

OFFICE USE ONLY

Registered

Title System

Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in DP503390, lot 21 in DP545339 and lots 111 - 112 in DP556902

Survey Certificate

Survey

I, JARROD RALPH HOCKING of Boxall Surveyors Pty Ltd, a surveyor registered under Surveying and Spatial Information Act 2002, certify that:

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: TBC

Urban/Rural

Urban

Datum Line

'X' ~ 'Y'

Signature

Surveyor Identification No.

SU008441

Surveyor registered under the *Surveying and Spatial Information Act 2002*.

Plans Used in the preparation of this survey

DP117369, DP210342, DP415908, DP503390,
DP545339, DP556902, DP820302, DP1090060,
DP1220098

DP1291292

LGA NORTHERN BEACHES

LOCALITY NEWPORT

PARISH NARRABEEN

COUNTY CUMBERLAND

Crown Lands NSW/Western Lands Office ApprovalI, (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

Subdivision Certificate

(Check One)

I,

- Authorised Person
 General Manager
 Registered Certifier

certify that the provisions of 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

Consent Authority

Date of Endorsement

Subdivision Certificate Number

File Number

Statement of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

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Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in DP503390, lot 21 in DP545339 and lots 111 - 112 in DP556902

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

Date of Endorsement

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

1. Easement to drain water 3 Wide (A)
2. Easement to drain water 1, 3 & 3.25 Wide (B)
3. Right of carriageway 3.25 Wide and Variable Width (C)
4. Right of access 1.5 Wide (D)
5. Easement for services 1.5 & 3.25 Wide (E)
6. Easement for electricity and other purposes 4.5 Wide (F)

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

1. EASEMENT FOR TRANSMISSION LINE (G279303)
2. EASEMENT TO DRAIN WATER (T326401)
3. RIGHT OF CARRIAGEWAY (N163213)

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- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate Number

Date of Endorsement

Executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear below pursuant to the authority specified

Company Name:

57 THE AVENUE PTY LTD

Company ACN or ABN:

659 026 847

Authority:

section 127 Corporations Act 2001

Signature:

Name:

Position:

Signature:

Name:

Position:

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**Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in
DP503390, lot 21 in DP545339 and lots 111 - 112 in DP556902**

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Subdivision Certificate Number

Date of Endorsement

Approval of Mortgagee - Central Real Capital Pty Ltd

DRAFT

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Subdivision Certificate Number

Date of Endorsement

Approval of Mortgagee - MC Parramatta Pty Ltd

DRAFT

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1291292**

Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in

DP503390, lot 21 in DP545339 and lots 111 - 112 in DP556902

Full Name and Address of the Owner(s) of the land

57 THE AVENUE PTY LTD
1 WARATAH PLACE, GLENORIE NSW 2157

Covered by Subdivision Certificate No.
dated

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of the easement, profit prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement to drain water 3 Wide (A)	5	Northern Beaches Council
2	Easement to drain water 1, 3 & 3.25 Wide (B)	6 7 8 5	1-3, 7 1-3, 6 1 4
3	Right of carriageway 3.25 Wide and Variable Width (C)	2 3 6 7 8 1	3-7 4-7 2-5, 7 Every other lot Every other lot Every other lot
4	Right of access 1.5 Wide (D)	6	1-4
5	Easement for services 1.5 & 3.25 Wide (E)	6 7 8	Every other lot Every other lot Every other lot
6	Easement for electricity and other purposes 4.5 Wide (F)	1-8	Epsilon Distribution Ministerial Holding Corporation ABN 67 505 337 385

[Empty box for Attesting Witness signature]

Attesting Witness

Plan: **DP1291292**

**Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in
DP503390, lot 21 in DP545339 and lots 111 - 112 in DP556902**

Part 1A (Release)

Number of item shown in the intention panel on the plan	Identity of the easement or profit prendre, to be released and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	EASEMENT FOR TRANSMISSION LINE (G279303)	112/556902	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385
2	EASEMENT TO DRAIN WATER (T326401)	112/556902	Northern Beaches Council
3	RIGHT OF CARRIAGEWAY (N163213)	112/556902	111/556902

