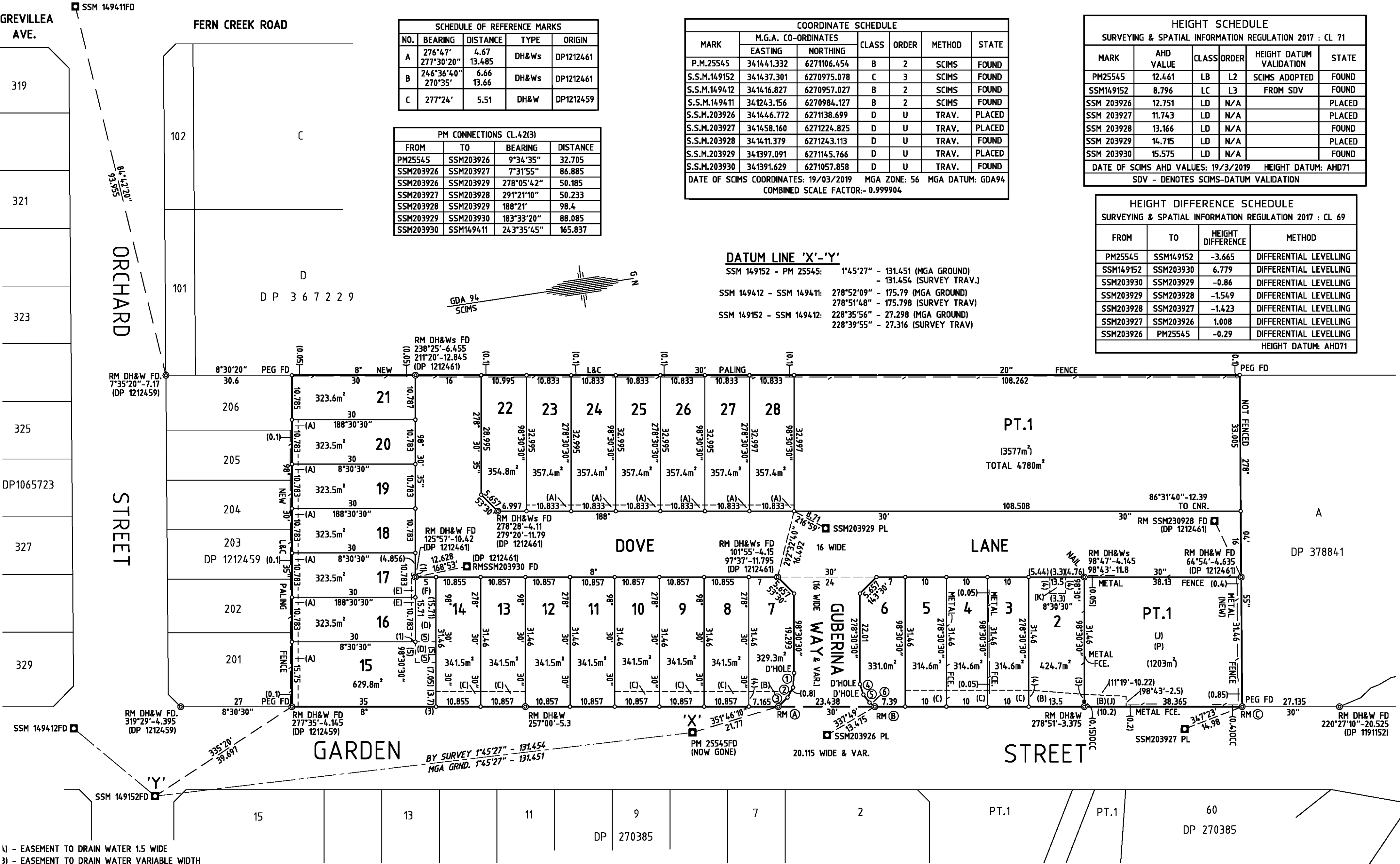




SCHEDULE OF REFERENCE MARKS				
NO.	BEARING	DISTANCE	TYPE	ORIGIN
A	276°47' 277°30'20"	4.67 13.485	DH&Ws	DP1212461
B	246°36'40" 270°35'	6.66 13.66	DH&Ws	DP1212461
C	277°24'	5.51	DH&W	DP1212459

