

SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	347°17'10"	3.86	3.86	194.89

SCHEDULE of LINES

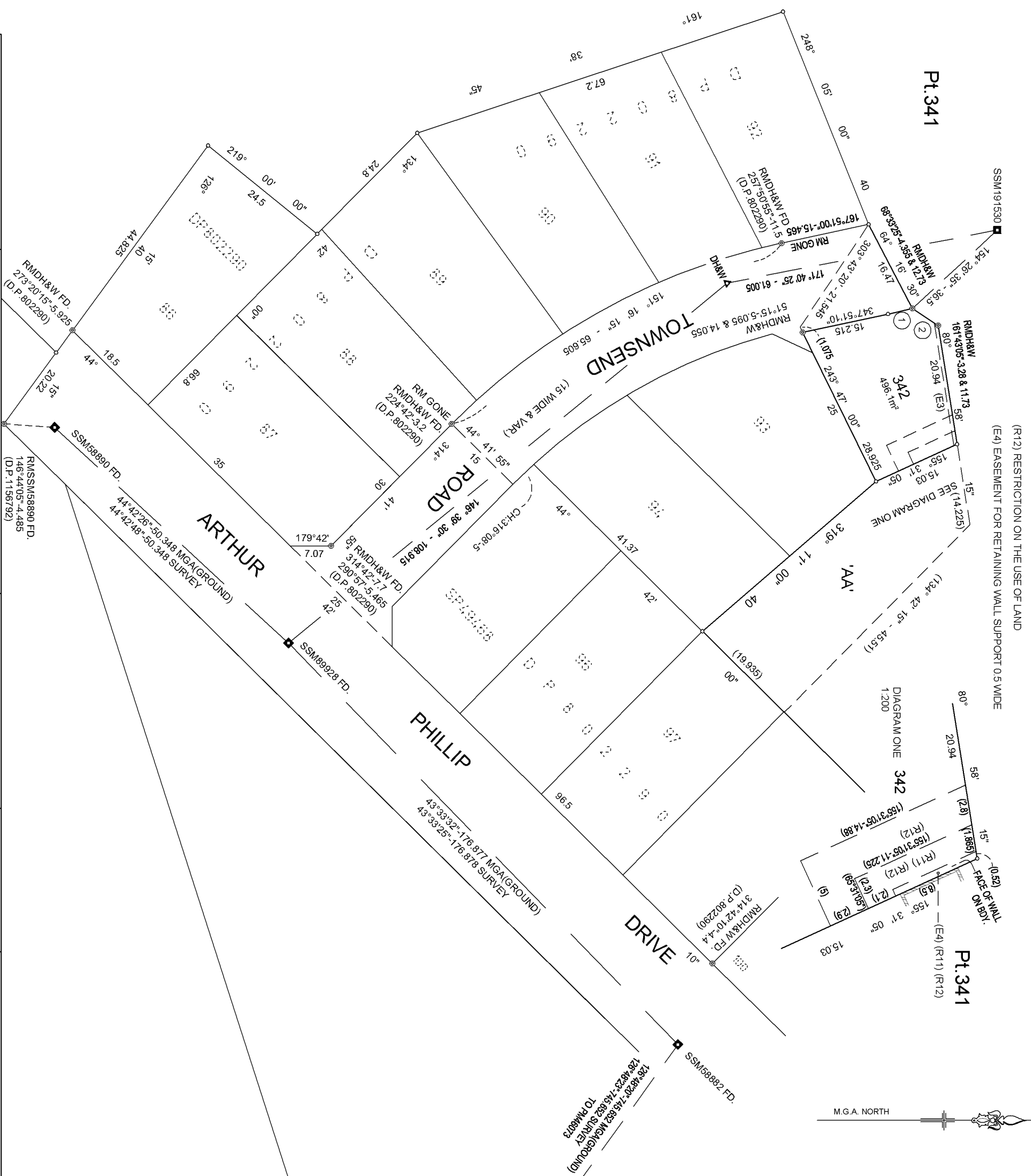
No	Bearing	Distance
2	34°16'20"	5.485

SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 61(2)

