
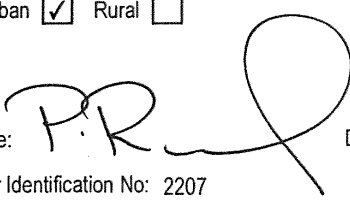




PLAN FORM 6_E (2020)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 7 sheet(s)	
Registered:  13/04/2023		Office Use Only		Office Use Only	
Title System: TORRENS		<b>DP1290690</b>			
<b>PLAN OF SUBDIVISION</b> OF LOT 1900 D.P.1266754 AND EASEMENT OVER LOT 1855 DP1266753		LGA: HAWKESBURY Locality: NORTH RICHMOND Parish: KURRAJONG County: COOK			
Survey Certificate 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:  (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 17-Nov-2022  (b) <del>Partial Survey</del>  (c) <del>Compilation</del>  Datum Line: A - B Type: Urban <input checked="" type="checkbox"/> Rural <input type="checkbox"/>   Signature: P.R. Dated: 17-Nov-2022 Surveyor Identification No: 2207 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>		<del>Crown Lands NSW/Western Lands Office Approval</del> <del>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.</del>  Signature: _____ Date: _____ File Number: _____ Office: _____			
		Subdivision Certificate 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: SC0006/23 File number: DA0498/18			
Plans used in the preparation of survey.  DP1266750 DP1266751 DP1266752 DP1266753 DP1266754 DP1281235		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
Surveyor's Reference: 16800-SH-19C3		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:  13/04/2023 Office Use Only

Office Use Only

DP1290690

PLAN OF SUBDIVISION

OF LOT 1900 D.P.1266754  
AND EASEMENT OVER LOT 1855 DP1266753

Subdivision Certificate number: SC0006/23

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.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO;


CREATE:

1. POSITIVE COVENANT
2. RESTRICTION ON THE USE OF LAND
3. POSITIVE COVENANT
4. POSITIVE COVENANT
5. RESTRICTION ON THE USE OF LAND
6. EASEMENT TO DRAIN WATER 2 WIDE (E11)
7. RESTRICTION ON THE USE OF LAND
8. EASEMENT TO DRAIN WATER 1.5 WIDE (E1)
9. EASEMENT TO DRAIN WATER 2.5 & 3.05 WIDE (E2)
10. EASEMENT FOR RETAINING WALL SUPPORT 1.5 WIDE (E7)
11. RESTRICTION ON THE USE OF LAND
- ~~12. EASEMENT FOR RETAINING WALL 1.5, 2, 2.5 & 3.05 WIDE (E75)~~

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SH-19C3

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

Registered:  13/04/2023 Office Use Only

Office Use Only  
**DP1290690**

**PLAN OF SUBDIVISION**  
 OF LOT 1900 D.P.1266754  
 AND EASEMENT OVER LOT 1855 DP1266753

Subdivision Certificate number: SC0006/23  
 Date of Endorsement: 31-Mar-2023

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


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- 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
1927		90	IRRIGATOR	DRIVE	NORTH RICHMOND
1928		88	IRRIGATOR	DRIVE	NORTH RICHMOND
1929		86	IRRIGATOR	DRIVE	NORTH RICHMOND
1930		84	IRRIGATOR	DRIVE	NORTH RICHMOND
1931		82	IRRIGATOR	DRIVE	NORTH RICHMOND
1932		80	IRRIGATOR	DRIVE	NORTH RICHMOND
1933		78	IRRIGATOR	DRIVE	NORTH RICHMOND
1934		76	IRRIGATOR	DRIVE	NORTH RICHMOND
1935		74	IRRIGATOR	DRIVE	NORTH RICHMOND
1936		72	IRRIGATOR	DRIVE	NORTH RICHMOND
1937		70	IRRIGATOR	DRIVE	NORTH RICHMOND
1938		68	IRRIGATOR	DRIVE	NORTH RICHMOND
1939		66	IRRIGATOR	DRIVE	NORTH RICHMOND
1940		64	IRRIGATOR	DRIVE	NORTH RICHMOND
1941		62	IRRIGATOR	DRIVE	NORTH RICHMOND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SH-19C3

