



REFERENCE MARKS

No	Bearing	Distance	Description
A	275°58'20"	1.825	RM. GIP FD (DP1304679)
B	167°48'35"	11.535	RM. GIP FD (NOW GONE) (DP1302831)
C	161°41'55"	8.52	RM. GIP FD (NOW GONE) (DP1302831)
C	270°05'55"	10.875	RM. PM 224481
D	260°15'00"	1.55	RM. GIP FD (NOW GONE) (DP1309130)
D	106°45'20"	14.135	RM. DH&W
D	66°01'10"	10.2	RM. DH&W
E	246°51'35"	25.82	RM. GIP FD (DP1302831)
F	188°59'40"	0.5	RM. GIP FD (NOW GONE) (DP700141)
G	9°38'00"	2.015	RM. GIP FD (NOW GONE) (DP1145043)
G	150°11'35"	2.725	RM. DH&W FD (DP1175094)(DP1302831)
G	177°13'30"	9.25	RM. DH&W FD (DP1175094)
H	209°09'10"	25.905	RM. DH&W FD (DP1302833)
H	23°57'00"	13.865	RM. DH&W
H	51°39'00"	18.985	RM. DH&W
J	232°50'20"	13.745	RM. STAR PICKET FD (DP1302833)
J	261°35'20"	18.13	RM. DH&W
K	352°33'30"	23.77	RM. PM44730 FD (NOW GONE) (DP599228)
L	188°46'40"	0.5	RM. GIP FD (DP700141)
L	196°47'25"	17.395	RM. PM 224480
M	189°00'00"	0.5	RM. GIP FD (NOW GONE) (DP700141)
N	148°09'15"	13.18	RM. SSM180917 FD (DP1175094)
P	188°20'00"	1.35	RM. GIP FD (DP1302833)
Q	178°18'25"	5.71	RM. GIP FD (NOW GONE) (DP1302831)
R	5°35'25"	14.87	RM. GIP FD (NOW GONE) (DP1302831)
S	169°07'55"	9.225	RM. DH&W FD (DP1304679)
CC	323°06'45"	17.305	RM. SSM 221283
CC	359°53'50"	19.62	RM. DH&W
DD	19°21'50"	20.135	RM. DH&W
DD	44°49'25"	21.98	RM. DH&W
EE	237°05'25"	3.34	RM. DH&W
EE	237°48'10"	12.58	RM. DH&W
TT	188°01'00"	5.34	RM. DH&W
UU	195°00'00"	5.335	RM. DH&W

SCHEDULE OF NEW ROAD AREAS

ROAD	AREA
ECLIPSE ROAD	3354m <sup>2</sup>
TEX AVENUE	2019m <sup>2</sup>
RIDGEWAY DRIVE	6672m <sup>2</sup>

(E2) EASEMENT TO DRAIN WATER 3 WIDE (DP1309130)

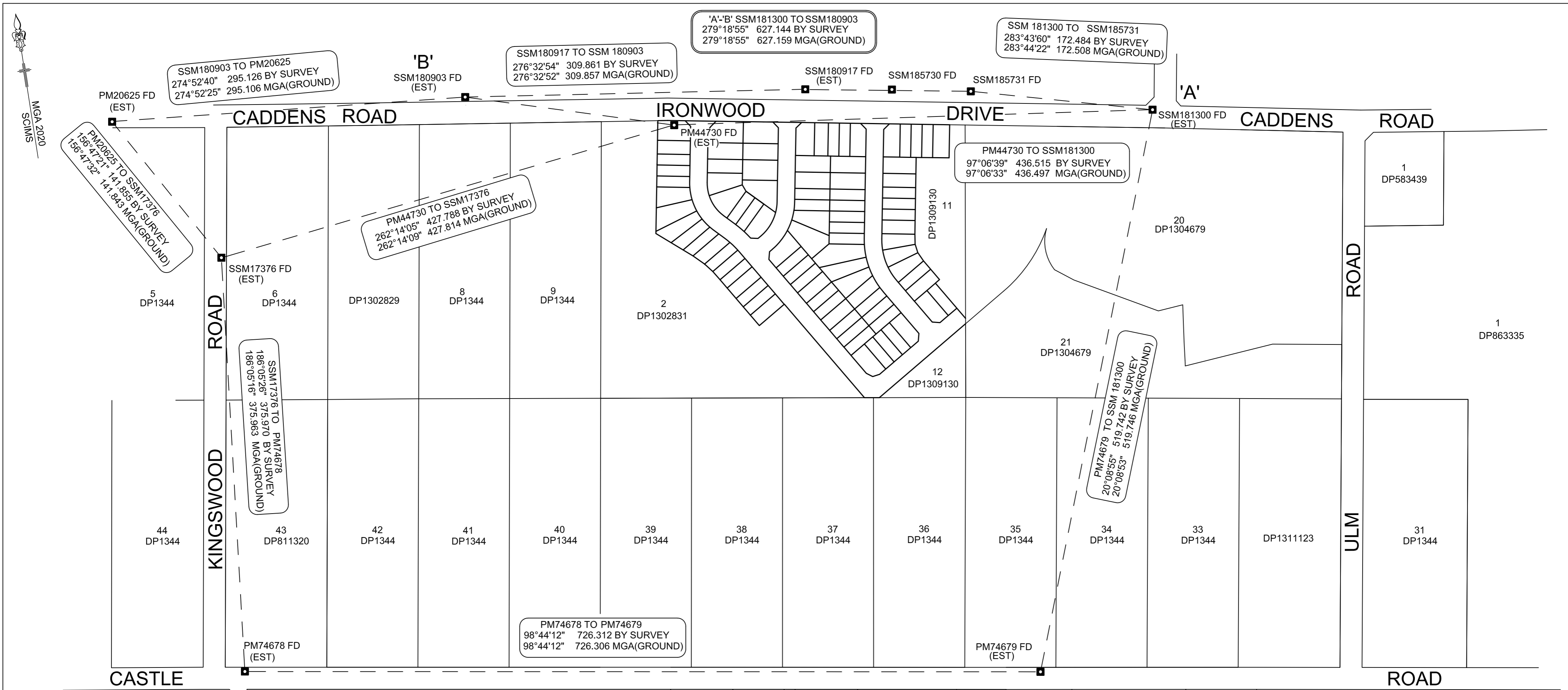
Surveyor: Craig Stephen Lonard  
Richard Hogan & Co  
Ph.47326599. email: admin@hoganco.com.au  
Date of Survey: 25th August 2025  
Surveyor's Reference: 23507 DP SMR 'SO-7440'

PLAN OF SUBDIVISION OF  
LOT 10 IN D.P.1302833 & EASEMENT  
OVER LOT 11 & 12 IN D.P.1309130

LGA: PENRITH  
Locality: ORCHARD HILLS  
Subdivision No.:SC25/0010  
Lengths are in metres. Reduction Ratio 1: 1000