MARK	EASTING	NORTHING	CLASS	ORDER	METHOD
SM191530	286 751.57	6 281 858.92	C	NA	CADASTRAL TRAVERSE
SM191530	287 593.327	6 281 302.666	2A	0	SCIMS
SM46073	287 539.340	6 281 388.933	B	2	SCIMS
SM88928	286 820.327	6 281 707.523	B	2	SCIMS
SM58882	286 942.231	6 281 835.719	B	2	SCIMS
SM58890	286 784.903	6 281 671.735	C	4	SCIMS

COMBINED SEA LEVEL AND SCALE FACTOR 1.000150
 SOURCE M.G.A. CO ORDINATES ADOPTED FOR ESTABLISHED MARKS FROM SCIMS 10 DECEMBER 2015

10 20 30 40 50 60 70 80 90 100 110 120 130 140



Surveyor: Iain Vincent Myers
 Vinde Morgan Surveyors
 Ph. 47215293, email: ianmyers@vmsurvey.com.au
 Date of Survey: 7th December, 2015
 Surveyor's Reference: 15800-3A-C3

PLAN OF SUBDIVISION OF
 LOT 315 D.P.1199660

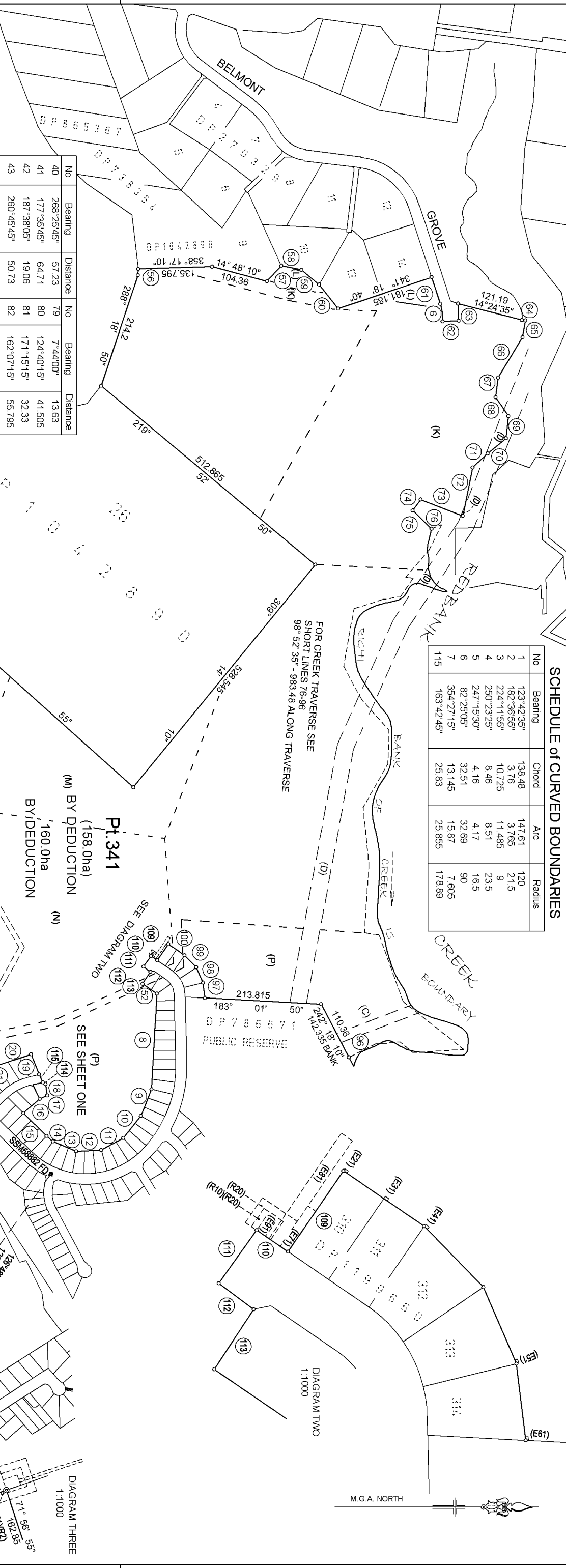
LGA: HAWKESBURY
 Locality: NORTH RICHMOND
 Subdivision No.: 16007
 Lengths are in metres. Reduction Ratio 1:500