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

Registered:  13/04/2023 Office Use Only

Office Use Only  
**DP1290690**

**PLAN OF SUBDIVISION**  
 OF LOT 1900 D.P.1266754  
 AND EASEMENT OVER LOT 1855 DP1266753

Subdivision Certificate number: SC0006/23  
 Date of Endorsement: 31-Mar-2023

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Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
1942		60	IRRIGATOR	DRIVE	NORTH RICHMOND
1943		58	IRRIGATOR	DRIVE	NORTH RICHMOND
1944		56	IRRIGATOR	DRIVE	NORTH RICHMOND
1945		54	IRRIGATOR	DRIVE	NORTH RICHMOND
1946		52	IRRIGATOR	DRIVE	NORTH RICHMOND
1947		50	IRRIGATOR	DRIVE	NORTH RICHMOND
1948		48	IRRIGATOR	DRIVE	NORTH RICHMOND
1949		46	IRRIGATOR	DRIVE	NORTH RICHMOND
1950		44	IRRIGATOR	DRIVE	NORTH RICHMOND
1951		42	IRRIGATOR	DRIVE	NORTH RICHMOND
1952		N/A	IRRIGATOR	DRIVE	NORTH RICHMOND


If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SH-19C3

PLAN FORM 6\_E (2020) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 5 of 7 sheet(s)


 13/04/2023 Office Use Only	Office Use Only
<b>Registered:</b> <b>PLAN OF SUBDIVISION OF LOT 1900 D.P. 1266754 AND EASEMENT OVER LOT 1855 DP1266753</b>	<h1>DP1290690</h1>
Subdivision Certificate number: SC0006/23..... Date of Endorsement: 31-Mar-2023.....	

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

CALLUM GRACIE.....  
Name of witness

76 ARTHUR PHILLIP DRIVE NORTH  
Address of witness RICHMOND NSW 2754

  
.....  
Signature of Attorney


MELINDA GRATHAM.....  
Name of Attorney

Power of Attorney  
dated: 14 OCTOBER 2014  
Book 4676 No. 327

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SH19C3

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

Registered:  13/04/2023 Office Use Only

Office Use Only

DP1290690

PLAN OF SUBDIVISION

OF LOT 1900 D.P.1266754  
AND EASEMENT OVER LOT 1855 DP1266753

Subdivision Certificate number: SC0006/23

Date of Endorsement: 31-Mar-2023

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- 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.....<sup>2</sup> Attorney.....*Joanne Nessler*

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

this.....<sup>5<sup>th</sup></sup>.....Day of *April 2023*

*J Nessler*

(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-19C3

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

Registered:  13/04/2023 Office Use Only

Office Use Only

DP1290690

PLAN OF SUBDIVISION

OF LOT 1900 D.P.1266754  
AND EASEMENT OVER LOT 1855 DP1266753

Subdivision Certificate number: SC0006/23

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.377, 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-19C3

**SCHEDULE of LINES**

No	Bearing	Distance
20	178°55'50"	6.93
21	42°48'55"	8.965

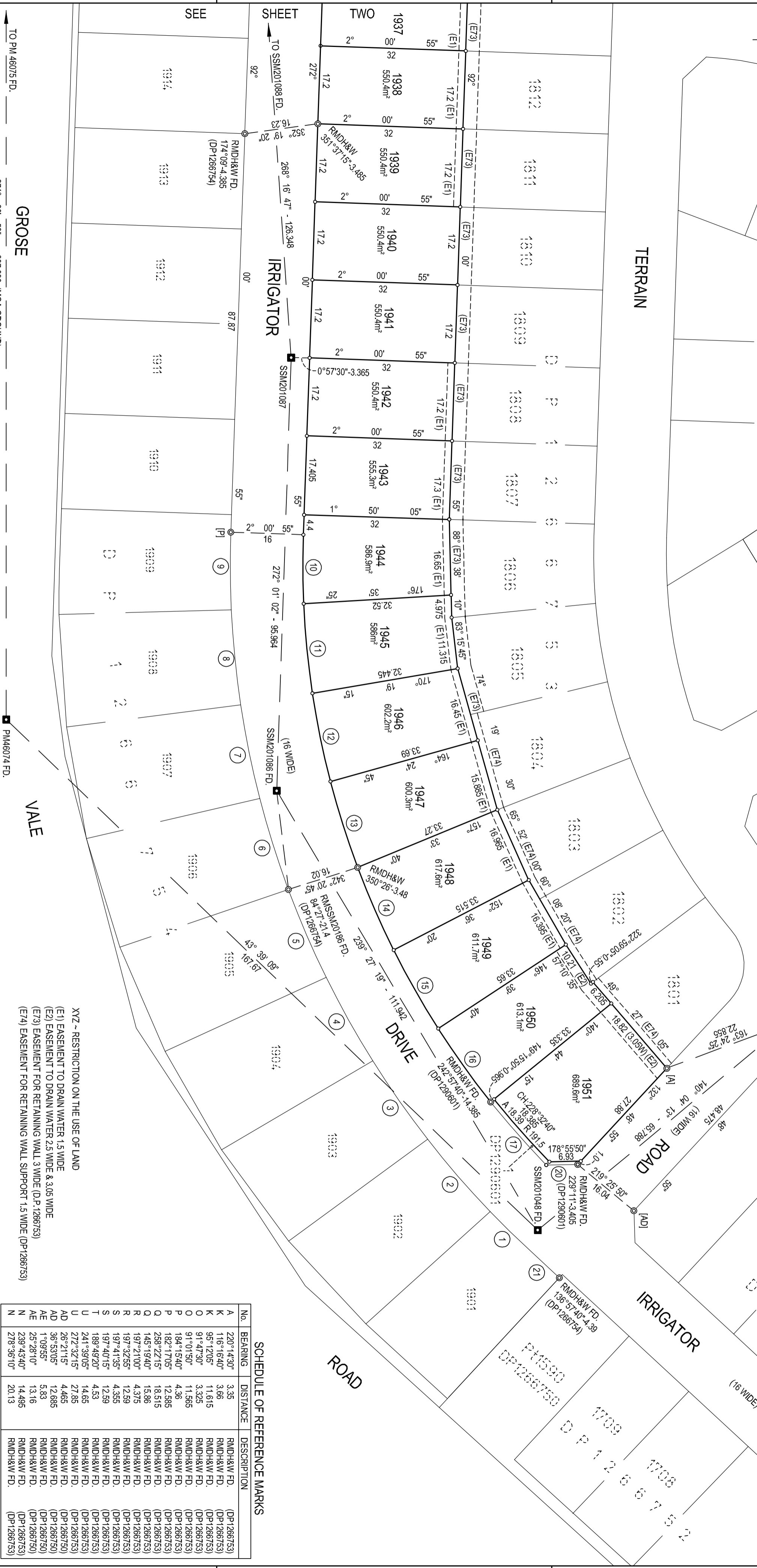
**SCHEDULE of CURVED BOUNDARIES**

No.	BEARING	CHORD	ARC	RADIUS
1	44°30'10"	12.125	12.125	205.8
2	49°07'40"	21.09	21.09	205.8
3	55°00'00"	21.08	21.08	205.8
4	60°52'15"	21.075	21.08	205.8
5	66°44'20"	21.06	21.08	205.8
6	72°36'15"	21.05	21.06	205.8
7	78°27'50"	21.03	21.06	205.8
8	84°19'10"	21.015	21.025	205.8
9	89°37'50"	15.205	17.135	205.8
10	269°43'15"	15.205	15.21	189.8
11	264°25'55"	19.825	17.135	189.8
12	258°26'35"	19.84	19.845	189.8
13	252°26'50"	19.865	19.87	189.8
14	246°26'55"	19.88	19.865	189.8
15	240°26'50"	19.86	19.88	189.8
16	234°27'35"	19.745	19.755	189.8
17	228°39'45"	18.665	18.67	189.8

