

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only	Office Use Only
Registered: Title System: TORRENS Purpose: SUBDIVISION	
PLAN OF SUBDIVISION OF LOT 3101 DP	LGA: PENRITH Locality: PENRITH Parish: CASTLEREAGH County: CUMBERLAND
Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	<p style="text-align: center;">Survey Certificate</p> I, GRAHAM JOHN HALL of CRAIG & RHODES PTY LTD a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on 28 AUGUST 2014 *(b) The part of the land shown in the plan(*being/*excluding ^ was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that regulation. *(c) The land shown in the plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> Signature Dated: Surveyor ID: 1181 Datum Line: 'A' - 'B' Type: *Urban/*Rural- The Terrain is ^Level Undulating / *Steep Mountainous- *Strike through if inapplicable. *Specify the land actually surveyed or specify and land shown in the plan that is not the subject of the survey.
<p style="text-align: center;">Subdivision Certificate</p> I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through inapplicable parts.	
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 <div style="border: 2px solid red; padding: 5px; text-align: center; margin: 10px auto; width: 80%;"> <p>PRELIMINARY DEPOSITED PLAN NOT FOR LPI (NSW) EXAMINATION</p> <p>THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL</p> </div>	Plans used in the preparation of survey/compilation DPII84494 DPII84499 If space is insufficient continue on PLAN FORM 6A
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	Surveyor's Reference: 72-10-3101

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210\524\01

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:

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PLAN OF
SUBDIVISION OF LOT 3101 DP

- 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 number:

Date of Endorsement:

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED AND IN TERMS OF THE ACCOMPANYING INSTRUMENT IT IS INTENDED TO CREATE:-

1. EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
2. RESTRICTION ON THE USE OF LAND

**PRELIMINARY DEPOSITED PLAN
NOT FOR LPI (NSW) EXAMINATION**

THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL

SIGNED BY :

AS A DELEGATE OF LANDCOM AND I HEREBY CERTIFY THAT I HAVE NO NOTICE OF REVOCATION OF SUCH DELEGATION

.....
SIGNATURE

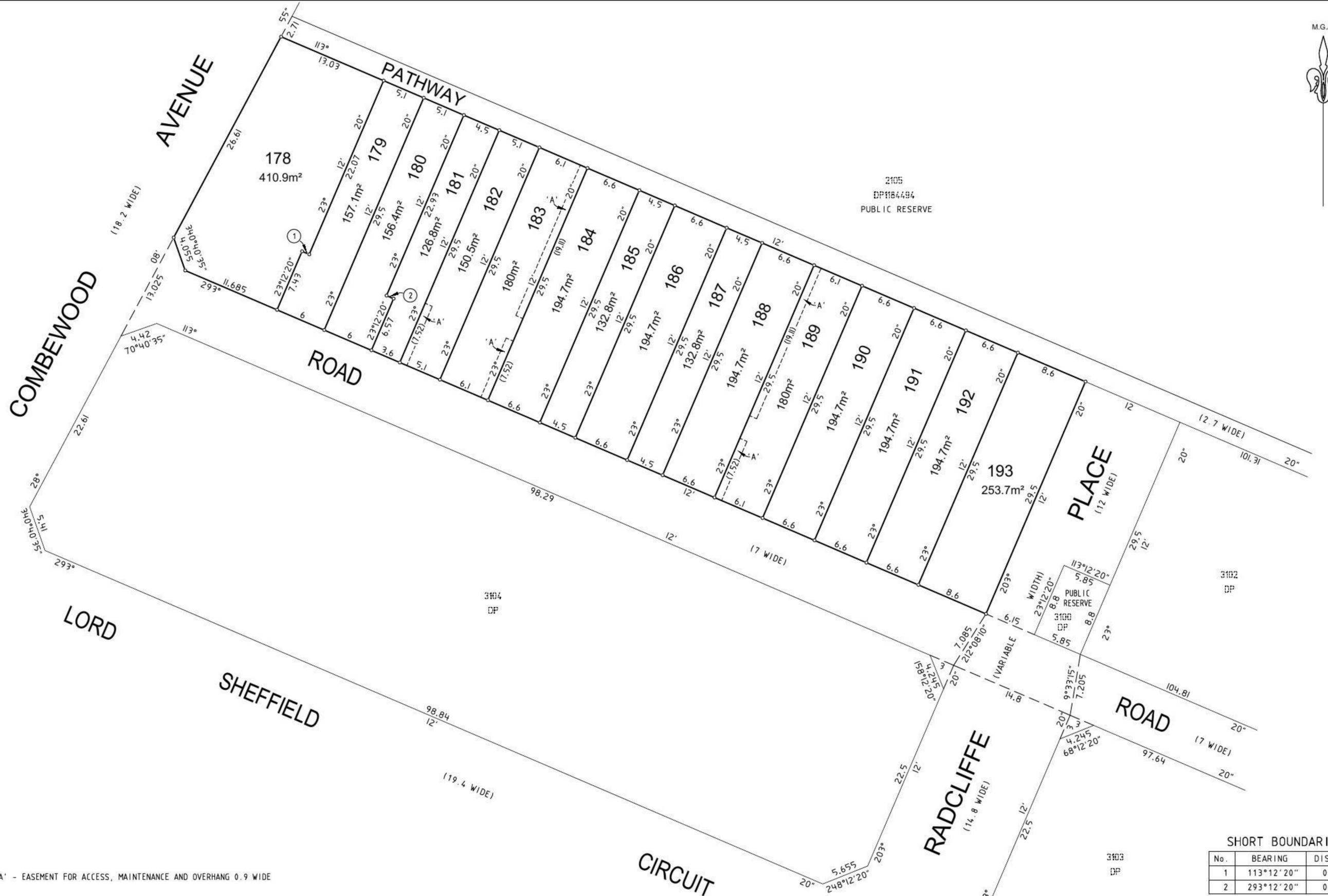
SURVEYING AND SPATIAL REGULATION 2012 CLAUSE 60(C)
STREET ADDRESS INFORMATION IS UNAVAILABLE AT DATE OF SURVEY

