

PLAN FORM 6_E (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 7 sheet(s)
<p style="text-align: right;">Office Use Only</p> Registered: Title System: TORRENS	<p style="text-align: right;">Office Use Only</p> <p style="text-align: center; font-size: 24pt; font-weight: bold;">DP 1296585</p>	
PLAN OF SUBDIVISION OF LOT 2121 DP126584	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: (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 (b) Partial Survey (c) Compilation Datum Line: A - B Type: Urban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Signature: _____ Dated: _____ Surveyor Identification No: 2207 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>	<p style="text-align: center;">Crown Lands NSW Western Lands Office Approval</p> <p style="text-align: center;">(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: _____	
	<p style="text-align: center;">Subdivision Certificate</p> I, _____ 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: Date of endorsement: Subdivision Certificate number: File number:	
Plans used in the preparation of survey. DP1266753 DP1297783 DP1290691 DP1296584	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. IT IS INTENDED TO DEDICATE ROAD 62, THE EXTENSION OF ROAD 61, THE EXTENSION OF PLOUGHMANS BOULEVARD AND THE SPLAY CORNERS TO THE PUBLIC AS PUBLIC ROAD	
Surveyor's Reference: 16800-SV-2C		

Signatures, Seals and Section 88B Statements should appear on the following sheet(s)

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Registered:

PLAN OF SUBDIVISION
OF LOT 2121 DP126584

DP 1296585

Subdivision Certificate number:
Date of Endorsement:

- 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 1.7 WIDE (E2)
7. EASEMENT FOR RETAINING WALL SUPPORT 1.5 WIDE (E6)
8. RESTRICTION ON THE USE OF LAND
9. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SV-2C

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PLAN OF SUBDIVISION
OF LOT 2121 DP126584

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DP 1296585

Subdivision Certificate number:
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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
2131			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2132			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2133					NORTH RICHMOND
2134					NORTH RICHMOND
2135					NORTH RICHMOND
2136			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2137			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2138			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2139			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2140			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2141			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2142			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2143			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2144			PLOUGHMANS	BOULEVARD	NORTH RICHMOND
2145			PLOUGHMANS	BOULEVARD	NORTH RICHMOND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SV-2C

Office Use Only	Office Use Only
Registered: PLAN OF SUBDIVISION OF LOT 2121 DP126584	DP 1296585
Subdivision Certificate number: Date of Endorsement:	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) <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.

Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
2146			PLOUGHMANS		NORTH RICHMOND
2147			PLOUGHMANS		NORTH RICHMOND
2148			PLOUGHMANS		NORTH RICHMOND
2149			PLOUGHMANS		NORTH RICHMOND
2150			PLOUGHMANS		NORTH RICHMOND
2151					NORTH RICHMOND
2152					NORTH RICHMOND
2153					NORTH RICHMOND
2154					NORTH RICHMOND
2155					NORTH RICHMOND
2156					NORTH RICHMOND
2157					NORTH RICHMOND
2158					NORTH RICHMOND
2160					NORTH RICHMOND
2161					NORTH RICHMOND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SV-2C

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION
OF LOT 2121 DP126584

DP 1296585

Subdivision Certificate number:
Date of Endorsement:

- 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
2162					NORTH RICHMOND
2163					NORTH RICHMOND
2164					NORTH RICHMOND
2165					NORTH RICHMOND
2166					NORTH RICHMOND
2167					NORTH RICHMOND
2168					NORTH RICHMOND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SV-2C

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Registered:

DP 1296585

PLAN OF SUBDIVISION
OF LOT 2121 DP126584

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- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
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 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:
Date of Endorsement:

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

Company name :

Company ACN or ABN :

Authority : section 127 of the Corporations Act 2001

Signature :

Signature :

Name :

Name :

Position : Please Choose

Position : Please Choose

DRAFT

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Registered:

PLAN OF SUBDIVISION
OF LOT 2121 DP1296584

D.P.1296585

Subdivision Certificate number:

Date of Endorsement:

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- 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

.....
Name of witness

.....
Name of Attorney

.....
Address of witness

Power of Attorney
dated:
Book No.

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-SV-2C

SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius	No	Bearing	Chord	Arc	Radius	No	Bearing	Chord	Arc	Radius	No	Bearing	Chord	Arc	Radius
1	356°50'40"	26.375	26.425	124	16	278°39'55"	14.29	14.29	303	31	148°17'05"	21.765	24.675	14.4	49	104°01'45"	28.415	28.415	1180.41
2	163°14'55"	81.36	83.64	103	17	281°24'40"	14.75	14.75	303	32	246°30'00"	21.625	21.715	69.5	50	112°02'55"	128.865	129.445	394.85
3	195°18'15"	23.67	23.68	215	18	4°55'55"	16.25	16.27	107.5	33	235°29'15"	9.16	9.985	7	51	217°08'20"	102.705	103.87	200
4	200°21'35"	13.265	13.27	200	19	88°50'55"	27.285	27.285	2510	34	236°05'05"	18.655	18.655	711	52	288°20'35"	11.67	12.03	14.22
5	125°53'25"	52.205	52.24	400	20	97°26'50"	103.205	103.77	286.605	35	238°40'35"	45.385	45.395	707	53	279°44'35"	13.555	14.325	12.5
6	266°10'35"	29.59	29.59	2492	21	103°32'10"	49.875	50.67	82.23	36	222°29'05"	23.11	23.12	248.135	54	331°13'55"	77.805	78.105	256.5
7	87°12'05"	13.135	13.135	2510	22	310°37'35"	33.5	33.65	103	37	187°43'10"	43.675	45.16	50.6	55	149°29'15"	57.265	57.41	233.5
8	86°50'50"	17.925	17.925	2510	23	48°55'40"	24.67	24.67	548.5	38	213°37'15"	29.5	33.24	19.885	56	247°06'40"	35.49	35.53	210.25
9	5°51'10"	10.405	10.485	24.43	24	47°45'25"	80.805	80.82	1139	39	264°53'20"	1.915	1.915	308.225	57	311°12'15"	11.635	11.635	326
10	88°21'30"	15.74	15.74	2510	25	124°58'45"	41.595	41.615	421	40	266°42'10"	16	16	283.235	58	354°27'15"	13.145	15.87	7.605
11	88°03'45"	10.185	10.185	2510	26	124°02'35"	11.88	11.885	179	41	270°02'15"	17.535	17.54	308.29					
12	222°37'05"	19.58	22.17	13	27	227°11'40"	84.895	84.91	1201.5	42	236°52'05"	41.52	44.185	36.375					
13	271°43'45"	2.74	2.74	303	28	224°20'50"	16.225	16.24	95.5	43	190°44'05"	32.535	32.58	181.46					
14	273°19'00"	14.05	14.05	303	29	236°40'15"	12.12	12.305	20.5	44	180°48'55"	1.58	1.58	9.5					
15	275°58'45"	14.12	14.12	303	30	225°37'10"	17.89	18.635	18.9	45	266°07'05"	14.425	14.425	2492					

