

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
PM 16280	SSM 201966	-2.1267	TRIGONOMETRIC HEIGHTING
SSM 201966	PM 23571	14.429	TRIGONOMETRIC HEIGHTING
PM 23571	PM 16280	6.838	TRIGONOMETRIC HEIGHTING

HEIGHT SCHEDULE				
MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION
PM 16280	31.782	LB	0.02	SCIMS ADOPTED
SSM 201966	10.515	LD	N/A	FOUND
PM 23571	24.942	LB	0.02	FROM SCIMS-DATUM VALIDATION

M.G.A. (SCIMS)

- (A) - EASEMENT FOR DRAINAGE OF WATER 2.0 METRES) WIDE (D.P. 1251501)
- (C) - EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (D.P. 1251501)
- (E) - EASEMENT FOR TRANSMISSION LINE 30.48 METRES) WIDE (G702996)
- (S) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.05 METRES) WIDE (D.P. 1251501)
- (N) - EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (O) - RIGHT OF ACCESS 14.5 WIDE

COORDINATE SCHEDULE					
MARK	M.G.A. COORDINATES		CLASS	PU	METHOD
PM 23571	EASTING	NORTHING	B	0.02	FOUND
PM 23572	371972.787	6356384.770	B	0.02	FOUND
PM 16280	371963.815	6356383.979	B	0.02	FOUND
SS 201966	371982.871	6356481.603	B	0.02	FOUND
	372297.94	6356562.05	D	-	TRAV

