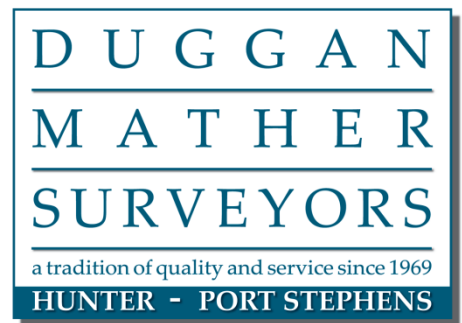


Our Ref 2022167 RepAcc-1 2022 09 09
Your Ref Job No.JN613100



9 September 2022

Williams River Steel

Attention: **Chris White**

Email: chris.white@wrsteel.com.au

Dear Sir

Re: **Topographical / Detail Survey – Lot 4 DP 835792**
No.61 Darley Street, Mona Vale – Purchase Order JN136211
Being Land in Folio Identifier 4/835792

As instructed by you we have carried out a detail survey of the above- mentioned property and prepared a plan in PDF and DWG format for your information.

Please find attached the following:

- Copy of plan prepared – Drawing No.**2022167 TS1.dwg** dated **06/09/2022**
- Copy of the Title Search
- Our account for work carried out to-date

The levels for the survey are on Australian Height Datum (AHD) and contours have been interpolated using spot levels.

Should you require any additional information or clarification with the above, please do not hesitate to contact the undersigned at your earliest convenience.

Yours faithfully

DUGGAN MATHER SURVEYORS

A handwritten signature in blue ink, appearing to read 'B Hanckel', is written over a faint, light blue circular stamp.

Brenton Hanckel
Registered Surveyor

DARLEY STREET

DUGGAN
MATHER
SURVEYORS

a tradition of quality and service since 1969

HUNTER - PORT STEPHENS

2/29 SHEARWATER DRIVE, TAYLORS BEACH
Ph: (02) 49190293 Email:dms@dmshunter.com.au

LEGEND

12.34	SURFACE LEVEL	S	SEWER MANHOLE
▲	BENCH MARK	S	SEWER INSPECTION POINT
FL 9.87	SURFACE FLOOR LEVEL	S	SEWER AIR VENT
●	ELECTRICITY POLE	S	SEWER PUMP WELL
L	LIGHT POLE	H	WATER HYDRANT
EP	ELECTRICITY PILLAR	SV	STOP VALVE
T	TELECOMMUNICATIONS PIT	W	WATER METER
T	TELECOMMUNICATIONS POST	IP	INTEL STORMWATER PIT
T	TELECOMMUNICATIONS PIT (MAJOR)	IP	STORMWATER PIT
G	GAS	12.34 INVERT	PIT INVERT R.L.
SIGN	SIGN	12.34 INVERT	WINDOW

LINETYPE LEGEND:

BOUNDARY LINE	—
OVERHEAD ELECTRICITY	— E — E — E — E —
UNDERGROUND ELECTRICITY	— UG E — UG E —
TELEPHONE CABLE	— T — T — T — T —
SEWER PIPE	— S — S — S — S —
WATER PIPE	— W — W — W — W —
GAS PIPE	— G — G — G — G —
STORMWATER PIPE	—
TOP OF BANK	—
OPEN DRAIN/TABLEDRAIN	—

GENERAL NOTE:

