESTLETON	
Name	Name	
DIRECTOR	DIRECTOR	
Position	Position	
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 20338 (REPORT)		

PLAN FORM 6A (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 3 of 5 sheet(s)
Registered:  02/07/2024	Office Use Only	Office Use Only
<b>PLAN OF SUBDIVISION OF LOT 1 DP537313</b>	<b>DP1303379</b>	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) <i>SSI Regulation 2017</i></li><li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>• Signatures and seals - See 195D <i>Conveyancing Act 1919</i></li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>
Subdivision Certificate number : ..... <u>SC/2024/23</u> ..... Date of Endorsement : ..... <u>28 June 2024</u> .....		
Surveyor's Reference: 20338 (REPORT)		




<b>PLAN FORM 6A (2017)</b>	<b>DEPOSITED PLAN ADMINISTRATION SHEET</b>	Sheet 4 of 5 sheet(s)
Registered:  02/07/2024 <b>PLAN OF SUBDIVISION OF LOT 1 DP537313</b>	Office Use Only  <h1 style="margin: 0;">DP1303379</h1>	Office Use Only
Subdivision Certificate number : .....SC/2024/23..... Date of Endorsement : .....28 June 2024.....		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) <i>SSI Regulation 2017</i></li> <li>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>Signatures and seals - See 195D <i>Conveyancing Act 1919</i></li> <li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>

LOT	STREET No.	ROAD NAME	ROAD TYPE	LOCALITY
100	8	HEWITT	ROAD	LOCHINVAR
101	1	HEWITT	ROAD	LOCHINVAR
102	3	HEWITT	ROAD	LOCHINVAR
103	5	HEWITT	ROAD	LOCHINVAR
104	7	HEWITT	ROAD	LOCHINVAR
105	9	HEWITT	ROAD	LOCHINVAR
106	11	HEWITT	ROAD	LOCHINVAR
107	13	HEWITT	ROAD	LOCHINVAR
108	15	HEWITT	ROAD	LOCHINVAR
109	17	HEWITT	ROAD	LOCHINVAR
110	19	HEWITT	ROAD	LOCHINVAR
111	21	HEWITT	ROAD	LOCHINVAR
112	23	HEWITT	ROAD	LOCHINVAR
113	25	HEWITT	ROAD	LOCHINVAR
114	27	HEWITT	ROAD	LOCHINVAR
115	29	HEWITT	ROAD	LOCHINVAR
116	31	HEWITT	ROAD	LOCHINVAR
117	33	HEWITT	ROAD	LOCHINVAR
118	35	HEWITT	ROAD	LOCHINVAR
119	37	HEWITT	ROAD	LOCHINVAR
120	39	HEWITT	ROAD	LOCHINVAR
121	41	HEWITT	ROAD	LOCHINVAR
122	38	HEWITT	ROAD	LOCHINVAR
123	36	HEWITT	ROAD	LOCHINVAR
124	34	HEWITT	ROAD	LOCHINVAR
125	32	HEWITT	ROAD	LOCHINVAR
126	30	HEWITT	ROAD	LOCHINVAR
127	28	HEWITT	ROAD	LOCHINVAR
128	26	HEWITT	ROAD	LOCHINVAR
129	24	HEWITT	ROAD	LOCHINVAR
130	22	HEWITT	ROAD	LOCHINVAR

If space is insufficient use additional annexure sheet

Surveyor's Reference: 20338 (REPORT)

<b>PLAN FORM 6A (2017)</b>	<b>DEPOSITED PLAN ADMINISTRATION SHEET</b>	Sheet 5 of 5 sheet(s)
Registered:  02/07/2024 <b>PLAN OF SUBDIVISION OF LOT 1 DP537313</b>	Office Use Only  <h1 style="margin: 0;">DP1303379</h1>	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) <i>SSI Regulation 2017</i></li> <li>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>Signatures and seals - See 195D <i>Conveyancing Act 1919</i></li> <li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>
Subdivision Certificate number : ..... SC/2024/23 ..... Date of Endorsement : ..... 28 June 2024 .....		

LOT	STREET No.	ROAD NAME	ROAD TYPE	LOCALITY
131	20	HEWITT	ROAD	LOCHINVAR
132	18	HEWITT	ROAD	LOCHINVAR
133	16	HEWITT	ROAD	LOCHINVAR
134	14	HEWITT	ROAD	LOCHINVAR
135	12	HEWITT	ROAD	LOCHINVAR
136	10	HEWITT	ROAD	LOCHINVAR
137	2	HEAGHNEY	STREET	LOCHINVAR
138	4	HEAGHNEY	STREET	LOCHINVAR
139	6	HEAGHNEY	STREET	LOCHINVAR
140	8	HEAGHNEY	STREET	LOCHINVAR
141	10	HEAGHNEY	STREET	LOCHINVAR
142	12	HEAGHNEY	STREET	LOCHINVAR
143	14	HEAGHNEY	STREET	LOCHINVAR
144	16	HEAGHNEY	STREET	LOCHINVAR
145	17	HEAGHNEY	STREET	LOCHINVAR
146	15	HEAGHNEY	STREET	LOCHINVAR
147	13	HEAGHNEY	STREET	LOCHINVAR
148	11	HEAGHNEY	STREET	LOCHINVAR
149	9	HEAGHNEY	STREET	LOCHINVAR
150	7	HEAGHNEY	STREET	LOCHINVAR
151	5	HEAGHNEY	STREET	LOCHINVAR
152	3	HEAGHNEY	STREET	LOCHINVAR
153	15	BOLAND	ROAD	LOCHINVAR
154	13	BOLAND	ROAD	LOCHINVAR
155	20	BOLAND	ROAD	LOCHINVAR
156	22	BOLAND	ROAD	LOCHINVAR
157	4	CAHILL	CLOSE	LOCHINVAR
158	6	CAHILL	CLOSE	LOCHINVAR
159	8	CAHILL	CLOSE	LOCHINVAR
160	10	CAHILL	CLOSE	LOCHINVAR
161	12	CAHILL	CLOSE	LOCHINVAR

If space is insufficient use additional annexure sheet

Surveyor's Reference: 20338 (REPORT)