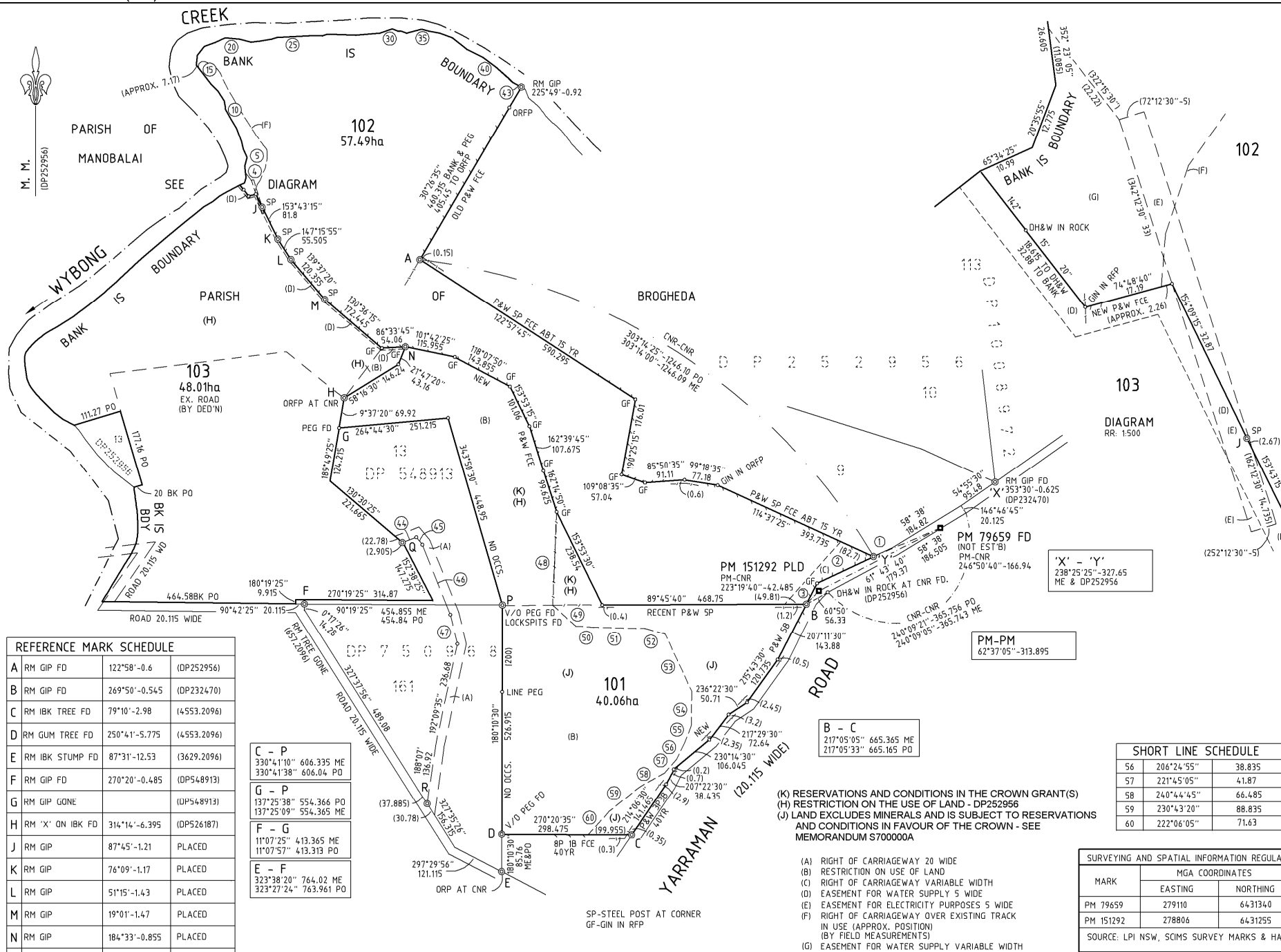




DP1181253



REFERENCE MARK SCHEDULE			
A	RM GIP FD	122°58'-0.6	(DP252956)
B	RM GIP FD	269°50'-0.545	(DP232470)
C	RM IBK TREE FD	79°10'-2.98	(4553.2096)
D	RM GUM TREE FD	250°41'-5.775	(4553.2096)
E	RM IBK STUMP FD	87°31'-12.53	(3629.2096)
F	RM GIP FD	270°20'-0.485	(DP548913)
G	RM GIP GONE		(DP548913)
H	RM 'X' ON IBK FD	314°14'-6.395	(DP526187)
J	RM GIP	87°45'-1.21	PLACED
K	RM GIP	76°09'-1.17	PLACED
L	RM GIP	51°15'-1.43	PLACED
M	RM GIP	19°01'-1.47	PLACED
N	RM GIP	184°33'-0.855	PLACED
P	RM D'D PINE FD	49°00'-2.835	(4553.2096)
Q	RM GIP	100°29'-1.23	PLACED
R	RM GIP	14°53'-1.115	PLACED
Y	RM GIP FD	294°20'-0.725	(DP252956)

