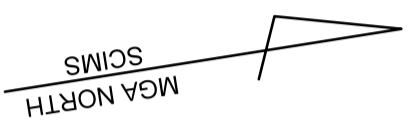


HEIGHT DIFFERENCE SCHEDULE

FROM	TO	HEIGHT DIFFERENCE	METHOD
PM74302	PM74301	-1.823	DIFF. LEVELLING
PM74301	SSM202040	-1.308	DIFF. LEVELLING
SSM202040	PM74300	-0.823	DIFF. LEVELLING
PM74300	PM74301	2.131	DIFF. LEVELLING
SSM202040	SSM202041	-1.811	DIFF. LEVELLING
SSM202041	SSM202042	3.106	DIFF. LEVELLING
SSM202042	SSM202043	-2.202	DIFF. LEVELLING
SSM202043	SSM202044	-0.676	DIFF. LEVELLING
SSM202044	SSM202045	4.933	DIFF. LEVELLING
SSM202045	SSM202046	3.253	DIFF. LEVELLING
SSM202046	SSM202049	-1.378	DIFF. LEVELLING
SSM202049	SSM202048	3.332	DIFF. LEVELLING
SSM202048	PM74302	-5.426	DIFF. LEVELLING



SCHEDULE OF CONTROL CONNECTIONS

FROM	TO	BEARING & DISTANCE	ORIGIN
PM74301	SSM202040	73° 11' 39" - 129.043	SURVEY
SSM202040	PM74300	91° 44' 50" - 129.554	SURVEY
SSM202040	SSM202041	21° 19' 19" - 123.119	SURVEY
SSM202041	SSM202042	325° 54' 58" - 139.660	SURVEY
SSM202042	SSM202043	338° 37' 34" - 67.412	SURVEY
SSM202043	SSM202044	343° 22' 48" - 51.033	SURVEY
SSM202044	SSM202046	254° 05' 35" - 113.536	SURVEY
SSM202046	SSM202050	190° 35' 30" - 76.145	SURVEY
SSM202050	PM74302	196° 27' 16" - 236.945	SURVEY