Attesting Witness

Plan: **DP1291292**

Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in

DP503390, lot 21 in DP545339 and lots 111 - 112 in

DP556902

Terms of easement, profit à prendre, restriction or positive covenant numbered 1 in the plan

Terms TBC

Terms of easement, profit à prendre, restriction or positive covenant numbered 2 in the plan

Terms TBC

Terms of easement, profit à prendre, restriction or positive covenant numbered 3 in the plan

Terms TBC

Terms of easement, profit à prendre, restriction or positive covenant numbered 4 in the plan

Terms TBC

Terms of easement, profit à prendre, restriction or positive covenant numbered 5 in the plan

Terms TBC

Terms of easement, profit à prendre, restriction or positive covenant numbered 6 in the plan

An easement is created on the terms and conditions set out in memorandum registered AK980903. In this easement 'easement for electricity and other purposes' is taken to have the same meaning as 'easement for electricity works' in the memorandum. Terms TBC

Attesting Witness

Signature Sheet

Executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear below pursuant to the authority specified

Company Name:

57 THE AVENUE PTY LTD

Company ACN or ABN:

659 026 847

Authority:

Section 127 Corporations Act 2001

Signature:

Name:

Position:

Signature:

Name:

Position:

Plan: **DP1291292**

**Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in
DP503390, lot 21 in DP545339 and lots 111 - 112 in DP556902**

Signature Sheet

Approval of Mortgagee - Central Real Capital Pty Ltd

DRAFT

Plan: **DP1291292**

**Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in
DP503390, lot 21 in DP545339 and lots 111 - 112 in DP556902**

Signature Sheet

Approval of Mortgagee - MC Parramatta Pty Ltd

DRAFT

Plan: **DP1291292**

**Plan of Subdivision of lots 2 - 3 in DP210342, lot 1 in
DP503390, lot 21 in DP545339 and lots 111 - 112 in DP556902**

Signature Sheet

Approval of Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385

DRAFT

Signature Sheet

Northern Beaches Council

Council by its authorised delegate pursuant to

Signature of delegate

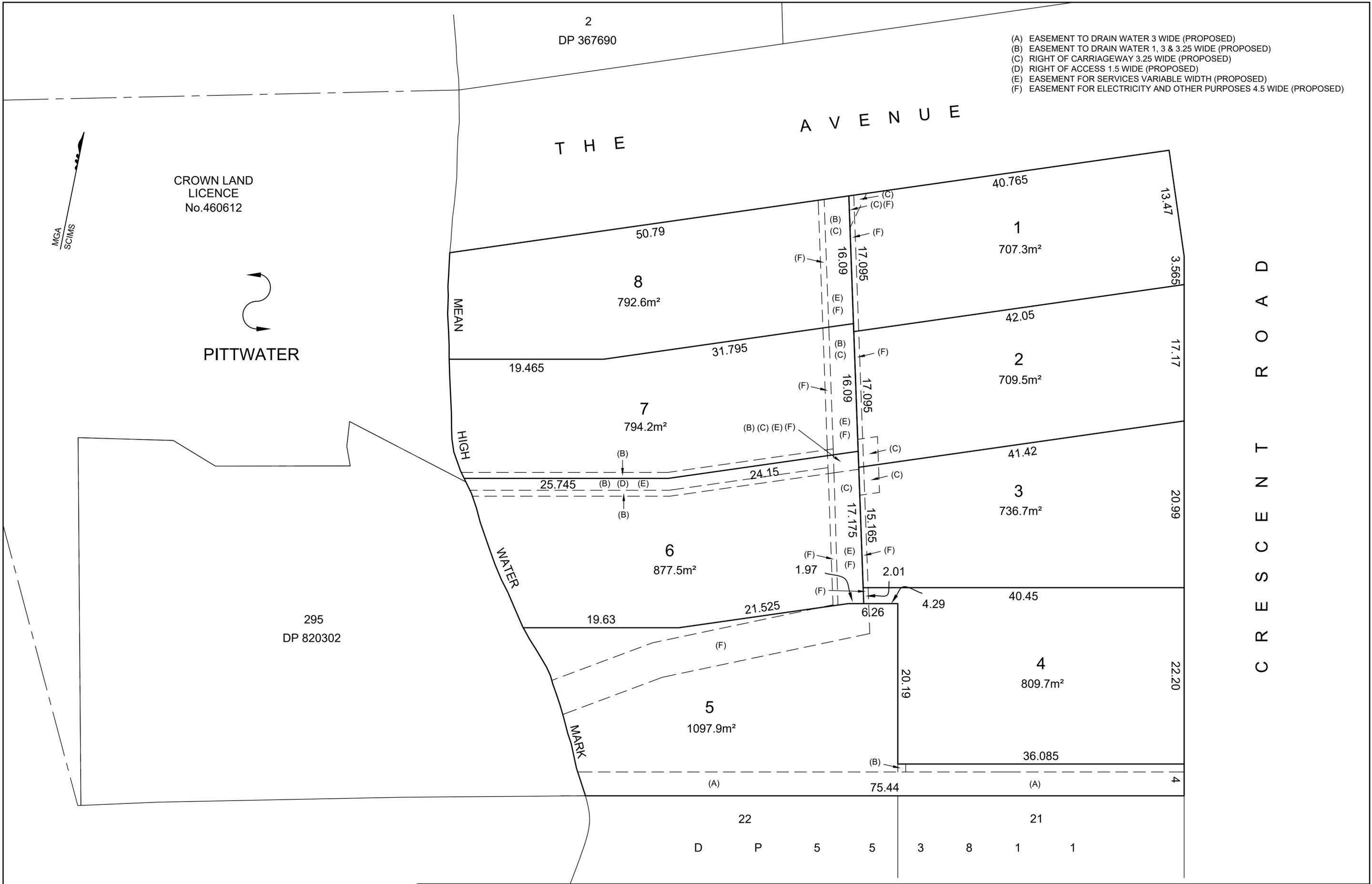
Name of delegate

I certify that I am an eligible witness and that the
delegate signed in my presence.

Signature of Witness

Name of Witness

Address of Witness



- (A) EASEMENT TO DRAIN WATER 3 WIDE (PROPOSED)
- (B) EASEMENT TO DRAIN WATER 1, 3 & 3.25 WIDE (PROPOSED)
- (C) RIGHT OF CARRIAGEWAY 3.25 WIDE (PROPOSED)
- (D) RIGHT OF ACCESS 1.5 WIDE (PROPOSED)
- (E) EASEMENT FOR SERVICES VARIABLE WIDTH (PROPOSED)
- (F) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4.5 WIDE (PROPOSED)