C - P			
330°41'10"	606.335 ME		
330°41'38"	606.04 PO		
G - P			
137°25'38"	554.366 PO		
137°25'09"	554.365 ME		
F - G			
11°07'25"	413.365 ME		
11°07'57"	413.313 PO		
E - F			
323°38'20"	764.02 ME		
323°27'24"	763.961 PO		

(K) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)  
(H) RESTRICTION ON THE USE OF LAND - DP252956  
(J) LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS  
AND CONDITIONS IN FAVOUR OF THE CROWN - SEE  
MEMORANDUM S700000A

- (A) RIGHT OF CARRIAGEWAY 20 WIDE  
(B) RESTRICTION ON USE OF LAND  
(C) RIGHT OF CARRIAGEWAY VARIABLE WIDTH  
(D) EASEMENT FOR WATER SUPPLY 5 WIDE  
(E) EASEMENT FOR ELECTRICITY PURPOSES 5 WIDE  
(F) RIGHT OF CARRIAGEWAY OVER EXISTING TRACK  
IN USE (APPROX. POSITION)  
(BY FIELD MEASUREMENTS)  
(G) EASEMENT FOR WATER SUPPLY VARIABLE WIDTH

SHORT LINE SCHEDULE		
56	206°24'55"	38.835
57	221°45'05"	41.87
58	240°44'45"	66.485
59	230°43'20"	88.835
60	222°06'05"	71.63

SURVEYING AND SPATIAL INFORMATION REGULATION 2006 CLAUSE 35(1)(b) & CLAUSE 61(2)					
MARK	MGA COORDINATES		ZONE	ACC CLASS	ORDER
	EASTING	NORTHING			
PM 79659	279110	6431340	56	U	U
PM 151292	278806	6431255	56	U	U
SOURCE: LPI NSW, SCIMS SURVEY MARKS & HAND HELD GPS					

Surveyor: REBECCA JONES  
Date of Survey: 16/05/2012  
Surveyor's Ref: 207141DP2

PLAN OF SUBDIVISION OF LOTS 8 AND 14  
IN DP252956, LOT 14 IN DP548913, LOT 222  
IN DP750968 AND RIGHT OF CARRIAGE WAY  
OVER LOT 13 IN DP548913 AND LOT 161 IN  
DP750968

LGA: MUSWELLBROOK  
Locality: WYBONG AND  
MANOBALAI  
Subdivision No: 319  
Reduction Ratio: 1:6000

Registered  
24.12.2012

DP1181253

SHORT LINE SCHEDULE		
No.	BEARING	DISTANCE
1	64°36'20"	4.781
2	244°35'30"	14.368
3	207°09'	53.915
4	352°23'05"	26.605
5	15°27'50"	21.1
6	335°32'10"	20.005
7	345°49'10"	19.025
8	339°50'45"	32.98
9	328°42'55"	25.06
10	330°50'25"	25.225
11	355°41'20"	7.17
12	348°33'30"	12.845
13	327°25'50"	25.095
14	316°44'15"	25.655
15	322°00'20"	53.78
16	5°30'10"	21.93
17	38°21'40"	26.35
18	70°12'35"	27.105
19	64°14'40"	24.64
20	94°31'30"	33.425
21	104°27'20"	27.505
22	85°09'10"	19.395
23	80°02'10"	28.365
24	71°11'20"	12.56
25	86°56'25"	73.16
26	91°09'05"	31.655
27	67°25'30"	11.73
28	92°13'45"	65.805
29	85°01'40"	55.51
30	71°53'15"	30.235
31	111°18'00"	13.835
32	88°22'45"	7.46
33	111°49'50"	13.22
34	75°23'10"	35.44
35	104°51'40"	18.31
36	100°41'15"	24.82
37	109°56'55"	30.99
38	128°20'30"	42.045
39	117°18'00"	41.28
40	126°24'05"	38.34
41	131°52'00"	34.175
42	133°24'00"	17.92
43	117°31'15"	21.55
44	69°07'05"	34.28
45	140°39'50"	22.055
46	158°14'30"	173.4
47	166°38'45"	69.525
48	182°20'10"	214.855
49	132°31'50"	71.29
50	94°17'15"	41.975
51	91°12'35"	117.545
52	105°15'45"	47.925
53	155°12'30"	146.165
54	180°45'55"	77.93
55	201°48'20"	46.14