PM CONNECTIONS CL.42(3)			
FROM	TO	BEARING	DISTANCE
PM25545	SSM203926	9°34'35"	32.705
SSM203926	SSM203927	7°31'55"	86.885
SSM203926	SSM203929	278°05'42"	50.185
SSM203927	SSM203928	291°21'10"	50.233
SSM203928	SSM203929	188°21'	98.4
SSM203929	SSM203930	183°33'20"	88.085
SSM203930	SSM149411	243°35'45"	165.837

MARK	M.G.A. CO-ORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
P.M.25545	341441.332	6271106.454	B	2	SCIMS	FOUND
S.S.M.149152	341437.301	6270975.078	C	3	SCIMS	FOUND
S.S.M.149412	341416.827	6270957.027	B	2	SCIMS	FOUND
S.S.M.149411	341243.156	6270984.127	B	2	SCIMS	FOUND
S.S.M.203926	341446.772	6271138.699	D	U	TRAV.	PLACED
S.S.M.203927	341458.160	6271224.825	D	U	TRAV.	PLACED
S.S.M.203928	341411.379	6271243.113	D	U	TRAV.	FOUND
S.S.M.203929	341397.091	6271145.766	D	U	TRAV.	PLACED
S.S.M.203930	341391.629	6271057.858	D	U	TRAV.	FOUND
DATE OF SCIMS COORDINATES: 19/03/2019 MGA ZONE: 56 MGA DATUM: GDA94 COMBINED SCALE FACTOR:- 0.999904						

HEIGHT SCHEDULE					
SURVEYING & SPATIAL INFORMATION REGULATION 2017 : CL 71					
MARK	AHD VALUE	CLASS	ORDER	HEIGHT DATUM VALIDATION	STATE
PM25545	12.461	LB	L2	SCIMS ADOPTED	FOUND
SSM149152	8.796	LC	L3	FROM SDV	FOUND
SSM 203926	12.751	LD	N/A		PLACED
SSM 203927	11.743	LD	N/A		PLACED
SSM 203928	13.166	LD	N/A		FOUND
SSM 203929	14.715	LD	N/A		PLACED
SSM 203930	15.575	LD	N/A		FOUND
DATE OF SCIMS AHD VALUES: 19/3/2019 HEIGHT DATUM: AHD71					
SDV - DENOTES SCIMS-DATUM VALIDATION					

HEIGHT DIFFERENCE SCHEDULE			
SURVEYING & SPATIAL INFORMATION REGULATION 2017 : CL 69			
FROM	TO	HEIGHT DIFFERENCE	METHOD
PM25545	SSM149152	-3.665	DIFFERENTIAL LEVELLING
SSM149152	SSM203930	6.779	DIFFERENTIAL LEVELLING
SSM203930	SSM203929	-0.86	DIFFERENTIAL LEVELLING
SSM203929	SSM203928	-1.549	DIFFERENTIAL LEVELLING
SSM203928	SSM203927	-1.423	DIFFERENTIAL LEVELLING
SSM203927	SSM203926	1.008	DIFFERENTIAL LEVELLING
SSM203926	PM25545	-0.29	DIFFERENTIAL LEVELLING
HEIGHT DATUM: AHD71			

