

Pt.315

Pt.315

**SCHEDULE of CURVED BOUNDARIES**

No	Bearing	Chord	Arc	Radius
1	214°24'00"	0.35	0.35	50
2	225°10'30"	18	18.1	50
3	245°54'40"	18	18.1	50
4	262°28'30"	10.79	10.81	50
5	70°28'00"	18.745	19.065	30
6	43°19'50"	9.315	9.355	30

**SCHEDULE of LINES**

No	Bearing	Distance
7	348°18'35"	6.4

- (E1) EASEMENT TO DRAIN WATER 3.5 WIDE
- (E2) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E3) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E4) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E5) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E6) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E7) RIGHT OF ACCESS 3.5 WIDE
- (E8) EASEMENT TO DRAIN WATER 5 WIDE
- (E9) EASEMENT FOR PADMOUNT SUBSTATION 3.95 WIDE
- (R10) RESTRICTION ON THE USE OF LAND
- (R20) RESTRICTION ON THE USE OF LAND
- (E3) EASMENT FOR TELECOMMUNICATIONS CABLES 0.6 WIDE
- (N) RESTRICTION ON THE USE OF LAND (DP963663)
- (P) BENEFITED BY:
  - EASEMENT TO DRAIN WATER 1.2 WIDE (DP794424)
  - EASEMENT TO DRAIN WATER 1.5 WIDE (DP802290)



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

Surveyor: Iain Vincent Myers  
 Vivide Morgan Surveyors  
 Ph. 47215293, email: ianmyers@vmsurvey.com.au  
 Date of Survey: 7th December, 2015  
 Surveyor's Reference: 15800-3A-C2

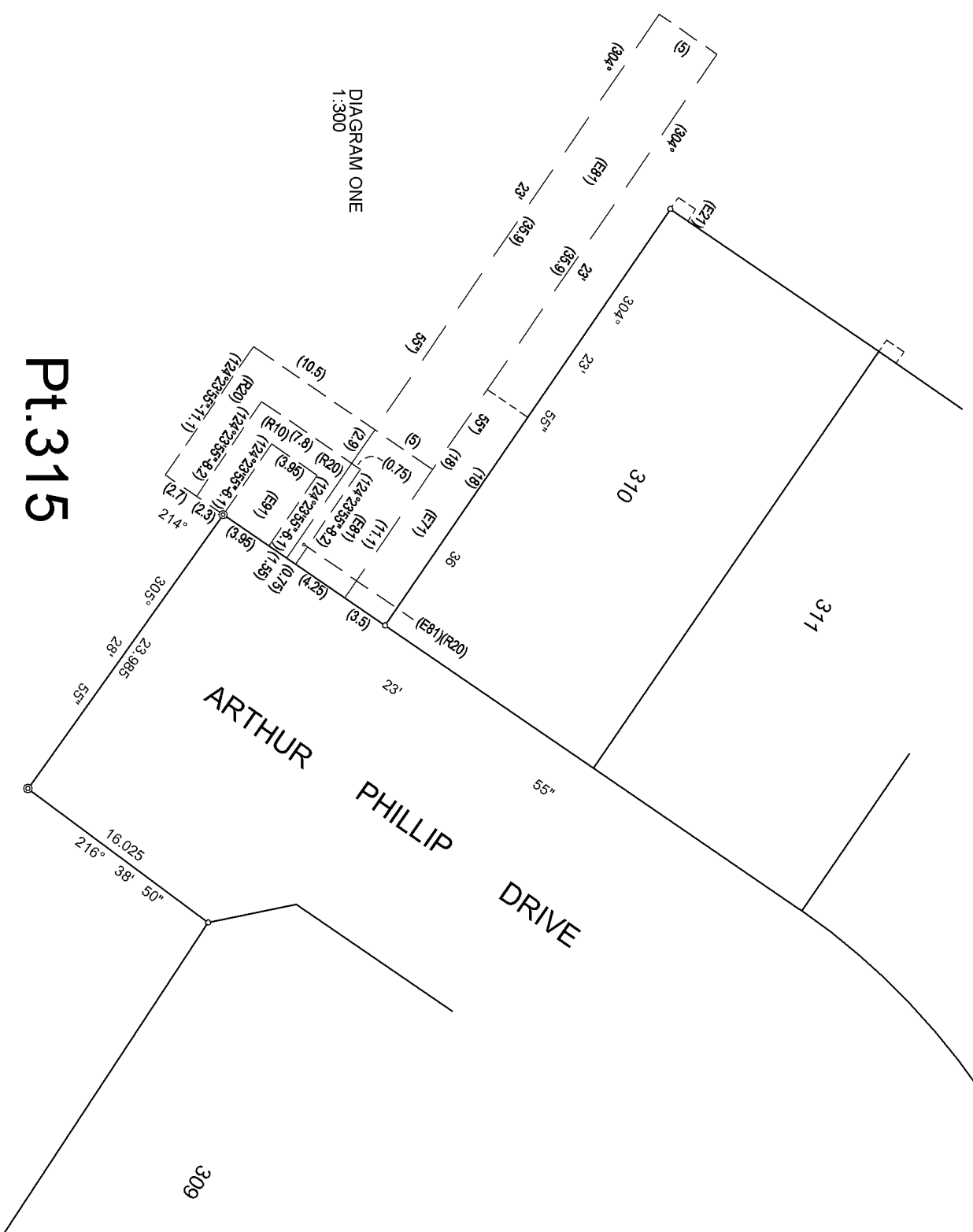
PLAN OF SUBDIVISION OF  
 LOT 300 D.P.1199659