- TOPOGRAPHICAL & FEATURE DETAILS HAVE BEEN LOCATED BY APPROXIMATE SURVEY METHODS ONLY AND ARE SHOWN AS SUCH FOR CLARITY.
- THE TITLE BOUNDARIES AS SHOWN HEREON HAVE NOT BEEN MARKED BUT HAVE BEEN DETERMINED BY CALCULATIONS AND PLAN DIMENSIONS.
- IF FURTHER DEVELOPMENT IS CONTEMPLATED ON OR NEAR THE BOUNDARIES, THEN BOUNDARY DIMENSIONS SHOULD BE FULLY INVESTIGATED BY SURVEY & MARKS PLACED.
- TREE SYMBOL SIZES SHOWN ARE INDICATIVE ONLY & SHOULD NOT BE SCALED. ANY ADDITIONAL TREE MEASUREMENTS SHOWN ARE APPROXIMATE. TYPES ARE INDICATIVE ONLY AND HAVE NOT BEEN IDENTIFIED BY A QUALIFIED BOTANIST.
- SERVICES CAUTION
- SERVICES INDICATED HEREON HAVE BEEN LOCATED BY APPROXIMATE SURVEY METHODS ONLY & ARE SHOWN AS SUCH FOR CLARITY.
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED BY SURVEY. IF INDICATED ON THE PLAN, THEIR POSITION IS APPROXIMATE ONLY.
- VERIFICATION OF THE SERVICE LOCATION SHOULD BE SOUGHT WITH THE RELEVANT AUTHORITY.
- GENERAL CAUTION IS HEREBY GIVEN TO ANY PERSON EXCAVATING ON SITE. SERVICE ENQUIRIES TO DIAL BEFORE YOU DIG SHOULD BE UNDERTAKEN PRIOR TO SUCH EXCAVATION. NO LIABILITY TO DISRUPTION OR INTERFERENCE WITH ANY EXISTING SERVICES DUE TO THE ACTION OF OTHERS EXIST THROUGH THE MAKING OF THIS TOPOGRAPHICAL SURVEY.
- CONTACT DIAL BEFORE YOU DIG.

COPYRIGHT NOTICE

THE DRAWING & THE INTELLECTUAL PROPERTY CONTAINED HEREIN ALWAYS REMAINS THE PROPERTY OF DUGGAN MATHER SURVEYORS AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF DUGGAN MATHER SURVEYORS AND SHALL BE USED ONLY BY THE CLIENT OF DUGGAN MATHER SURVEYORS FOR THE PROJECT FOR WHICH IT WAS PROVIDED.

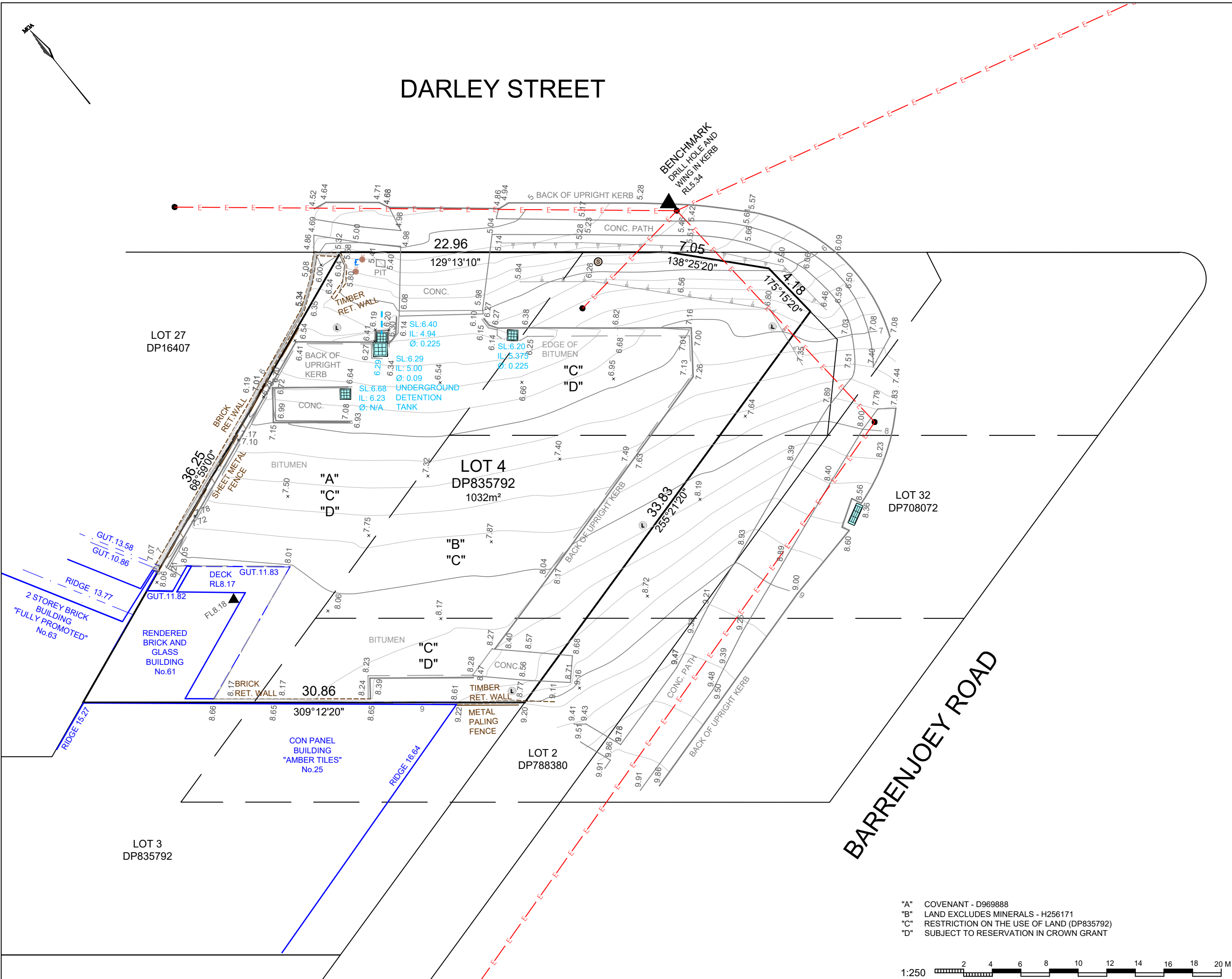
SURVEY DATE	DATUM	SCALE
06/09/2022	AHD +/- 0.05	1:250 @ A3
REVISION DATE	DRAWN/CHKD BY	CONTOURS
-	SG / BH	0.2 m

