
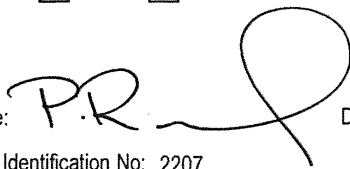





PLAN FORM 6_E (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 7 sheet(s)
Registered:  12/04/2023 Title System: TORRENS	Office Use Only	Office Use Only
DP1266754		
PLAN OF SUBDIVISION OF LOT 1854 D.P.1266753	LGA: HAWKESBURY Locality: NORTH RICHMOND Parish: KURRAJONG County: COOK	
<p style="text-align: center;">Survey Certificate</p> I, PETER ROBERT WARWICK of VINCE MORGAN SURVEYORS PTY LTD a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that:	<p style="text-align: center;">Grown Lands NSW/Western Lands Office Approval</p> <p style="text-align: center;">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> Signature: _____ Date: _____ File Number: _____ Office: _____	
(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 17-Nov-2022 (b) Partial Survey (c) Compilation Datum Line: A - B Type: Urban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Signature:  Dated: 17-Nov-2022 Surveyor Identification No: 2207 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>	<p style="text-align: center;">Subdivision Certificate</p> I, Simon Heung - Coordinator Development Engineering Authorised Person certify that the provisions of section 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. Signature:  Consent Authority: Hawkesbury City Council Date of endorsement: 31-Mar-2023 Subdivision Certificate number: SC0004/23 File number: DA0498/18	
Plans used in the preparation of survey. DP1266750 DP1266751 DP1266752 DP1266753 DP1281235	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: 16800-SH-19C2		Signatures, Seals and Section 88B Statements should appear on the following sheet(s)

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 7 sheet(s)
Registered:  12/04/2023	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 1854 D.P.1266753		DP1266754
Subdivision Certificate number: SC0004/23 Date of Endorsement: 31-Mar-2023		
		<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">• 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.
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO;</p> <p>CREATE:</p> <ol style="list-style-type: none">1. POSITIVE COVENANT2. RESTRICTION ON THE USE OF LAND3. POSITIVE COVENANT4. POSITIVE COVENANT5. RESTRICTION ON THE USE OF LAND6. RESTRICTION ON THE USE OF LAND7. EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE (E71)8. EASEMENT FOR RETAINING WALL SUPPORT 5 WIDE (E72)9. POSITIVE COVENANT (P1)10.RESTRICTION ON THE USE OF LAND11.RESTRICTION ON THE USE OF LAND		
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 16800-SH-19C2		

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 7 sheet(s)

Registered:  12/04/2023 Office Use Only

Office Use Only

DP1266754

PLAN OF SUBDIVISION
 OF LOT 1854 D.P.1266753

Subdivision Certificate number: SC0004/23
 Date of Endorsement: 31-Mar-2023


- 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.

Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
1900		N/A	IRRIGATOR	DRIVE	NORTH RICHMOND
1901		53	IRRIGATOR	DRIVE	NORTH RICHMOND
1902		55	IRRIGATOR	DRIVE	NORTH RICHMOND
1903		57	IRRIGATOR	DRIVE	NORTH RICHMOND
1904		59	IRRIGATOR	DRIVE	NORTH RICHMOND
1905		61	IRRIGATOR	DRIVE	NORTH RICHMOND
1906		63	IRRIGATOR	DRIVE	NORTH RICHMOND
1907		65	IRRIGATOR	DRIVE	NORTH RICHMOND
1908		67	IRRIGATOR	DRIVE	NORTH RICHMOND
1909		69	IRRIGATOR	DRIVE	NORTH RICHMOND
1910		71	IRRIGATOR	DRIVE	NORTH RICHMOND
1911		73	IRRIGATOR	DRIVE	NORTH RICHMOND
1912		75	IRRIGATOR	DRIVE	NORTH RICHMOND
1913		77	IRRIGATOR	DRIVE	NORTH RICHMOND
1914		79	IRRIGATOR	DRIVE	NORTH RICHMOND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SH-19C2

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 7 sheet(s)

Registered:  12/04/2023 Office Use Only

Office Use Only

DP1266754

PLAN OF SUBDIVISION
OF LOT 1854 D.P.1266753




Subdivision Certificate number: SC0004/23
Date of Endorsement: 31-Mar-2023

- 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.


Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
1915		81	IRRIGATOR	DRIVE	NORTH RICHMOND
1916		83	IRRIGATOR	DRIVE	NORTH RICHMOND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SH-19C2

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 5 of 7 sheet(s)
Registered:  12/04/2023	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 1854 D.P.1266753	DP1266754	
Subdivision Certificate number: SC0004/23 Date of Endorsement: 31-Mar-2023		
This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• 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.		
Signed on behalf of BD NSW (MR) PROJECT O007 Pty. Ltd. ACN 123 888 773 By its duly authorised Attorney being duly authorised in this behalf (who by their execution warrant that their appointment has not been revoked) in the presence of:-		
 Signature of witness	 Signature of Attorney	
CALLUM CRACIE Name of witness	MELINDA GRAHAM Name of Attorney	
76 ARTHUR PHILLIP DRIVE, NORTH Address of witness RICHMOND NSW 2754	Power of Attorney dated: 14 OCTOBER 14 Book 4676 No. 327	
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 16800-SH19C2		

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 6 of 7 sheet(s)

Registered:  12/04/2023 Office Use Only

Office Use Only

DP1266754

PLAN OF SUBDIVISION
OF LOT 1854 D.P.1266753

Subdivision Certificate number: SC0004/23
Date of Endorsement: 31-Mar-2023

- 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.

National Australia Bank Limited ACN 004 044 937

Executed by its Level...2...Attorney...*Joanne Resler*

Under Power of Attorney No...*39 Book 4512*

this...*5th*...Day of...*April*...
2023...*J Resler*

(By executing this instrument the Attorney states that the Attorney has received no notice of the revocation of the Power of Attorney)

[Signature]
.....
(Signature of Witness)


MIGUEL VILLEGAS
.....
(Name of Witness)

2 CARRINGTON ST, SYDNEY, NSW 2000
.....
(Address of With)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SH-19C2

PLAN FORM 6_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 7 of 7 sheet(s)

Registered:  12/04/2023 Office Use Only

Office Use Only

DP1266754

PLAN OF SUBDIVISION
OF LOT 1854 D.P.1266753

Subdivision Certificate number: SC0004/23
Date of Endorsement: 31-Mar-2023

- 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.

HAWKESBURY COUNCIL BY ITS AUTHORISED DELEGATE
PURSUANT TO S.37Z LOCAL GOVERNMENT ACT, 1993


SIGNATURE OF DELEGATE

Simon Heung

NAME OF DELEGATE

I CERTIFY THAT I AM AN ELIGIBLE WITNESS AND THAT THE DELEGATE SIGNED IN MY PRESENCE.


SIGNATURE OF WITNESS

KATE HOLDEN

NAME OF WITNESS

366 GEORGE STREET WINDSOR.

ADDRESS OF WITNESS

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SH-19C2

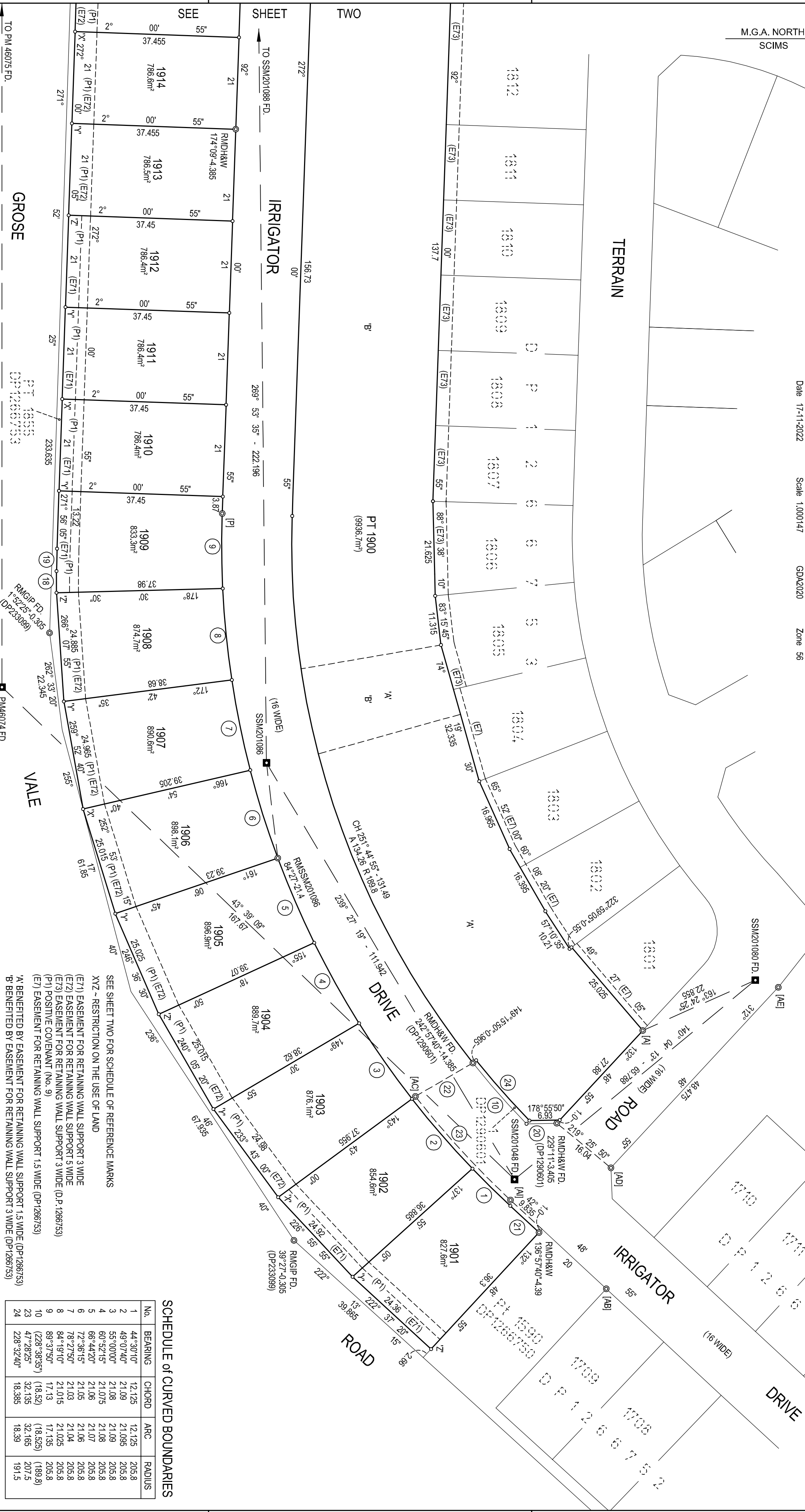
SCHEDULE of LINES

No	Bearing	Distance
18	270°01'05"	4.95
19	271°19'55"	5.14
20	178°55'50"	6.93
21	42°48'55"	8.965
22	149°15'50"	15.18

COORDINATE SCHEDULE

MARK	EASTING	NORTHING	CLASS	PU	METHOD	ORIGIN	STATE
SSM18799 B'	286045.287	6281156.309	D	N/A	SCIMS	MG42020	Found
PM46074	286604.863	6280967.625	C	0.02	SCIMS	MG42020	Found
PM46075 A'	286298.613	6280990.920	C	0.03	SCIMS	MG42020	Found
SSM201048	286721	6281089	U	N/A	SCIMS	MG42020	Found
SSM201080	286678	6281139	U	N/A	SCIMS	MG42020	Found
SSM201088	286401.959	6281031.842	U	N/A	Traverse	MG42020	Found
SSM201086	286624.155	6281032.057	U	N/A	Traverse	MG42020	Found
SSM202748	286255.300	6281065.544	U	N/A	Traverse	MG42020	Placed

Date 17-11-2022 Scale 1:000147 GDA2020 Zone 56



SCHEDULE of CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	44°30'10"	12.125	12.125	205.8
2	49°07'40"	21.09	21.096	205.8
3	55°00'00"	21.08	21.09	205.8
4	60°52'15"	21.075	21.08	205.8
5	66°44'20"	21.06	21.07	205.8
6	72°36'15"	21.05	21.06	205.8
7	78°27'50"	21.03	21.05	205.8
8	84°19'10"	21.015	21.025	205.8
9	89°37'50"	17.13	17.135	205.8
10	(228°38'35") (18.52)	17.13	17.135	205.8
11	47°28'25"	32.135	32.165	207.5
12	228°32'40"	18.385	18.39	191.5

SURVEYOR
 Name: Peter Robert Warrville
 Date: 17th November, 2022
 Reference: 16800-SH-1902

PLAN OF SUBDIVISION OF
 LOT 1854 D.P.1266753

L.G.A.: HAWKESBURY
 Locality: NORTH RICHMOND
 Reduction Ratio: 1:600
 Lengths are in metres