LGA: HAWKESBURY  
 Locality: NORTH RICHMOND  
 Subdivision No.: 16009  
 Lengths are in metres. Reduction Ratio 1:500

Registered:  
 19.04.2016

D.P. 1199660

- (E21) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E71) RIGHT OF ACCESS 3.5 WIDE
- (E81) EASEMENT TO DRAIN WATER 5 WIDE
- (E91) EASEMENT FOR PADMOUNT SUBSTATION 3.95 WIDE
- (R10) RESTRICTION ON THE USE OF LAND
- (R20) RESTRICTION ON THE USE OF LAND



**Pt. 315**

DIAGRAM ONE  
1:300



SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 61(2)					
MARK	M.G.A. COORDINATES (ZONE 56)		CLASS	ORDER	METHOD
	EASTING	NORTHING			
TS3904	287 593 327	6 281 302 666	2A	0	SCIMS
SSM58886	286 858 814	6 282 056 899	B	2	SCIMS
SSM58888	286 926 981	6 281 995 563	C	4	SCIMS
SSM58882	286 942 231	6 281 835 719	B	2	SCIMS
PM46073	287 539 340	6 281 388 933	B	2	SCIMS
SSM191529	286 540 89	6 282 025 92	C	NA	CADASTRAL
SSM191532	286 593 65	6 282 081 77	C	NA	TRAVERSE
SSM191525	286 714 26	6 282 074 21	C	NA	TRAVERSE


COMBINED SEA LEVEL AND SCALE FACTOR 1.000150

SOURCE M.G.A. COORDINATES ADOPTED FOR ESTABLISHED MARKS FROM S.C.I.M.S. 10 DECEMBER, 2015.

Surveyor: *Iain Vincent Myers*  
*Vincent Morgan Surveyors*  
 Ph. 47215293, email: *inmyers@vmsurvey.com.au*  
 Date of Survey: 7th December, 2015  
 Surveyor's Reference: 15800-3A-C2

PLAN OF SUBDIVISION OF  
 LOT 300 D.P. 1199659

LGA: **HAWKESBURY**  
 Locality: **NORTH RICHMOND**  
 Subdivision No.: **16009**  
 Lengths are in metres. Reduction Ratio 1:500

Registered:  
  
