PLAN FORM 6 (2019)	DEPOSITED PLAN AD	Sheet 1 of 3 sheet(s)		
	Office Use Only		Office Use Only	
Registered:		DD 40	44500	
TW 0 / TODDENO		DP 1244593		
Title System: TORRENS				
PLAN OF SUBDIVISION	OF	LGA: FAIRFIELD		
LOT 103 IN DP 1214912		Locality: HORSLEY PARK		
		Parish: MELVILLE		
		County: CUMBERLAND		
Survey Ce	rtificate	Crown Lands NSW/Weste	ern Lands Office Approval	
I, KIM FRANCIS MURPHY	Tamouto	I,		
of CALIBRE GROUP (NSW) P/L,		approving this plan certify that all ne	` ,	
L2, 2 BURBANK PLACE, NORWEST	BUSINESS PARK	allocation of the land shown herein h	nave been given.	
BAULKHAM HILLS, NSW 2153, a sur		Signature:		
Surveying and Spatial Information Act		Signature: Date:		
*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 16/07/2020, or *(b) The part of the land shown in the plan being		Subdivision Certificate Subdivision Certificate Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section 6.15 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: Accreditation number		
				*Strike through if inapplicable.
Plans used in the preparation of surve DP1173181, DP1214912, DP1228114	•	Statements of intention to dedicate pand drainage reserves, acquire/result IS INTENDED TO DEDICA JOHNSTON CRESCENT TO ROAD SUBJECT TO THE RIVARIABLE WIDTH (VIDE DESIGNATION OF THE RIVARIABLE WIDTH)	me land. TE THE EXTENSION OF THE PUBLIC AS PUBLIC GHT OF ACCESS	
Surveyor's Reference: X13044-	-STG2A		8B Statements should appear on ORM 6A	

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION OF LOT 103 IN DP 1214912

DP 1244593

Subdivision Certificate number: 9.491

Date of Endorsement: 18 AUGUST 2020

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, IT IS INTENDED TO CREATE:-

- 1. RIGHT OF ACCESS VARIABLE WIDTH (F)
- 2. RESTRICTION ON THE USE OF LAND (LR)
- 3. POSITIVE COVENANT (LC)
- 4. RESTRICTION ON THE USE OF LAND (LFR)
- 5. POSITIVE COVENANT (LFC)
- 6. POSITIVE COVENANT (APZ)
- 7. RESTRICTION ON THE USE OF LAND
- 8. RESTRICTION ON THE USE OF LAND

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

- 1. RIGHT OF ACCESS VARIABLE WIDTH (D) (DP1228114)
- 2. EASEMENT FOR DRAINAGE OF WATER 3 WIDE AND VARIABLE WIDTH (B) (DP1214912)

Lot No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
201	8	JOHNSTON	CRESCENT	HORSLEY PARK
202	10	JOHNSTON	CRESCENT	HORSLEY PARK
203	6	JOHNSTON	CRESCENT	HORSLEY PARK

If space is insufficient use additional annexure sheet

Surveyor's Reference: X13044-STG2A

PLAN FORM 6A (2019) DEPO	SITED PLAN AD	MINISTRATION SHE	Sheet 3 of 3 sheet(s)
	Office Use Only		Office Use Onl
Registered:			4044500
PLAN OF SUBDIVISION OF		DP DP	1244593
LOT 103 IN DP 1214912			
			n of the following information as required: addresses - See 60(c) <i>SSI Regulation 201</i>
Subdivision Certificate number:949		Statements of intention	to create and release affecting interests in
Date of Endorsement: 18 AUGUS	1 2020	Signatures and seals- sea	n 88B Conveyancing Act 1919 see 195D Conveyancing Act 1919
		 Any information which c 1 of the administration s 	cannot fit in the appropriate panel of sheet sheets.
Executed by CSR Building Products Lim	ited)		
(ACN: 008 631 356))		
By their Attorneys pursuant to power o	f Attorney)		SIGN
Registered Book 4731, No. 46 who stat	e)		HERE
that no notice of revocation of the pow	er of Attorney)		
has been received in the presence of:)		
Witness Signature	Attorney Signatu	re	Attorney Signature
Name of Witness (Print)	Name of Attorney	(Print)	Name of Attorney (Print)
	Attorney's Pos	sition	Attorney's Position
Address of Witness			
If sp	ace is insufficient use	additional annexure sheet	
Surveyor's Reference: X13044-STG2A			

MGA

CALIBRE CONSULTING (NSW) P/I

X13044-STG2A

T: (02) 8808 5000

Date of Survey: 16/07/2020

Name:

Reference:

LPI File Ref:

*B' PM 173743 FD

DP 1244593

SCHEDULE OF REFERENCE MARKS

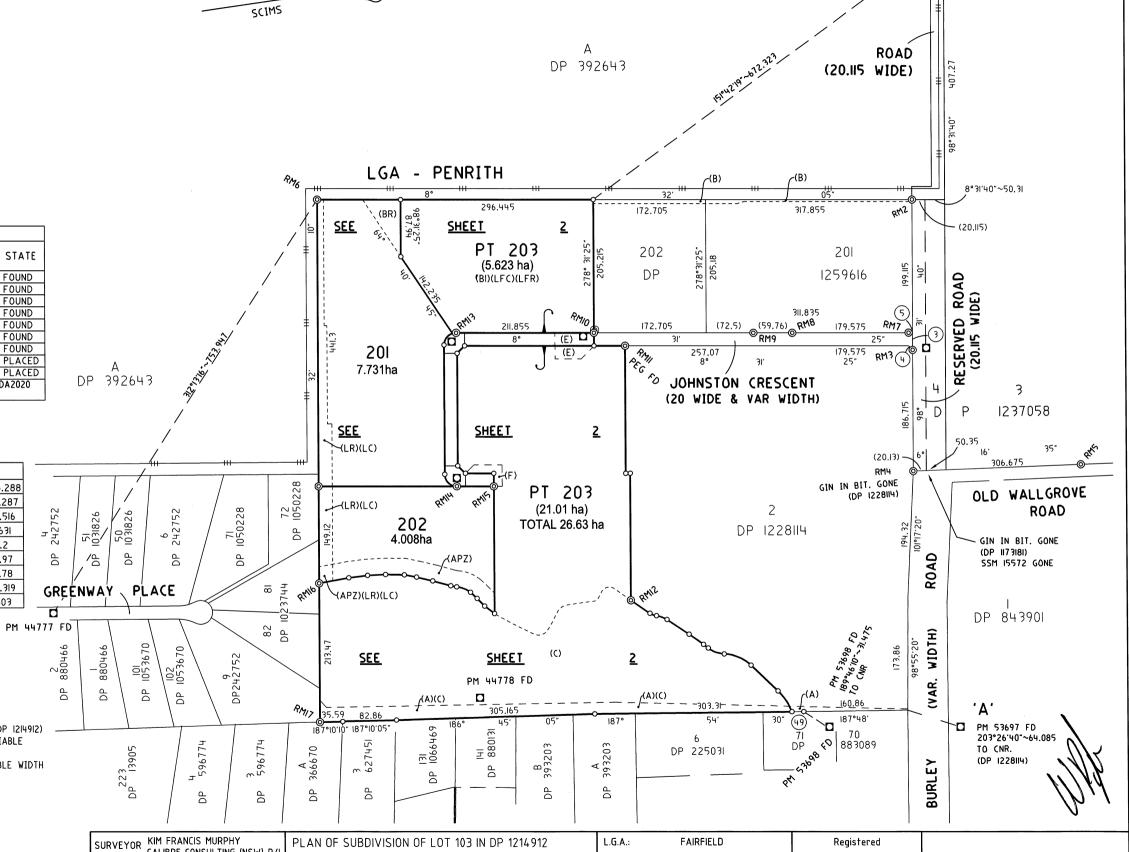
RM No.	TYPE	ORIGIN	BEARING	DISTANCE
	PM 173743 FD	DP 1173181	310°44'	5.04
2	DH&W FD	DP 1214912	201°13'	17.39
3	SSM 206913 FD	DP 1214912	113°15'30"	6.735
4	STAR PKT FD	DP 1228114	267°07′	10.975
5	DH&W FD	DP 1173181	274°18′	3.95
6	STAR PKT FD	DP 1214912	196°43'15"	0.55
7	DH&W FD	DP 1214912	329°20′30"	5.355
	DH&W FD	DP 1214912	302°58'45"	18.22
8	DH&W FD	DP 1214912	309°44'35"	3.925
0	DH&W FD	DP 1214912	284°30′50″	16.685
9	DH&W FD	DP 1214912	294°59'55"	3.53
7	DH&W FD	DP 1214912	282°00'	16.625
10	DH&W FD	DP 1214912	244°09'25"	4.085
10	DH&W FD	DP 1214912	270°51′50"	16.72
II	DH&W FD	DP 1214912	!!3°!6'20"	3.465
12	STAR PKT FD	DP 1252170	III°59'45"	3.355
13	SSM 212098	PLACED	333°41′05"	9.495
14	SSM 212099	PLACED	43°48'20"	9.305
15	DH&W	PLACED	97°16′35″	16.585
	DH&W	DP 1214912	302°58'45"	18.22
16	STP FD	DP 1252170	255°06'25"	4.75
17	GIP FD	DP 1228114	329°02′50″	1
18	STAR PKT	PLACED	187°05'30"	0.865

	COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS PU		METHOD	STATE	
TIAKK	EASTING	NORTHING	CLASS	FU	FILTIOD	SIAIL	
PM 44777	298 741.551	6 253 465.76	В		SCIMS	FOUND	
PM 44778	299 006.069	6 254 085.512	В		SCIMS	FOUND	
PM 53697	299 120.22	6 254 810.199	В		SCIMS	FOUND	
PM 53698	299 078.184	6 254 623.036	В		SCIMS	FOUND	
PM 173743	297 927.616	6 254 985.256	0		SCIMS	FOUND	
SSM 206913	298 541.524	6 254 846.762	D		TRAV	FOUND	
SSM 206921	298 444.939	6 254 310.834	D		TRAV	FOUND	
SSM 212098	298 422.096	6 254 144.754	D		TRAV	PLACED	
SSM 212099	298 644.856	6 254 111.571	D		TRAV	PLACED	
DATE OF SC	DATE OF SCIMS COORDINATES: 23/06/2020 MGA ZONE: 56 MGA DATUM: GDA2020 COMBINED SCALE FACTOR: 1,000082						

DATUM LINE & SSM CONNECTIONS

FROM	TO	MGA GROUND	SURVEY
'A'PM 53697	'B' PM 173743	278°21'02" ~ 1205.285	278°21'02" ~ 1205.288
PM 173743	SSM 206913	~	102°42′45" ~ 629.287
SSM 206913	SSM 20692I	~	190°12′58″ ~ 544.516
SSM 20692I	SSM 212098	~	187°49′53″ ~ 167.631
SSM 212098	SSM 212099	~	98°28'21" ~ 225.2
SSM 212099	PM 44777	~	171°28′29" ~ 652.97
PM 44777	PM 44778	23°06′48" ~ 673.786	23°06′56" ~ 673.78
PM 44778	PM 53698	7°38′29" ~ 542.295	7°38'30" ~ 542.319
PM 53698	PM 53697	12°39'30" ~ 191.81	12°38'41" ~ 191.803

- EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (VIDE J930048)
- (APZ) POSITIVE COVENANT
- (B) EASEMENT FOR DRAINAGE OF WATER 3 WIDE AND VARIABLE WIDTH (DP 1214912)
- BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 3 WIDE AND VARIABLE (BI)
- WIDTH DENOTED (B) IN THE PLAN (DP 1214912)
- BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 3 WIDE & VARIABLE WIDTH
- DENOTED (B) IN THE PLAN (DP 1214912) TO BE RELEASED POSITIVE COVENANT VARIABLE WIDTH (DP 1256330)
- RIGHT OF ACCESS VARIABLE WIDTH (DP 1214912) (F)
- RIGHT OF ACCESS VARIABLE WIDTH (F)
- POSITIVE COVENANT
- (LFC) POSITIVE COVENANT
- RESTRICTION ON USE OF LAND
- RESTRICTION ON USE OF LAND
- SEE SHEET 3 FOR SCHEDULE OF SHORT & CURVED DIMENSIONS