If space is insufficient use additional annexure sheet

Surveyor's Reference: **72-10-3101**

CAD REF: Z:\072-10 North Penn Ith - Survey\AutoCAD Files\07210P524 (01) -

M.G.A.



2105
DP1184494
PUBLIC RESERVE

SHORT BOUNDARIES

No.	BEARING	DISTANCE
1	113°12'20"	0.9
2	293°12'20"	0.9

'A' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

**PRELIMINARY DEPOSITED PLAN
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THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY LANDCOM. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL.

Surveyor: GRAHAM JOHN HALL
Date of Survey: 28 AUGUST 2014
Surveyor's Ref: 72-10-3101

PLAN OF
SUBDIVISION OF LOT 3101 DP

LGA: PENRITH
Locality: PENRITH
Subdivision No.
Lengths are in metres. Reduction Ratio 1: 300

Registered

D.P.

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 3 Sheets

Plan:

Plan of Subdivision of Lot 3101 DP covered by Council's Subdivision Certificate No.

<u>Full Name and address of Proprietor of land:</u>	Landcom Level 14 60 Station Street PARRAMATTA NSW 2150
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Part 1

	Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:-	Burdened lot(s) or parcel(s):-	Benefited lot(s), road(s), bodies or Prescribed Authorities:-
1.	Easement for Access, Maintenance and Overhang 0.9 Wide	182 183 189	181 184 188
2.	Restriction on the Use of Land	178 to 193 inclusive	Penrith City Council

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

Plan:

Plan of Subdivision of Lot 3101 DP
covered by Council's Subdivision
Certificate No.

Part 2

Terms of easement, profit à prendre, restriction or positive covenant numbered 1 in the plan.

An Easement for Overhang as set out in Schedule 8 Part 10 together with:-

The proprietor of the lot benefited and persons authorized by him may:

- (a) enter upon the burdened lot but only within the site of this easement.
- (b) do anything reasonably necessary for the purpose of renewing, replacing, painting, repairing and maintaining the dwelling adjacent to this easement.
- (c) remain on the site of this easement for any reasonable time for the said purposes.

In exercising those powers the proprietor of the lot benefited must:

- (a) ensure that all work is done properly and carried out as quickly as practicable; and
- (b) cause as little inconvenience to the proprietor or occupier of the burdened lot; and
- (c) cause as little damage as possible to the burdened lot and any improvement on it and
- (d) restore as nearly as is practicable the burdened lot to its former condition; and
- (e) make good any collateral damage; and

The proprietor of the burdened lot shall not place any obstructions within the site of the easement nor erect any building or other structure of any kind on or over the site of the easement except for any eave and/or gutter and/or roof structure attached to any dwelling that has been granted development approval by Penrith City Council, and

The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Penrith City Council to determine any dispute in relation to the Easement for Access & Maintenance and any dispute is a civil matter to be resolved with the relevant parties.

The Authorities having the power to release, vary or modify the terms of the easement numbered 1 in the abovementioned plan are the Director General, Department of Planning and Infrastructure and Penrith City Council.

APPROVED BY PENRITH CITY COUNCIL

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General Manager / Authorised Officer

Plan:

Plan of Subdivision of Lot 3101 DP
covered by Council's Subdivision
Certificate No.

Part 2 (cont)

**Terms of easement, profit à prendre, restriction or positive covenant
numbered 2 in the plan.**

- a) The lots shall not be developed as individual lots but as street block groupings to house and land package builders.
- b) Dwellings shall not be constructed on the lots unless such construction is in accordance with the architectural plans approved vide DA

The Authority having the power to release, vary or modify the terms of the restriction numbered 2 in the abovementioned plan is Penrith City Council.

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General Manager / Authorised Officer

Plan:

Plan of Subdivision of Lot 3101 DP
covered by Council's Subdivision
Certificate No.

Part 2 (cont)

SIGNED by :

as Delegate of **LANDCOM** who hereby declares)
that he/she has no notice of the revocation of such)
delegation in the presence of :)

.....
Landcom
by its Delegate

.....
Signature of WITNESS

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Date of execution

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer