

- (X) BENEFITED BY RIGHT OF WAY (A688485)
  - (Y) BENEFITED BY RIGHT OF CARRIAGE WAY (DP559036)
  - (A) EASEMENT FOR OVERHEAD POWER LINES 20 WIDE (DP723795)
- BEARINGS AND DISTANCES DERIVED FROM GNSS OBSERVATIONS  
TRADITIONAL SURVEY TECHNIQUES BETWEEN CORNERS C-D-E-F-G

FROM	TO	BEARING	DISTANCE	SOURCE
SSM 155105	PM 179567	98° 25' 23"	314.448	SVY
PM 78265	CORNER C	275° 14' 39"	34.67284	SVY
PM 56483	CORNER G	302° 10' 31"	20.6915	SVY

GNSS VALIDATION SCHEDULE

FROM	TO	GRID BEARING	DISTANCE	METHOD
PM 56484	PM 78265	4.9° 18' 37"	1720.942	CONS NRTK
		4.9° 18' 37"	1720.945	SCIMS

COORDINATE SCHEDULE

MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
SSM 56483	544 425 285	6 839 406 032	C	N/A	FROM SCIMS	FOUND
SSM 56484	544 557 166	6 839 436 546	C	N/A	FROM SCIMS	FOUND
PM 78265	545 861 569	6 840 558 106	C	N/A	FROM SCIMS	FOUND
PM 78272	546 054 313	6 840 583 832	A	0.02	FROM SCIMS	FOUND
PM 179567	542 698	6 840 844	U	N/A	FROM SCIMS	FOUND
SSM 155105	542 387	6 840 869	U	N/A	FROM SCIMS	FOUND

SURVEYOR

ANTHONY PETER HART

Name:

Date:

Reference:

21st JANUARY 2021

2004203 2021M7100 (21) Partial Survey

PLAN OF SUBDIVISION OF

LOT 1 IN DP 301742 & LOT 2 IN DP 559036

LGA:

Locality:

Reduction Ratio:

Lengths are in metres

BYRON


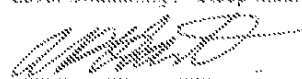
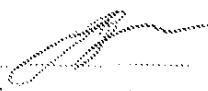
MULLUMBIMBY CREEK


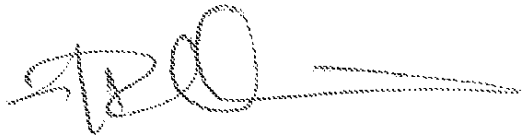
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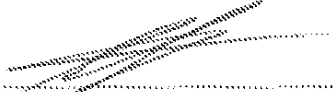
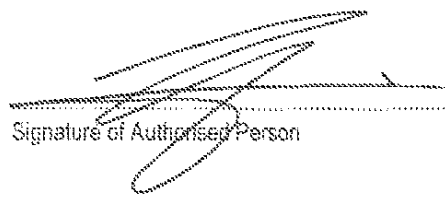
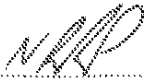

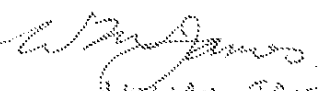
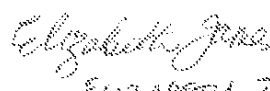
REGISTERED