REGISTERED
 12/04/2023

DP1266754

SEE SHEET TWO FOR SCHEDULE OF REFERENCE MARKS
 XYZ ~ RESTRICTION ON THE USE OF LAND
 (E1) EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE
 (E2) EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE
 (E3) EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE (D.P. 1266753)
 (P1) POSITIVE COVENANT (No. 9)
 (E7) EASEMENT FOR RETAINING WALL SUPPORT 1.5 WIDE (DP1266753)
 A: BENEFITED BY EASEMENT FOR RETAINING WALL SUPPORT 1.5 WIDE (DP1266753)
 B: BENEFITED BY EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE (DP1266753)

SEE SHEET TWO

IRRIGATOR

TERRAIN

DRIVE

ROAD

VALE

ROAD

IRRIGATOR

ROAD

DRIVE

ROAD

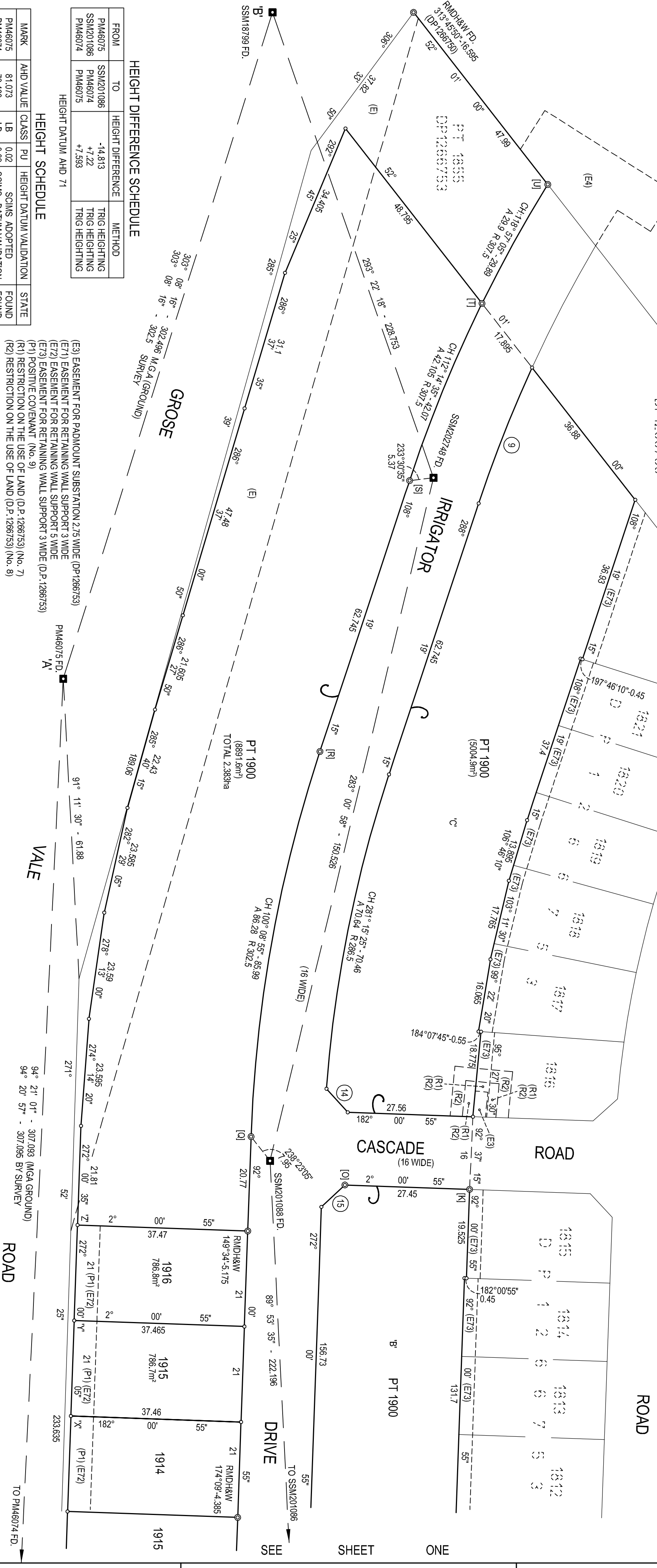
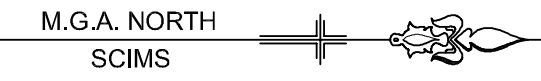
ROAD