Registered:  
03/10/2025

DP1306994



COORDINATE SCHEDULE

MARK	EASTING	NORTHING	CLASS	PU	METHOD	STATUS
SSM17376	289141.558	6260325.537	B	0.02	SCIMS	Found
PM20625	289085.655	6260455.919	B	0.02	SCIMS	Found
PM44730	289565.505	6260383.341	B	0.02	SCIMS	NOW GONE
PM74678	289101.681	6259951.645	B	0.02	SCIMS	Found
PM74679	289819.654	6259841.309	B	0.02	SCIMS	Found
SSM180903 B	289379.733	6260430.844	C	N.A	SCIMS	Found
SSM180917	289687.609	6260395.506	C	N.A	SCIMS	Found
SSM181300 A	289998.703	6260329.313	C	N.A	SCIMS	Found
SSM185730	289759.474	6260383.462	C	N.A	SCIMS	Found
SSM185731	289831.109	6260370.290	C	N.A	SCIMS	Found
PM224480	289564.41	6260403.36	D	N.A	Cadastral Traverse	PLACED
PM224481	289708.57	6260109.55	D	N.A	Cadastral Traverse	PLACED
SSM221283	289669.33	6260355.83	D	N.A	Cadastral Traverse	PLACED
SSM221284	289627.8	6260253.58	D	N.A	Cadastral Traverse	PLACED
SSM221285	289732.24	6260231.09	D	N.A	Cadastral Traverse	PLACED
SSM221286	289746.66	6260333.37	D	N.A	Cadastral Traverse	PLACED

DATE OF SCIMS COORDINATES: 01.01.2025 COMBINED SCALE FACTOR 1.000132  
MGA ZONE : 56 MGA DATUM:GDA2020

HEIGHT SCHEDULE

MARK	LEVEL	CLASS	PU	HEIGHT-VALIDATION	STATE
SSM 17376	82.654	LB	0.03	SCIMS- DATUM VALIDATION	FOUND
PM 20625	79.867	LB	N.A	SCIMS- DATUM VALIDATION	FOUND
PM 74679	77.092	LB	N.A	ADOPTED	FOUND
SS M 181300	55.411	LC	N.A	SCIMS- DATUM VALIDATION	FOUND
PM 224480	76.071	LC	N.A		PLACED
PM 224481	65.521	LC	N.A		PLACED
SSM 221283	65.260	LC	N.A		PLACED
SSM 221284	69.544	LC	N.A		PLACED
SSM 221285	62.472	LC	N.A		PLACED
SSM 221286	59.735	LC	N.A		PLACED

DATE OF SCIMS AHD VALUES: 01.01.2025  
HEIGHT DATUM : AHD71

HEIGHT DIFFERENCE SCHEDULE

FROM	TO	HEIGHT DIFFERENCE	METHOD	
PM74679	PM 224481	-13.571	DIFFERENTIAL	
PM 224481	SSM221284	6.023		
SSM221284	PM224480	6.527		
PM224480	SSM221283	-10.811		
SSM221283	SSM221286	-5.525		
SSM221286	SSM181300	-4.323		LEVELING
SSM181300	PM224481	8.109		
PM224481	SSM221285	-1.049		
SSM221285	SSM221286	-2.737		
SSM221283	SSM221284	4.284		
SSM221284	SSM221285	-7.072		
PM224480	SSM17376	6.571		
PM224480	PM 20625	3.770		

HEIGHT DATUM: AHD 71

SCHEDULE of PM LINES

MARKS	SURVEY	MGA-GROUND
SSM185731 SSM185730	280°25'29" 72.845	280°25'08" 72.826
SSM185730 SSM180917	279°31'10" 72.841	279°30'50" 72.858
SSM180903 PM44730	104°20'25" 191.688	104°20'37" 191.724

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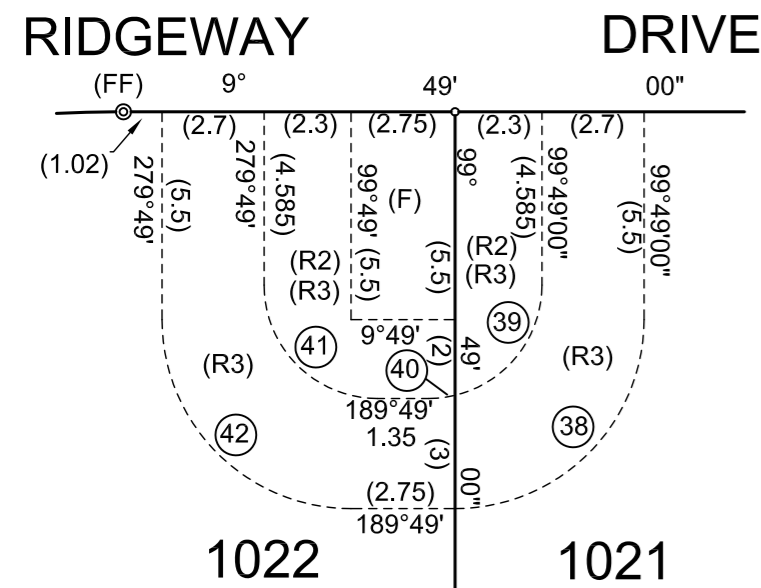
PLAN OF SUBDIVISION OF  
LOT 10 IN D.P.1302833 & EASEMENT  
OVER LOT 11 & 12 IN D.P.1309130

LGA: PENRITH  
Locality: ORCHARD HILLS  
Subdivision No.:SC25/0010  
Lengths are in metres. Reduction Ratio 1: 2500

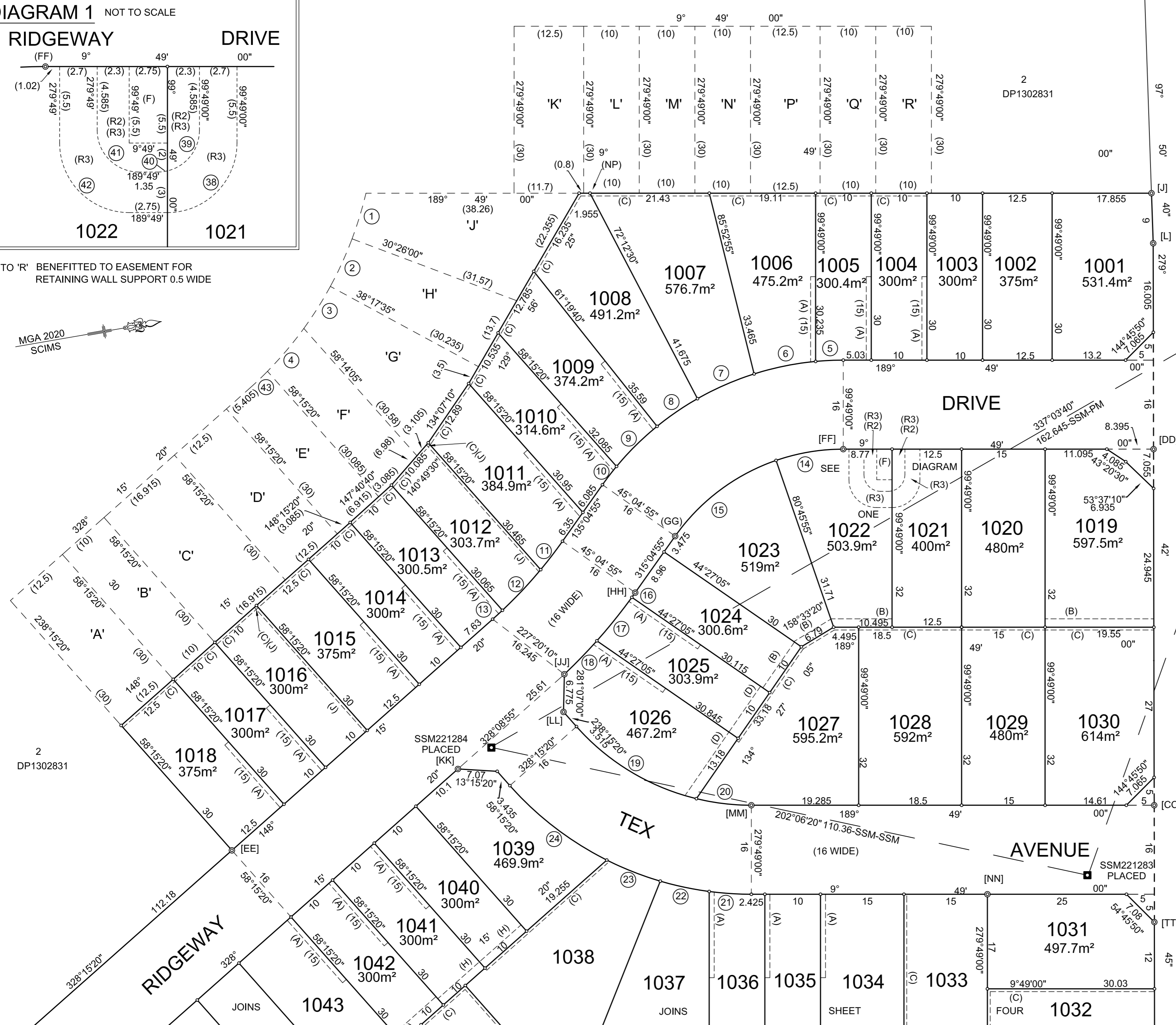
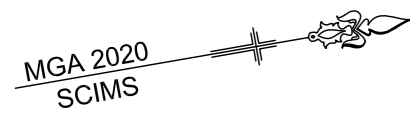
Registered:  
 03/10/2025

**DP1306994**

DIAGRAM 1 NOT TO SCALE



'A' TO 'R' BENEFITTED TO EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE



SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	296°46'40"	8.595	(8.6)	68
2	304°21'45"	9.4	(9.405)	68
3	312°05'40"	8.94	(8.945)	68
4	320°07'15"	10.1	(10.11)	68
5	187°07'35"	4.975	4.975	53
6	178°19'45"	11.28	11.3	53
7	166°12'25"	11.105	11.125	53
8	155°25'35"	8.805	8.815	53
9	145°06'55"	10.245	10.26	53
10	137°19'35"	4.15	4.15	53
11	137°19'50"	6.435	6.435	82
12	143°05'20"	10.04	10.045	82
13	147°25'40"	2.37	2.37	82
14	0°17'30"	12.245	12.305	37
15	332°55'25"	22.67	23.045	37
16	315°23'10"	1.04	1.04	98
17	318°37'20"	10.025	10.03	98
18	324°00'20"	8.38	8.385	98
19	220°50'05"	25.15	25.54	42
20	196°36'55"	9.945	9.965	42
21	13°34'10"	7.59	7.595	58
22	21°45'45"	8.98	8.99	58
23	31°18'55"	10.335	10.35	58
24	47°20'30"	21.965	22.1	58
38	144°49'00"	7.07	(7.855)	5
39	138°04'15"	3.715	(4.005)	3
40	183°04'15"	0.705	(0.705)	3
41	234°49'00"	4.245	(4.71)	3
42	234°49'00"	7.07	(7.855)	5
43	326°19'05"	4.6	(4.6)	68

- [...] DENOTES REFERENCE MARK
- (NP) DENOTES NAIL PLACED AT CORNER
- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (D) EASEMENT TO DRAIN WATER 2 WIDE
- (F) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (H) EASEMENT TO DRAIN WATER 1.6 WIDE
- (J) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (R2) RESTRICTION ON THE USE OF LAND (No 9)
- (R3) RESTRICTION ON THE USE OF LAND (No 10)

REFERENCE MARKS

No	Bearing	Distance	Description
J	232°50'20"	13.745	RM. STAR PICKET FD (DP1302833)
J	261°35'20"	18.13	RM. DH&W
L	188°46'40"	0.5	RM. GIP FD (DP700141)
L	196°47'25"	17.395	RM. PM 224480
CC	323°06'45"	17.305	RM. SSM 221283
CC	359°53'50"	19.62	RM. DH&W
DD	19°21'50"	20.135	RM. DH&W
DD	44°49'25"	21.98	RM. DH&W
EE	237°05'25"	3.34	RM. DH&W
EE	237°48'10"	12.58	RM. DH&W
FF	100°17'05"	3.33	RM. DH&W
FF	101°00'15"	12.6	RM. DH&W
GG	84°07'10"	4.17	RM. DH&W
GG	44°50'10"	12.57	RM. DH&W
HH	32°05'55"	3.42	RM. DH&W
HH	47°00'45"	12.6	RM. DH&W
JJ	48°15'30"	3.33	RM. DH&W
JJ	54°57'15"	12.6	RM. DH&W
KK	150°56'50"	6.975	RM. SSM 221284
LL	340°28'15"	3.435	RM. DH&W
LL	332°21'20"	12.67	RM. DH&W
MM	281°36'40"	3.365	RM. DH&W
MM	290°58'35"	12.735	RM. DH&W
NN	102°12'10"	3.37	RM. DH&W
NN	80°14'00"	13.35	RM. DH&W
TT	188°01'00"	5.34	RM. DH&W

SEE SHEETS 5 & 6 FOR OCCUPATIONS

Surveyor: Craig Stephen Lonard  
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Date of Survey: 25th August 2025  
Surveyor's Reference: 23507 DP SMR 'SO-7440'

