

CL 35(1)(B)&CL 61(2) OF THE SURVEYING & SPATIAL INFORMATION REG. 2012

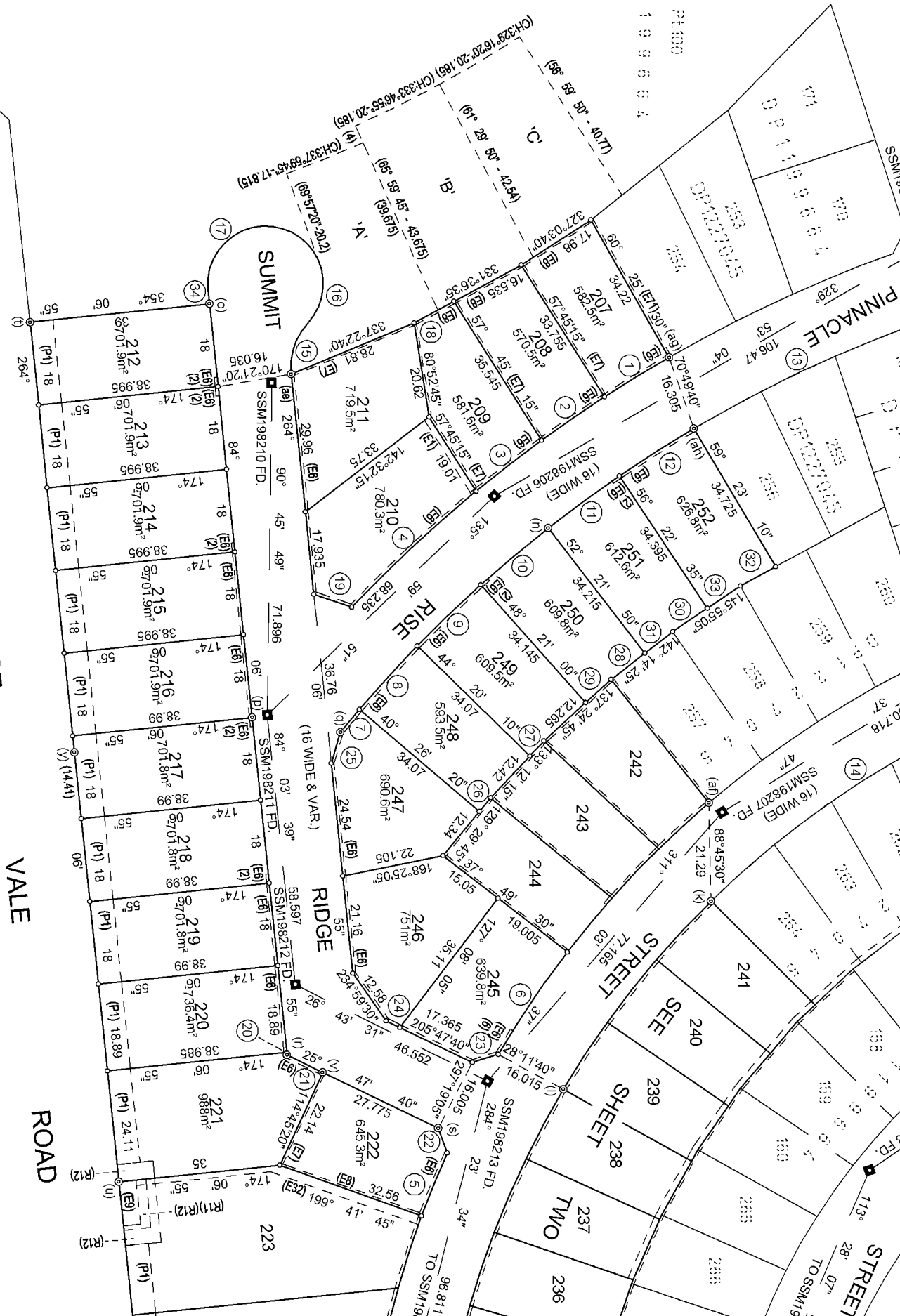
Mark	EASTING	NORTHING	CLASS	ORDER	METHOD
TS3904 B	287593.327	6281302.666	2A	2	SCMS
PM46073 A	287539.340	6281388.933	B	2	SCMS
TS12259	287390.302	6281327.527	A	1	SCMS
SSM198215	287292.135	6281329.215	C	U	Traverse
SSM198214	287220.487	6281321.338	C	U	Traverse
SSM198213	287126.714	6281345.402	C	U	Traverse
SSM198207	287068.530	6281396.088	C	U	Traverse
SSM198204	287026.511	6281465.007	C	U	Traverse
SSM198203	286946.674	6281438.940	C	U	Traverse
SSM198206	287000.095	6281346.842	C	U	Traverse
SSM198205	287094.056	6281504.419	C	U	Traverse
SSM198208	287145.971	6281427.965	C	U	Traverse
SSM198209	287217.472	6281396.922	C	U	Traverse
SSM198208	287297.350	6281404.089	C	U	Traverse
SSM198210	286975.607	6281298.718	C	U	Traverse
SSM198211	287047.497	6281297.760	C	U	Traverse
SSM198212	287105.779	6281303.823	C	U	Traverse