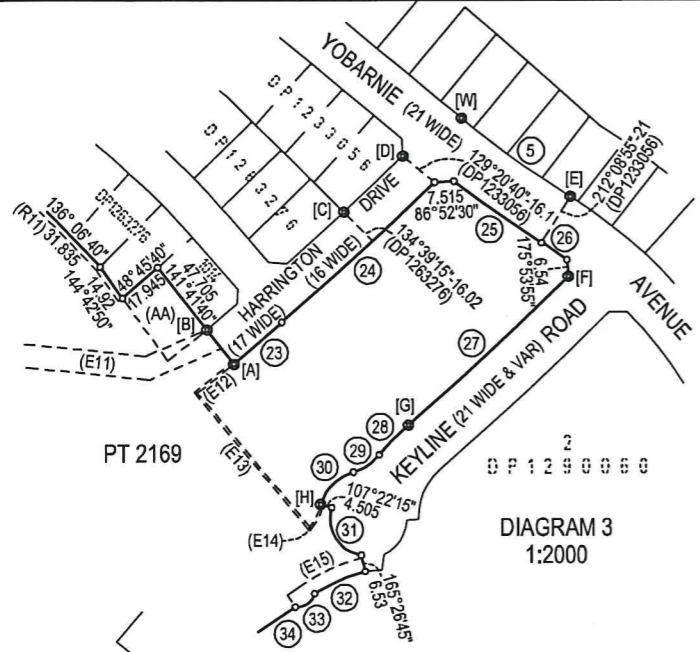


DIAGRAM 3
1:2000

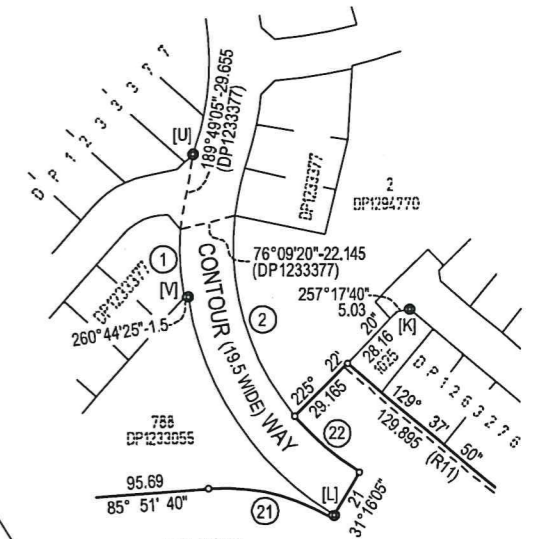


DIAGRAM 4
1:2000

PT 2169
DP 1296585

PT 2169

PT 2169
(32.349ha)
TOTAL 35.302ha

PT 2169
SEE DIAG 1 ON SHEET 3

SEE SHEET 2 FOR EASEMENTS

SCHEDULE OF REFERENCE MARKS

No	Bearing	Distance	Description	No	Bearing	Distance	Description
A	319°29'35"	4.335	RMDH&W FD. (DP1263276)	K	215°42'20"	4.335	RMDH&W FD. (DP1263276)
B	151°16'30"	4.47	RMDH&W FD. (DP1263276)	L	184°17'15"	15.495	RMSSM200566 FD (DP1263276)
C	301°50'00"	3.56	RMDH&W FD. (DP1233056)	M	161°04'20"	13.86	RMDH&W FD. (DP1233377)
D	307°41'50"	11.705	RMDH&W FD. (DP1233056)	N	182°36'15"	19.395	RMDH&W FD. (DP1233377)
E	305°30'40"	3.405	RMDH&W FD. (DP1233056)	O	318°38'10"	15.3	RMDH&W FD. (DP1233377)
F	299°14'05"	12.085	RMDH&W FD. (DP1233056)	P	270°19'00"	25.855	RM GIP FD. (DP1199659)
G	30°22'50"	5.315	RMDH&W FD. (DP1249265)	Q	323°28'00"	0.62	RM GIP FD. (DP1199659)
H	32°28'55"	16.545	RMDH&W FD. (DP1249265)	R	44°42'00"	0.995	RM GIP FD. (DP840951)
I	350°02'30"	5.34	RMDH&W FD. (DP1290060)	S	7°59'00"	0.455	RM GIP FD. (DP17870)
J	313°49'05"	15.63	RMDH&W FD. (DP1290060)	T	315°35'00"	2.39	RMSSM18799 FD (DP1199659)
K	292°06'15"	4.93	RMDH&W FD. (DP1290060)	U	313°45'50"	16.595	RMDH&W FD. (DP1266750)
L	309°53'40"	15.775	RMDH&W FD. (DP1290060)	V	241°39'05"	14.65	RMDH&W FD. (DP1266753)
M	280°09'20"	16.29	RMSSM201081 FD (DP1290060)	W	272°32'15"	27.85	RMDH&W FD. (DP1266753)
N	25°59'40"	6.195	RMSSM201039 FD (DP1266755)	X	282°26'25"	9.89	RMDH&W FD. (DP1233377)
O	184°07'40"	2.345	RMDH&W FD. (DP1266750)	Y	284°06'50"	18.13	RMDH&W FD. (DP1233377)
P	177°58'15"	13.625	RMDH&W FD. (DP1266750)	Z	255°19'10"	16.7	RMDH&W FD. (DP1233055)
					53°35'45"	5.52	RMSSM205067 FD (DP1249265)
					77°35'30"	21.05	RMDH&W FD. (DP1249265)