**19.04.2016**

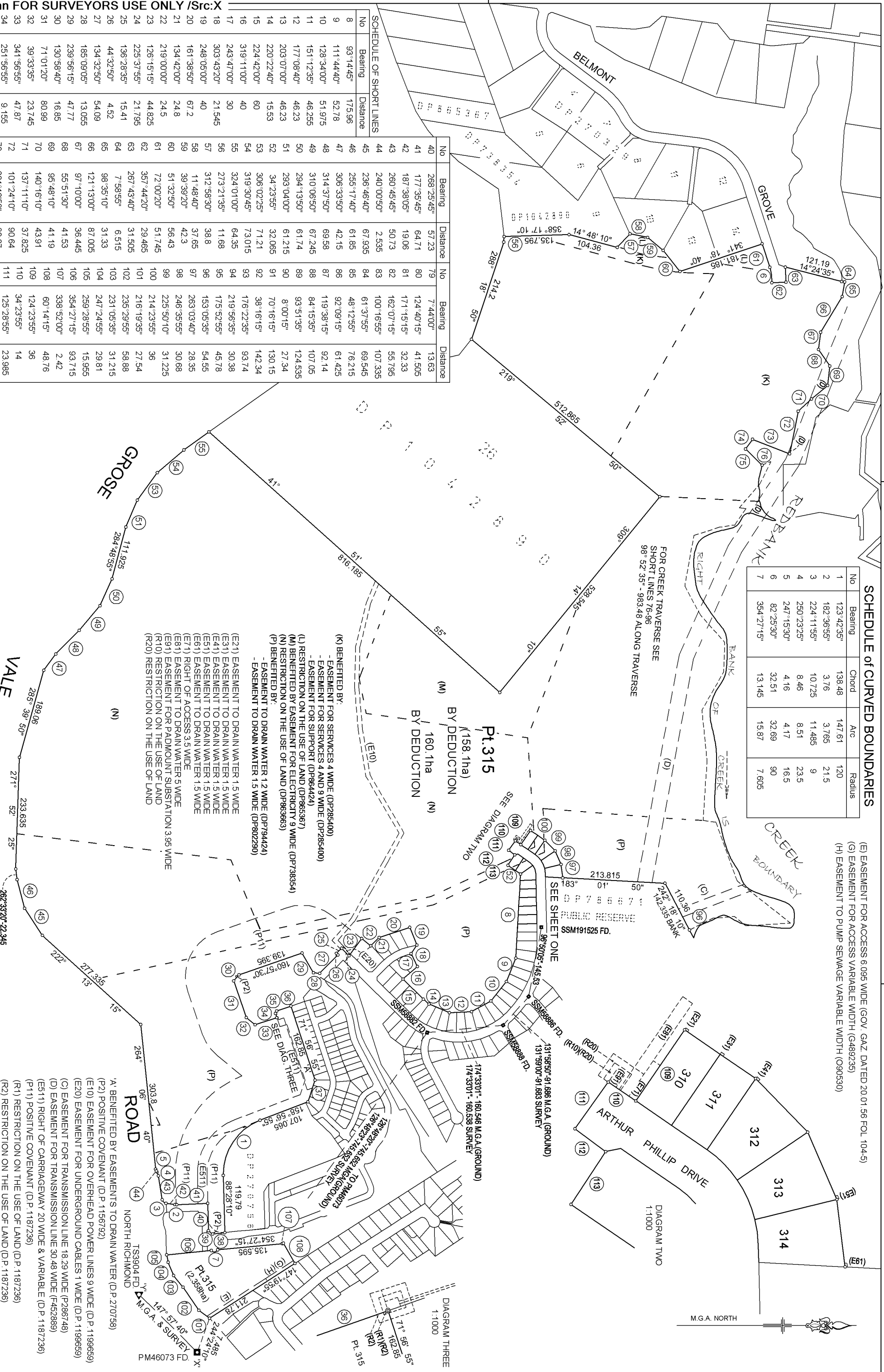
**D.P. 1199660**

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

**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°25'30"	32.51	32.69	90
7	354°27'15"	13.145	15.87	7.605

- (E) EASEMENT FOR ACCESS 6.095 WIDE (GOV. GAZ DATED 20.01.56 FOL 104-5)
- (G) EASEMENT FOR ACCESS VARIABLE WIDTH (G489235)
- (H) EASEMENT TO PUMP SEWAGE VARIABLE WIDTH (O90530)