Date 2017-07-08 Scale 1:000144 Zone 56

- (A) BENEFITED BY EASEMENTS FOR RETAINING WALL SUPPORT 0.5 WIDE (E7) & (E8)
- (B) BENEFITED BY EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (E8)
- (C) BENEFITED BY EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (E8)
- (E1) EASEMENT TO DRAIN WATER 1.2 WIDE
- (E6) EASEMENT FOR TELECOMMUNICATIONS SERVICES 0.6 WIDE
- (E7) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (E7) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (D.P. 1227045)
- (E8) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE

SCHEDULE OF LINES				SCHEDULE OF CURVED BOUNDARIES			
No	Bearing	Distance	Description	No	Bearing	Chord	Area
18	331°36'35"	9.805		1	148°30'15"	16.385	16.539
19	198°50'	8.7		2	145°23'15"	16.515	16.515
20	84°06'55"	0.56		3	142°07'20"	17.97	17.97
21	25°47'40"	8.575		4	136°56'10"	36.76	36.78
22	70°14'	5.71		5	112°11'40"	14.71	14.71
23	162°53'	5.86		6	124°02'15"	26.75	26.765
24	205°47'40"	3.29		7	309°49'	6.415	6.42
25	286°26'	7.005		8	312°19'25"	18.58	18.58
26	129°29'45"	3.845		9	316°05'20"	19.075	18.55
27	133°12'15"	4.43		10	319°54'15"	19.075	18.55
28	142°14'25"	9.27		11	323°43'10"	19.075	19.08
29	137°24'45"	7.425		12	327°32'15"	19.095	19.095
30	145°55'05"	9.05		13	154°45'50"	53.1	53.175
31	142°14'	7.63		14	147°31'30"	83.47	84.085
32	151°15'30"	8.705		15	288°20'35"	13.675	14.325
33	145°55'05"	8.595		16	279°44'35"	13.555	14.325
34	84°07'	3.05		17	165°30'55"	24.72	35.52

No	Bearing	Distance	Description
j	93°00'55"	4.525	RMDH&W Found (DP1199664)
j	93°00'55"	16.465	SSM198204 Found (DP1199664)
k	97°00'15"	19.39	SSM198207 Found (DP1199664)
k	123°32'00"	17.58	RMDH&W Found (DP1199664)
l	6°14'05"	4.78	RMDH&W Found (DP1199664)
l	6°14'05"	16.49	SSM198213 Found (DP1199664)
m	93°12'20"	4.43	RMDH&W Found (DP1199664)
m	93°12'20"	16.19	SSM198203 Found (DP1199664)
n	30°39'45"	4.65	RMDH&W Found (DP1199664)
n	30°39'45"	13.57	SSM198206 Found (DP1199664)
o	184°28'15"	3.445	RMDH&W Found (DP1199664)
o	231°48'35"	21.79	RMSM198210 Found (DP1199664)
p	171°09'15"	3.325	RMSM198211 Found (DP1199664)
p	171°09'15"	11.765	RMDH&W Found (DP1199664)
q	105°34'40"	15.12	RMDH&W Found (DP1199664)
q	99°23'35"	24.58	RMDH&W Found (DP1199664)
r	96°46'40"	15.395	RMSM198212 Found (DP1199664)
r	121°35'05"	19.14	RMDH&W Found (DP1199664)
s	114°37'45"	3.22	RMDH&W Found (DP1199664)
t	48°50'30"	2.775	RMDH&W Found (DP1199664)
u	43°04'30"	19.625	RMDH&W Found (DP1199664)
v	115°41'15"	4.355	RMDH&W Found (DP1199664)
v	144°02'45"	13.245	RMDH&W Found (DP1199664)
w	48°26'55"	21.925	RM.DH&W Found (DP1156792)
y	57°03'	1.025	RM.GP Found (DP1156792)
ae	335°30'	4.595	RMSM198210
af	215°51'	3.485	SSM198207
ag	242°35'	3.315	RMDH&W
ah	78°16'	4.615	RMDH&W