FILENAME: X:\Data\2022\2022167 Q22-116 TS WRS Darley St Mona Vale\DRAWINGS\2022167 TS1.dwg

AMENDMENTS:

PAGE: 1 OF 1

2022167 TS1



"A" COVENANT - D969888
"B" LAND EXCLUDES MINERALS - H256171
"C" RESTRICTION ON THE USE OF LAND (DP835792)
"D" SUBJECT TO RESERVATION IN CROWN GRANT

CLIENT: WILLIAMS RIVER STEEL

SITE ADDRESS: 61 DARLEY STREET, MONA VALE

THIS DRAWING: TOPOGRAPHICAL SURVEY



FOLIO: 4/835792

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
1/9/2022	8:57 AM	17	30/6/2022

LAND

LOT 4 IN DEPOSITED PLAN 835792

AT MONA VALE

LOCAL GOVERNMENT AREA NORTHERN BEACHES

PARISH OF NARRABEEN COUNTY OF CUMBERLAND

TITLE DIAGRAM DP835792

FIRST SCHEDULE

AMG HEADQUARTERS SIX PTY LTD

(CN AS265646)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 H256171 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 I991990 EASEMENT TO DRAIN WATER 0.9 WIDE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 4 DP835792 RESTRICTION(S) ON THE USE OF LAND
- 5 D969886 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 6 AS265645 MORTGAGE TO TOYOTA FINANCE AUSTRALIA LIMITED & AUSTRALIAN ALLIANCE AUTOMOTIVE FINANCE PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