SURVEYOR
Name: PETER ROBERT WARWICK
Date:
Reference: 16800-SV-2C

PLAN OF SUBDIVISION OF
LOT 2121 DP1296584

L.G.A: HAWKESBURY
Locality: NORTH RICHMOND
Reduction Ratio: 1:4000
Lengths are in metres

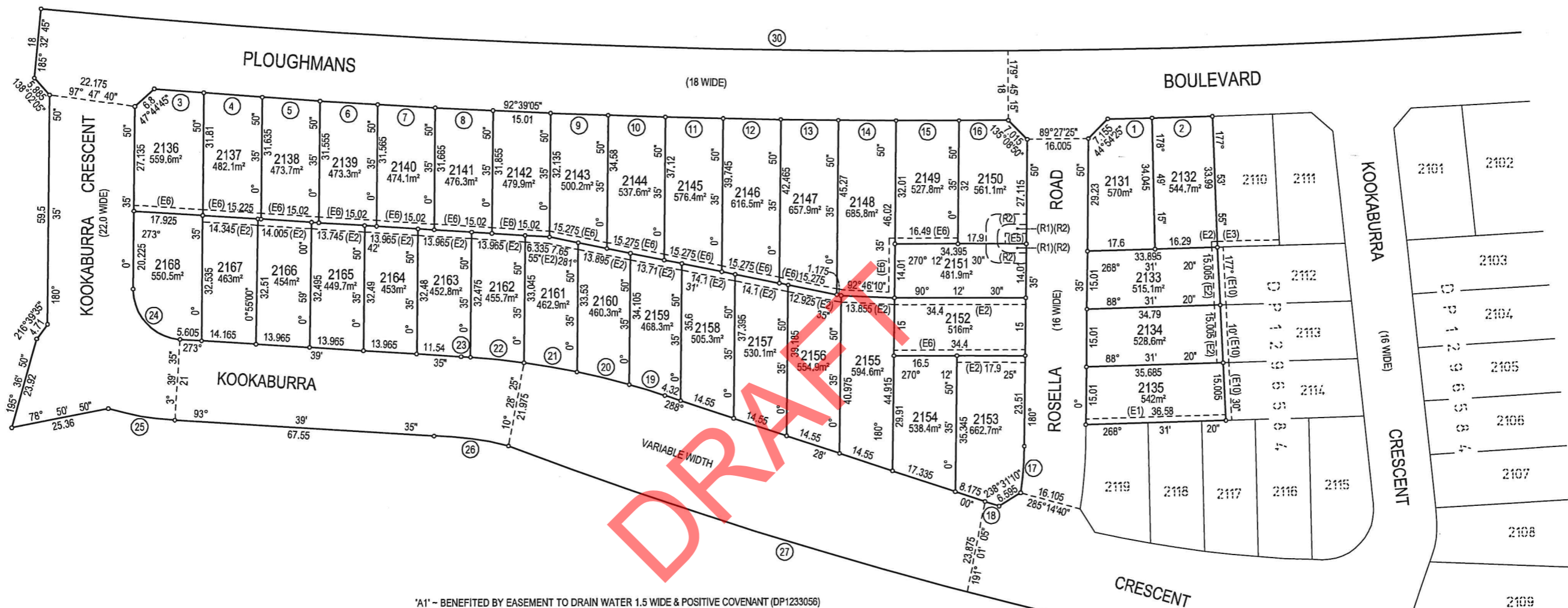
REGISTERED

DP1296585

DRAFT 11.04.24



PT 2169
SEE SHEET 1



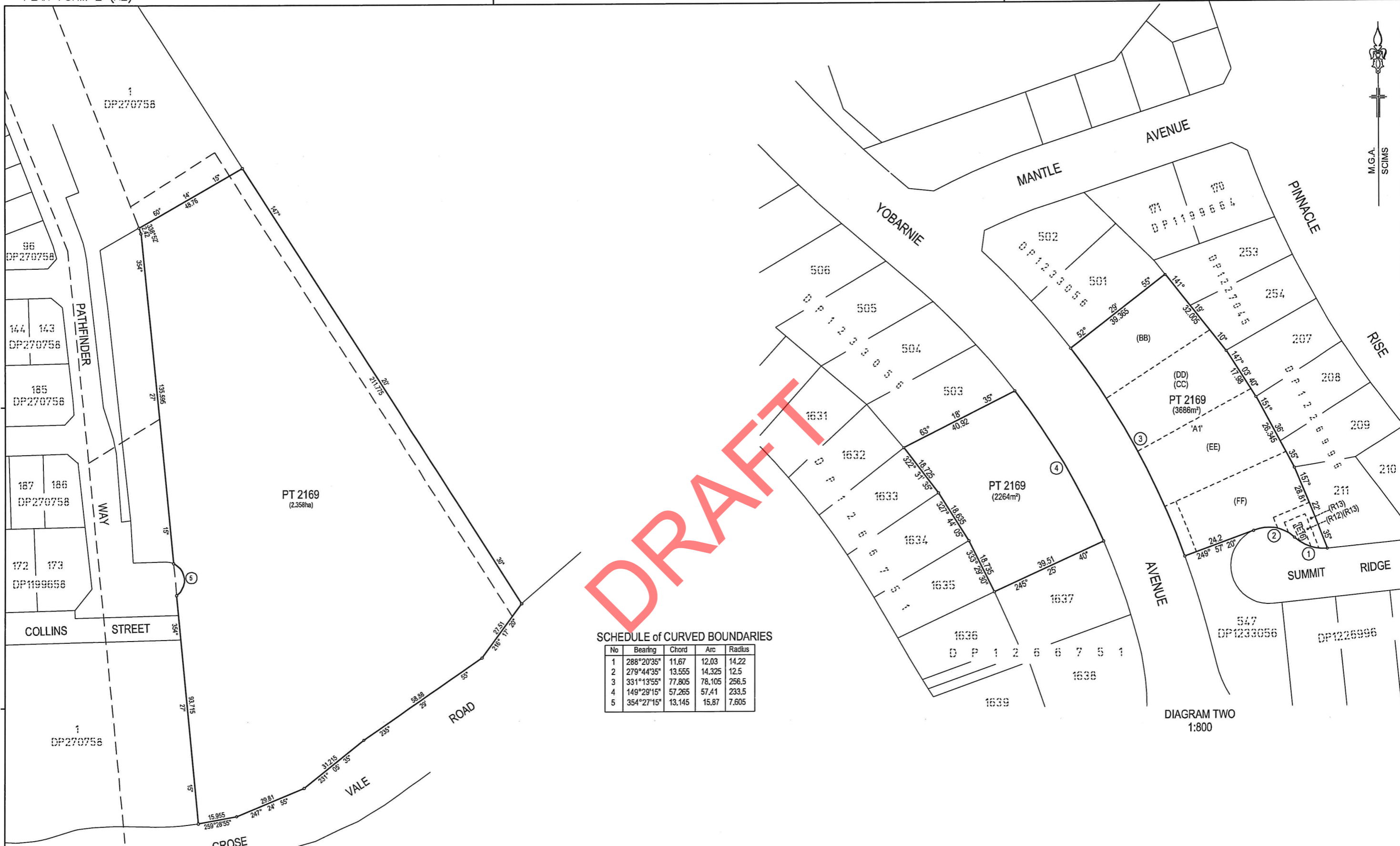
- 'A1' - BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE & POSITIVE COVENANT (DP1233056)
- (E11) EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP1199659)
- (E12) EASEMENT FOR UNDERGROUND CABLES 1 WIDE (DP1290060)
- (E13) EASEMENT FOR UNDERGROUND CABLES 1 WIDE (DP1290060)
- (E14) EASEMENT FOR UNDERGROUND CABLES 1 WIDE (DP1290060)
- (E15) RIGHT OF ACCESS 5.5 WIDE & VARIABLE (DP1290060)
- (E16) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP1199664)
- (AA) BENEFITTED BY EASEMENT TO DRAIN WATER 1.5 WIDE (DP1263276)
- (BB) BENEFITTED BY EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (DP1233056)
- (CC) BENEFITTED BY EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (DP1227045)
- (DD) BENEFITTED BY EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (DP1226996)
- (EE) BENEFITTED BY EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (DP1226996)
- (FF) BENEFITTED BY EASEMENT FOR RETAINING WALL 0.5 WIDE (DP1226996)
- (R11) RESTRICTION ON THE USE OF LAND (DP1263276)
- (R12) RESTRICTION ON THE USE OF LAND (DP1199664)(No.4)
- (R13) RESTRICTION ON THE USE LAND (DP1199664)(No.5)
- (E1) EASEMENT FOR RETAINING WALL SUPPORT 1.5 WIDE (DP1296584)
- (E6) EASEMENT FOR RETAINING WALL SUPPORT 1.5 WIDE
- (E10) EASEMENT FOR RETAINING WALL SUPPORT 1.5 WIDE (DP1296584)
- (E7) RIGHT OF ACCESS VARIABLE WIDTH (DP1266753)
- (E2) EASEMENT TO DRAIN WATER 1.7 WIDE
- (E3) EASEMENT TO DRAIN WATER 1.5 WIDE (DP1296584)
- (E5) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP1296584)
- (R1) RESTRICTION ON THE USE OF LAND (DP1296584)
- (R2) RESTRICTION ON THE USE OF LAND (DP1296584)

SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius	No	Bearing	Chord	Arc	Radius
1	89°01'45"	11.54	11.54	2510	16	89°54'05"	12.9	12.9	2510
2	88°43'00"	15.745	15.745	2510	17	184°24'25"	12.16	12.17	91.5
3	94°41'20"	12.945	12.945	2510	18	288°05'50"	3.905	3.905	303
4	94°22'05"	15.235	15.235	2510	19	287°06'10"	9.75	9.75	207
5	94°01'20"	15.025	15.025	2510	20	283°49'40"	14.015	14.02	207
6	93°40'45"	15.02	15.02	2510	21	279°57'20"	14.025	14.03	207
7	93°20'10"	15.015	15.015	2510	22	276°02'50"	14.005	14.01	206.995
8	92°59'40"	15.015	15.015	2510	23	273°54'00"	2.425	2.425	207
9	92°18'30"	15.005	15.005	2510	24	317°07'45"	17.885	19.725	13
10	91°58'00"	15.005	15.005	2510	25	99°54'55"	17.555	17.595	76.36
11	91°37'25"	15	15	2510	26	97°49'10"	19.515	19.565	80
12	91°16'55"	15	15	2510	27	107°04'50"	154.025	154.135	1180.41
13	90°56'20"	15	15	2510	28	112°02'55"	128.865	129.445	394.85
14	90°35'45"	15	15	2510	29	217°08'20"	102.705	103.87	200
15	90°14'15"	16.5	16.5	2510	30	271°06'20"	385.975	386.36	2492

DRAFT 11.04.24

SURVEYOR Name: PETER ROBERT WARWICK Date: . Reference: 16800-SV-2C	PLAN OF SUBDIVISION OF LOT 2121 DP1296584	L.G.A: HAWKESBURY Locality: NORTH RICHMOND Reduction Ratio: 1: 800 Lengths are in metres	REGISTERED	DP1296585
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DRAFT

SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	288°20'35"	11.67	12.03	14.22
2	279°44'35"	13.555	14.325	12.5
3	331°13'55"	77.805	78.105	256.5
4	149°29'15"	57.265	57.41	233.5
5	354°27'15"	13.145	15.87	7.605

DIAGRAM ONE
1:1000

DIAGRAM TWO
1:800

SEE SHEET 2 FOR EASEMENTS

DRAFT 11.04.24

<p>SURVEYOR Name: PETER ROBERT WARWICK Date: . Reference: 16800-SV-2C</p>	<p>PLAN OF SUBDIVISION OF LOT 2121 DP1296584</p>	<p>L.G.A: HAWKESBURY Locality: NORTH RICHMOND Reduction Ratio: 1: 600 Lengths are in metres</p>	<p>REGISTERED</p>	<p>DP1296585</p>
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