Registered:
 20.04.2016

D.P. 1199661

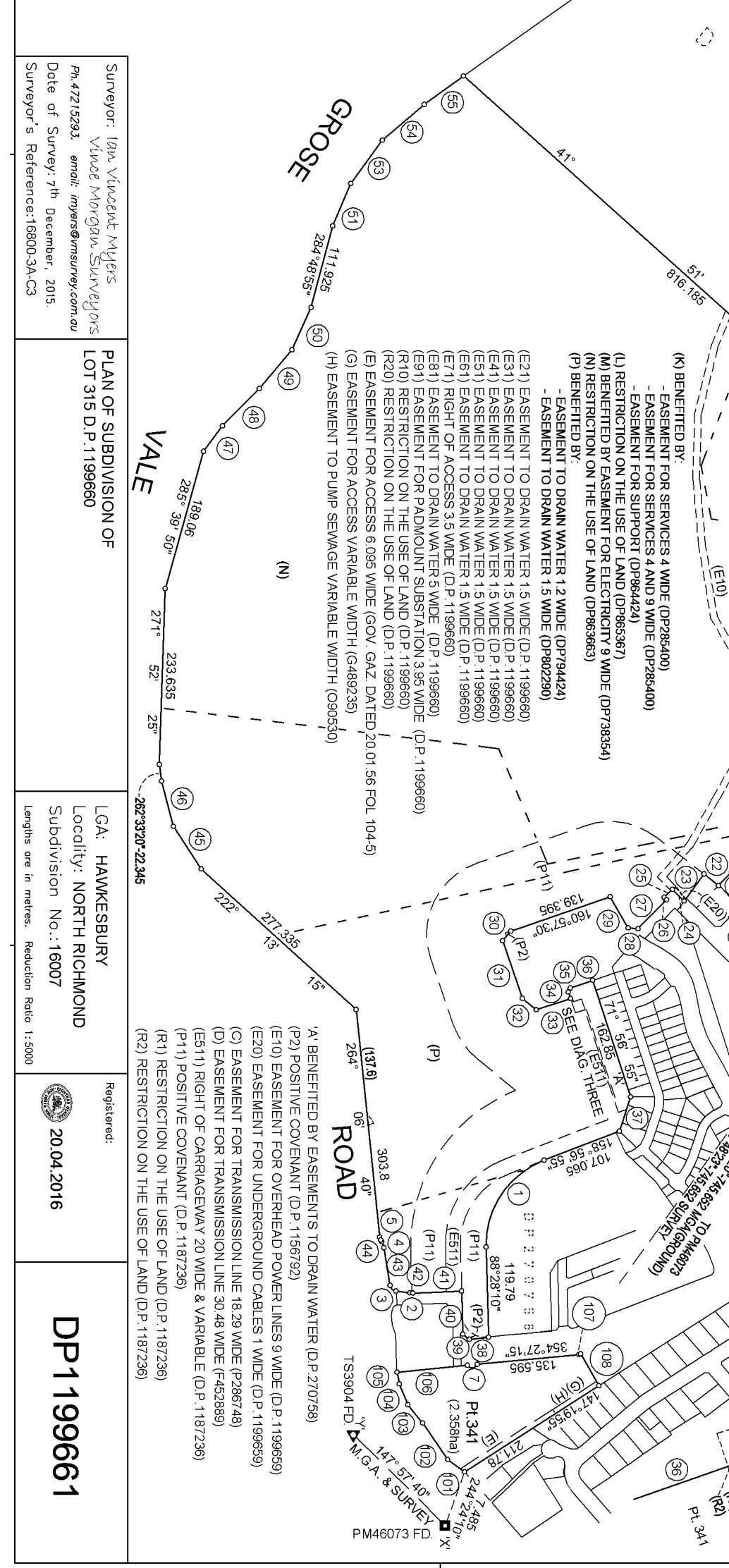
SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	123°42'35"	138.48	147.61	120
2	182°36'55"	3.76	3.765	21.5
3	224°11'55"	10.725	11.485	9
4	250°23'25"	8.46	8.51	23.5
5	247°15'30"	4.16	4.17	16.5
6	82°25'05"	32.51	32.69	90
7	354°27'15"	13.145	15.87	7.605
115	163°42'45"	25.83	25.855	178.89



