

SHORT LINE & ARC TABLE				
Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	43°06"	CH 26.015	A 26.105	R 90.
2	17°49"	CH 52.56	A 53.335	R 90.
3	0°50'20"	4.375		
4	45°50'20"	13.375		
5	90°50'20"	13.375		
6	68°12'50"	CH 23.08	A 23.695	R 30.
7	45°35'15"	57.455		
8	26°29'45"	CH 19.615	A 19.98	R 30.
9	187°25'05"	0.95		
10	99°01"	16.225		

M.G.A. (D.P.1292755)

COORDINATE SCHEDULE					
MARK	M.G.A. COORDINATES		CLASS	PU	METHOD
	EASTING	NORTHING			
PM 23571	371972.787	6356384.770	B	0.02	FOUND SCMS
PM 23572	371963.815	6356383.979	B	0.02	FOUND SCMS
PM 16280	371982.871	6356481.603	B	0.02	FOUND SCMS
SS 22251	372233.01	6356479.71	D	-	PLACED TRAY

DATE OF SCMS COORDINATES: 14.01.2022 M.G.A. ZONE: 56 M.G.A. DATUM: GDA2020
 COMBINED SCALE FACTOR - 0.999794

SURVEYOR	
Name:	TIMOTHY R. RHEINBERGER
Date:	27.09.2023
Reference:	23250_DP STAGE 3_23130
	Exemption Policy 4

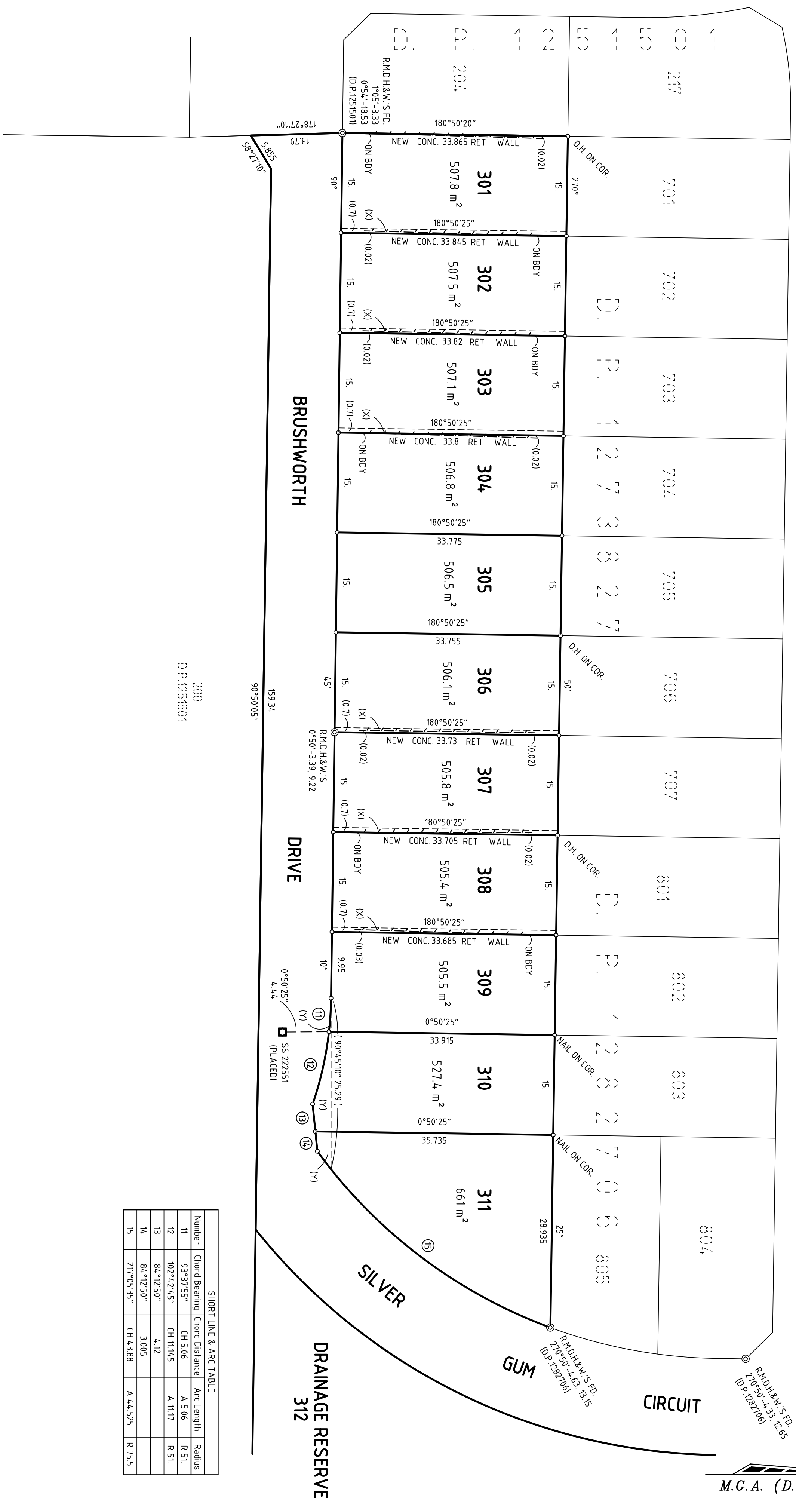
PLAN OF SUBDIVISION OF LOT 1100 D.P.1292755