- (P1) POSITIVE COVENANT 5 WIDE (D.P. 1199664)
- (R11) RESTRICTION ON THE USE OF LAND (D.P. 1199664) (NO.4)
- (R12) RESTRICTION ON THE USE OF LAND (D.P. 1199664) (NO.5)
- (E32) EASEMENT FOR UNDERGROUND CABLES 1.2 & 2 WIDE (D.P. 1199664)
- (E9) EASEMENT FOR PADMOUNT SUBSTATION 3.75 WIDE (D.P. 1199664)

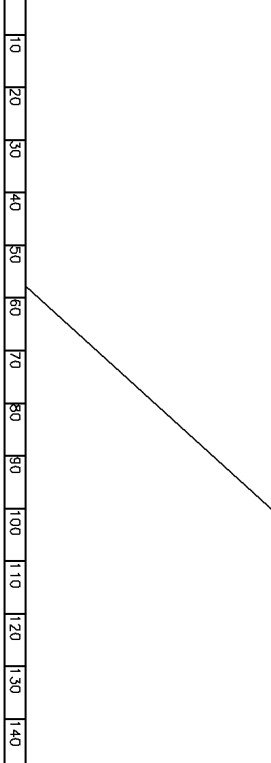
Surveyor: Ian Vincent Myers  
 Vince Morgan Surveyors  
 Ph: 42215293 email: imyers@vmsurvey.com.au  
 Date of Survey: 11th July, 2017  
 Surveyor's Reference: 16800-1-C5

PLAN OF SUBDIVISION OF  
 LOT 98 IN D.P. 1199664

LGA: HAWKESBURY  
 Locality: NORTH RICHMOND  
 Subdivision No.: 18009

Registered:  
  