PLAN OF SUBDIVISION OF  
LOT 10 IN D.P.1302833 & EASEMENT  
OVER LOT 11 & 12 IN D.P.1309130

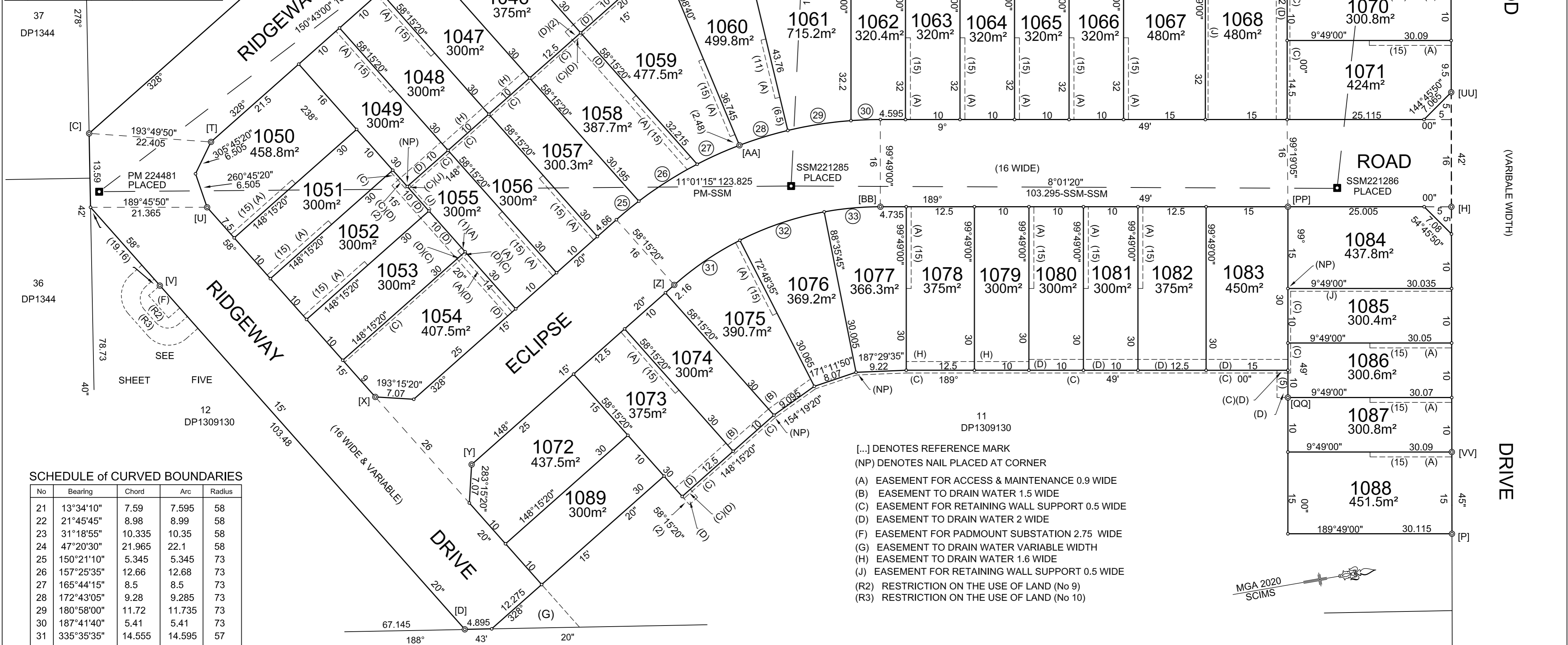
LGA: PENRITH  
Locality: ORCHARD HILLS  
Subdivision No.:SC25/0010  
Lengths are in metres. Reduction Ratio 1: 500

03/10/2025

DP1306994

REFERENCE MARKS

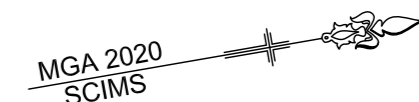
No	Bearing	Distance	Description	No	Bearing	Distance	Description
T	90°08'50"	3.96	RM. DH&W	C	161°41'55"	8.52	RM. GIP FD (NOW GONE) (DP1302831)
T	68°05'00"	12.785	RM. DH&W	C	270°05'55"	10.875	RM. PM 224481
U	333°29'50"	5.235	RM. DH&W	D	260°15'00"	1.55	RM. GIP FD (NOW GONE) (DP1309130)
U	337°35'35"	14.775	RM. DH&W	D	106°45'20"	14.135	RM. DH&W
V	221°17'15"	4.64	RM. DH&W	D	66°01'10"	10.2	RM. DH&W
W	57°21'15"	3.35	RM. DH&W	H	209°09'10"	25.905	RM. DH&W FD (DP1302833)
W	59°36'50"	12.58	RM. DH&W	H	23°57'00"	13.865	RM. DH&W
X	329°03'10"	5.305	RM. DH&W	H	51°39'00"	18.985	RM. DH&W
X	324°42'35"	14.605	RM. DH&W	P	188°20'00"	1.35	RM. GIP FD (DP1302833)
Y	66°30'20"	3.405	RM. DH&W	TT	188°01'00"	5.34	RM. DH&W
Y	59°25'20"	12.605	RM. DH&W	UU	195°00'00"	5.335	RM. DH&W
Z	23°49'35"	4.025	RM. DH&W	VV	189°51'00"	5.335	RM. DH&W
Z	37°02'30"	13.49	RM. DH&W				
AA	250°03'05"	12.82	RM. SSM 221285				
BB	90°21'05"	3.36	RM. DH&W				
BB	97°48'40"	12.6	RM. DH&W				
CC	323°06'45"	17.305	RM. SSM 221283				
CC	359°53'50"	19.62	RM. DH&W				
EE	237°05'25"	3.34	RM. DH&W				
EE	237°48'10"	12.58	RM. DH&W				
KK	150°56'50"	6.975	RM. SSM 221284				
MM	281°36'40"	3.365	RM. DH&W				
MM	290°58'35"	12.735	RM. DH&W				
NN	102°12'10"	3.37	RM. DH&W				
NN	80°14'00"	13.35	RM. DH&W				
PP	169°17'35"	9.63	RM. SSM 221286				
QQ	324°10'00"	1.53	RM. GIP				



SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
21	13°34'10"	7.59	7.595	58
22	21°45'45"	8.98	8.99	58
23	31°18'55"	10.335	10.35	58
24	47°20'30"	21.965	22.1	58
25	150°21'10"	5.345	5.345	73
26	157°25'35"	12.66	12.68	73
27	165°44'15"	8.5	8.5	73
28	172°43'05"	9.28	9.285	73
29	180°58'00"	11.72	11.735	73
30	187°41'40"	5.41	5.41	73
31	335°35'35"	14.555	14.595	57
32	351°09'35"	16.32	16.375	57
33	4°36'10"	10.36	10.375	57

- [...] DENOTES REFERENCE MARK
- (NP) DENOTES NAIL PLACED AT CORNER
- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (D) EASEMENT TO DRAIN WATER 2 WIDE
- (F) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (G) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (H) EASEMENT TO DRAIN WATER 1.6 WIDE
- (J) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (R2) RESTRICTION ON THE USE OF LAND (No 9)
- (R3) RESTRICTION ON THE USE OF LAND (No 10)