**SCHEDULE OF SHORT LINES**

No	Bearing	Distance
8	93°14'45"	175.96
9	111°44'40"	52.78
10	128°34'00"	51.975
11	151°12'35"	46.255
12	177°08'40"	46.23
13	203°07'00"	46.23
14	220°22'40"	15.53
15	224°42'00"	60
16	319°11'00"	40
17	243°47'00"	30
18	303°43'20"	21.545
19	248°05'00"	40
20	161°38'50"	67.2
21	134°42'00"	24.8
22	219°00'00"	24.5
23	126°15'15"	44.825
24	225°37'55"	21.795
25	136°28'35"	15.41
26	44°32'50"	4.52
27	134°32'50"	54.09
28	185°09'05"	13.055
29	239°56'15"	47.77
30	130°58'40"	16.85
31	71°01'20"	80.99
32	39°33'35"	23.745
33	341°56'55"	47.87
34	251°56'55"	9.155
35	296°16'05"	5.725
36	340°34'50"	31.51
37	108°18'35"	47.97
38	173°39'20"	25.565
39	218°12'15"	11.095

No	Bearing	Distance	No	Bearing	Distance
40	268°25'45"	57.23	79	7°44'00"	13.63
41	177°35'45"	64.71	80	124°40'15"	41.505
42	187°38'05"	19.06	81	171°15'15"	32.33
43	260°45'45"	50.73	82	162°07'15"	55.795
44	240°00'50"	2.535	83	100°16'55"	107.335
45	236°46'40"	67.935	84	61°37'55"	69.545
46	256°17'40"	42.15	85	48°12'55"	76.215
47	306°33'50"	61.85	86	92°09'15"	61.425
48	314°37'50"	69.58	87	119°38'15"	92.14
49	310°06'50"	67.245	88	84°15'35"	107.05
50	294°13'50"	61.74	89	93°51'35"	12.4535
51	293°04'00"	61.215	90	8°00'15"	27.34
52	34°23'55"	32.065	91	70°16'15"	130.15
53	306°02'25"	73.015	92	38°16'15"	142.34
54	319°30'45"	64.35	93	176°22'35"	93.74
55	324°01'00"	11.68	94	219°56'35"	30.38
56	273°21'35"	11.68	95	175°52'55"	45.78
57	312°58'30"	37.65	96	153°05'35"	54.55
58	11°48'40"	37.65	97	263°03'40"	28.35
59	39°39'20"	42.3	98	246°35'55"	30.68
60	51°32'50"	56.43	99	225°50'10"	31.225
61	72°00'20"	51.745	100	214°23'55"	36
62	357°44'20"	29.465	101	216°19'35"	27.54
63	267°43'40"	31.505	102	235°29'55"	58.88
64	7°58'55"	6.515	103	231°05'35"	31.215
65	98°35'10"	31.33	104	247°24'55"	29.81
66	121°13'00"	87.005	105	259°28'55"	15.965
67	97°10'00"	36.445	106	354°27'15"	93.715
68	55°51'30"	41.53	107	338°52'00"	2.42
69	95°48'10"	41.19	108	60°14'15"	48.76
70	140°16'10"	43.91	109	124°23'55"	36
71	137°11'10"	37.825	110	34°23'55"	14
72	101°24'10"	90.64	111	125°28'55"	23.985
73	201°16'50"	83.07	112	36°38'50"	16.025
74	125°58'05"	25.1	113	123°18'35"	26.395
75	44°12'00"	48.285			
76	337°36'50"	20.15			
77	116°13'10"	51.59			
78	130°37'20"	66.32			

Surveyor: Iain Vincent Myers  
 Vivian Morgan Surveyors  
 LOT 300 D.P.11996659

LGA: HAWKESBURY  
 Locality: NORTH RICHMOND  
 Subdivision No.: 16009

Registered:  
 19.04.2016  
**D.P. 11996660**

Surveyor's Reference: 16800-3A-C2  
 Date of Survey: 7th December, 2015  
 Surveyor's Reference: 16800-3A-C2