ROAD

ROAD

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
A	220°43'00"	3.38	RMDH&W FD. (DP1266753)
K	116°16'40"	3.86	RMDH&W FD. (DP1266753)
K	95°12'05"	11.615	RMDH&W FD. (DP1266753)
O	91°47'30"	3.325	RMDH&W FD. (DP1266753)
O	91°01'50"	11.566	RMDH&W FD. (DP1266753)
P	182°17'05"	4.36	RMDH&W FD. (DP1266753)
P	182°17'05"	12.585	RMDH&W FD. (DP1266753)
Q	258°22'15"	18.516	RMDH&W FD. (DP1266753)
Q	145°19'40"	13.86	RMDH&W FD. (DP1266753)
R	197°21'00"	4.375	RMDH&W FD. (DP1266753)
R	197°21'00"	12.59	RMDH&W FD. (DP1266753)
S	197°41'35"	4.385	RMDH&W FD. (DP1266753)
S	197°40'15"	12.59	RMDH&W FD. (DP1266753)
T	189°49'20"	4.53	RMDH&W FD. (DP1266753)
U	241°39'05"	14.65	RMDH&W FD. (DP1266753)
U	272°32'15"	27.85	RMDH&W FD. (DP1266753)
AB	107°15'00"	3.695	RMDH&W FD. (DP1266750)
AB	122°49'45"	11.78	RMDH&W FD. (DP1266750)
AC	217°45'30"	16.065	RMDH&W FD. (DP1266750)
AC	194°28'15"	20.225	RMDH&W FD. (DP1266750)
AD	26°21'15"	4.465	RMDH&W FD. (DP1266750)
AD	36°53'05"	12.885	RMDH&W FD. (DP1266750)
AE	1°09'55"	5.83	RMDH&W FD. (DP1266750)
AE	25°28'10"	13.16	RMDH&W FD. (DP1266750)
AI	118°45'00"	3.465	RMSM201048 FD. (DP1266750)



HEIGHT DIFFERENCE SCHEDULE

FROM	TO	HEIGHT DIFFERENCE	METHOD
PM46075	SSM201088	-14.813	TRIG HEIGHTING
SSM201088	PM46074	+7.22	TRIG HEIGHTING
PM46074	PM46075	+7.593	TRIG HEIGHTING

HEIGHT SCHEDULE

MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
PM46075	81.073	LB	0.02	SCIMS ADOPTED	FOUND
PM46074	73.480	LB	0.02	SCIMS - DATUM VALIDATION	FOUND
SSM201088	66.26	LD	N/A		PLACED

DATE 17-11-2022 DATUM AHD 71

- (E1) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP1266753)
- (E2) EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE
- (E3) EASEMENT FOR RETAINING WALL SUPPORT 5 WIDE
- (E7) EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE (D.P.1266753)
- (P1) POSITIVE COVENANT (No. 9)
- (R1) RESTRICTION ON THE USE OF LAND (D.P.1266753) (No. 7)
- (R2) RESTRICTION ON THE USE OF LAND (D.P.1266753) (No. 8)
- XZ - RESTRICTION ON THE USE OF LAND
- (E4) RIGHT OF ACCESS VARIABLE WIDTH (DP1266753)
- (E) RIGHT OF ACCESS VARIABLE WIDTH (DP1266753)

'B' BENEFITED BY EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE (DP1266753)

'C' BENEFITED BY EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE (DP1266753)

'A' BENEFITED BY EASEMENT FOR RETAINING WALL SUPPORT 3 WIDE (DP1266753)

TO SSM201088

SCHEDULE OF LINES

No	Bearing	Distance
14	227°51'20"	6.965
15	317°00'55"	7.07

SCHEDULE OF CURVED BOUNDARIES

No	Bearing	Chord	Ac	Radius
9	291°28'35"	32.095	32.11	291.5

SURVEYOR

Name: Peter Robert Wainwright
 Date: 17th November, 2022
 Reference: 18800-SH-1802

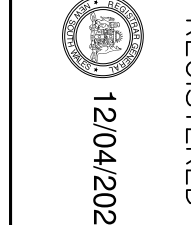
PLAN OF SUBDIVISION OF

LOT 1854 D.P.1266753

L.G.A.: HAWKESBURY

Locality: NORTH RICHMOND
 Reduction Ratio: 1:600
 Lengths are in metres

REGISTERED



DP1266754