SEE SHEETS 5 & 6 FOR OCCUPATIONS

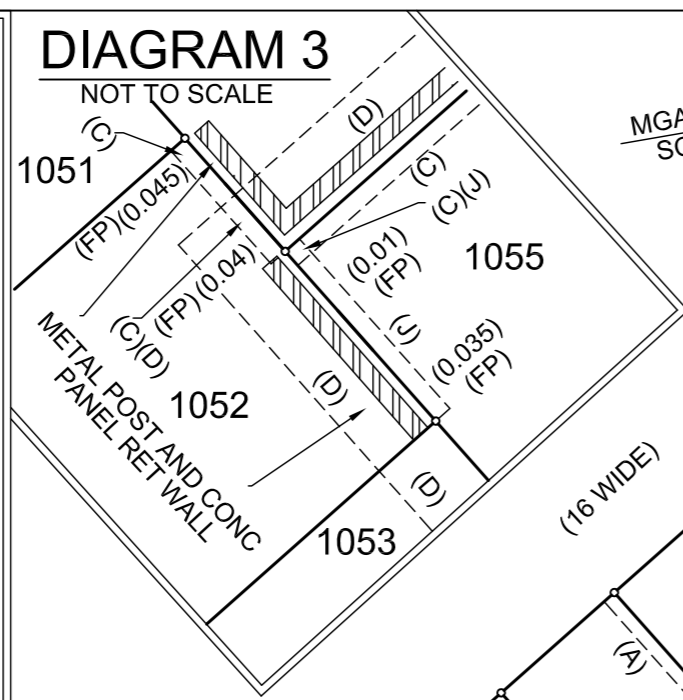
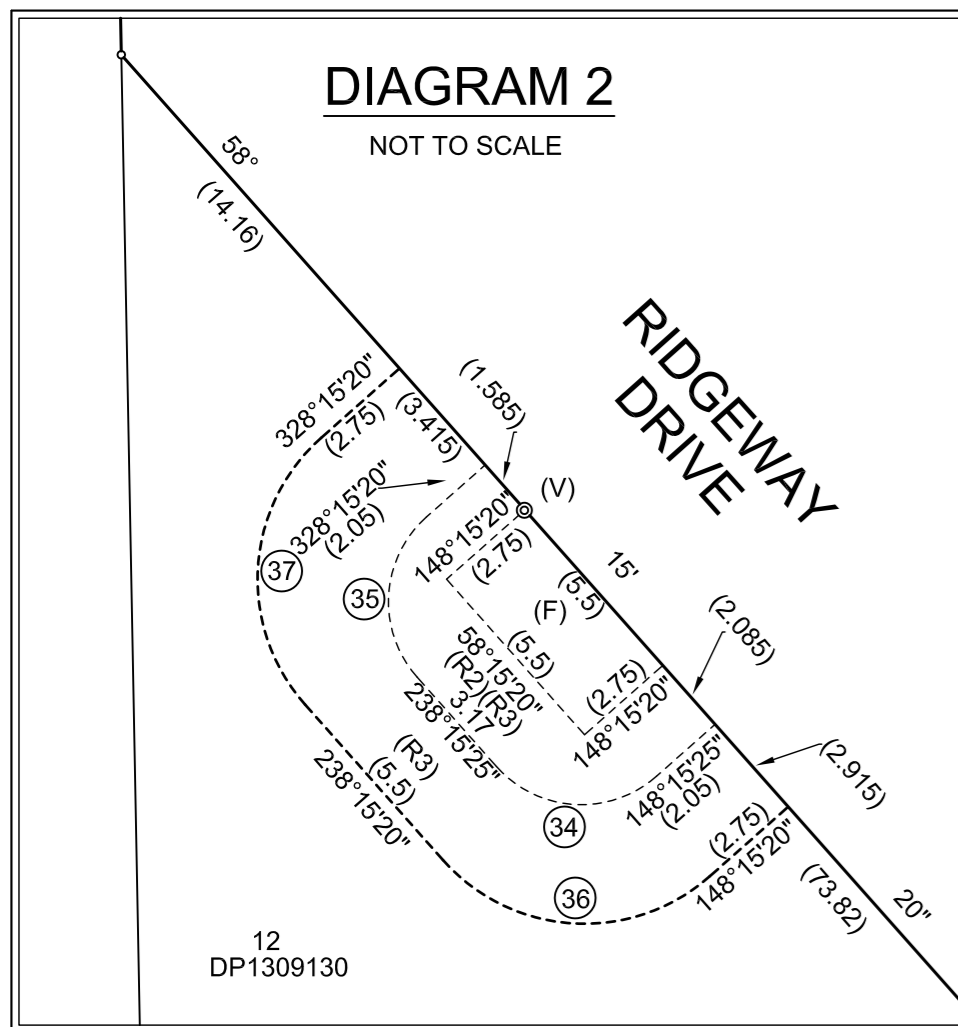
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 Richard Hogan & Co  
 Ph.47326599. email: admin@hoganco.com.au  
 Date of Survey: 25th August 2025  
 Surveyor's Reference: 23507 DP SMR 'SO-7440'

PLAN OF SUBDIVISION OF  
 LOT 10 IN D.P.1302833 & EASEMENT  
 OVER LOT 11 & 12 IN D.P.1309130

LGA: PENRITH  
 Locality: ORCHARD HILLS  
 Subdivision No.:SC25/0010  
 Lengths are in metres. Reduction Ratio 1: 500