- 1) - EASEMENT TO DRAIN WATER 1.5 WIDE
- 3) - EASEMENT TO DRAIN WATER VARIABLE WIDTH
- 2) - EASEMENT TO DRAIN WATER 4 WIDE
- 1) - RIGHT OF ACCESS 5 WIDE
- 2) - EASEMENT FOR SERVICES 1 WIDE
- 2) - EASEMENT FOR SERVICES 5 WIDE
- 1, G1, & H) - EASEMENT FOR REPAIRS (SHEET 2)
- 1) - EASEMENT TO DRAIN WATER 31.46 WIDE (DP1212461)
- 1) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE DP1212461
- 2) - POSITIVE COVENANT DP1212461 (NO.3) (SITE)

SCHEDULE OF BOUNDARY LINES		
NO.	BEARING	DISTANCE
1	102°43'	3.538
2	127°16'	2.753
3	143°49'	3.163
4	80°12'	2.655
5	61°07'	2.452
6	45°55'	1.616

Surveyor: ROBERT BERNARD GALLAGHER

Date of Survey: 2/7/19

Surveyor's Ref: 23132 SUB3A

PLAN OF:

SUBDIVISION OF LOT 99 DP1212461

LGA: NORTHERN BEACHES

Locality: WARRIEWOOD

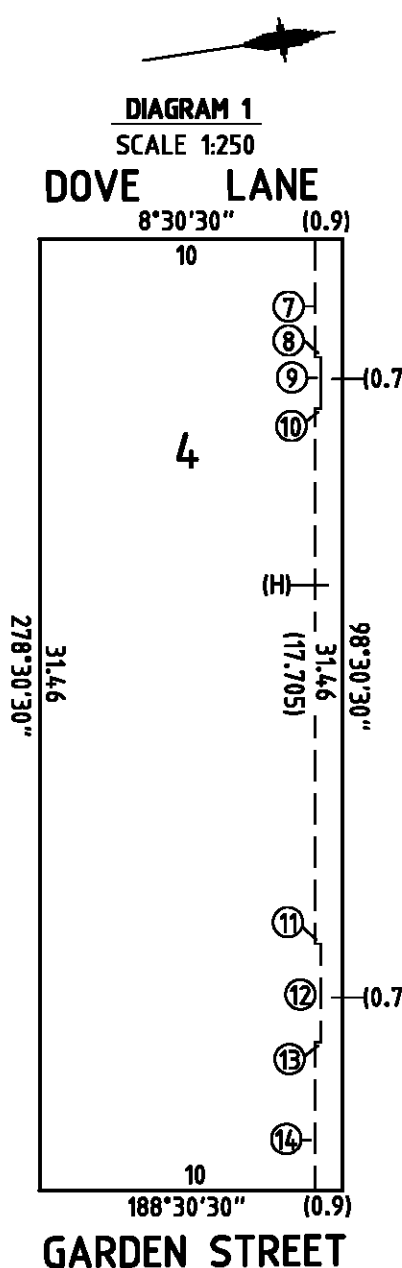
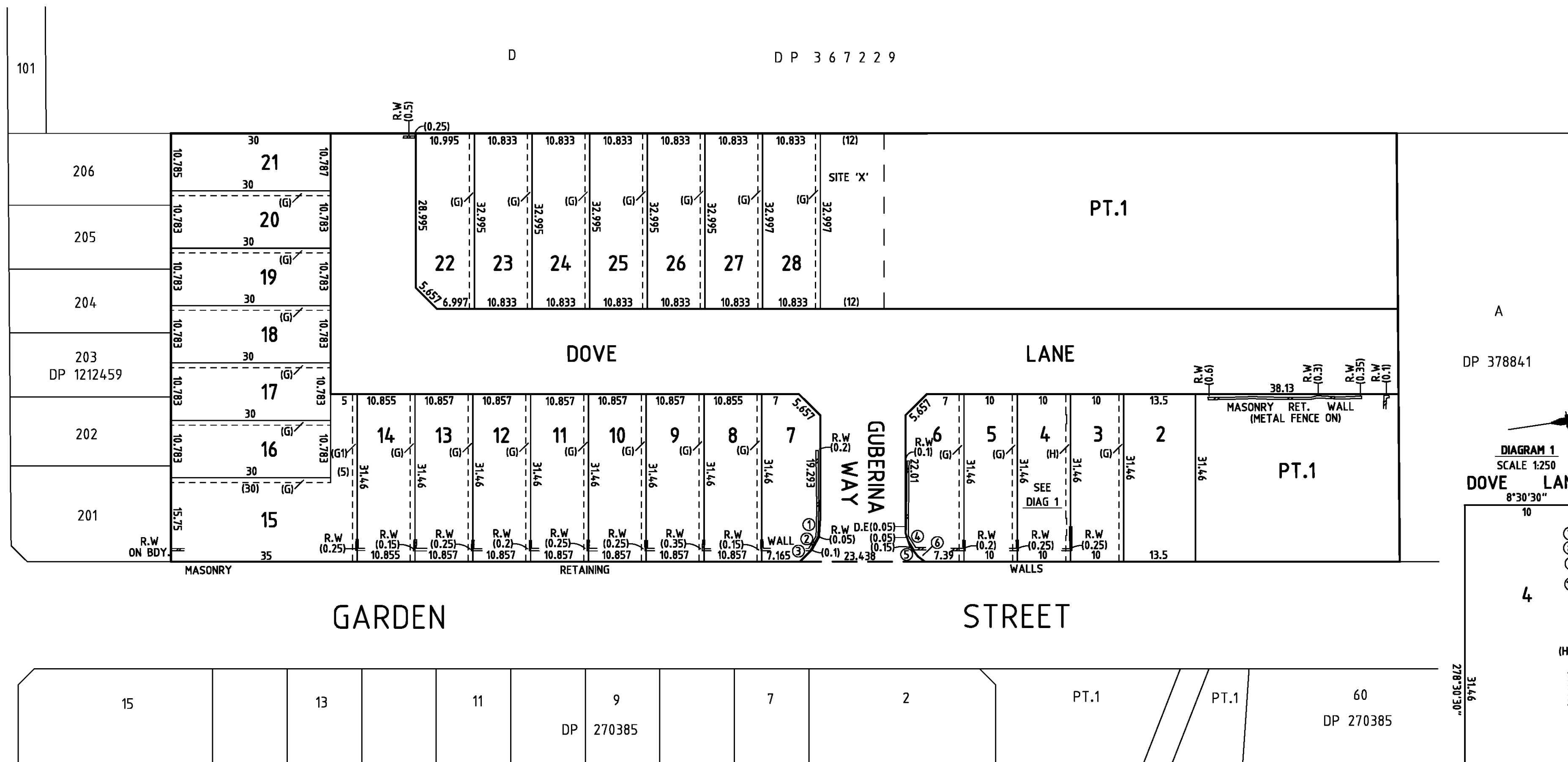
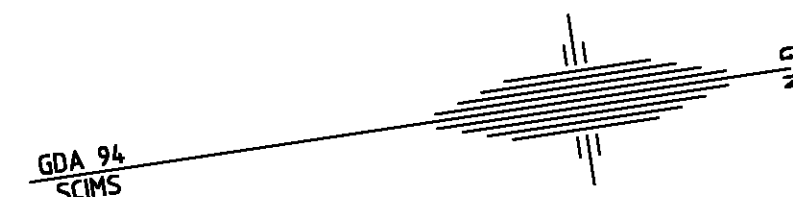
Subdivision No: SC2020/0006

Lengths are in metres. Reduction Ratio 1: 600

Registered

 02.04.2020

DP1221920



SCHEDULE OF BOUNDARY LINES		
NO.	BEARING	DISTANCE
1	102°43'	3.538
2	127°16'	2.753
3	143°49'	3.163
4	80°12'	2.655
5	61°07'	2.452
6	45°55'	1.616

