

SCHEDULE OF SHORT BOUNDARIES

NO	BEARING	DISTANCE	ARC	RAD
1	141°40'05"	4.02		
2	57°47'05"	3.905		
3	51°40'05"	4.37		
4	321°40'05"	4.115		
5	237°47'05"	5.205		
6	180°06'50"	19.22	19.51	32.75
7	137°58'10"	5.095		
8	64°33'00"	11.415	11.42	112.0
9	251°13'50"	14.69	14.7	112.0
10	180°06'50"	19.22	19.51	32.75
11	135°20'15"	15.345	15.96	16.5
12	84°34'30"	34.33	34.465	112.0
13	124°19'10"	9.48	9.615	16.5
14	128°59'45"	1.905	1.92	4.55
15	35°51'40"	2.315		
16	323°23'30"	2.12		

- (A) EASEMENT FOR OVERLAND FLOW PATH 3.0 WIDE
- (B) EASEMENT FOR ELECTRICITY 6.0 WIDE
- (C) EASEMENT FOR DRAINAGE & OVERLAND FLOW PATH 9.5 WIDE
- (E) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (DP 112957)
- (F) EASEMENT FOR UNDERGROUND CABLES 6.0 WIDE (DP 1137080)
- (G) EASEMENT FOR DRAINAGE OF WATER 6.0 WIDE (DP 1136588)
- (H) EASEMENT FOR WATER MAIN 4.5 & 7.5 WIDE (T305244)
- (J) EASEMENT FOR ELECTRICITY 9.5 WIDE
- (K) EASEMENT TO DRAIN WATER 1.5 WIDE
- (L) RESTRICTION ON USE OF LAND
- (M) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (N) EASEMENT FOR MAINTENANCE 0.9 WIDE
- (P) EASEMENT FOR SUPPORT 0.25 WIDE
- (Q) EASEMENT FOR RETAINING WALLS 1.0 WIDE
- (R) RESTRICTION ON USE OF LAND

No.	DATE	REVISION DETAILS
L	29.04.2011	AMEND POSITION OF EASMENTS & RESTINS
K	27.04.2011	AMEND POSITION & ADD EASMENTS & RESTINS
J	22-3-2011	DRAINAGE EASEMENT CHANGED
I	17-3-2011	ADD EASEMENT FOR RETAINING WALL
H	21-2-2011	ADD EASEMENTS FOR MAINTENANCE
G	10-1-2011	ADD EASEMENT FOR MAINTENANCE
F	22-12-2010	ADD EXTRA LOT AND EASEMENTS
E	17-12-2010	EXTEND EASEMENT TO DRAIN WATER
D	14-12-2010	AMEND LOT 121, 133, 122 BOUNDARIES
C	19-7-2010	EASEMENT CHANGED
B	12-7-2010	EASEMENTS CHANGED, DRIVEWAYS REMOVED
A	2-7-2010	DIMENSION ADDED

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PREPARED BY:

Whelans Insites Pty Ltd  
ACN: 088 148 743  
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Level 12, 80 Clarence Street  
Sydney, NSW 2000  
DX 288 Sydney  
t: 02 8234 8300  
f: 02 9262 6511

PREPARED FOR:

PLAN OF SUBDIVISION OF LOT 11 IN A PROPOSED SUBDIVISION OF LOT 1 IN DP1151431 NELSONS RIDGE, PEMULWUY

ORIGINAL SIZE:	A1
SCALE: HOR: 1:400	VERT: -
CO-ORDS: -	DATUM: -
DATE OF SURVEY: 15.06.2010	DATE OF PLAN: 16.06.2010
SURVEY: JNP	DRAWN: PLH
CHECKED: -	DATE: -
APPROVED: -	DATE: -
JOB REF: B300n	
CAD REF: B300-L11N-004L.dwg	SHEET 1 OF 1 SHEETS

Z:\Grevstanes\B300\NRL-1-LOT1-NTH\B300-L11N-004L.dwg, 10/06/2011 9:24:24 AM

1. The proposed roads shown on this plan  
 including any existing requirements  
 2. The proposed roads shown on this plan  
 including any existing requirements  
 3. The proposed roads shown on this plan  
 including any existing requirements