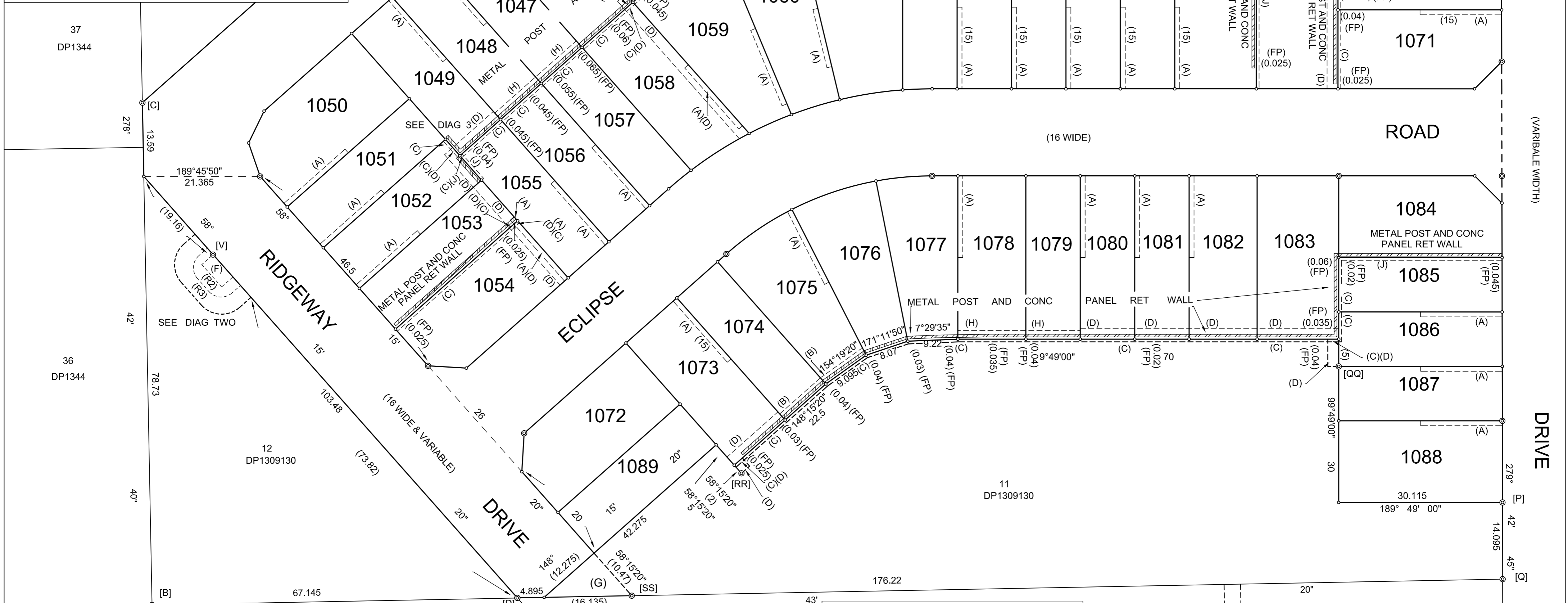
Registered:  
 03/10/2025

DP1306994



- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (D) EASEMENT TO DRAIN WATER 2 WIDE
- (F) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (G) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (H) EASEMENT TO DRAIN WATER 1.6 WIDE
- (J) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (R2) RESTRICTION ON THE USE OF LAND (No 9)
- (R3) RESTRICTION ON THE USE OF LAND (No 10)
- (E2) EASEMENT TO DRAIN WATER 2 WIDE (DP1302833)
- (FP) DENOTES FACE OF METAL POST CLEAR OF BOUNDARY
- [...] DENOTES REFERENCE MARK

REFERENCE MARKS			
No	Bearing	Distance	Description
B	167°48'35"	11.535	RM. GIP FD (NOW GONE) (DP1302831)
C	161°41'55"	8.52	RM. GIP FD (NOW GONE) (DP1302831)
C	270°05'55"	10.875	RM. PM 224481
D	260°15'00"	1.55	RM. GIP FD (NOW GONE) (DP1309130)
D	106°45'20"	14.135	RM. DH&W
D	66°01'10"	10.2	RM. DH&W
P	188°20'00"	1.35	RM. GIP FD (DP1302833)
Q	178°18'25"	5.71	RM. GIP FD (NOW GONE) (DP1302831)
V	221°17'15"	4.64	RM. DH&W
QQ	324°10'00"	1.53	RM. GIP
RR	278°12'00"	2.65	RM. GIP
SS	185°15'00"	4.36	RM. GIP



SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
34	193°15'20"	4.245	4.715	3
35	283°15'20"	4.245	4.71	3
36	193°15'20"	7.07	7.855	5
37	283°15'20"	7.07	7.855	5

ALL BOUNDARIES ARE NOT FENCED

THIS SHEET IS FOR RETAINING WALL OFFSETS AND EASEMENTS ON LOT 11 & 12 IN DP1309130

20 DP1304679

SEE SHEETS 3 & 4 FOR DETAIL OF LOTS AND EASEMENTS

Surveyor: Craig Stephen Lonard  
Richard Hogan & Co  
Ph.47326599, email: admin@hoganco.com.au  
Date of Survey: 25th August 2025  
Surveyor's Reference: 23507 DP SMR 'SO-7440'

PLAN OF SUBDIVISION OF  
LOT 10 IN D.P.1302833 & EASEMENT  
OVER LOT 11 & 12 IN D.P.1309130

LGA: PENRITH  
Locality: ORCHARD HILLS  
Subdivision No.:SC25/0010  
Lengths are in metres. Reduction Ratio 1: 500

Registered:  
03/10/2025

DP1306994

35 DP1344

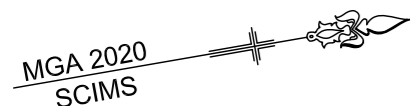
21 DP1304679

37 DP1344

36 DP1344

188°

35 DP1344



2  
DP1302831

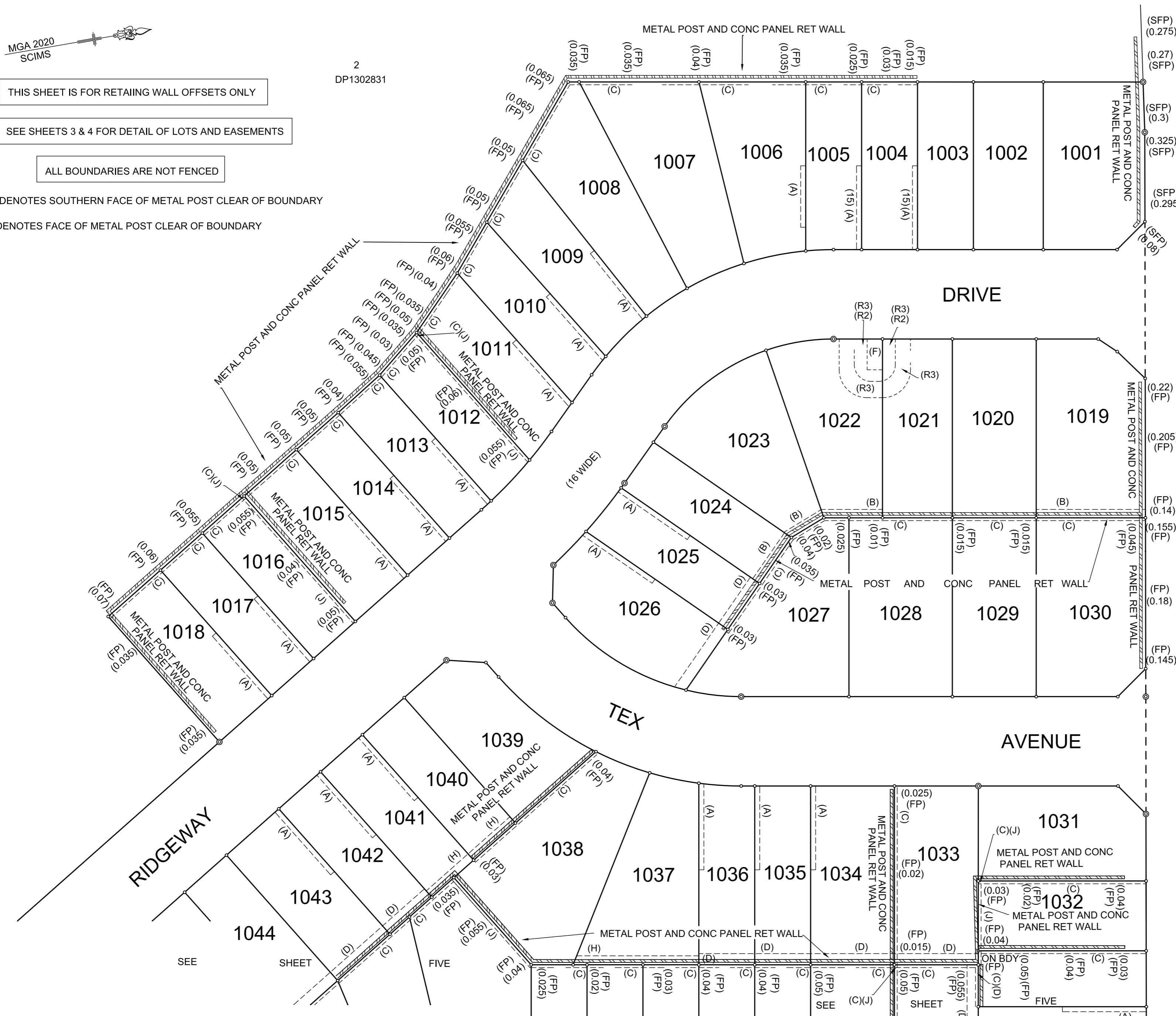
THIS SHEET IS FOR RETAINING WALL OFFSETS ONLY