 27.4.2018

DP1226996






SCHEDULE OF CURVED BOUNDARIES SCHEDULE OF LINES						REFERENCE MARKS					
No	Bearing	Chord	Arc	Radius	No	Bearing	Distance	No	Bearing	Distance	Description
1	108°05'00"	16.35	16.355	216.5	23	240°01'	2.535	a	356°53'	3.325	RMDH&W Found (DP1199658)
2	103°23'45"	19.07	19.075	216.5	24	264°06'40"	7.79	b	192°30'45"	22.67	SMM195298 Found (DP270758)
3	98°24'45"	18.575	18.58	216.5	25	88°25'40"	7.74	c	304°50'35"	8.625	SMM198215 Found (DP1199664)
4	93°32'20"	18.245	18.25	216.5	26	108°35'	5.805	c	48°17'55"	16.41	RMDH&W Found (DP1199664)
5	245°05'	4.145	4.15	23.5	27	178°26'	4.55	d	272°44'20"	4.31 & 12.635	RMDH&W Found (DP1199664)
6	247°16'	4.16	4.17	16.5	28	133°26'	4.365	e	278°54'40"	4.245 & 12.635	RMDH&W Found (DP1199664)
7	89°47'35"	10.26	10.26	215.5	29	88°26'	8.09	f	171°45'10"	3.23 & 11.63	RMDH&W Found (DP1199664)
8	255°27'	4.35	4.36	23.5	30	268°26'	7.5	g	179°22'30"	3.255 & 11.615	RMDH&W Found (DP1199664)
9	224°11'55"	10.725	11.485	9	31	213°48'	3.19	h	261°57'50"	5.445	SMM198209 Found (DP1199664)
10	269°32'	7.785	7.785	201.5	32	268°25'40"	8	i	138°35'25"	15.1	SMM198208 Found (DP1199664)
11	281°46'55"	30.11	30.14	200.5	33	268°25'40"	7.5	i	159°22'20"	21.47	SMM198204 Found (DP1199664)
12	288°28'20"	16.685	16.69	200.5	34	319°04'	5.37	j	93°00'55"	16.465	RMDH&W Found (DP1199664)
13	293°19'45"	17.295	17.3	200.5	35	231°54'	5.655	j	93°00'55"	16.465	SMM198207 Found (DP1199664)
14	298°14'25"	17.065	17.07	200.5	36	113°38'35"	0.795	k	97°00'15"	19.39	RMDH&W Found (DP1199664)
15	303°09'05"	17.295	17.3	200.5	37	113°39'35"	1.025	k	123°32'00"	17.58	SMM198204 Found (DP1199664)
16	308°05'40"	17.295	17.3	200.5	38	119°07'50"	2.855	l	6°14'05"	4.78	RMDH&W Found (DP1199664)
17	313°02'20"	17.295	17.3	200.5	39	130°28'20"	9.925	l	6°14'05"	16.49	SMM198213 Found (DP1199664)
18	137°25'30"	14.725	14.725	216.5	40	124°37'10"	4.68	s	114°37'45"	3.22 & 11.65	RMDH&W Found (DP1199664)
19	133°32'20"	14.64	14.645	216.5	41	136°35'	5.295	u	43°04'30"	19.625	RMDH&W Found (DP1199664)
20	129°35'25"	15.195	15.2	216.5	42	130°28'20"	9	w	48°26'55"	21.925	RMDH&W Found (DP1199664)
21	182°37'	3.76	3.765	21.5	43	187°38'05"	2.825	x	6°27'00"	10.915	RMDH&W Found (DP270758)
22	147°31'30"	83.47	84.085	200.5	44	141°53'	6.06	ab	55°56'50"	7.455	RMDH&W Found (DP1199664)
					45	47°41'	5.655	aa	54°06'10"	19.56	SMM198214 Found (DP1199664)
					46	133°02'	5.7	ad	317°59'	5.395	RMDH&W Found (DP1199664)

Surveyor: Ian Vincent Myers  
 Vice Morgan Surveyors  
 Ph: 47215293 email: imyers@vmsurvey.com.au  
 Date of Survey: 11th July, 2017  
 Surveyor's Reference: 16800-1-05

PLAN OF SUBDIVISION OF  
 LOT 98 IN D.P. 1199664

LGA: HAWKESBURY  
 Locality: NORTH RICHMOND  
 Subdivision No.: 18009

Registered:  
  
 27.4.2018


DP1226996



PLAN FORM 6(2013) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheets

Registered:  27.4.2018 <span style="float: right;">Office Use Only</span>	Office Use Only  <h1 style="margin: 0;">DP1226996</h1>
Title System: <b>TORRENS</b>	
Purpose: <b>SUBDIVISION</b>	

PLAN OF SUBDIVISION OF LOT 98 IN D.P.1199664	L G A: HAWKESBURY Locality: NORTH RICHMOND Parish: KURRAJONG County: COOK
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<p><del>Crown Lands NSW/Western Lands Office Approval</del></p> <p><i>I, .....in approving this plan certify                  Authorised Officer</i></p> <p><i>that all necessary approvals in regard to the allocation of the                  land shown hereon have been given.</i></p> <p>Signature .....</p> <p>Date:.....</p> <p>File No: .....</p> <p>Office: .....</p>	<h3 style="text-align: center;">Survey Certificate</h3> <p>I, IAN VINCENT MYERS                  of VINCE MORGAN SURVEYORS PTY.LTD.                  Ph.47215293. email: imyers@vmsurvey.com.au                  a surveyor registered under the Surveying &amp; Spatial Information Act, 2002                  certify that:</p> <p>(a) The land shown in the plan was surveyed in accordance with the                  Surveying and Spatial Information Regulation, 2012, is accurate and                  the survey was completed on 11<sup>th</sup> July, 2017.</p> <p><del>(b) The part of the land shown in the plan being (*being/excluding^</del></p> <p>.....                  was surveyed in accordance with the Surveying and Spatial                  Information Regulation, 2012, is accurate and the survey was                  completed on ..... the part not surveyed was compiled                  in accordance with that Regulation.</p> <p><del>(c) The land shown in the plan was compiled in accordance with the                  Surveying and Spatial Information Regulation, 2012.</del></p> <p>Signature: <i>I. Myers</i> Dated: 11<sup>th</sup> July, 2017.                  Surveyor ID: 1682                  Datum Line: ('X'-'Y') PM46073 TO TS3904                  Type: URBAN                  The terrain is level-undulating</p> <p>* Strike through if inapplicable.                  ^ Specify the land actually surveyed or specify any land shown in the plan that                  is not the subject of the survey.</p>
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<h3 style="text-align: center;">Subdivision Certificate</h3> <p>I, <u>ALAN HASTIE</u></p> <p>*Authorised Person/*General Manager/*Accredited Certifier, certify that                  the provisions of s.109J of the Environmental Planning and                  Assessment Act, 1979 have been satisfied in relation to the proposed                  subdivision, new road or reserve set out herein</p> <p>Signature: <i>Alan Hastie</i></p> <p>Accreditation Number.....</p> <p>Consent Authority <u>Hawkesbury City Council</u></p> <p>Date of endorsement <u>28/3/18</u></p> <p>Subdivision Certificate Number <u>18009</u></p> <p>File Number <u>DA04711/14</u></p> <p>* strike through if inapplicable</p>	Statements of intention to dedicate public roads, public reserves and drainage reserves.
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Statements of intention to dedicate public roads, public reserves and drainage reserves.	Plans used:- D.P.1199658 D.P.1199664 D.P.1227045
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Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A SURVEYOR'S REFERENCE: 16800-1-C5

