

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only	Office Use Only
Registered:	<b>DRAFT</b>
Title System:	
<b>PLAN OF SUBDIVISION OF LOT 2 IN DP 1237357</b>	LGA: Northern Beaches Locality: Avalon Beach Parish: Narrabeen County: Cumberland
<b>Survey Certificate</b>	<b>Crown Lands NSW/Western Lands Office Approval</b>
I, Warren L Bee ..... of Bee & Lethbridge Pty Ltd ..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on ....., of *(b) The part of the land shown in the plan (*being/*excluding ** .....) 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 *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: ..... Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: ..... Dated: ..... Surveyor Identification No: SU000448 ..... Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *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.	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. Signature: ..... Date: ..... File Number: ..... Office: .....
	<b>Subdivision Certificate</b>
	I, ..... *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.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. Signature: ..... Registration number: ..... Consent Authority: ..... Date of endorsement: ..... Subdivision Certificate number: ..... File number: ..... *Strike through if inapplicable.
Plans used in the preparation of survey/compilation. DP 1237357	Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 21070	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

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Registered:

**PLAN OF SUBDIVISION OF LOT 2 IN  
DP 1237357**

Subdivision Certificate number: .....

Date of Endorsement: .....

- 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.

LOT NO.	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1		John	Street	Avalon Beach
2		John	Street	Avalon Beach

Pursuant to Section 88B of the Conveyancing Act 1919 it is intended to create:

1. Right of Access 1.25 wide
2. Right of Access variable width
3. Right of Access 2.69 wide
4. Easement for Services 1.25 wide
5. Easement for Services variable width
6. Easement for Services 2.69 wide

If space is insufficient use additional annexure sheet

Surveyor's Reference: 21070

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**Registered:**

**PLAN OF PLAN OF SUBDIVISION OF LOT 2  
IN DP 1237357**

Subdivision Certificate number: .....

Date of Endorsement: .....

- 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.

**OWNERS CONSENT**

Executed by Palmgrove Investments Pty Ltd (ACN ) in accordance with the requirements of Section 127 of the Corporations Act 2001 by:

.....  
DIRECTOR (name block letters)

.....  
SECRETARY (name block letters)

.....  
Signature of Director

.....  
Signature of Secretary

**MORTGAGEE CONSENT**

If space is insufficient use additional annexure sheet

Surveyor's Reference: 21070

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

Lengths are in metres

Sheet 1 of 2 sheets

**Plan:** Plan of Subdivision of Lot 2 in Deposited Plan 1237357 covered by Subdivision Certificate N°

Dated:

**Full name and address of proprietors of land:**

Palmgrove Investments Pty Ltd

**PART 1 CREATION**

<b>Number of item shown in the intention panel of the plan</b>	<b>Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan</b>	<b>Burdened lot(s) or parcel(s)</b>	<b>Benefited lot(s), road(s), bodies or Prescribed Authorities</b>
1	Right of Access 1.25 wide	1	2
2	Right of Access Variable width	2	1
3	Right of Access 2.69 wide	2	1
4	Easement for Services 1.25 wide	1	2
5	Easement for Services variable width	2	1
6	Easement for Services 2.69 wide	2	1

Lengths are in metres

Sheet 1 of 2 sheets

**Plan:**

Plan of Subdivision of Lot 2 in Deposited Plan  
1237357 covered by Subdivision Certificate  
N°

Dated:

**OWNERS CONSENT**

Executed by Palmgrove Investments Pty Ltd (ACN ) in accordance with the requirements  
of Section 127 of the Corporations Act 2001 by:

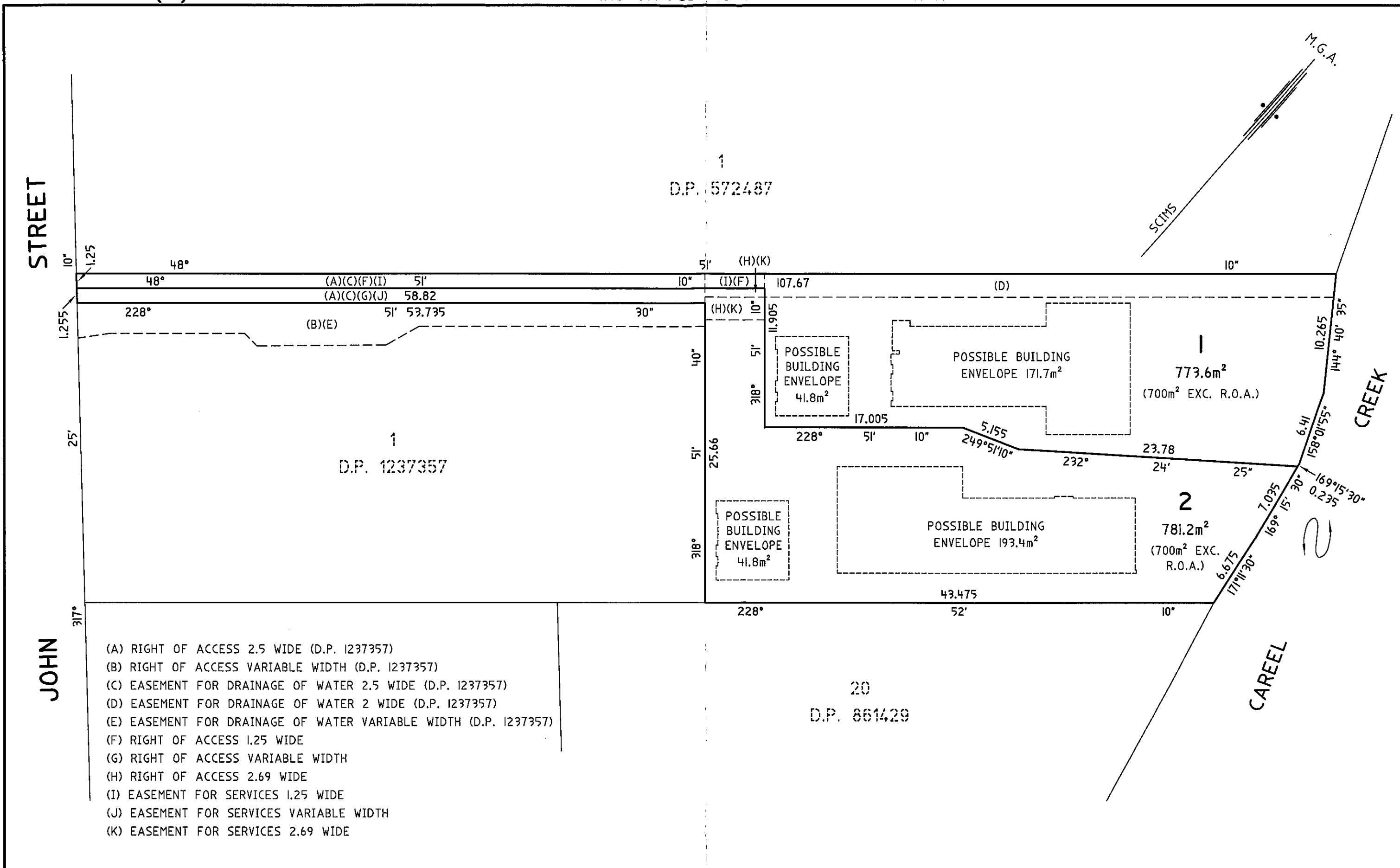
.....  
DIRECTOR (name block letters)

.....  
SECRETARY (name block letters)

.....  
Signature of Director

.....  
Signature of Secretary

**MORTGAGEE CONSENT**



<p>SURVEYOR Name: WARREN L. BEE Date: Reference: 21070</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN D.P. 1237357</p>	<p>L.G.A: NORTHERN BEACHES Locality: AVALON BEACH Reduction Ratio: 1:300 Lengths are in metres</p>	<p>REGISTERED</p>	<p>DRAFT 22/03/2021</p>
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