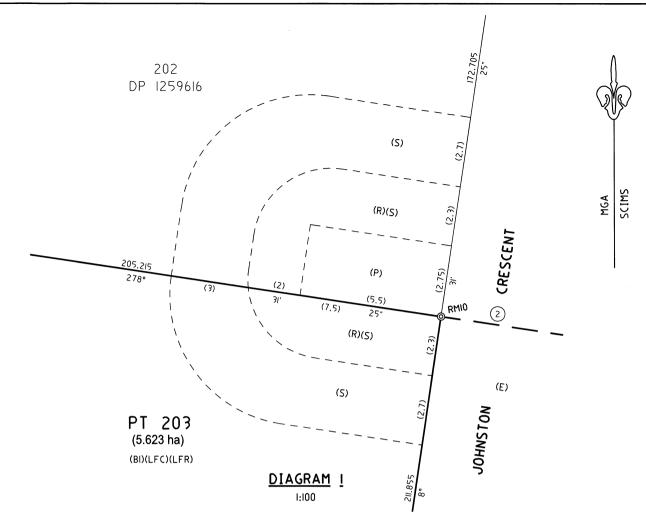


HORSLEY PARK

Locality:

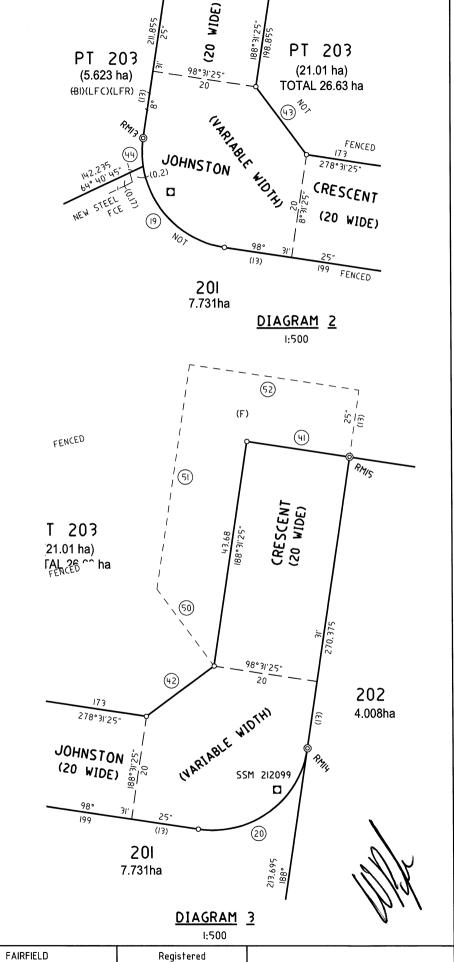
Reduction Ratio: 1:4000

Lengths are in metres



SCHEDULE OF CURVED & SHORT BOUNDARIES AND EASEMENTS

No.	BEARING	CHORD	ARC	RADIUS
1	98°31'25"	20		
2	278°31′25″	20		
3	98°31′40″	32		
4	53°31'25"	8.485		
5	323°31′30"	8.485		
19	135°04'35"	22.035	23.605	18.5
20	53°31'25"	26.165	29.06	18.5
21	45°31′15″	19.115		
22	54°08'05"	16.6		
23	51°18′55″	13.66		
24	210°11'20"	22.595	22.97	36.615
25	18°52'00"	9.225		
26	23°39'15"	28.595		
27	21°44′40″	25.885		
28	19°34'20"	19.025		
29	9°30'10"	29.11		
30	5°52'20"	28.235		
31	I°04'00"	29,295		
32	8°3l'25"	6.61		
33	29°00'30"	10.665	10,775	21.725
34	28°24'10"	17.385	17.55	36.955
35	44°11′15″	26,995	27	354,715
36	46°22'05"	8,955		
37	28°29'45"	26.65	27.085	43,415
38	31°29'20"	44.68	45.685	62.725
39	65°14'15"	38.16	38.485	85.58
40	101°14'35"	0.215		
41	278°3l'25"	20		
42	233°3l'25"	16.265		
43	323°31′25″	16.265		
44	180°04'30"	5,435	5,455	18.5
45	8°32'10"	4		T
46	8°32'10"	7		
47	20°41′25″	5.285		
48	30°II′20″	38.025	38.655	61.615
49	187°54'30"	17.98	70.077	1
50	344°25′40″	12.245	12.615	15
51	29°25′40″	28.025	36.18	15
52	143°31'25"	21.215	23.56	15



BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 3 WIDE AND VARIABLE WIDTH DENOTED (B) IN THE PLAN (DP 1214912)

RIGHT OF ACCESS VARIABLE WIDTH

(LFC) POSITIVE COVENANT

(LFR) RESTRICTION ON USE OF LAND

RESTRICTION ON THE USE OF LAND (DP 1214912)
RESTRICTION ON THE USE OF LAND (DP 1214912)

SEE SHEET I FOR SCHEDULE OF REFERENCE MARKS

SURVEYOR KIM FRANCIS MURPHY
CALIBRE CONSULTING (NSW) P/ Name: T: (02) 8808 5000 Date of Survey: 16/07/2020 X13044-STG2A Reference: LPI File Ref:

PLAN OF SUBDIVISION OF LOT 103 IN DP 1214912

L.G.A.: Locality: Reduction Ratio:

Lengths are in metres

HORSLEY PARK

DP 1244593

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

LENGTHS ARE IN METRES

Sheet 1 of 7 Sheets

Plan: **DP 1244593**

Plan of Subdivision of Lot 103 in DP 1214912 Covered by Subdivision Certificate No. 9491 Dated 18 AUGUST 2020

Full name and address of the owner of the land:

CSR Building Products Limited (ACN 008 631 356) PO BOX 4259 MANUKA ACT 2603

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lots(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1.	Right of Access Variable Width (F)	203	Fairfield City Council
2.	Restriction on the Use of Land (LR)	Part 201 and Part 202	Fairfield City Council
3.	Positive Covenant (LC)	Part 201 and Part 202	Fairfield City Council
4.	Restriction on the Use of Land (LFR)	Part 203	Fairfield City Council
5.	Positive Covenant (LFC)	Part 203	Fairfield City Council



Plan of Subdivision of Lot 103 in DP 1214912 Covered by Subdivision Certificate No. 949 | Dated | 8 AUGUST 2020

PART 1 (Creation) (Continued)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lots(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
6.	Positive Covenant (APZ)	Part 202	Fairfield City Council
7.	Restriction on the Use of Land	201	Fairfield City Council
8.	Restriction on the Use of Land	202	Fairfield City Council

PART 1A (Release)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, to be released and referred to in the plan	Burdened lots(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1.	Right of Access Variable Width (D) (DP1228114).	2/1228114	103/1214912
2.	Easement for Drainage of Water 3 Wide and Variable Width (B) (DP1214912).	Lots 201 and 202 in DP 1259616.	Part 103/1214912 designated (BR) in the Plan.



Plan of Subdivision of Lot 103 in DP 1214912 Covered by Subdivision Certificate No. 9491 Dated 18 AUGUST 2020

PART 2 (Terms)

1. Terms of Right of Access numbered 1 in the plan:

Terms of right of access as per Part 11 Schedule 4A of the Conveyancing Act 1919 as amended together with the following addition:

- a) The easement is a temporary extension of the adjoining public road and will function as a public road in accordance with the definition of "public road" included in the Roads Act 1993 for the purposes of providing access across the easement site.
- b) The easement site is made accessible to the public.
- **c)** The easement is a temporary right which must be removed upon the extension of the adjoining public road to which it relates.

Name of Authority required to consent to release, vary or modify the Right of Access Numbered 1 in the plan:

Fairfield City Council.

2. Terms of Restriction on Use of Land numbered 2 in the plan:

No buildings (other than the structural bund and retaining walls), roads or access ways (other than a path to provide for maintenance of the landscape area which may be provided within the 3 metre area set aside adjacent to the southern boundary and identified as a drainage swale) are to be constructed within the landscape setback shown denoted (LR) in the plan.