SCHEDULE OF SHORT LINES

No	Bearing	Distance	No	Bearing	Distance
8	93°14'45"	175.96	40	268°25'45"	57.23
9	111°44'40"	52.78	41	177°35'45"	64.71
10	128°34'00"	51.975	42	187°38'05"	19.06
11	151°12'35"	46.255	43	260°45'45"	50.73
12	177°08'40"	46.23	44	240°00'50"	2.535
13	203°07'00"	46.23	45	236°46'40"	67.935
14	220°22'40"	15.53	46	256°17'40"	256.1740
15	224°42'00"	60	47	306°33'50"	42.15
16	319°11'00"	40	48	314°37'50"	69.58
17	335°31'05"	15.03	49	310°06'50"	67.245
18	260°58'15"	20.94	50	294°13'50"	61.74
19	248°05'00"	40	51	293°04'00"	61.215
20	161°38'45"	67.2	52	34°23'55"	32.065
21	134°42'00"	24.8	53	306°02'25"	73.015
22	219°00'00"	24.5	54	319°30'45"	73.015
23	126°15'15"	44.825	55	324°01'00"	64.35
24	225°37'55"	21.795	56	273°21'35"	11.68
25	136°28'35"	15.41	57	312°58'30"	38.8
26	44°32'50"	4.52	58	11°48'40"	37.65
27	134°32'50"	54.09	59	39°39'20"	42.3
28	185°09'05"	13.055	60	51°32'50"	56.43
29	239°56'15"	47.77	61	72°00'20"	51.745
30	130°58'40"	16.85	62	357°44'20"	29.465
31	71°01'20"	80.99	63	267°43'40"	31.505
32	39°33'35"	23.745	64	7°58'55"	6.515
33	341°56'55"	47.87	65	98°35'10"	31.33
34	251°56'55"	9.155	66	121°13'00"	87.005
35	296°16'05"	5.725	67	97°10'00"	36.445
36	340°34'50"	31.51	68	55°51'30"	41.53
37	108°18'35"	47.97	69	95°48'10"	41.19
38	173°39'20"	25.565	70	140°16'10"	43.91
39	218°12'15"	11.095	71	137°11'10"	37.825
			72	101°24'10"	90.64
			73	201°16'50"	83.07
			74	125°58'05"	25.1
			75	44°12'00"	48.265
			76	337°36'50"	20.15
			77	116°13'10"	115
			78	130°37'20"	66.32



Surveyor: *Iain Vincent Myers*
Vivian Morgan Surveyors
 Ph: 47215293 email: inmyers@vmsurveyors.com.au
 Date of Survey: 7th December, 2015
 Surveyor's Reference: 16800-3A-C3

PLAN OF SUBDIVISION OF
 LOT 315 D.P.1199660

LGA: **HAWKESBURY**
 Locality: **NORTH RICHMOND**
 Subdivision No.: **16007**


Registered:
20.04.2016

DP1199661

Lengths are in metres. Reduction Ratio 1:5000

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheets

Registered:  20.04.2016 Title System: TORRENS Purpose: SUBDIVISION	Office Use Only <h1 style="margin: 0;">DP1199661</h1>
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PLAN OF SUBDIVISION OF LOT 315 D.P.1199660	L G A: HAWKESBURY Locality: NORTH RICHMOND Parish: KURRAJONG County: COOK
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~~Crown Lands NSW/Western Lands Office Approval~~

~~I,in approving this plan certify
 Authorised Officer
 that all necessary approvals in regard to the allocation of the
 land shown hereon have been given.
 Signature
 Date:.....
 File No:.....
 Office:.....~~

Survey Certificate


I, IAN VINCENT MYERS
 of VINCE MORGAN SURVEYORS PTY.LTD.
 Ph.47215293. email: imyers@vmsurvey.com.au
 a surveyor registered under the Surveying & Spatial Information Act, 2002
 certify that:

~~(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~~

~~(b) The part of the land shown in the plan being (*being/excluding^
 LOT 342

 was surveyed in accordance with the Surveying and Spatial
 Information Regulation, 2012, is accurate and the survey was
 completed on 7th December, 2015. the part not surveyed was compiled
 in accordance with that Regulation.~~