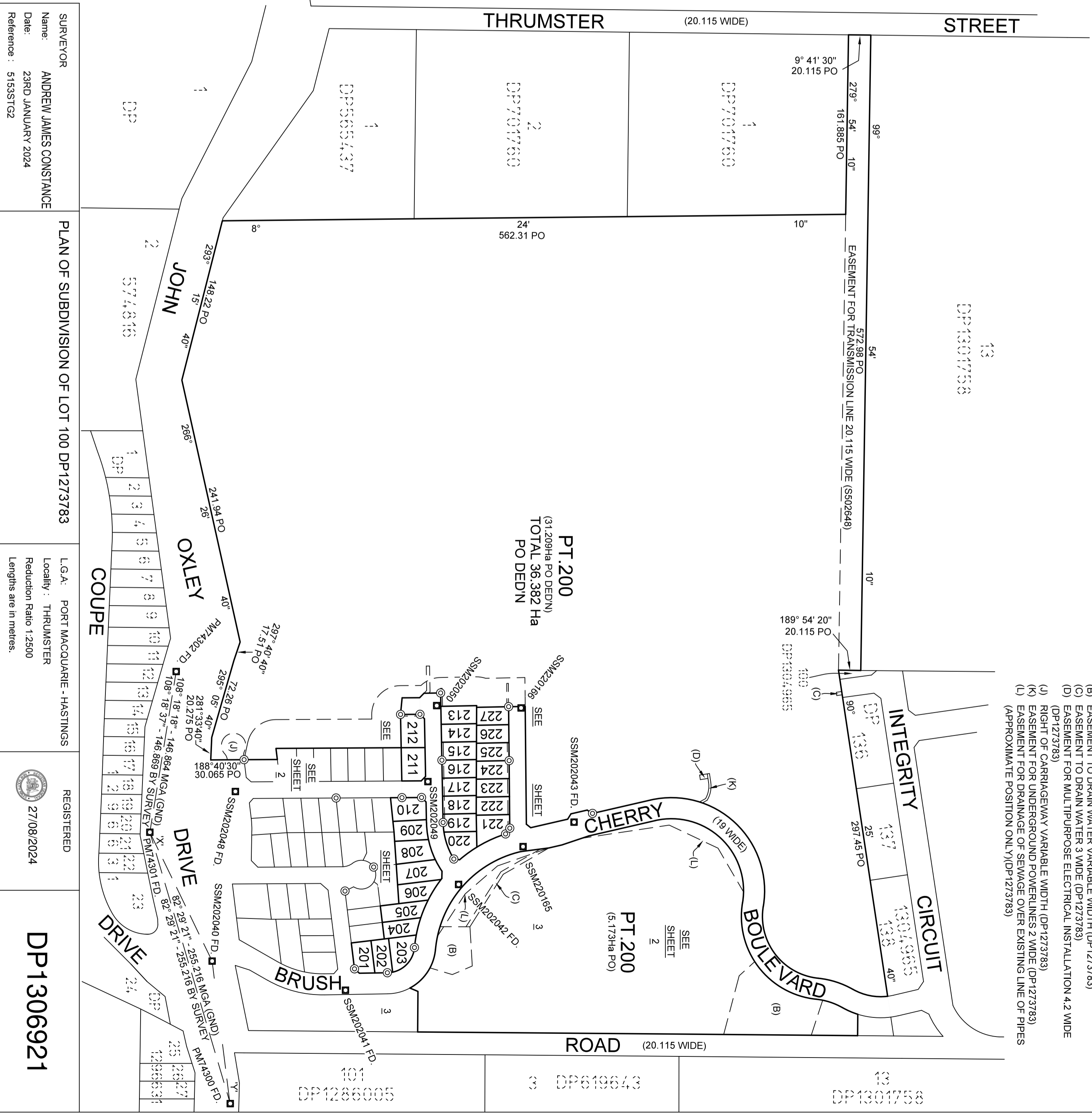
HEIGHT SCHEDULE

MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
PM74300	8.714	LB		SCIMS VALIDATION	FOUND
PM74301	10.845	LB		SCIMS ADOPTED	FOUND
PM74302	12.669	LB		SCIMS VALIDATION	FOUND
SSM202040	9.537	LC	N/A		FOUND
SSM202041	7.726	LC	N/A		FOUND
SSM202042	10.832	LC	N/A		FOUND
SSM202043	7.954	LC	N/A		FOUND
SSM202044	18.094	LC	N/A		FOUND
SSM202049	14.762	LC	N/A		PLACED
SSM202050	16.140	LC	N/A		PLACED
SSM202065	8.630	LC	N/A		PLACED
SSM202066	12.887	LC	N/A		PLACED

COORDINATE SCHEDULE

MARK	M.G.A. COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM74300	485 630.837	6 519 602.795	B	0.03	SCIMS	FOUND
PM74301	485 377.913	6 519 569.448	B	0.02	SCIMS	FOUND
PM74302	485 238.537	6 519 615.556	B	0.02	SCIMS	FOUND
SSM202040	485 501.395	6 519 606.743	C	N/A	DP1273783	FOUND
SSM202041	485 546.144	6 519 721.388	C	N/A	DP1273783	FOUND
SSM202042	485 467.909	6 519 837.011	C	N/A	DP1273783	FOUND
SSM202043	485 428.760	6 519 948.642	C	N/A	DP1273783	FOUND
SSM202044	485 353.709	6 519 651.370	C	N/A	DP1273783	FOUND
SSM202049	485 372.049	6 519 824.199	C	N/A	CAD. TRAV.	PLACED
SSM202050	485 305.625	6 519 842.720	C	N/A	CAD. TRAV.	PLACED
SSM202065	485 443.350	6 519 899.761	C	N/A	CAD. TRAV.	PLACED
SSM202066	485 319.616	6 519 917.537	C	N/A	CAD. TRAV.	PLACED