LGA:	LAKE MACQUARIE
Locality:	EDGEWORTH
Reduction Ratio:	1:1000
Lengths are in metres.	

REGISTERED
 12/02/2024

DP1299177

- (A) - EASEMENT FOR DRAINAGE OF WATER 2.0 METRE(S) WIDE (D.P.1251501)
- (C) - EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (D.P.1251501)
- (E) - EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE (G702996)
- (R) - RIGHT OF ACCESS 33 WIDE (D.P.1292755)
- (S) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.05 METRE(S) WIDE (D.P.1251501)
- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (D.P.1292755)
- (V) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (D.P.1292755)
- (X) - TO BE RELEASED - EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (D.P.1251501)
- (XE) - TO BE RELEASED - EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE (G702996)



TULIPWOOD AVENUE

BRUSHWORTH DRIVE

DRIVE

SILVER GUM DRAINAGE RESERVE 312

M.G.A. (D.P.1292755)

200
D.P. 1292755

SHORT LINE & ARC TABLE				
Number	Chord Bearing	Chord Distance	Arc Length	Radius
11	93°37'55"	CH 5.06	A 5.06	R 51.
12	102°42'45"	CH 11.45	A 11.17	R 51.
13	84°12'50"	4.12		
14	84°12'50"	3.005		
15	217°05'35"	CH 4.388	A 4.4525	R 75.5

(X) - RESTRICTION ON THE USE OF LAND (NO. 1)
(Y) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH


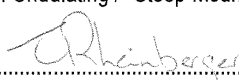

SURVEYOR
Name: TIMOTHY R. RHEINBERGER
Date: 27.09.2023
Reference: 23250_DP STAGE 3_23130
Exemption Policy 4

PLAN OF SUBDIVISION OF LOT 1100 D.P. 1292755

LGA: LAKE MACQUARIE
Locality: EDGEWORTH
Reduction Ratio: 1:400
Lengths are in metres.

REGISTERED
12/02/2024

DP1299177

<p>PLAN FORM 6 (2019)</p>	<p>DEPOSITED PLAN ADMINISTRATION SHEET</p>	<p>Sheet 1 of 4 sheet(s)</p>
<p style="text-align: right;">Office Use Only</p> <p>Registered:  12/02/2024</p> <p>Title System: TORRENS</p>		<p style="text-align: right;">Office Use Only</p> <p style="text-align: center; font-size: 2em;">DP1299177</p>
<p>PLAN OF SUBDIVISION OF LOT 1100 D.P.1292755</p>	<p>LGA: LAKE MACQUARIE Locality: EDGEWORTH Parish: TERALBA County: NORTHUMBERLAND</p>	
<p style="text-align: center;">Survey Certificate</p> <p>I, <u>TIMOTHY R. RHEINBERGER</u> of <u>DELFS LASCELLES CONSULTING SURVEYORS PTY LIMITED</u> 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 <u>27.09.2023</u>, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ** <u>LOT 300 AND 313</u>) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on <u>04.09.2023</u>... 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: 03.11.2023</p> <p>Surveyor Identification No: <u>SU008731</u> 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 03.11.2023</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.1292755 D.P.1251501 D.P.1282706 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: 11 January 2024 Subdivision Certificate number: SC/154/2023 File number: DA/299/2016/A</p> <p>Electronic signature of me, HEATH ROBERTSON affixed by me, on 11 January 2024</p>	
<p>Surveyor's Reference: 23250_DP STAGE 3 Exemption Policy 4</p>	<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE THE EXTENSION OF BRUSHWORTH DRIVE AND EXTENSION OF SILVER GUM CIRCUIT TO THE PUBLIC AS PUBLIC ROADS.</p> <p>IT IS INTENDED TO DEDICATE LOT 312 TO THE PUBLIC AS PUBLIC DRAINAGE RESERVE.</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 4 sheet(s)
Registered: 12/02/2024 PLAN OF SUBDIVISION OF LOT 1100 D.P.1292755	Office Use Only <h1 style="margin: 0;">DP1299177</h1>	Office Use Only
Subdivision Certificate number: <u>SC/154/2023</u> Date of Endorsement :11 January 2024.....		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.