1/09/2021

DP1274722

PLAN FORM 6 (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheets
<p>Registered:  1/09/2021</p> <p>Title System: <b>TORRENS</b></p>	<p>Office Use Only</p> <p style="text-align: center; font-size: 2em;"><b>DP1274722</b></p> <p>Office Use Only</p>	
<p><b>PLAN OF SUBDIVISION OF LOT 1 IN DP 301742 &amp; LOT 2 IN DP 559036</b></p>	<p>LGA: BYRON</p> <p>Locality: MULLUMBIMBY CREEK</p> <p>Parish: MULLUMBIMBY</p> <p>County: ROUS</p>	
<p><b>Survey Certificate</b></p> <p>I, <u>ANTHONY PETER HART</u> of <u>NORTHERN RIVERS LAND SOLUTIONS</u> <u>76 TAMAR STREET, BALUNA</u> a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><del>*(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</del> <u>21 JAN 2021</u></p> <p><del>*(b) The part of the land shown in the plan (*being/excluding</del> <u>LINES BETWEEN CORNERS C-D-E-F-G</u> <del>)</del> 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 <u>21 JAN 2021</u>, the part not surveyed was completed in accordance with that Regulation, or</p> <p><del>*(c) The land shown in this plan was completed in accordance with the Surveying and Spatial Information Regulation 2017.</del></p> <p>Datum Line: <u>X - Y (MGA)</u></p> <p>Type: <del>Urban</del> Rural</p> <p>The terrain is: <del>Level</del> Undulating / <del>Steep</del> Mountainous.</p> <p>Signature:  Dated: <u>16 FEB 2021</u></p> <p>Surveyor identification No: <u>1261</u></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><b>Crown Lands NSW/Western Lands Office Approval</b></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>	
<p><b>Plans used in the preparation of survey / completion:</b></p> <p>DP 1223796 DP 621825 DP 559036 DP 301742 R5354-1759</p>	<p><b>Subdivision Certificate</b></p> <p>I, <u>JEFFREY ALAN BEGALL</u> "Authorised Person"/General Manager/Accredited 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>Accreditation number: _____</p> <p>Consent Authority: <u>BYRON SHIRE COUNCIL</u></p> <p>Date of endorsement: <u>13 JUL 2021</u></p> <p>Subdivision Certificate number: <u>10/21</u></p> <p>File number: <u>85, 2021, 1.1</u></p> <p><small>* Strike through if inapplicable.</small></p>	
<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire / resume land</p>	<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	
<p>Surveyor's Reference: 20042-03 2021M7100 (21) Partial Survey</p>		

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 3 sheets	
Registered:  1/09/2021		Office Use Only		Office Use Only	
<b>PLAN OF SUBDIVISION OF LOT 1 IN DP 301742 &amp; LOT 2 IN DP 559036</b>		<h1>DP1274722</h1>			
		<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li><li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>			
Subdivision Certificate Number: 10/21					
Date of Endorsement: 13/04/2021					
LOT	SUB ADDRESS	ADDRESS	ROAD NAME	ROAD TYPE	LOCALITY
1		659	LEFT BANK	ROAD	MULLUMBIMBY CREEK
2		657	LEFT BANK	ROAD	MULLUMBIMBY CREEK
<p>JAMES ROBERT OLIVIER</p> 					
If space is insufficient use additional annexure sheet					
Surveyor's Reference: 20042-03 2021M7100 (21) Partial Survey					

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 3 of 3 sheets
Registered:  1/09/2021	Office Use Only	Office Use Only	
PLAN OF SUBDIVISION OF LOT 1 IN DP 301742 & LOT 2 IN DP 559036		<b>DP1274722</b>	
Subdivision Certificate Number: 10/21		Date of Endorsement: 13/04/2021	
Executed by ALYSIAN ESTATE PTY LTD ACN 647438551 pursuant to S.127(1) of the Corporations Act 2001:			
			
Signature of Authorised Person		Signature of Authorised Person	
Samuel Christopher Giufre		Gabriel Anna Giufre	
Name of Authorised Person		Name of Authorised Person	
Director		Director	
Office Held		Office Held	
Witness Signature: 			
Name (print): NICHOLAS KIRKUP			
Title: Chartered Accountant			
Address: 9 Gardenia Place			
Gumdale, QLD, 4154			
Executed by Mosaic Capital Fund ACN 637 198700			
			
Sole Director			
David Cowen			
Executed by Wedgeview Pty Ltd ACN 150 758 875			
			
WILLIAM JAMES			
DIRECTOR			
			
ELIZABETH JAMES			
DIRECTOR			
If space is insufficient use additional annexure sheet			
Surveyor's Reference: 20042-03 2021M7100 (21) Partial Survey			