Name of Authority empowered to release, vary or modify the Restriction on the Use of Land Numbered 2 in the plan:

Fairfield City Council.

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Plan of Subdivision of Lot 103 in DP 1214912 Covered by Subdivision Certificate No. 9491 Dated 18 AUGUST 2020

Part 2 (Terms) (Continued)

3. Terms of the Positive Covenant Numbered 3 in the plan:

The registered proprietors covenant as follows with the Authority benefited in respect to the Landscape Embankment and Retaining System constructed on the burden lots that they shall:

- a) From time to time do all things necessary to maintain, repair and replace the landscaping and to maintain the embankment or retaining system within the land so burdened in accordance with the Vegetation Management Plan prepared by Travers Bushfire and Ecology, file reference A16094V, dated 14 July 2017, and all other landscaping conditions specified under Council Consent Modification No.893.4/2013.
- b) For the purpose of ensuring observance of this covenant, at any reasonable time of the day and upon giving to the registered proprietor not less than two (2) days notification, the register proprietor shall allow the Council, its servants or its agents to enter the land and view the condition of the land and the state of construction or repair of the embankment, except to the extent that the Council and the registered proprietor may otherwise agree.

Name of Authority empowered to release, vary or modify the Positive Covenant Numbered 3 in the plan: Fairfield City Council.

4. Terms of Restriction on the Use of Land Numbered 4 in the plan:

No development or land use shall be permitted for any purpose that is inconsistent with meeting the objectives of any environmental protection license that applies to the land denoted (LFR) on the plan.

Name of Authority empowered to release, vary or modify the Restriction on the Use of Land Numbered 4 in the plan: Fairfield City Council.

5. Terms of the Positive Covenant Numbered 5 in the plan.

The registered proprietor covenants that they will maintain the land in accordance with any environmental protection license that applies to the land denoted (LFC) on the plan.

Name of Authority empowered to release, vary or modify the Positive Covenant Numbered 5 in the plan. Fairfield City Council.



Plan of Subdivision of Lot 103 in DP 1214912 Covered by Subdivision Certificate No. 9491 Dated 18 AUGUST 2020

Part 2 (Terms) (Continued)

6. Terms of the Positive Covenant Numbered 6 in the plan:

The registered proprietor of the lots hereby burdened will:

a) Manage at the sole expense of the registered proprietor the land denoted (APZ) in the plan an Asset Protection Zone in accordance with NSW Rural Fire Service's document 'Standards for Asset Protection Zones' (RFS 2005).

Name of Authority empowered to release, vary or modify the Positive Covenant Numbered 6 in the plan:

Fairfield City Council.

7. Terms of Restriction on the Use of Land Numbered 7 in the plan:

The ultimate building pad level shall be restricted to a maximum finished height of Reduced Level 86.5 Metres Australian Height Datum.

Name of Authority empowered to release, vary or modify the Restriction on the Use of Land Numbered 7 in the plan:

Fairfield City Council.

8. Terms of Restriction on the Use of Land Numbered 8 in the plan:

The ultimate building pad level shall be restricted to a maximum finished height of Reduced Level 89.1 Metres Australian Height Datum.

Name of Authority empowered to release, vary or modify the Restriction on the Use of Land Numbered 8 in the plan:

Fairfield City Council.



Plan of Subdivision of Lot 103 in DP 1214912 Covered by Subdivision Certificate No. 9491 Dated 18 AUGUST 2020

Seals & Signatures

M

Plan of Subdivision of Lot 103 in DP 1214912 Covered by Subdivision Certificate No. 9491 Dated 18 AUGUST 2020

Seals & Signatures

Executed by CSR Building Products	Limited)	
(ACN: 008 631 356))	
By their Attorneys pursuant to power of	Attorney)	
Registered Book 4731, No. 46 who stat	e)	
that no notice of revocation of the powe	er of Attorney)	
has been received in the presence of:)	
Witness (Signature)	Attorney Siç	gnature	Attorney Signature
Witness (Print)	Attorney (P	rint)	Attorney (Print)
	Attorney Position		Attorney Position
Address of Witness			