SCHEDULE OF EASEMENT LINES		
NO.	BEARING	DISTANCE
7	98°30'30"	(3.9)
8	8°30'30"	(0.2)
9	98°30'30"	(1.7)
10	188°30'30"	(0.2)
11	8°30'30"	(0.2)
12	98°30'30"	(3.255)
13	188°30'30"	(0.2)
14	98°30'30"	(4.9)

R.W - DENOTES METAL FENCE ON MASONRY RETAINING WALL
(TOP OF DRESSED EDGE OF WALL)

(G) - EASEMENT FOR REPAIRS 0.9 WIDE (NO.7)

(G1) - EASEMENT FOR REPAIRS 0.9 WIDE (NO.19)

(H) - EASEMENT FOR REPAIRS 0.7 & 0.9 WIDE

(X) - BENEFITED BY EASEMENT FOR REPAIRS 0.9 WIDE

Surveyor: ROBERT BERNARD GALLAGHER
Date of Survey: 2/7/19
Surveyor's Ref: 23132 SUB3A

PLAN OF:
SUBDIVISION OF LOT 99 DP1212461

LGA: NORTHERN BEACHES
Locality: WARRIEWOOD
Subdivision No: SC2020/0006
Lengths are in metres. Reduction Ratio 1: 600

Registered

 02.04.2020

DP1221920

20	30	40	50	60	Table of mm	100	110	120	130	140	150
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PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 4 sheet(s)	
Registered:  02.04.2020 Title System: TORRENS		Office Use Only		Office Use Only	
		DP1221920			
PLAN OF SUBDIVISION OF LOT 99 DP1212461		LGA: NORTHERN BEACHES Locality: WARRIEWOOD Parish: NARRABEEN County: CUMBERLAND			
Survey Certificate I, ROBERT BERNARD GALLAGHER of PROUST & GARDNER CONSULTING 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 27/19, or *(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: 'X - Y' Type: *Urban/*Rural The terrain is *Level Undulating / *Steep Mountainous. Signature:  Dated: 19/12/19 Surveyor Identification No: 1082 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.		Crown Lands NSW/Western Lands Office Approval 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:			
Plans used in the preparation of survey/compilation: DP 367229 DP 1212459 DP 378841 DP 1191152 DP1212461		Subdivision Certificate I,  *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J 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:  Accreditation number: N/A Consent Authority: NORTHERN BEACHES COUNCIL Date of endorsement: 23/3/20 Subdivision Certificate number: SC 2020/0006 File number: MOD 2018/0305 *Strike through if inapplicable.			
Surveyor's Reference: 23132 SUB3A		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			

PLAN FORM 6A (2017)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

 Office Use Only 02.04.2020		Office Use Only
Registered: PLAN OF SUBDIVISION OF LOT 99 DP1212461		DP1221920
Subdivision Certificate number: <u>24/2020/0006</u> Date of Endorsement: <u>23/3/20</u>		
This sheet is for the provision of the following information as required: • 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.		

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919,

IT IS INTENDED TO CREATE:

1. EASEMENT TO DRAIN WATER 1.5 WIDE (A)
2. EASEMENT TO DRAIN WATER VARIABLE WIDTH (B)
3. EASEMENT TO DRAIN WATER 4 WIDE (C)
4. RIGHT OF ACCESS 5 WIDE (D)
5. EASEMENT FOR SERVICES 1 WIDE (E)
6. EASEMENT FOR SERVICES 5 WIDE (F)
7. EASEMENT FOR REPAIRS 0.9 WIDE (G)
8. RESTRICTION ON THE USE OF LAND
9. RESTRICTION ON THE USE OF LAND
10. POSITIVE COVENANT
11. RESTRICTION ON THE USE OF LAND
12. RESTRICTION ON THE USE OF LAND
13. RESTRICTION ON THE USE OF LAND
14. RESTRICTION ON THE USE OF LAND
15. RESTRICTION ON THE USE OF LAND
16. RESTRICTION ON THE USE OF LAND
17. RESTRICTION ON THE USE OF LAND
18. RESTRICTION ON THE USE OF LAND
19. EASEMENT FOR REPAIRS 0.9 WIDE (G1)
20. EASEMENT FOR REPAIRS 0.7 AND 0.9 WIDE (H)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 23132 SUB3A

PLAN FORM 6A (2017)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Registered:



02.04.2020

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 99 DP1212461

DP1221920

Subdivision Certificate number: SC 2020/0006

Date of Endorsement: 23/3/20

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.