Lot Number	Address Number	Road Name	Road Type	Locality
300	10	Heartwood	Drive	EDGEWORTH
301	11	Brushworth	Drive	EDGEWORTH
302	13	Brushworth	Drive	EDGEWORTH
303	15	Brushworth	Drive	EDGEWORTH
304	17	Brushworth	Drive	EDGEWORTH
305	19	Brushworth	Drive	EDGEWORTH
306	21	Brushworth	Drive	EDGEWORTH
307	23	Brushworth	Drive	EDGEWORTH
308	25	Brushworth	Drive	EDGEWORTH
309	27	Brushworth	Drive	EDGEWORTH
310	29	Brushworth	Drive	EDGEWORTH
311	19	Silver Gum	Circuit	EDGEWORTH
312	40	Silver Gum	Circuit	EDGEWORTH
313	NA 40	Tulip wood	Avenue	EDGEWORTH


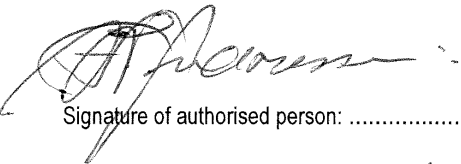
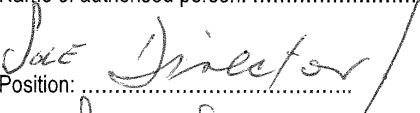


PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919,
 AS AMENDED, IT IS INTENDED TO CREATE:


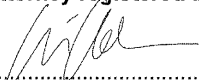

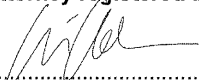

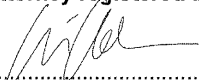

1. RESTRICTION ON THE USE OF LAND (X)
2. RESTRICTION ON THE USE OF LAND
3. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (Y)

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

1. EASEMENT TO DRAIN WATER VARIABLE WIDTH (T) (D.P.1292755)
2. RIGHT OF ACCESS VARIABLE WIDTH (Q) (D.P.1282706)
3. EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (XC) (D.P.1251501)
4. EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE (XE) (G702996)
- ~~5. EASEMENT TO DRAIN WATER VARIABLE WIDTH (H) (D.P. UNREGISTERED)~~

If space is insufficient use additional annexure sheet

PLAN FORM 6A (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 3 of 4 sheet(s)
Registered:  12/02/2024	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 1100 D.P.1292755		DP1299177
Subdivision Certificate number : <u>SC/154/2023</u> Date of Endorsement : <u>11 January 2024</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> Name of authorised person:</p> <p> Position:</p> <p> Position:</p> <p style="text-align: center;">If space is insufficient use additional annexure sheet</p>		
Surveyor's Reference: 23250_DP STAGE 3 Exemption Policy 4		