If space is insufficient continue on PLAN FORM 6A

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheets

Registered:  27.4.2018

Office Use Only

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**DP1226996**

PLAN OF SUBDIVISION OF  
LOT 98 IN D.P.1199664

Subdivision Certificate No.: 18009  
Date of Endorsement: 28/3/2018

This sheet is for the provision of the following information as required:  
A schedule of lots and addresses – See 60(c) SSI Regulation 2012  
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 IT  
IS INTENDED TO CREATE:-

1. EASEMENT TO DRAIN WATER 1.2 WIDE (E1)
2. RESTRICTION ON THE USE OF LAND
3. POSITIVE COVENANT
4. RESTRICTION ON THE USE OF LAND
5. POSITIVE COVENANT
6. EASEMENT FOR TELECOMMUNICATIONS SERVICES 0.6 WIDE (E6)
7. EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (E7)
8. EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (E8)
9. EASEMENT TO DRAIN WATER 3 WIDE (E3)


SURVEYOR'S REFERENCE: 16800-1-C5

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheets

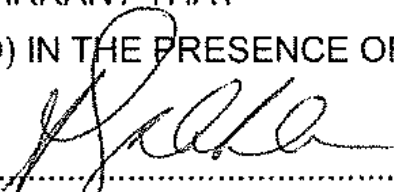
Registered:  27.4.2018 Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 98 IN D.P.1199664	<h1 style="text-align: center;">DP1226996</h1>
Subdivision Certificate No.: 18009 Date of Endorsement: 28/3/2018	This sheet is for the provision of the following information as required:  A schedule of lots and addresses - See 60(c) SSI Regulation 2012 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 0007 PTY.LTD. ACN 123 888 773  
BY ITS DULY APPOINTED 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

TOM BOYCE  
.....  
NAME OF WITNESS

1 O'Connell Street, Sydney  
.....  
ADDRESS OF WITNESS

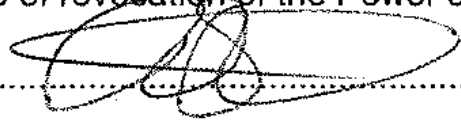
  
.....  
SIGNATURE OF ATTORNEY

MELINDA GRAHAM  
.....  
NAME OF ATTORNEY

POWER OF ATTORNEY  
DATED: 14 OCTOBER 2014  
BOOK 4676 No. 327

National Australia Bank Limited ACN 004 044 937  
Executed by its Level 2 Attorney... DANIEL MILLAR  
Under Power of Attorney No. 39 Book 4512

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

  
.....  
Signature of Witness

REBECCA STEWART  
.....  
Name of Witness

1/- 255 GEORGE ST, SYDNEY NSW 2000  
.....  
Address of Witness

STREET ADDRESSES NOT AVAILABLE

SURVEYOR'S REFERENCE: 16800-1-C5