STREET ADDRESSES

LOT	STREET NO	STREET NAME	STREET TYPE	LOCALITY
1	N/A	-	-	Warriewood
2	50	Dove	Lane	Warriewood
3	48	Dove	Lane	Warriewood
4	46	Dove	Lane	Warriewood
5	44	Dove	Lane	Warriewood
6	42	Dove	Lane	Warriewood
7	40	Dove	Lane	Warriewood
8	38	Dove	Lane	Warriewood
9	36	Dove	Lane	Warriewood
10	34	Dove	Lane	Warriewood
11	32	Dove	Lane	Warriewood
12	30	Dove	Lane	Warriewood
13	28	Dove	Lane	Warriewood
14	26	Dove	Lane	Warriewood

LOT	STREET NO	STREET NAME	STREET TYPE	LOCALITY
15	24	Dove	Lane	Warriewood
16	22	Dove	Lane	Warriewood
17	20	Dove	Lane	Warriewood
18	18	Dove	Lane	Warriewood
19	16	Dove	Lane	Warriewood
20	14	Dove	Lane	Warriewood
21	12	Dove	Lane	Warriewood
22	11	Dove	Lane	Warriewood
23	13	Dove	Lane	Warriewood
24	15	Dove	Lane	Warriewood
25	17	Dove	Lane	Warriewood
26	19	Dove	Lane	Warriewood
27	21	Dove	Lane	Warriewood
28	23	Dove	Lane	Warriewood

If space is insufficient use additional annexure sheet

Surveyor's Reference: 23132 SUB3A

PLAN FORM 6A (2017)

WARNING: Creasing or folding will lead to rejection

ePlan

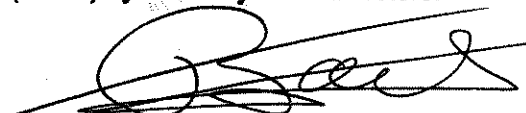
DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Office Use Only		Office Use Only	
Registered:  02.04.2020	DP1221920		
PLAN OF SUBDIVISION OF LOT 99 DP1212461			
Subdivision Certificate number: <u>SC 2020/0006</u>		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.	
Date of Endorsement: <u>23/3/20</u>			

SIGNATURES AND SEALS

Executed by Abax Contracting Pty Limited
(ACN 001 472 055) in accordance with
Section 127(1) of the Corporations Act 2001
(Cwth) by authority of its directors:

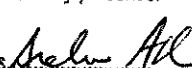
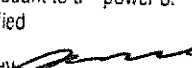

Signature of Director


Signature of Director/Company Secretary

THOMAS RUANE BAXTER
Name of Director in full

MATTHEW JOHN BAXTER
Name of Director/Company Secretary in full

Commonwealth Bank

Land and Property Information NEW SOUTH WALES	
I certify the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.	Verified correct for the purposes of the Real Property Act 1900 by a person(s) named below who signed this instrument pursuant to the power of attorney specified
Signature of witness: 	Signature of attorney: 
Name of witness: <u>ANDREW ALLAN</u>	Attorney's name: <u>WILLIAM MYER</u>
Address of witness: <u>201 SUSSEX ST SYDNEY</u>	Attorney's position: <u>MANAGER</u>
Signing on behalf of: COMMONWEALTH BANK OF AUSTRALIA ARN 48 123 123 124	
Power of attorney Book No: <u>4548 494</u>	

If space is insufficient use additional annexure sheet

Surveyor's Reference: 23132 SUB3A