DATE OF SCIMS COORDINATES: 16-01-2024 HEIGHT DATUM: AHD71
 DATE OF SCIMS COORDINATES: 16-01-2024 HEIGHT DATUM: AHD71



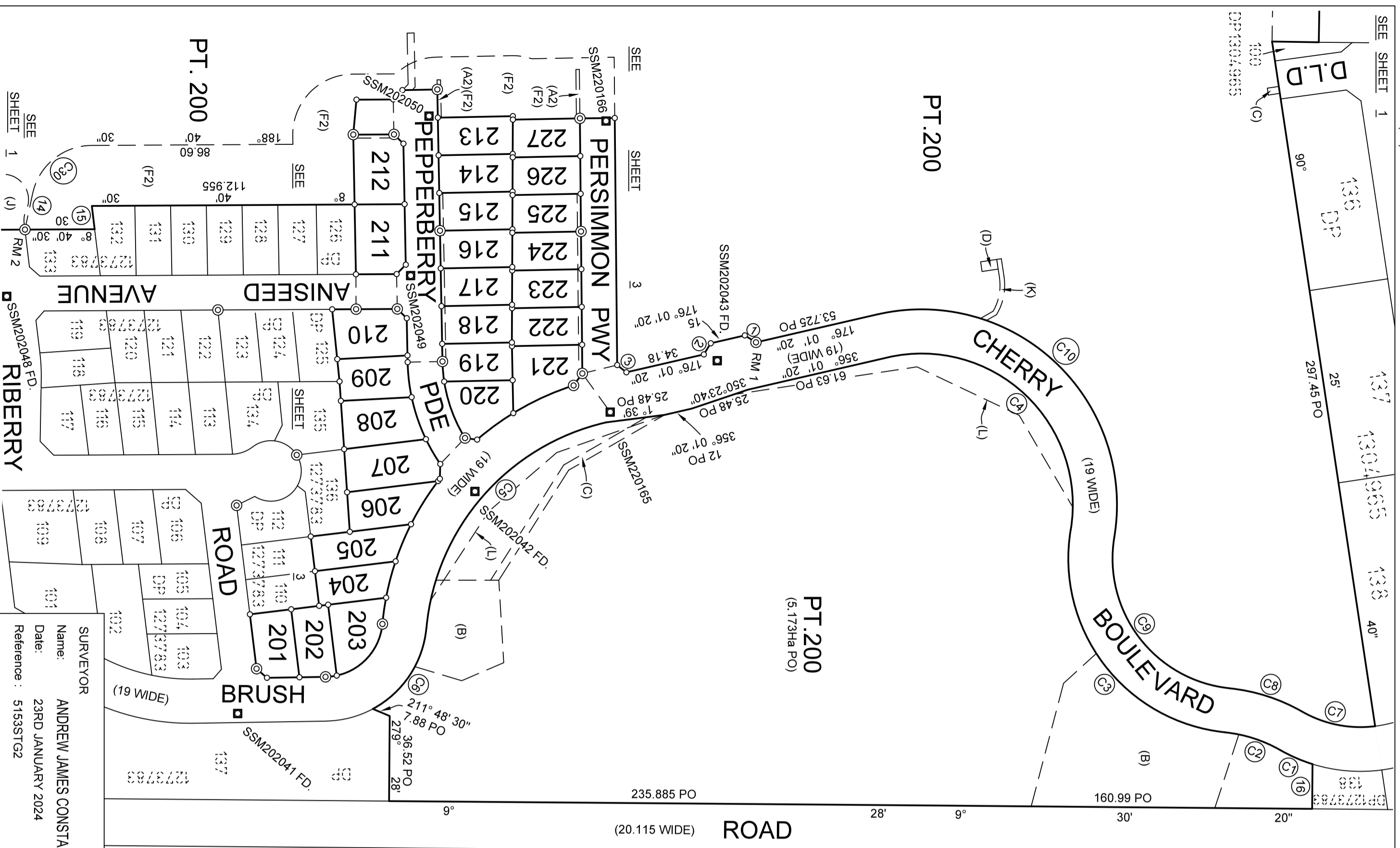
SURVEYOR
 Name: ANDREW JAMES CONSTANCE
 Date: 23RD JANUARY 2024
 Reference: 51533TG2

PLAN OF SUBDIVISION OF LOT 100 DP1273783

L.G.A. PORT MACQUARIE - HASTINGS
 Locality: THRUMSTER
 Reduction Ratio 1:2500
 Lengths are in metres.

REGISTERED
 27/08/2024

DP1306921



SCHEDULE OF COMPILED CURVES			
NO.	ARC	CHORD	RADIUS
C1	15.2 PO	32° 30' 20" - 15.17 PO	69.5 PO
C2	25.08 PO	206° 47' 40" - 24.9 PO	60 PO
C3	122.625 PO	61° 39' 30" - 109.415 PO	75 PO
C4	127.6 PO	232° 15' 40" - 108.075 PO	65 PO
C5	125.29 PO	320° 07' 40" - 117.255 PO	100 PO
C6	43.425 PO	312° 30' 40" - 41.685 PO	44 PO
C7	32.585 PO	200° 17' 10" - 32.02 PO	50.5 PO
C8	33.025 PO	206° 47' 40" - 32.785 PO	79 PO
C9	91.56 PO	241° 39' 30" - 81.695 PO	56 PO
C10	164.895 PO	232° 15' 40" - 139.665 PO	84 PO

SCHEDULE OF SHORT LINES		
NO.	BEARING & DISTANCE	
1	221° 03' 30" - 5.655	
2	131° 03' 30" - 5.66	
3	227° 14' 00" - 5.01	
14	111° 08' 10" - 15.985	
15	272° 02' 30" - 10.065	
16	99° 30' 10" - 19.21 PO	

SCHEDULE OF CURVED LINES			
NO.	ARC	CHORD	RADIUS
C27	6.3	162° 13' 20" - 6.285	26
C28	3.315	162° 49' 10" - 3.31	26
C29	9.725	177° 11' 10" - 9.67	26
C30	35.185	149° 54' 20" - 32.56	26