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

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

PURSUANT TO SECTION 88B OF THE  
CONVEYANCING ACT 1919 IT IS INTENDED  
TO CREATE :-

1. RIGHT OF CARRIAGEWAY 20 WIDE (A)
2. RESTRICTION ON USE OF LAND (B)
3. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (C)
4. EASEMENT FOR WATER SUPPLY 5 WIDE (D)
5. EASEMENT FOR ELECTRICITY PURPOSES 5 WIDE (E)
6. RIGHT OF CARRIAGEWAY OVER EXISTING TRACK IN USE (APPROX. POSITION) (F)
7. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH (G)

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW/Western Lands Office Approval

.....in approving this plan certify

(Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed SUBDIVISION set out herein

(insert 'subdivision' or 'new road')

SM Donell  
\* Authorised Person/\* General Manager/\* Accredited Certifier

Consent Authority: MUSWELLBROOK SHIRE COUNCIL

Date of Endorsement: 29 AUGUST 2013

Accreditation no: N/A

Subdivision Certificate no: 319

File no: DA 340/2008

\* Strike through inapplicable parts.



DP1181253 S

Use Only

Registered:  24.12.2012

Office Use Only

Title System: TORRENS

Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOTS 8 AND 14  
IN DP252956, LOT 14 IN DP 548913, LOT 222  
IN DP750968 AND RIGHT OF CARRIAGEWAY  
OVER LOT 13 IN DP548913 AND LOT 161 IN  
DP750968

LGA: MUSWELLBROOK

Locality: WYBONG AND MANOBALAI

Parish: BROGHEDA

County: WYBONG

Survey Certificate

I, REBECCA LYN JONES

of M.M. HYNDES BAILEY & CO. MUSWELLBROOK

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on: 16/05/2012

The survey relates to LOTS 101-102 AND RIGHT OF CARRIAGEWAY  
(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature  Dated: 8/6/12

Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line: 'X' - 'Y'

Type: Urban/Rural

Plans used in the preparation of survey/compilation

DP 232470	1595-2096
DP 252956	3629-2096
DP 548913	4553-2096

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: 207141DP2

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

ce Use Only

PLAN OF SUBDIVISION OF LOTS 8 AND 14  
IN DP252956, LOT 14 IN DP 548913, LOT 222  
IN DP750968 AND RIGHT OF CARRIAGEWAY  
OVER LOT 13 IN DP548913 AND LOT 161 IN  
DP750968

DP1181253

Office Use Only

Registered:



24.12.2012

Subdivision Certificate No.: 319

Date of Endorsement: 29 AUGUST 2012

ALI ALI

35 CLARENCE STREET, SYDNEY 2000

The Trust Company (Australia) Limited ACN 000 000 993 formerly known as Trust  
Company Fiduciary Services Limited ACN 000 000 993 by its attorneys who state that  
they have no notice of revocation of: (a) The Power of Attorney dated 1 June 2005  
registered in New South Wales Book 4472 and numbers 607 and 603 and (b) The  
Power of Attorney dated 1 September 2007 registered in New South Wales Book  
4528 No 947, whereby they execute this deed, document or instrument.

Tier 1

Signature

Tier

Signature

Name JOHN MEYER

Name

LAURA ALVAREZ

Title VICE PRESIDENT

DOCUMENT CUSTODY  
MANAGER

*Handwritten signatures: J. Mansley, J. Mansley*

Upper Hunter Resources  
Pty Limited.  
(ACN 107441752)

Wybong Estate (Vineyard)  
Pty Limited (ACN 114 572 039)

KAREN WILLIAMS  
Sole Director  
& Secretary

Wybong Estate Pty Limited.  
(ACN 114 572 002)

Karen Williams  
Sole Director  
& Secretary

Russell Byrnes  
Sole Director  
& Secretary

MUSWELLBROOK COUNCIL

*Signature: S. M. Donohue*  
General Manager





# MASTERPLAN "RIVERSLEA" DENMAN ROAD, MUSWELLBROOK





# "RIVERSLEA" SUBDIVISION LOT 511 DP 854289