PLAN FORM 6A (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 4 of 4 sheet(s)																														
Registered:  12/02/2024	Office Use Only	Office Use Only																														
PLAN OF SUBDIVISION OF LOT 1100 D.P.1292755		DP1299177																														
Subdivision Certificate number : <u>SC/154/2023</u> Date of Endorsement : <u>11 JANUARY 2024</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) 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.																																
<p>Certified correct for the purposes of the Real Property Act 1900 by the Prescribed Authority's attorneys who signed this dealing pursuant to the power of attorney specified.</p> <p>Signed, sealed and delivered for: ERIC Alpha Asset Corporation 1 Pty Ltd ACN 612 974 044 ERIC Alpha Asset Corporation 2 Pty Ltd ACN 612 975 023 ERIC Alpha Asset Corporation 3 Pty Ltd ACN 612 975 032 ERIC Alpha Asset Corporation 4 Pty Ltd ACN 612 975 078 and Blue Asset Partner Pty Ltd ACN 615 217 493 on behalf of Alpha Distribution Ministerial Holding Corporation pursuant to s. 36 of the Electricity Network Assets (Authorised Transactions) Act 2015 by its attorneys under power of attorney registered book 4789 no. 978</p> <table border="0"><tr><td data-bbox="188 1041 630 1120"></td><td data-bbox="821 1030 1252 1120"></td></tr><tr><td data-bbox="188 1120 630 1198">Attorney Electronic signature affixed by me or at my direction on the date below</td><td data-bbox="821 1120 1252 1198">Attorney Electronic signature affixed by me or at my direction on the date below</td></tr><tr><td data-bbox="188 1209 630 1265">William Close</td><td data-bbox="821 1220 1252 1265">Nicholas Convery</td></tr><tr><td data-bbox="188 1276 630 1310">Print Name</td><td data-bbox="821 1276 1252 1310">Print Name</td></tr><tr><td data-bbox="188 1321 630 1355"><u>14.8.23</u></td><td data-bbox="821 1321 1252 1355"><u>14.8.23</u></td></tr><tr><td data-bbox="188 1355 630 1388">Date electronic signature affixed</td><td data-bbox="821 1355 1252 1388">Date electronic signature affixed</td></tr><tr><td data-bbox="188 1411 630 1489">I certify that I am an eligible witness and that the Prescribed Authority's attorney signed this dealing in my presence. [See note # below]</td><td data-bbox="821 1411 1252 1489">I certify that I am an eligible witness and that the Prescribed Authority's attorney signed this dealing in my presence. [See note # below]</td></tr><tr><td data-bbox="188 1500 630 1568"><u>Lisa Wartens</u></td><td data-bbox="821 1512 1252 1568"><u>Lisa Wartens</u></td></tr><tr><td data-bbox="188 1568 630 1646">Signature of Witness Electronic signature affixed by me or at my direction on the date below</td><td data-bbox="821 1568 1252 1646">Signature of Witness Electronic signature affixed by me or at my direction on the date below</td></tr><tr><td data-bbox="188 1668 630 1713">Lisa Wartens</td><td data-bbox="821 1668 1252 1713">Lisa Wartens</td></tr><tr><td data-bbox="188 1724 630 1758">Print Name</td><td data-bbox="821 1724 1252 1758">Print Name</td></tr><tr><td data-bbox="188 1814 630 1859"><u>24 Campbell St, Sydney</u></td><td data-bbox="821 1814 1252 1859"><u>24 Campbell St, Sydney</u></td></tr><tr><td data-bbox="188 1859 630 1892">Print Address</td><td data-bbox="821 1859 1252 1892">Print Address</td></tr><tr><td data-bbox="188 1904 630 1937"><u>14.8.23</u></td><td data-bbox="821 1892 1252 1937"><u>14.8.23</u></td></tr><tr><td data-bbox="188 1937 630 1971">Date electronic signature affixed</td><td data-bbox="821 1937 1252 1971">Date electronic signature affixed</td></tr></table> <p># s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation. If space is insufficient use additional annexure sheet</p>					Attorney Electronic signature affixed by me or at my direction on the date below	Attorney Electronic signature affixed by me or at my direction on the date below	William Close	Nicholas Convery	Print Name	Print Name	<u>14.8.23</u>	<u>14.8.23</u>	Date electronic signature affixed	Date electronic signature affixed	I certify that I am an eligible witness and that the Prescribed Authority's attorney signed this dealing in my presence. [See note # below]	I certify that I am an eligible witness and that the Prescribed Authority's attorney signed this dealing in my presence. [See note # below]	<u>Lisa Wartens</u>	<u>Lisa Wartens</u>	Signature of Witness Electronic signature affixed by me or at my direction on the date below	Signature of Witness Electronic signature affixed by me or at my direction on the date below	Lisa Wartens	Lisa Wartens	Print Name	Print Name	<u>24 Campbell St, Sydney</u>	<u>24 Campbell St, Sydney</u>	Print Address	Print Address	<u>14.8.23</u>	<u>14.8.23</u>	Date electronic signature affixed	Date electronic signature affixed
																																
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