**Holroyd City**  
 THESE PROPOSED PLANS ARE TO BE USED IN CONNECTION  
 WITH A DEVELOPMENT CONSENT NO. 2/21/07/382/04  
 WHICH WAS GRANTED ON 24/10/2021 UNDER 5.54 OF THE  
 TOWN AND COUNTRY PLANNING & ASSESSMENT ACT 1977

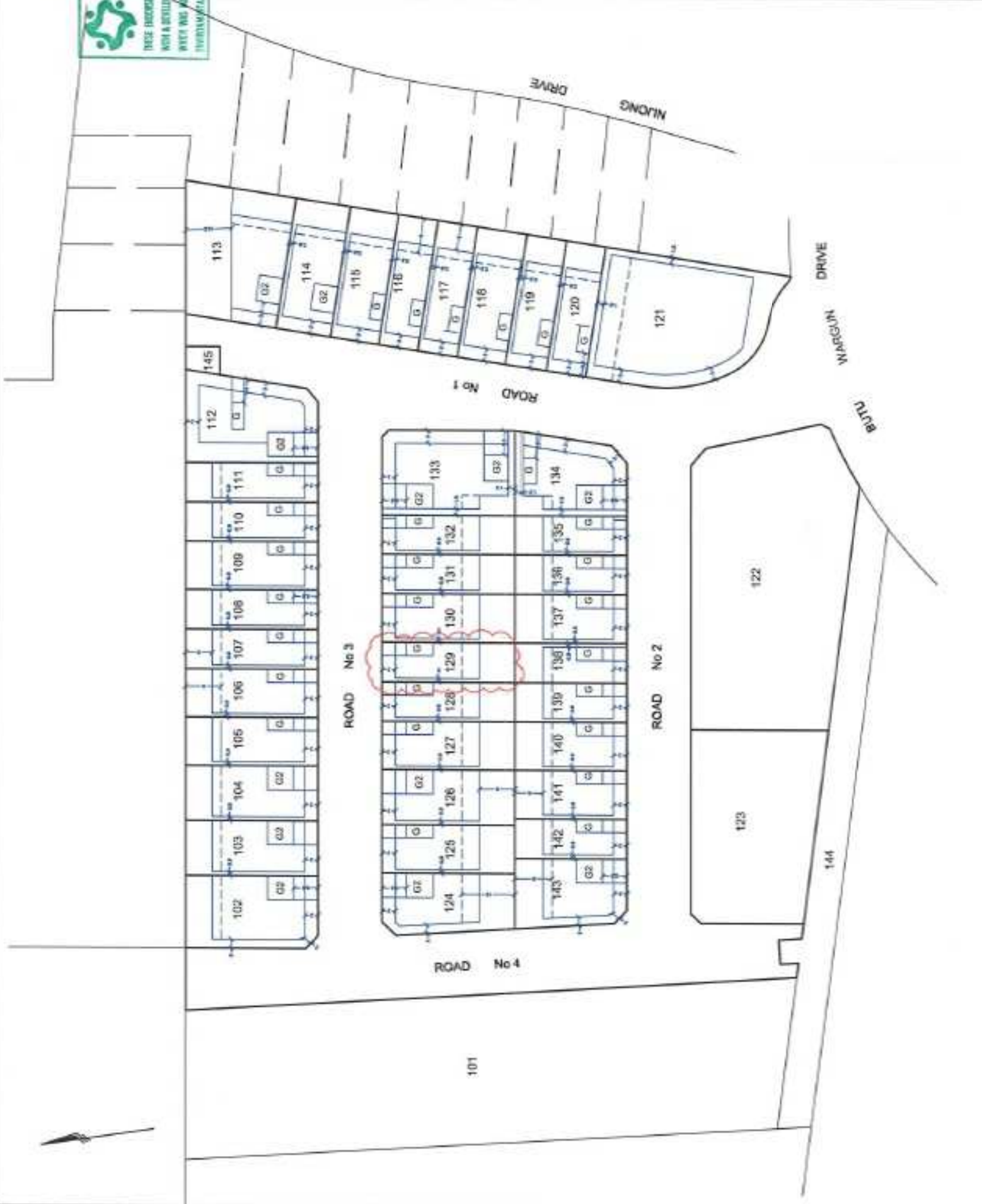


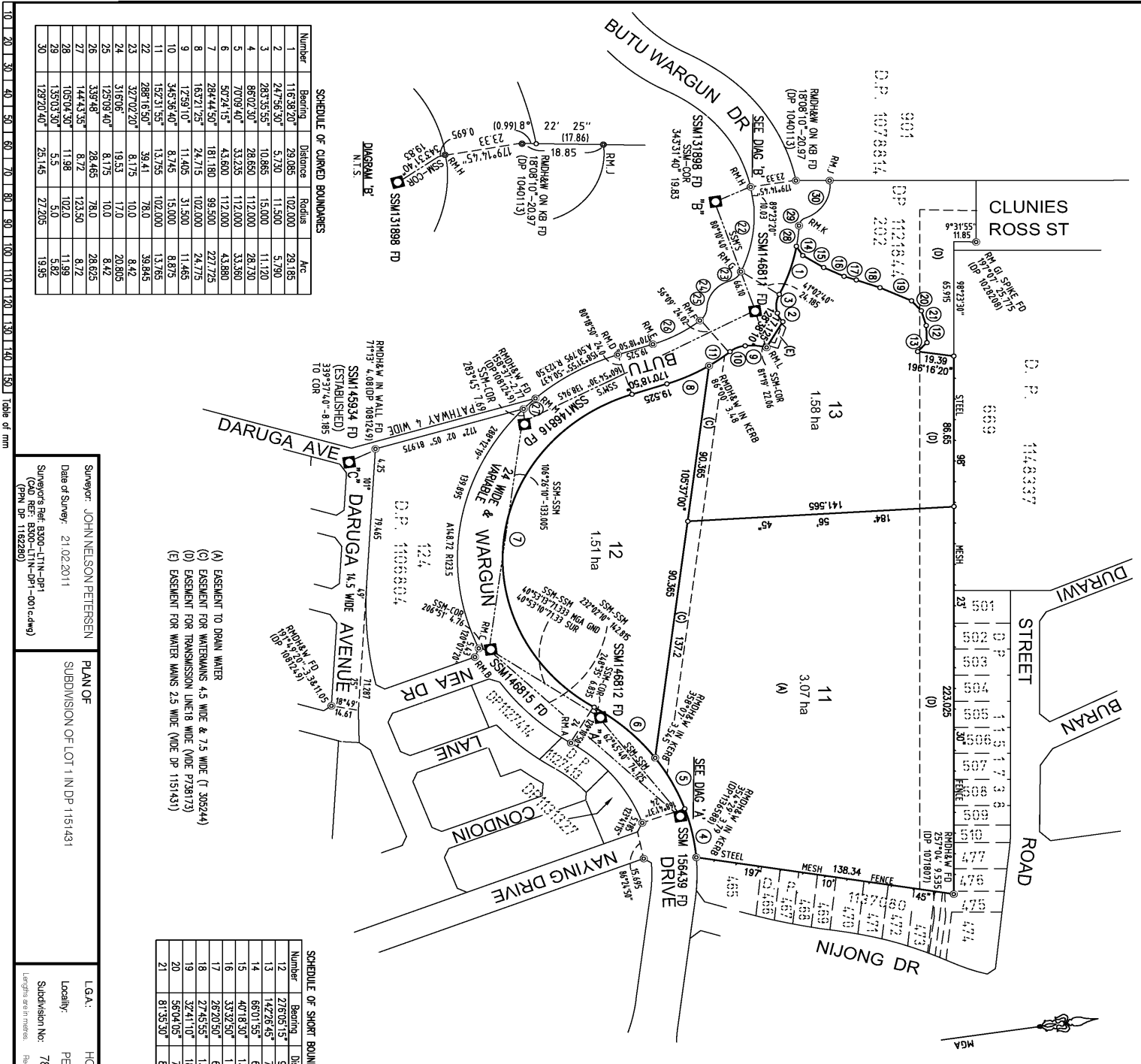
- PROPOSED LOT OR VEHICLE ROAD
- EXISTING LOT OR VEHICLE ROAD
- EXISTING ROAD
- EXISTING ROAD
- EXISTING ROAD

**INSITES**  
 REAL ESTATE  
 100/100 JOURNAL BLVD  
 SYDNEY NSW 1585  
 PH: 02 9550 0000  
 WWW.INSITES.COM.AU

**Lend Lease**  
 PLAN OF MILDING EMPLOYEE OF  
 LOTS 102 TO 143  
 MELBORN ROAD, POMEROY

DATE	13/03/2021	SCALE	AS SHOWN
DRAWN BY	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
CHECKED BY	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
APPROVED BY	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT NO.	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT NAME	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT ADDRESS	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT CONTACT	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT PHONE	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT FAX	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT EMAIL	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT WEBSITE	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT SOCIAL MEDIA	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT PROJECTOR	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT ARCHITECT	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT SURVEYOR	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT LANDSCAPE ARCHITECT	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT CIVIL ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT ELECTRICAL ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT MECHANICAL ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT PLUMBING ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT STRUCTURAL ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT TOWN PLANNING	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT TRANSPORT ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT WATER ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT WASTE ENGINEER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021
PROJECT OTHER	100/100 JOURNAL BLVD	DATE OF PLAN	13/03/2021





**SCHEDULE OF CURVED BOUNDARIES**

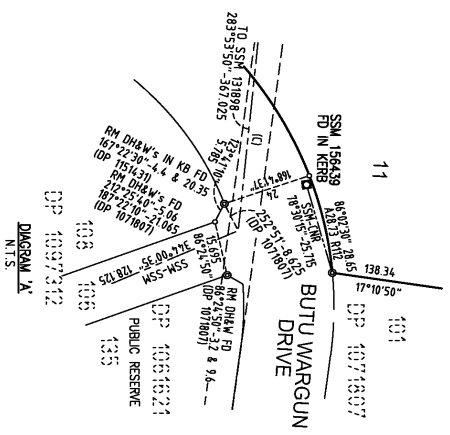
Number	Bearing	Distance	Radius	Arc
1	116°38'20"	29.085	102.000	29.185
2	247°56'30"	5.730	11.500	5.290
3	283°55'55"	10.885	15.000	11.120
4	86°02'30"	28.650	112.000	28.730
5	70°09'40"	33.235	112.000	33.380
6	50°24'15"	43.600	112.000	43.880
7	284°44'50"	181.180	99.500	227.775
8	163°21'25"	24.715	102.000	24.775
9	12°59'10"	11.405	31.500	11.465
10	345°36'40"	8.745	15.000	8.875
11	152°31'55"	13.755	102.000	13.765
12	288°16'50"	39.41	78.0	39.845
23	327°02'20"	8.175	10.0	8.42
24	31°06'	18.33	17.0	20.805
25	128°08'40"	8.175	10.0	8.42
26	338°48'	28.465	78.0	28.675
27	144°43'35"	8.172	123.50	8.172
28	105°04'30"	11.98	102.0	11.99
29	135°03'30"	5.5	5.82	5.82
30	128°20'40"	25.145	27.205	19.95

**SCHEDULE OF SHORT BOUNDARIES**

Number	Bearing	Distance
12	276°05'15"	9.815
13	142°28'45"	7.155
14	68°01'55"	6.215
15	407°18'50"	13.125
16	332°32'50"	11.980
17	282°20'50"	6.920
18	327°41'50"	13.290
19	327°41'10"	18.425
20	56°04'05"	7.740
21	81°35'30"	8.885

**SCHEDULE OF REFERENCE MARKS**

NO	BEARING	DISTANCES	MARK
A	157°22'30"	5.7	25.0
B	257°22'30"	3.45	11.05
C	157°26'	4.475	
D	183°45'	20.725	
E	289°38'	6.06	
F	289°53'30"	21.175	
G	289°49'20"	3.825	
H	224°42'	2.015	
I	301°43'30"	16.45	
J	280°28'	20.80	
K	179°14'45"	4.18	
L	132°00'	28.21	
M	333°18'	3.635	
N	333°39'	3.385	
O	95°01'40"	3.385	
P	81°19'	22.065	
Q	273°38'	5.88	
R	246°29'	21.095	



**SURVEYING REGULATION 2006: CLAUSE 61(2)**

MARK	WGA EASTING	WGA NORTHING	CLASS/PROF METHOD	ORIGIN
SSM 99394	308 404.827	6 256 233.054	C 3	SCMS
SSM 145934	308 168.548	6 256 108.885	C 3	SCMS
SSM 131898	308 048.539	6 256 323.215	C 3	SCMS
SSM 146811	308 113.67	6 256 334.49	C 3	SCMS
SSM 146812	308 333.386	6 256 219.472	C 3	SCMS
SSM 146815	308 286.692	6 256 185.542	C 3	SCMS
SSM 146816	308 159.12	6 256 203.18	C 3	SCMS
SSM 156439	308 395.272	6 256 252.897	C 3	SCMS

COMBINED SCALE FACTOR = 1.000042  
 ZONE 56

SOURCE: M.G.A. CO-ORDINATES AND SCALE FACTOR ADOPTED FROM SCMS ON THE 13th February 2011

**ANNEXURE**

"A" - "B" - SSM 99394 - SSM 131898  
 MGA GND 28700'43" 303.135  
 SURVEY 2900'43" 303.135

"C" - "E" - SSM 131898 TO SSM 145934  
 MGA GND 150'45'08" 246.032  
 SURVEY 150'45'08" 246.032

"F" - "G" - SSM 99394 TO SSM 145934  
 MGA GND 236'08'35" 188.489  
 SURVEY 236'08'28" 188.480

**PLAN OF SUBDIVISION OF LOT 1 IN DP 1151431**

Surveyor: JOHN NELSON PETERSEN  
 Date of Survey: 21.02.2011

Surveyor's Ref: B300-LTN-0P1  
 (CAD REF: B300-LTN-0P1-001cdwg)  
 (P/N DP: 1162280)

L.G.A.: HOLTPOYD  
 Locality: PEMULUWY  
 Subdivision No: 7859/2012  
 Length in m: 1500

Registered: 8-6-2012

**DP1162280**

Table of mm

PLAN FORM 6

WARNING: Creasing or folding will lead to rejection

**DEPOSITED PLAN ADMINISTRATION SHEET**

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants

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

- 1. EASEMENT TO DRAIN WATER (A)
- 2. RESTRICTION ON THE USE OF LAND



**DP1162280 S**

Registered:  8-6-2012  
 Title System: TORRENS  
 Purpose: SUBDIVISION

**PLAN OF SUBDIVISION OF LOT 1 IN DP 1151431**

LGA: HOLROYD  
 Locality: PEMULWUY  
 Parish: PROSPECT  
 County: CUMBERLAND

**Survey Certificate**

I, JOHN NELSON PETERSEN.....  
 of WHELANS INSITES DX288 SYDNEY.....  
 a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on: .....21.02.2011.....  
 The survey relates to .....LOTS 11, 12 & 13.....  
 (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)  
 Signature *John N. Petersen* Dated: *12/9/2011*  
 Surveyor registered under the Surveying and Spatial Information Act 2002  
 Datum Line: 'A'-'B'.....  
 Type: Urban/Rural

If space is insufficient use PLAN FORM 6A annexure sheet

**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 herein have been given

Signature: .....  
 Date: .....  
 File Number: .....  
 Office: .....

**Subdivision Certificate**

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed *Subdivision*..... set out herein  
 (insert 'subdivision' or 'new road')

*A. Mulu*

\* Authorised Person/General Manager/Accredited Certifier

Consent Authority: *Holroyd City Council*  
 Date of Endorsement: *26 March, 2012*  
 Accreditation no: .....  
 Subdivision Certificate no: ~~7859/2012~~  
 File no: *2009/562*

\* Strike through inapplicable parts.

**Plans used in the preparation of survey/compilation**

DP 1151431

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: B300-LT1N-DP1

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

\* OFFICE USE ONLY

PLAN OF SUBDIVISION OF LOT 1 IN  
DP1151431

DP1162280

\*

Registered:



8-6-2012

\*

Subdivision Certificate No:

7859/2012

Date of Endorsement:

26 March, 2012

SIGNED BY BORAL RESOURCES  
NSW PTY LIMITED ABN 31 000 736 507

GREG PEARCE  
DIRECTOR

DOMINIC PAUL  
MILLICATE  
SECRETARY