PLAN OF SUBDIVISION OF  
 LOT 300 D.P.11996659

LGA: HAWKESBURY  
 Locality: NORTH RICHMOND  
 Subdivision No.: 16009

Registered:  
 19.04.2016  
**D.P. 11996660**

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheets

Registered:  19.04.2016 Office Use Only

Title System: TORRENS

Purpose: SUBDIVISION

Office Use Only

# D.P.1199660

PLAN OF SUBDIVISION OF  
LOT 300 D.P.1199659

L G A: HAWKESBURY

Locality: NORTH RICHMOND

Parish: KURRAJONG

County: COOK

~~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*  
LOTS 302-314  
.....  
was surveyed in accordance with the Surveying and Spatial  
Information Regulation, 2012, is accurate and the survey was  
completed on 7<sup>th</sup> 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: 7<sup>th</sup> 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 16009

File Number DA 045014

\* strike through if inapplicable

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

IT IS INTENDED TO DEDICATE THE EXTENSION OF  
ARTHUR PHILLIP DRIVE AND THE SPLAY CORNERS  
TO THE PUBLIC AS PUBLIC ROAD.

Plans used:-  
DP1199659


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-C2

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheets

Registered:  19.04.2016 **Office Use Only**

**Office Use Only**  
**D.P.1199660**

PLAN OF SUBDIVISION OF  
 LOT 300 D.P.1199659

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.: 16009  
 Date of Endorsement: 24 February, 2016

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


1. EASEMENT TO DRAIN WATER 3.5 WIDE (E1)
2. RESTRICTION ON THE USE OF LAND
3. EASEMENT TO DRAIN WATER 1.5 WIDE (E21)
4. EASEMENT TO DRAIN WATER 1.5 WIDE (E31)
5. EASEMENT TO DRAIN WATER 1.5 WIDE (E41)
6. EASEMENT TO DRAIN WATER 1.5 WIDE (E51)
7. EASEMENT TO DRAIN WATER 1.5 WIDE (E61)
8. RIGHT OF ACCESS 3.5 WIDE (E71)
9. EASEMENT TO DRAIN WATER 5 WIDE (E81)
10. EASEMENT FOR PADMOUNT SUBSTATION 3.95 WIDE (E91)
11. RESTRICTION ON THE USE OF LAND (R10)
12. RESTRICTION ON THE USE OF LAND (R20)
13. EASEMENT FOR TELECOMMUNICATIONS CABLES 0.6 WIDE (E3)
14. POSITIVE COVENANT
15. POSITIVE COVENANT
16. RESTRICTION ON THE USE OF LAND
17. RESTRICTION ON THE USE OF LAND

STREET ADDRESSES NOT AVAILABLE

SURVEYOR'S REFERENCE: 16800-3A-C2

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheets

Registered:  19.04.2016  
Office Use Only

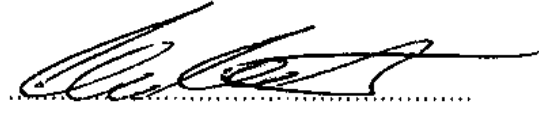
Office Use Only  
**D.P.1199660**

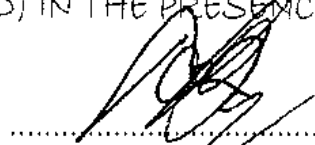
PLAN OF SUBDIVISION OF  
LOT 300 D.P.1199659

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A schedule of lots and addresses – See 60(c) SSI Regulation 2012  
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Any information which cannot fit in the appropriate panel of sheet 1 of the Administration sheets.

Subdivision Certificate No.: 16009  
Date of Endorsement: 24 February 2016

SIGNED ON BEHALF OF BD 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

SIGNATURE OF ATTORNEY

ANDREW FLAHERTY

THOMAS DAMIEN BOYCE

NAME OF WITNESS

NAME OF ATTORNEY

LEVEL 1:

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

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

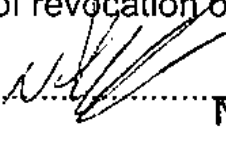
National Australia Bank Limited ACN 004 044 937

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

255 George Street Sydney NSW 2000  
Address of Witness