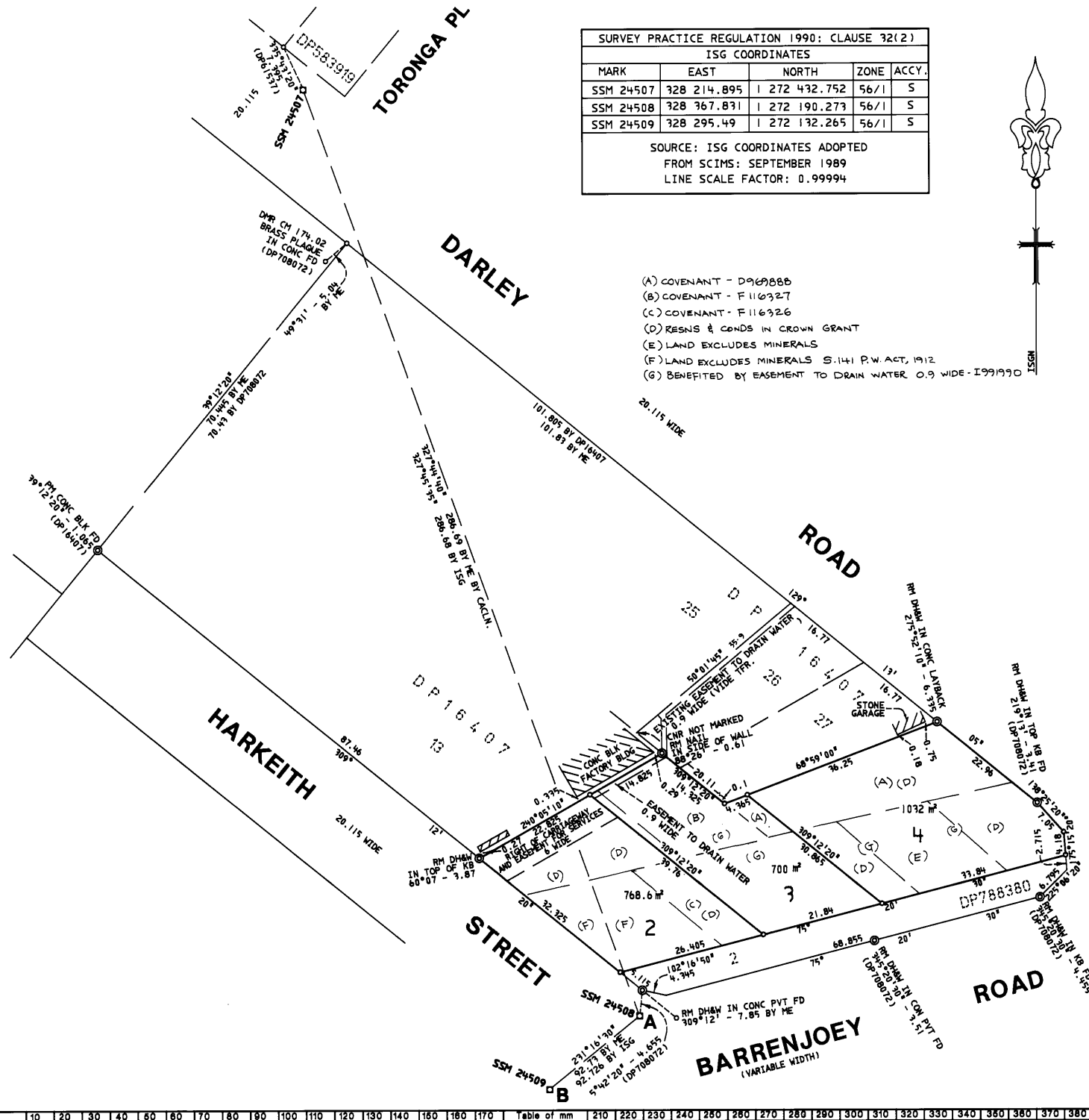
*** END OF SEARCH ***

2022167

PRINTED ON 1/9/2022

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Yuan Kuo-hsiang
Paul Barry Byrne
Ref: 1000



Crown Lands Office Approval

PLAN APPROVED Authorised Officer

Land District
Paper No.
Field Book pages.

Council Clerk's Certificate

I hereby certify that:-
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans, and
(b) the requirements of Part 3 Division 2 of the Water Board Act 1987 and Water Supply Authorities Act 1987 have been complied with by the applicant in relation to the proposed subdivision.
Insert "new road", "subdivision" or "consolidated lot" set out herein

Subdivision No. **P 44**
Date **7th December 1993**
Signature *Paul Barry Byrne*
Council File No. **P 1050**

* This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operation of the metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board

1 Delete if inapplicable

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF
THE CONVEYANCING ACT 1919

P A R T 1

(Sheet 1 of 3 Sheets)

Plan :

DP 835792

Subdivision of Lot 28 in
Deposited Plan 16407 and
Lot 1 in Deposited Plan
788380 Covered by Council
Clerk's Certificate No. *P44*
of 7th December, 1993

Full Names and Addresses of
Proprietors of the Land :

Pim Albert Maas of
415 Barrenjoey Road, Newport
Ross Francis Hennessy of
2 Lang Road, Centennial Park
and Lyndon James Warby &
Karolann Warby both of
7 Wilga Street, Elanora Heights