SCHEDULE OF REFERENCE MARKS		
CNR	BEARING & DISTANCE	FROM
RM 1	343° 41' 20" - 18.395	RM SSM202043 FD. (DP1273783)
RM 2	355° 23' - 3.765, 11.28	RM DH&WS FD. (DP1273783)
RM20	296° 18' - 11.975	RM SSM202050

PLAN OF SUBDIVISION OF LOT 100 DP1273783

101 DP1286005

102 DP1273783

103 DP1273783

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227 DP1273783

SURVEYOR Name: ANDREW JAMES CONSTANCE
 Date: 23RD JANUARY 2024
 Reference: 5153STG2

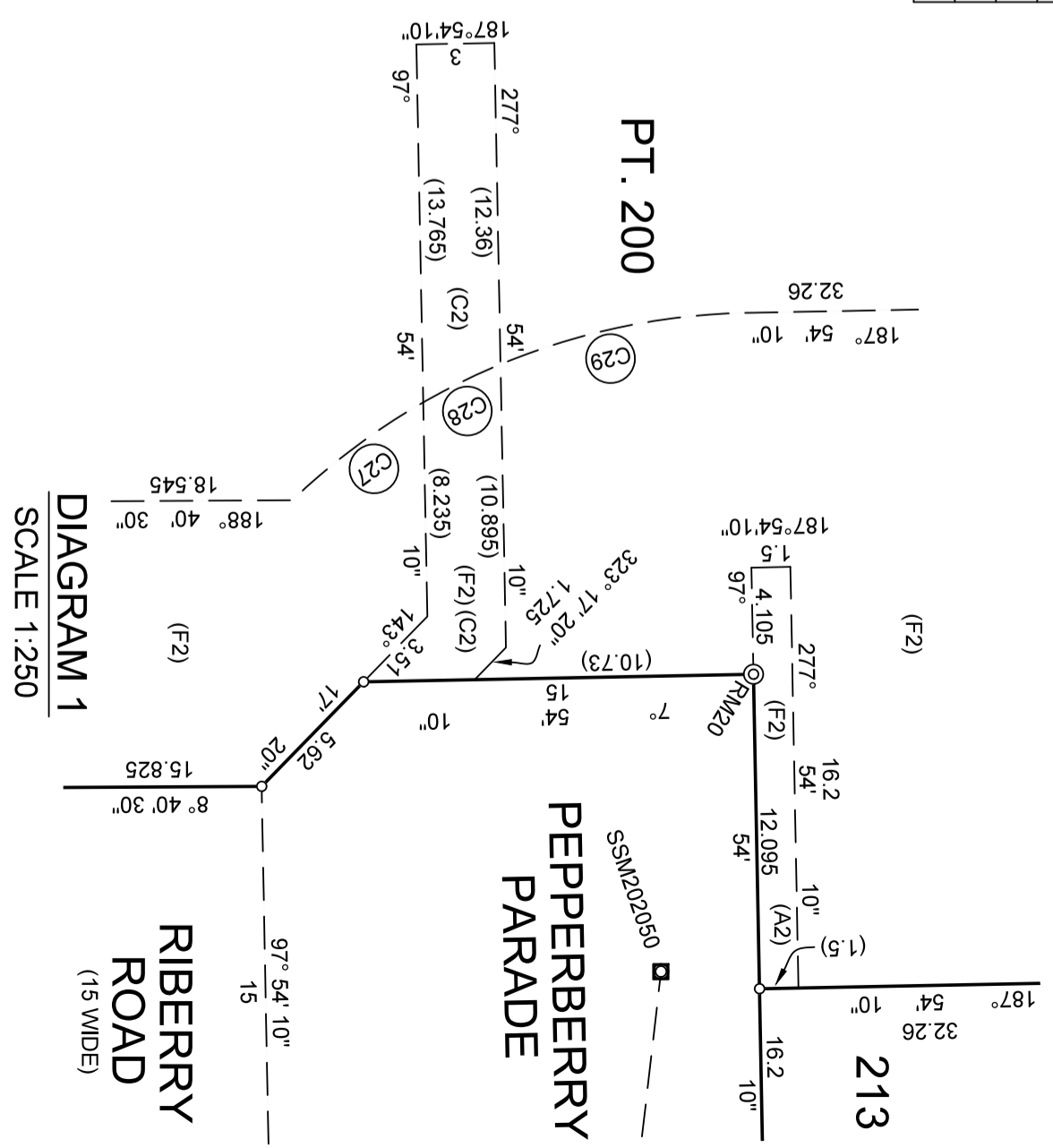


DIAGRAM 1
SCALE 1:250

L.G.A.: PORT MACQUARIE - HASTINGS
 Locality: THURUMSTER
 Reduction Ratio 1:1500
 Lengths are in metres.