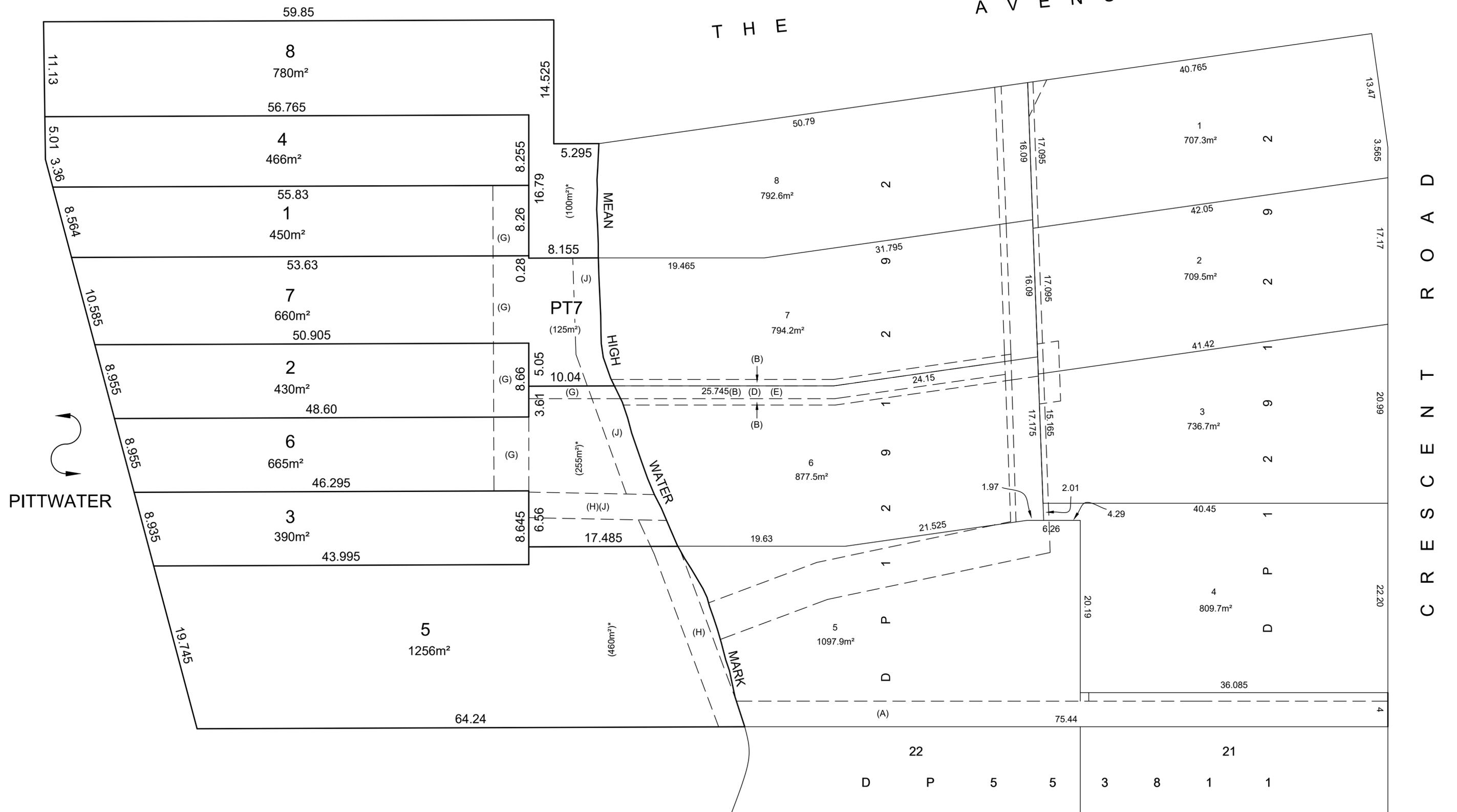
D O R T N E C R C

NOTES:

1. ALL DIMENSIONS & AREAS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF A PLAN OF SURVEY WITH LRS NSW

<p>SURVEYOR Name: JARROD HOCKING Date: 2023 Reference: 11369-007</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOTS 2-3 IN DP 210342, LOT 1 IN DP503390, LOT 21 IN DP 545339 AND LOTS 111-112 IN DP 556902</p>	<p>L.G.A.: NORTHERN BEACHES Locality: NEWPORT Reduction Ratio: 1:300 Lengths are in metres</p>	<p>REGISTERED</p>	<p>DRAFT DATE: 31-10-2023 LAND SUBDIVISION - REV B</p>
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- (A) EASEMENT TO DRAIN WATER 3 WIDE (DP1291292)
- (B) EASEMENT TO DRAIN WATER 3 WIDE (DP1291292)
- (D) RIGHT OF ACCESS 1.5 WIDE (DP1291292)
- (E) EASEMENT FOR SERVICES VARIABLE WIDTH (DP1291292)
- (F) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 4.5 WIDE (DP1291292)
- (G) EASEMENT FOR ACCESS & SERVICES (PROPOSED)
- (H) EASEMENT TO DRAIN WATER (PROPOSED)
- (J) EASEMENT TO DRAIN WATER (PROPOSED)



NOTES:

1. ALL DIMENSIONS & AREAS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF A PLAN OF SURVEY WITH LRS NSW.
2. * DENOTES APPROXIMATE LEASE AREA FROM MHWM TO THE SEAWALL, THIS AREA IS INCLUDED IN THE FINAL LOT AREA OF CROWN LAND.

<p>SURVEYOR Name: SHAWN LE CLERC Date: 2023 Reference: 11369-008</p>	<p>PLAN HEADING PLAN OF SUBDIVISION OF LOT 295 IN DP820302 AND CROWN LAND</p>	<p>L.G.A.: NORTHERN BEACHES Locality: NEWPORT Reduction Ratio: 1:300 Lengths are in metres</p>	<p>REGISTERED</p> <p style="text-align: center;">DRAFT</p> <p style="text-align: center;">DATE: 31-10-2023 MARINA SUBDIVISION - REV C</p>
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