SURVEYOR
TIMOTHY R. RHEINBERGER

Date: 14.01.2022

Reference: 21813

PLAN OF SUBDIVISION OF LOT 716 D.P. 1273827

LGA: LAKE MACQUARIE

Locality: EDGEWORTH

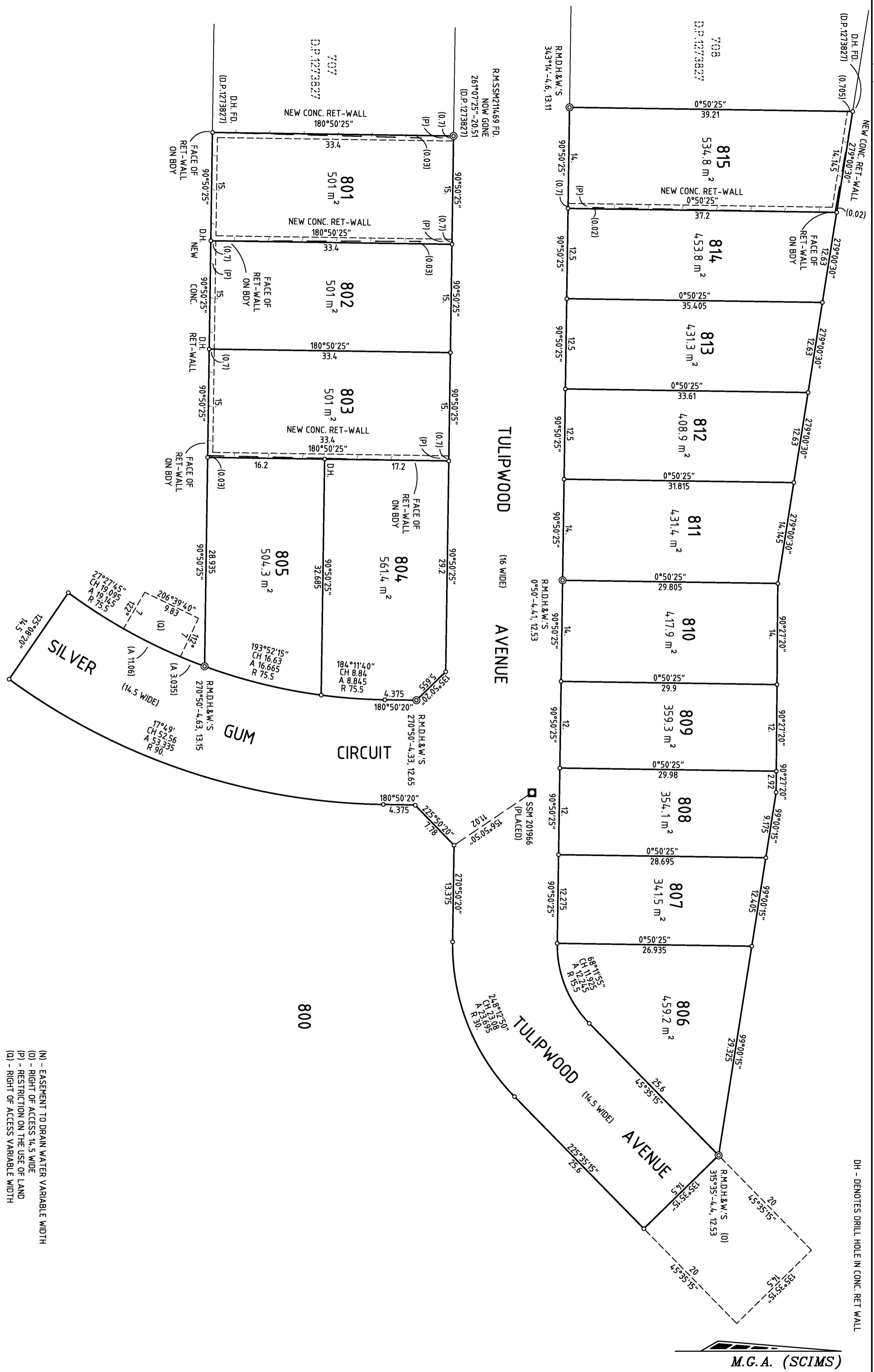
Reduction Ratio: 1:1000

Lengths are in metres.

REGISTERED

2/05/2022


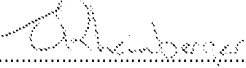
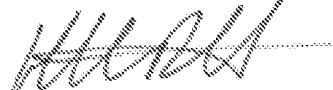
DP1282706




M.G.A. (SCIMS)

- (N) - EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (O) - RIGHT OF ACCESS 14.5 WIDE
- (P) - RESTRICTION ON THE USE OF LAND
- (Q) - RIGHT OF ACCESS VARIABLE WIDTH

<p>SURVEYOR Name: TIMOTHY R. RHEINBERGER Date: 14.01.2022 Reference: 21813</p>	<p>PLAN OF SUBDIVISION OF LOT 716 D.P.1273827</p>	<p>LGA: LAKE MACQUARIE Locality: EDGEWORTH Reduction Ratio 1350 Lengths are in metres.</p>	<p>REGISTERED 2/05/2022</p>	<p>DP1282706</p>
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<p>PLAN FORM 6 (2019)</p>	<p>DEPOSITED PLAN ADMINISTRATION SHEET</p>	<p>Sheet 1 of 3 sheet(s)</p>
<p>Registered:  2/05/2022</p> <p>Title System: TORRENS</p>	<p style="text-align: right;">Office Use Only</p> <p style="text-align: center; font-size: 2em;">DP1282706</p>	
<p>PLAN OF SUBDIVISION OF LOT 716 D.P.1273827</p>	<p>LGA: LAKE MACQUARIE Locality: EDGEWORTH Parish: TERALBA County: NORTHUMBERLAND</p>	
<p style="text-align: center;">Survey Certificate</p> <p>I, TIMOTHY R. RHEINBERGER of DELFS LASCELLES CONSULTING SURVEYORS PTY LIMITED a surveyor registered under the Surveying and 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, or</p> <p>*(b) The part of the land shown in the plan (being excluding **..... LOT 800.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on, 14.01.2022.... 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: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous</p> <p>Signature:  Dated: 27.01.2022.....</p> <p>Surveyor Identification No: SU008731.....</p> <p>Surveyor registered under the Surveying and Spatial Information Act 2002 Electronic signature of me, TIMOTHY R. RHEINBERGER affixed by me, or at my direction, on 27.01.2022</p> <p><small>*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.</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>Plans used in the preparation of survey/compilation.</p> <p>D.P.1251501 D.P.1273827 D.P.376940</p>	<p style="text-align: center;">Subdivision Certificate</p> <p>I, Heath Robertson, Authorised Person, certify that the provisions of section 6.15 of the Environment Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature </p> <p>Consent Authority: Lake Macquarie City Council Date of Endorsement: 06/04/2022 Subdivision Certificate number: SC/20/2022 File number: DA/299/2016/A</p> <p>Electronic signature of me, Heath Robertson affixed by me, on 6 April 2022</p>	
<p>Surveyor's Reference: 21813</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 3 sheet(s)
Registered: 	Office Use Only 2/05/2022	Office Use Only <h1 style="margin: 0;">DP1282706</h1>
PLAN OF SUBDIVISION OF LOT 716 D.P.1273827		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) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals - See 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
Subdivision Certificate number : <u>SC/20/2022</u> Date of Endorsement : <u>06/04/2022</u>		