~~(c) The land shown in the plan was compiled in accordance with the
 Surveying and Spatial Information Regulation, 2012.~~

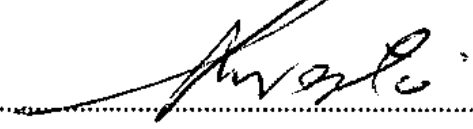
Signature:  Dated: 7th December, 2015.
 Surveyor ID: 1682
 Datum Line: ('X'-'Y') PM46073 TO TS3904
 Type: URBAN
 The terrain is level-undulating

* 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.

Subdivision Certificate

I ALAN HASTIE

 *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

Signature: 

Accreditation Number:

Consent Authority Hawkesbury City Council
 Date of endorsement 24 February 2016

Subdivision Certificate Number 16007
 File Number DA 0439/14

* strike through if inapplicable

Statements of intention to dedicate public roads,
 public reserves and drainage reserves.

IT IS INTENDED TO DEDICATE THE EXTENSION
 OF TOWNSEND ROAD TO THE PUBLIC AS PUBLIC
 ROAD.


Plans used:-
 DP1199660

If space is insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	SURVEYOR'S REFERENCE: 16800-3A-C3
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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheets

Registered:  20.04.2016 Office Use Only

Office Use Only

DP1199661

PLAN OF SUBDIVISION OF LOT 315 D.P.1199660

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.

Subdivision Certificate No.: 16007
Date of Endorsement: 24 February 2016

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


1. RESTRICTION ON THE USE OF LAND (R1)
2. RESTRICTION ON THE USE OF LAND (R2)
3. EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE (E4)
4. EASEMENT FOR TELECOMMUNICATIONS CABLES 0.6 WIDE (E3)
5. POSITIVE COVENANT
6. POSITIVE COVENANT
7. RESTRICTION ON THE USE OF LAND
8. RESTRICTION ON THE USE OF LAND

STREET ADDRESSES NOT AVAILABLE

SURVEYOR'S REFERENCE: 16800-3A-C3

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheets

Registered:  20.04.2016 Office Use Only

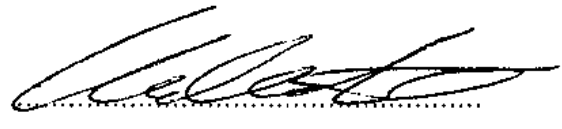
Office Use Only
DP1199661

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LOT 315 D.P.1199660

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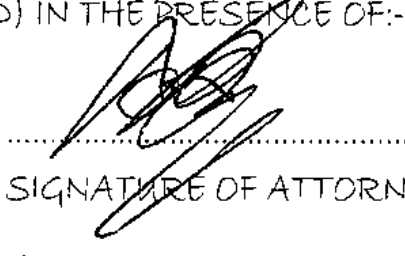
SIGNED ON BEHALF OF 3D NSW (MR) PROJECT 0007 PTY.LTD.
BY ITS DULY APPOINTED ATTORNEY BEING DULY AUTHORISED
IN THIS BEHALF (WHO BY THEIR EXECUTION WARRANT THAT
THEIR APPOINTMENT HAS NOT BEEN REVOKED) IN THE PRESENCE OF:-



SIGNATURE OF WITNESS

ANDREW FLAHERTY

NAME OF WITNESS
LEVEL 1,
8-10 CASTLEREACH ST, PENRITH,
ADDRESS OF WITNESS NSW, 2750



SIGNATURE OF ATTORNEY

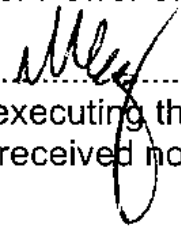
THOMAS DAMIEN BOYCE

NAME OF ATTORNEY
POWER OF ATTORNEY
DATED: 14-10-2014
BOOK 4676 No. 327

National Australia Bank Limited ACN 004 044 937

Executed by its Level 2 Attorney..... MICHAEL SERGENT

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
NED HMEIDAN
ANALYST
NAB Corporate Property NSW

Name of Witness
Address of Witness 255 George Street Sydney NSW 2000