1. Identity of Easement or
Restriction Firstly Referred to
in the abovementioned Plan :

Right Of Carriageway and
Easement for Services 6 Wide

Schedule of Lots etc. Affected

Lots Burdened

Lots, Name of Road or Authority Benefited

2

3

2. Identity of Easement or
Restriction Secondly Referred to
in the abovementioned Plan :

Easement To Drain Water 0.9 Wide

Schedule of Lots etc. Affected

Lots Burdened

Lots, Name of Road or Authority Benefited

3

2

3. Identity of Easement or
Restriction Thirdly Referred to
in the abovementioned Plan :

Restriction As To User

Schedule of Lots etc. Affected

Lots Burdened

Lots, Name of Road or Authority Benefited

2 & 3

Pittwater Council

4. Identity of Easement or
Restriction Fourthly Referred to
in the abovementioned Plan :

Restriction As To User

Schedule of Lots etc. Affected

Lots Burdened

Lots, Name of Road or Authority Benefited

4

Pittwater Council

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF
THE CONVEYANCING ACT 1919**

P A R T 2

(Sheet 2 of 3 Sheets)

Plan :

DP 835792

Subdivision of Lot 28 in
Deposited Plan 16407 and
Lot 1 in Deposited Plan
788380 Covered by Council
Clerk's Certificate No. P44
of 7th December, 1993

**1. TERMS OF EASEMENT OR RESTRICTION FIRSTLY REFERRED TO
IN THE ABOVEMENTIONED PLAN**

Right of Carriageway as set out in Part 1 of Schedule VIII of the Conveyancing Act 1919 as amended TOGETHER WITH full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by him to make, layout, construct, erect, install, carry, maintain and use through, above or and under the servient tenement all drains, pipes, conduits, poles, wires or other equipment and materials necessary to provide and carry all or any of water, sewerage, gas, electric light, telephone and/or other domestic services to and from the said tenement PROVIDED THAT the said drains, pipes, conduits, wires and/or other equipment and materials shall be laid in such a position so as to cause as little interference as possible with the Right Of Carriageway hereby reserved TOGETHER WITH the right for the grantee and every person authorised by him with any tools, implements or machinery necessary for the purpose to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such equipment or any part thereof to such extent as may be necessary PROVIDED THAT the grantee and the person authorised by him will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and/or free access to the dominant tenement and will restore without delay that surface as nearly as practicable to it's original condition and this easement shall not be released varied or modified without the consent of the Water Board.

**3. TERMS OF EASEMENT OR RESTRICTION THIRDLY REFERRED TO
IN THE ABOVEMENTIONED PLAN**

Vehicular access shall not be gained to a lot hereby burdened unless such access is achieved via the Right Of Carriageway created herein.

**4. TERMS OF EASEMENT OR RESTRICTION FOURTHLY REFERRED TO
IN THE ABOVEMENTIONED PLAN**

Vehicular access shall not be gained to the lot hereby burdened unless such access is located immediately adjacent to the boundary of that lot common with Lot 27 D.P.16407.

The Authority having the right to release, vary or modify the Easements created herein shall be Pittwater Council.

AS

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF
THE CONVEYANCING ACT 1919

(Sheet 3 of 3 Sheets)

Plan : **DP835792**

Subdivision of Lot 28 in
Deposited Plan 16407 and
Lot 1 in Deposited Plan
788380 Covered by Council
Clerk's Certificate No. **P44**
of 7th December, 1993

Signed in my presence by the said)
PIM ALBERT MAAS)
who is personally known to me)

[Signature]
.....
Witness

[Signature]
.....

Signed in my presence by the said)
ROSS FRANCIS HENNESSY)
who is personally known to me)

[Signature]
.....
Witness

[Signature]
.....

Signed in my presence by the said)
LYNDON JAMES WARBY)
who is personally known to me)

[Signature]
.....
Witness

[Signature]
.....

Signed in my presence by the said)
KAROLANN WARBY)
who is personally known to me)

[Signature]
.....
Witness

Karolann Warby
PITTWATER COUNCIL
[Signature]
GENERAL MANAGER
~~Council Clerk~~

Approved by Pittwater Council