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
800	39	Tulipwood	Avenue	EDGEWORTH
801	16	Tulipwood	Avenue	EDGEWORTH
802	18	Tulipwood	Avenue	EDGEWORTH
803	20	Tulipwood	Avenue	EDGEWORTH
804	23	Silver Gum	Circuit	EDGEWORTH
805	21	Silver Gum	Circuit	EDGEWORTH
806	37	Tulipwood	Avenue	EDGEWORTH
807	35	Tulipwood	Avenue	EDGEWORTH
808	33	Tulipwood	Avenue	EDGEWORTH
809	31	Tulipwood	Avenue	EDGEWORTH
810	29	Tulipwood	Avenue	EDGEWORTH
811	27	Tulipwood	Avenue	EDGEWORTH
812	25	Tulipwood	Avenue	EDGEWORTH
813	23	Tulipwood	Avenue	EDGEWORTH
814	21	Tulipwood	Avenue	EDGEWORTH
815	19	Tulipwood	Avenue	EDGEWORTH

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


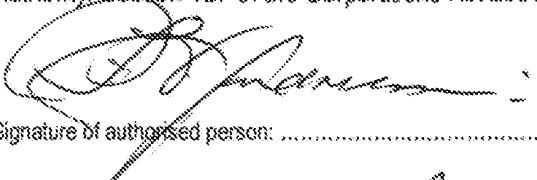
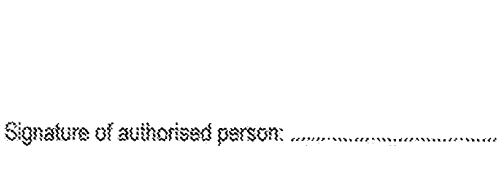
1. EASEMENT TO DRAIN WATER VARIABLE WIDTH (N)
2. RIGHT OF ACCESS 14.5 WIDE (O)
3. RESTRICTION ON THE USE OF LAND (P)
4. RIGHT OF ACCESS VARIABLE WIDTH (Q)
5. RESTRICTION ON THE USE OF LAND
6. POSITIVE COVENANT

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

1. EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE WHOLE OF LOT 716/1273827 (D.P.1273827)
2. RIGHT OF ACCESS 16 WIDE (DP1273827)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 21813

PLAN FORM 6A (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 3 of 3 sheet(s)
Registered:  2/05/2022	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 716 D.P.1273827		DP1282706
Subdivision Certificate number : <u>SC/20/2022</u> Date of Endorsement : <u>06/04/2022</u>		
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) <i>SSI Regulation 2017</i>* Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>* Signatures and seals - See 195D <i>Conveyancing Act 1919</i>* Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.		
<p>EXECUTED by Company name: EDGEWORTH DEVELOPMENTS PTY LIMITED Company ACN: 116 174 639 Authority: Section 127 of the Corporations Act 2001</p> <p> Signature of authorised person:</p> <p> Signature of authorised person:</p> <p><u>FREDERICK ANDRIESEN</u> Name of authorised person:</p> <p>SOLE DIRECTOR / SECRETARY Position:</p>		
Surveyor's Reference: 21813		

If space is insufficient use additional annexure sheet