SEE SHEETS 3 & 4 FOR DETAIL OF LOTS AND EASEMENTS

ALL BOUNDARIES ARE NOT FENCED

(SFP) DENOTES SOUTHERN FACE OF METAL POST CLEAR OF BOUNDARY

(FP) DENOTES FACE OF METAL POST CLEAR OF BOUNDARY



IRONWOOD

(VARIABLE WIDTH)

DRIVE

- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (D) EASEMENT TO DRAIN WATER 2 WIDE
- (F) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (H) EASEMENT TO DRAIN WATER 1.6 WIDE
- (J) EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
- (R2) RESTRICTION ON THE USE OF LAND (No 9)
- (R3) RESTRICTION ON THE USE OF LAND (No 10)

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LOT 10 IN D.P.1302833 & EASEMENT  
OVER LOT 11 & 12 IN D.P.1309130

LGA: PENRITH  
Locality: ORCHARD HILLS  
Subdivision No.: SC25/0010  
Lengths are in metres. Reduction Ratio 1: 500


03/10/2025

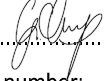
DP1306994

DEPOSITED PLAN ADMINISTRATION SHEET

Registered:  03/10/2025 Title System: TORRENS	Office Use Only  <h1 style="margin: 0;">DP1306994</h1> Office Use Only
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<b>PLAN OF SUBDIVISION LOT 10 IN DP1302833 &amp; EASEMENT OVER LOTS 11 &amp; 12 IN DP1309130</b>	LGA: <b>PENRITH</b> Locality: <b>ORCHARD HILLS</b> Parish: <b>CLAREMONT</b> County: <b>CUMBERLAND</b>
--	--

<p style="text-align: center;">Survey Certificate</p> I, <b>CRAIG STEPHEN LONARD</b> ..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify the following: *(a) the land shown in this plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2024</i> , *(b) part of the land shown in this plan, being ( ..... ) ..... was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2024</i> , and the part of the land not surveyed was compiled in accordance with the regulation, section 26(3), *(c) the land shown in this plan was compiled (d) the survey is accurate and complete Datum Line: <b>A-B SSM181300 TO SSM180903</b> Type: *Urban/*Rural *Tolerance required under the SSIR 2024, s.26(3): ..... <div style="text-align: right;">                     electronically endorsed by me                      or at my direction on 25.08.25                 </div> Signature:  ..... Dated: 25.08.2025... Address: ...PO BOX 283 RICHMOND NSW 2753 *Name of Firm: ... <b>RICHARD HOGAN &amp; CO SURVEYORS</b> Surveyor Identification No: <b>8800</b> *Strike out or omit if irrelevant	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> 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: .....
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<p style="text-align: center;">Subdivision Certificate</p> I, <b>Gavin Cherry</b> ..... *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 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:  ..... Registration number: <b>N/A</b> ..... Consent Authority: <b>Penrith City Council</b> ..... Date of endorsement: <b>29-09-2025</b> ..... Subdivision Certificate number: <b>SC25/0010</b> ..... File number: <b>DA23/0969</b> ..... *Strike through if inapplicable.	Electronic signature affixed by me or at my direction on 29-09-2025 at 3:46PM.
--	--

Plans used in the preparation of survey/compilation. DP1302833 DP1309130	Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land. <b>IT IS INTENDED TO DEDICATE RIDGEWAY DRIVE, TEX AVENUE, ECLIPSE ROAD AND THE SPLAY CORNERS TO THE PUBLIC AS ROAD</b>
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Surveyor's Reference: <b>23507DP SMR 'SO-7440'</b>	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A
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03/10/2025

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Registered:

**DP1306994**

**PLAN OF SUBDIVISION OF LOT 10 IN  
IN DP1302833 & EASEMENT OVER LOTS  
11 & 12 IN DP1309130**

Subdivision Certificate number: SC25/0010  
Date of Endorsement: 29-09-2025


- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
  - 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.

**SCHEDULE OF STREET ADDRESSES**

Lot No	Street No	Street Name	Street Type	Locality
1001	2	Ridgeway	Drive	Orchard Hills
1002	4	Ridgeway	Drive	Orchard Hills
1003	6	Ridgeway	Drive	Orchard Hills
1004	8	Ridgeway	Drive	Orchard Hills
1005	10	Ridgeway	Drive	Orchard Hills
1006	12	Ridgeway	Drive	Orchard Hills
1007	14	Ridgeway	Drive	Orchard Hills
1008	16	Ridgeway	Drive	Orchard Hills
1009	18	Ridgeway	Drive	Orchard Hills
1010	20	Ridgeway	Drive	Orchard Hills
1011	22	Ridgeway	Drive	Orchard Hills
1012	24	Ridgeway	Drive	Orchard Hills
1013	26	Ridgeway	Drive	Orchard Hills
1014	28	Ridgeway	Drive	Orchard Hills
1015	30	Ridgeway	Drive	Orchard Hills
1016	32	Ridgeway	Drive	Orchard Hills
1017	34	Ridgeway	Drive	Orchard Hills
1018	36	Ridgeway	Drive	Orchard Hills
1019	1	Ridgeway	Drive	Orchard Hills
1020	3	Ridgeway	Drive	Orchard Hills
1021	5	Ridgeway	Drive	Orchard Hills
1022	7	Ridgeway	Drive	Orchard Hills
1023	9	Ridgeway	Drive	Orchard Hills
1024	11	Ridgeway	Drive	Orchard Hills
1025	13	Ridgeway	Drive	Orchard Hills
1026	15	Ridgeway	Drive	Orchard Hills

If space is insufficient use additional annexure sheet

Surveyor's Reference: **23507 DP SMR 'SO-7440'**

Registered:  03/10/2025 Office Use Only

Office Use Only

**PLAN OF SUBDIVISION OF LOT 10 IN  
IN DP1302833 & EASEMENT OVER LOTS  
11 & 12 IN DP1309130**

**DP1306994**

Subdivision Certificate number: SC25/0010  
Date of Endorsement: 29-09-2025

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**SCHEDULE OF STREET ADDRESSES**