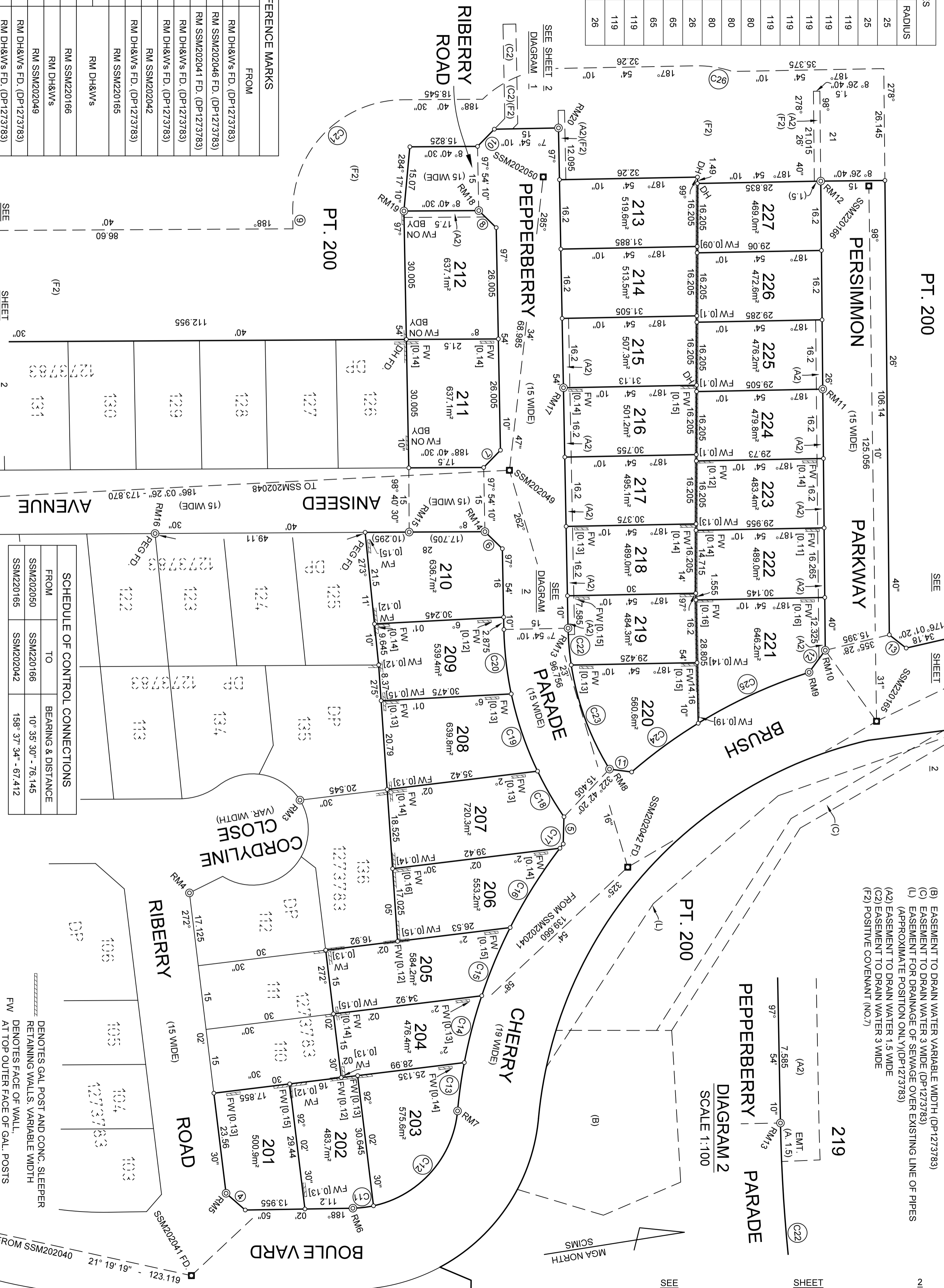
REGISTERED
 27/08/2024

DP1306921

NO.	ARC	CHORD	RADIUS
C11	4.87	182° 28' 10" - 4.86	25
C12	31.7	140° 33' 50" - 29.62	25
C13	11.42	106° 59' 00" - 11.415	119
C14	16.145	113° 37' 10" - 16.13	119
C15	17.27	121° 39' 40" - 17.255	119
C16	21.925	131° 05' 50" - 21.89	119
C17	1.25	136° 40' 40" - 1.25	119
C18	12.325	68° 56' 10" - 12.315	80
C19	19.1	80° 11' 30" - 19.055	80
C20	15.18	92° 28' 00" - 15.155	80
C21	41.19	143° 17' 20" - 37.015	26
C22	8.64	94° 05' 40" - 8.63	65
C23	26.07	78° 47' 50" - 25.895	65
C24	19.3	152° 49' 00" - 19.28	119
C25	28.585	164° 20' 40" - 28.515	119
C26	8.84	197° 38' 40" - 8.8	26

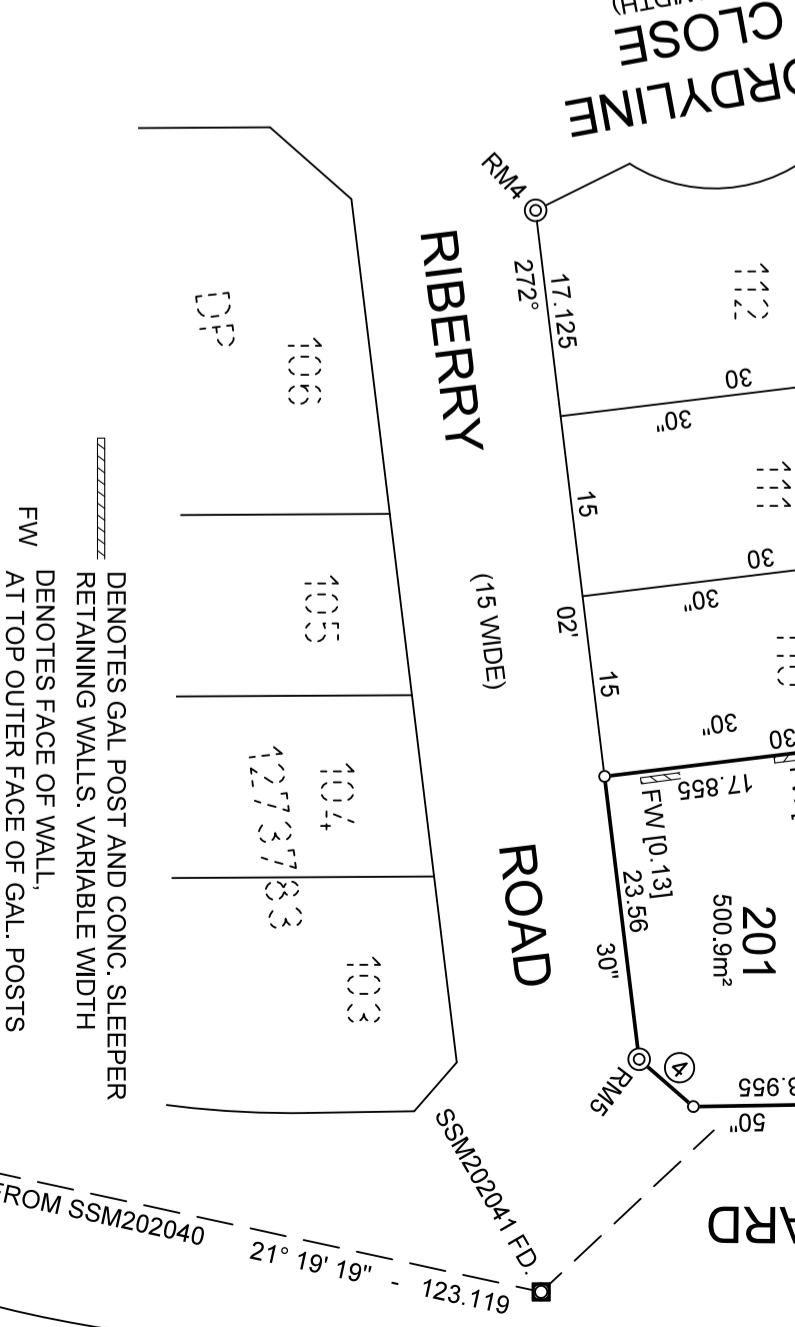
NO.	BEARING & DISTANCE
4	230° 02' 40" - 5.945
5	100° 31' 00" - 6.355
6	53° 17' 20" - 5.695
7	323° 17' 20" - 5.62
8	53° 17' 20" - 5.695
9	97° 54' 10" - 3.665
10	323° 17' 20" - 5.62
11	196° 22' 30" - 5.23
12	135° 19' 00" - 6.4
13	227° 14' 00" - 5.01

CNR	BEARING & DISTANCE	FROM
RM 3	311° 02' - 4.4	RM DH&W's FD. (DP1273783)
RM 4	62° 50' - 17.295	RM SSM202046 FD. (DP1273783)
RM 5	301° 50' 30" - 20.86	RM SSM202041 FD. (DP1273783)
RM 6	278° 02' 50" - 5.725	RM DH&W's FD. (DP1273783)
RM 7	194° 15' 10" - 5.745	RM DH&W's FD. (DP1273783)
RM 8	268° 26' - 23.31	RM SSM202042
RM 9	237° 51' 50" - 5.95	RM DH&W's FD. (DP1273783)
RM 10	243° 10' - 20.46	RM SSM220165
RM 11	188° 26' - 3.79	RM DH&W's
RM 12	194° 46' 30" - 11.3	RM SSM220166
RM 13	37° 16' 30" - 4.35	RM DH&W's
RM 14	120° 47' 10" - 15.44	RM SSM202049
RM 15	98° 40' 30" - 3.76	RM DH&W's FD. (DP1273783)
RM 16	99° 09' - 3.78	RM DH&W's FD. (DP1273783)
RM 17	7° 54' 10" - 3.81	RM DH&W's
RM 18	113° 53' - 3.8	RM DH&W's
RM 19	104° 17' 10" - 3.8	RM DH&W's
RM 20	296° 18' - 11.975	RM SSM202050



SURVEYOR Name: ANDREW JAMES CONSTANCE
 Date: 23RD JANUARY 2024
 Reference: 5153STG2

FROM	TO	BEARING & DISTANCE
SSM202050	SSM220166	10° 35' 30" - 76.145
SSM220165	SSM202042	158° 37' 34" - 67.412



PLAN OF SUBDIVISION OF LOT 100 DP1273783

L.G.A.: PORT MACQUARIE - HASTINGS
 Locality: THURMASTER
 Reduction Ratio 1:600
 Lengths are in metres.


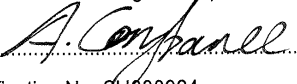

REGISTERED 27/08/2024

DP1306921

- (B) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1273783)
- (C) EASEMENT TO DRAIN WATER 3 WIDE (DP1273783)
- (C) EASEMENT FOR DRAINAGE OF SEWAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION ONLY) (DP1273783)
- (A2) EASEMENT TO DRAIN WATER 1.5 WIDE
- (C2) EASEMENT TO DRAIN WATER 3 WIDE
- (F2) POSITIVE COVENANT (NO.7)

PLAN FORM 6 (2020)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 7 sheet(s)
<p style="text-align: right;">Office Use Only</p> <p>Registered:  27/08/2024</p> <p>Title System: TORRENS</p>	<p style="text-align: right;">Office Use Only</p> <h1 style="text-align: center;">DP1306921</h1>	
<p>PLAN OF SUBDIVISION OF LOT 100 DP1273783</p>	<p>LGA: PORT MACQUARIE-HASTINGS</p> <p>Locality: THRUMSTER</p> <p>Parish: MACQUARIE</p> <p>County: MACQUARIE</p>	
<p style="text-align: center;">Survey Certificate</p> <p>I, ANDREW JAMES CONSTANCE of LAND DYNAMICS AUSTRALIA, 77 LORD ST PORT MACQUARIE a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(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 or</i></p> <p><i>*(b) The part of the land shown in the plan (being/*excluding ** Lot 200) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on, 23rd January 2024, the part not surveyed was compiled in accordance with that Regulation, or</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</i></p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep Mountainous.</p> <p>Signature:  Dated: 24/7/24</p> <p>Surveyor Identification No: SU008924</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></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> <hr/> <p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>Melissa Watkins</u> *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.</p> <p>Signature: </p> <p>Registration number:</p> <p>Consent Authority: <u>PORT MACQUARIE-HASTINGS COUNCIL</u></p> <p>Date of endorsement: <u>24/7/2024</u></p> <p>Subdivision Certificate number: <u>13.2014.114.5</u></p> <p>File number: <u>10.2014.114.1</u></p> <p><small>*Strike through if inapplicable.</small></p>	
<p>Plans used in the preparation of survey/compilation. DP1273783</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 PERSIMMON PARKWAY 15 WIDE, PEPPERBERRY PARADE 15 WIDE, EXTENSION OF ANISEED AVENUE 15 WIDE AND EXTENSION OF RIBERRY ROAD 15 WDE TO THE PUBLIC AS PUBLIC ROAD</p>	
<p>Surveyor's Reference: 5153STG2</p>	<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 7 sheet(s)



27/08/2024

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Registered:

DP1306921

PLAN OF SUBDIVISION OF LOT 100
DP1273783

This sheet is for the provision of the following information as required:

Subdivision Certificate number: 13.2014.114.5

Date of Endorsement: 24/7/2024

- 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.