**COORDINATE SCHEDULE**

MARK	EASTING	NORTHING	CLASS	PU	METHOD	ORIGIN	STATE
SSM18799 B'	286045.287	6281156.309	D	N/A	SCIMS	MGGA2020	Found
PM46074	286064.663	6280967.625	C	0.02	SCIMS	MGGA2020	Found
PM46075 A	286298.613	6280990.920	C	0.03	SCIMS	MGGA2020	Found
SSM201048	286721	6281089	U	N/A	SCIMS	MGGA2020	Found
SSM201080	286678	6281139	U	N/A	SCIMS	MGGA2020	Found
SSM201088	286401.959	6281031.642	U	N/A	Traverse	MGGA2020	Found
SSM201086	286624.155	6281032.057	U	N/A	Traverse	MGGA2020	Found
SSM202748	286255.300	6281065.544	U	N/A	Traverse	MGGA2020	Found
SSM201087	286528.250	6281035.435	U	N/A	Traverse	MGGA2020	Found
SSM202747	286313.834	6281046.176	U	N/A	Traverse	MGGA2020	Placed

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



**SCHEDULE OF REFERENCE MARKS**

No.	BEARING	DISTANCE	DESCRIPTION
A	220°14'30"	3.35	RMDH&W FD. (DP1266753)
K	116°16'40"	3.66	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"	11.565	RMDH&W FD. (DP1266753)
P	184°15'40"	4.36	RMDH&W FD. (DP1266753)
P	182°17'05"	12.585	RMDH&W FD. (DP1266753)
Q	258°22'15"	18.515	RMDH&W FD. (DP1266753)
Q	145°19'40"	15.86	RMDH&W FD. (DP1266753)
R	197°21'00"	4.375	RMDH&W FD. (DP1266753)
R	197°32'35"	12.39	RMDH&W FD. (DP1266753)
R	197°41'35"	4.335	RMDH&W FD. (DP1266753)
S	197°40'15"	12.59	RMDH&W FD. (DP1266753)
T	189°49'20"	4.53	RMDH&W FD. (DP1266753)
T	241°39'05"	14.65	RMDH&W FD. (DP1266753)
U	272°32'15"	27.85	RMDH&W FD. (DP1266753)
U	26°21'15"	4.465	RMDH&W FD. (DP1266750)
AD	36°53'05"	12.685	RMDH&W FD. (DP1266750)
AE	1°09'55"	5.83	RMDH&W FD. (DP1266750)
AE	25°28'10"	13.16	RMDH&W FD. (DP1266750)
N	239°43'40"	14.485	RMDH&W FD. (DP1266753)
N	278°36'10"	20.13	RMDH&W FD. (DP1266753)

**SURVEYOR**  
Name: Peter Robert Warrwick  
Date: 17th November, 2022  
Reference: 16800-SH-19C3

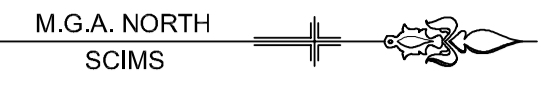
**PLAN OF SUBDIVISION OF**  
LOT 1900 DP1266754 & EASEMENT OVER  
LOT 1855 DP1266753

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

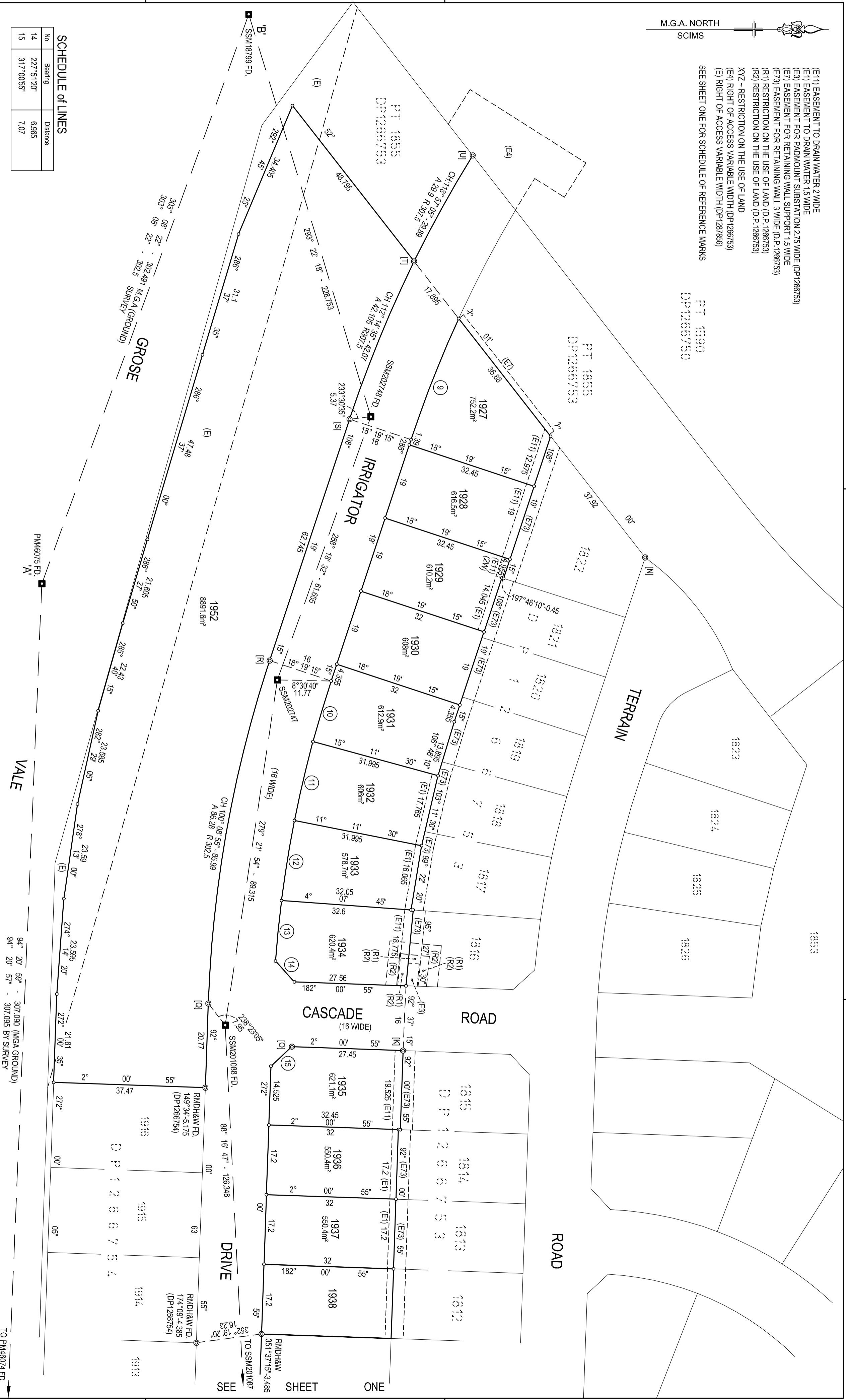
REGISTERED  
13/04/2023

DP1290690





- (E1) EASEMENT TO DRAIN WATER 2 WIDE
  - (E2) EASEMENT TO DRAIN WATER 1.5 WIDE
  - (E3) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP1286753)
  - (E7) EASEMENT FOR RETAINING WALL SUPPORT 1.5 WIDE
  - (E73) EASEMENT FOR RETAINING WALL 3 WIDE (D.P.1286753)
  - (R1) RESTRICTION ON THE USE OF LAND (D.P.1286753)
  - (R2) RESTRICTION ON THE USE OF LAND (D.P.1286753)
  - XYZ - RESTRICTION ON THE USE OF LAND
  - (EA) RIGHT OF ACCESS VARIABLE WIDTH (DP1286753)
  - (E) RIGHT OF ACCESS VARIABLE WIDTH (DP1287856)
- SEE SHEET ONE FOR SCHEDULE OF REFERENCE MARKS



**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
10	286°45'20"	15.64	15.645	286.5
11	283°11'30"	19.995	20	286.5
12	279°11'25"	20.01	20.015	286.5
13	275°41'30"	14.975	14.98	286.5

**SURVEYOR**  
 Name: Peter Robert Warrwick  
 Date: 17th November, 2022  
 Reference: 16800-SH-19C3

**PLAN OF SUBDIVISION OF**  
 LOT 1900 DP1266754 & EASEMENT OVER  
 LOT 1855 DP1266753

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

**REGISTERED**  
 13/04/2023

**DP1290690**