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO:

CREATE:

1. Easement to Drain Water 1.5 Wide (A2)
2. Easement to Drain Water 3 Wide (C2)
3. Restriction on the Use of Land
4. Restriction on the Use of Land
5. Restriction on the Use of Land
6. Restriction on the Use of Land
7. Positive Covenant (F2)
8. Restriction on the Use of Land
9. Positive Covenant

RELEASE:

1. Easement to Drain Water 3 Wide (DP1273783)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5153STG2

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 7 sheet(s)



27/08/2024

Office Use Only

Office Use Only

Registered:

**PLAN OF SUBDIVISION OF LOT 100
 DP1273783**

DP1306921

Subdivision Certificate number: 13.2014-114.5

Date of Endorsement: 24/7/2024

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.

SCHEDULE OF STREET NUMBERS

LOT	STREET NO.	STREET NAME	TYPE	LOCALITY
200	N/A	N/A	N/A	THRUMSTER
201	N/A	N/A	N/A	THRUMSTER
202	9	BRUSH CHERRY	BOULEVARD	THRUMSTER
203	11	BRUSH CHERRY	BOULEVARD	THRUMSTER
204	13	BRUSH CHERRY	BOULEVARD	THRUMSTER
205	15	BRUSH CHERRY	BOULEVARD	THRUMSTER
206	17	BRUSH CHERRY	BOULEVARD	THRUMSTER
207	N/A	N/A	N/A	THRUMSTER
208	3	PEPPERBERRY	PARADE	THRUMSTER
209	5	PEPPERBERRY	PARADE	THRUMSTER
210	N/A	N/A	N/A	THRUMSTER
211	N/A	N/A	N/A	THRUMSTER
212	N/A	N/A	N/A	THRUMSTER
213	16	PEPPERBERRY	PARADE	THRUMSTER
214	14	PEPPERBERRY	PARADE	THRUMSTER
215	12	PEPPERBERRY	PARADE	THRUMSTER
216	10	PEPPERBERRY	PARADE	THRUMSTER
217	8	PEPPERBERRY	PARADE	THRUMSTER
218	6	PEPPERBERRY	PARADE	THRUMSTER
219	4	PEPPERBERRY	PARADE	THRUMSTER

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5153STG2

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 7 sheet(s)



27/08/2024

Office Use Only

Office Use Only

Registered:

**PLAN OF SUBDIVISION OF LOT 100
DP1273783**

DP1306921

Subdivision Certificate number: 13.2014.114.5

Date of Endorsement: 24/7/2024

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.

SCHEDULE OF STREET NUMBERS

LOT	STREET NO.	STREET NAME	TYPE	LOCALITY
220	N/A	N/A	N/A	THRUMSTER
221	N/A	N/A	N/A	THRUMSTER
222	3	PERSIMMON	PARKWAY	THRUMSTER
223	5	PERSIMMON	PARKWAY	THRUMSTER
224	7	PERSIMMON	PARKWAY	THRUMSTER
225	9	PERSIMMON	PARKWAY	THRUMSTER
226	11	PERSIMMON	PARKWAY	THRUMSTER
227	13	PERSIMMON	PARKWAY	THRUMSTER

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5153STG2

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 7 sheet(s)



27/08/2024

Office Use Only

Office Use Only

Registered:

DP1306921

**PLAN OF SUBDIVISION OF LOT 100
DP1273783**

This sheet is for the provision of the following information as required:

Subdivision Certificate number:13.2014.114.5.....

Date of Endorsement:24/7/2024.....

- 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.

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

Company Name: BIRD IN THE HAND 2 PTY LTD

Company ACN OR ABN: 639 006 803

Authority: Sec. 127 of the Corporations Act 2001

Signature: 

Name: Damien Edward Gwynne

Position: Sole Director & Secretary

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5153STG2

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 7 sheet(s)



27/08/2024

Office Use Only

Office Use Only

Registered:

DP1306921

PLAN OF SUBDIVISION OF LOT 100
DP1273783

This sheet is for the provision of the following information as required:

Subdivision Certificate number: 13.2014.114.5

Date of Endorsement: 24/7/2024

- 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.

MORTGAGEE CONSENT

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

Company Name: VANOUT No.2 PTY LTD

Company ACN OR ABN: 619 645 813

Authority: Sec. 127 of the Corporations Act 2001

Signature: 

Name: JOHN ANDREW VAN LIESHOUT

Position: Director

Signature: 

Name: LINDA ANN VAN LIESHOUT

Position: Director

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5153STG2

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 7 sheet(s)



27/08/2024

Office Use Only

Office Use Only

Registered:

**PLAN OF SUBDIVISION OF LOT 100
DP1273783**

DP1306921

Subdivision Certificate number:13.2014.114.5.....

Date of Endorsement:24/7/2024.....

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.

MORTGAGEE CONSENT

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

Company Name: CW MB PTY LTD

Company ACN OR ABN: 639 663 531

Authority: Sec. 127 of the Corporations Act 2001

Signature:

Name: Damien Edward Gwynne

Position: Sole Director & Secretary

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5153STG2