Lot No	Street No	Street Name	Street Type	Locality
1027	8	Tex	Avenue	Orchard Hills
1028	6	Tex	Avenue	Orchard Hills
1029	4	Tex	Avenue	Orchard Hills
1030	2	Tex	Avenue	Orchard Hills
1031	30	Ironwood	Drive	Orchard Hills
1032	28	Ironwood	Drive	Orchard Hills
1033	3	Tex	Avenue	Orchard Hills
1034	5	Tex	Avenue	Orchard Hills
1035	7	Tex	Avenue	Orchard Hills
1036	9	Tex	Avenue	Orchard Hills
1037	11	Tex	Avenue	Orchard Hills
1038	13	Tex	Avenue	Orchard Hills
1039	17	Ridgeway	Drive	Orchard Hills
1040	19	Ridgeway	Drive	Orchard Hills
1041	21	Ridgeway	Drive	Orchard Hills
1042	23	Ridgeway	Drive	Orchard Hills
1043	25	Ridgeway	Drive	Orchard Hills
1044	27	Ridgeway	Drive	Orchard Hills
1045	29	Ridgeway	Drive	Orchard Hills
1046	31	Ridgeway	Drive	Orchard Hills
1047	33	Ridgeway	Drive	Orchard Hills
1048	35	Ridgeway	Drive	Orchard Hills
1049	37	Ridgeway	Drive	Orchard Hills
1050	39	Ridgeway	Drive	Orchard Hills
1051	41	Ridgeway	Drive	Orchard Hills
1052	43	Ridgeway	Drive	Orchard Hills

If space is insufficient use additional annexure sheet

Surveyor's Reference: **23507 DP SMR 'SO-7440'**

Registered:  03/10/2025 Office Use Only

Office Use Only

**DP1306994**

**PLAN OF SUBDIVISION OF LOT 10 IN  
IN DP1302833 & EASEMENT OVER LOTS  
11 & 12 IN DP1309130**

Subdivision Certificate number: SC25/0010  
Date of Endorsement: 29-09-2025

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**SCHEDULE OF STREET ADDRESSES**

Lot No	Street No	Street Name	Street Type	Locality
1053	45	Ridgeway	Drive	Orchard Hills
1054	47	Ridgeway	Drive	Orchard Hills
1055	30	Eclipse	Road	Orchard Hills
1056	28	Eclipse	Road	Orchard Hills
1057	26	Eclipse	Road	Orchard Hills
1058	24	Eclipse	Road	Orchard Hills
1059	22	Eclipse	Road	Orchard Hills
1060	20	Eclipse	Road	Orchard Hills
1061	18	Eclipse	Road	Orchard Hills
1062	16	Eclipse	Road	Orchard Hills
1063	14	Eclipse	Road	Orchard Hills
1064	12	Eclipse	Road	Orchard Hills
1065	10	Eclipse	Road	Orchard Hills
1066	8	Eclipse	Road	Orchard Hills
1067	6	Eclipse	Road	Orchard Hills
1068	4	Eclipse	Road	Orchard Hills
1069	26	Ironwood	Drive	Orchard Hills
1070	24	Ironwood	Drive	Orchard Hills
1071	22	Ironwood	Drive	Orchard Hills
1072	49	Ridgeway	Drive	Orchard Hills
1073	23	Eclipse	Road	Orchard Hills
1074	21	Eclipse	Road	Orchard Hills
1075	19	Eclipse	Road	Orchard Hills
1076	17	Eclipse	Road	Orchard Hills
1077	15	Eclipse	Road	Orchard Hills
1078	13	Eclipse	Road	Orchard Hills

If space is insufficient use additional annexure sheet

Surveyor's Reference: **23507 DP SMR 'SO-7440'**



03/10/2025

Office Use Only

Office Use Only

Registered:

**PLAN OF SUBDIVISION OF LOT 10 IN  
IN DP1302833 & EASEMENT OVER LOTS  
11 & 12 IN DP1309130**

**DP1306994**

Subdivision Certificate number: SC25/0010  
Date of Endorsement: 29-09-2025


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**SCHEDULE OF STREET ADDRESSES**

Lot No	Street No	Street Name	Street Type	Locality
1079	11	Eclipse	Road	Orchard Hills
1080	9	Eclipse	Road	Orchard Hills
1081	7	Eclipse	Road	Orchard Hills
1082	5	Eclipse	Road	Orchard Hills
1083	3	Eclipse	Road	Orchard Hills
1084	20	Ironwood	Drive	Orchard Hills
1085	18	Ironwood	Drive	Orchard Hills
1086	16	Ironwood	Drive	Orchard Hills
1087	14	Ironwood	Drive	Orchard Hills
1088	12	Ironwood	Drive	Orchard Hills
1089	51	Ridgeway	Drive	Orchard Hills

If space is insufficient use additional annexure sheet

Surveyor's Reference: **23507 DP SMR 'SO-7440'**

Registered:  03/10/2025

Office Use Only

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**PLAN OF SUBDIVISION OF LOT 10 IN  
IN DP1302833 & EASEMENT OVER LOTS  
11 & 12 IN DP1309130**

**DP1306994**

Subdivision Certificate number: SC25/0010  
Date of Endorsement: 29-09-2025

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  - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
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  - 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. EASEMENT TO DRAIN WATER 1.5 WIDE
2. EASEMENT TO DRAIN WATER 1.6 WIDE
3. EASEMENT TO DRAIN WATER 2 WIDE
4. EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
5. EASEMENT FOR RETAINING WALL SUPPORT 0.5 WIDE
6. EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
7. RESTRICTION ON THE USE OF LAND
8. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
9. RESTRICTION ON THE USE OF LAND
10. RESTRICTION ON THE USE OF LAND
11. POSITIVE COVENANT
12. RESTRICTION ON THE USE OF LAND
13. POSTIVE COVENANT
14. EASEMENT TO DRAIN WATER VARIABLE WIDTH
15. RESTRICTION ON THE USE OF LAND
16. RESTRICTION ON THE USE OF LAND
17. RESTRICTION ON THE USE OF LAND
18. RESTRCITION ON THE USE OF LAND
19. RESTRICTION ON THE USE OF LAND
20. RESTRICTION ON THE USE OF LAND

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

1. RIGHT OF CARRIAGEWAY 16 WIDE CREATED BY DP1302833
2. EASEMENT TO DRAIN WATER (WHOLE OF LOT) CREATED BY DP1309130

If space is insufficient use additional annexure sheet

Surveyor's Reference: **23507 DP SMR 'SO-7440'**

Registered:  03/10/2025 Office Use Only


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**DP1306994**

**PLAN OF SUBDIVISION OF LOT 10 IN  
IN DP1302833 & EASEMENT OVER LOTS  
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Subdivision Certificate number: SC25/0010  
Date of Endorsement: 29-09-2025

**EXECUTED by**  
**LEGPRO ORCHARD HILLS STAGE 1 PTY LTD**  
**ACN 673 136 206**  
Authority: Section 127 of the Corporations Act 2001  
 electronically endorsed by me  
or at my direction on 10.09.2025

**EXECUTED by**  
**LEGPRO ORCHARD HILLS STAGE 2 PTY LTD**  
**ACN 673 759 209**  
Authority: Section 127 of the Corporations Act 2001  
 electronically endorsed by me  
or at my direction on 10.09.2025

Signature of Authorised Person  
**ELTON MATTHEW HYDER IV**  
Name of Authorised Person  
Position – SOLE DIRECTOR / SOLE SECRETARY

Signature of Authorised Person  
**ELTON MATTHEW HYDER IV**  
Name of Authorised Person  
Position – SOLE DIRECTOR / SOLE SECRETARY



**EXECUTED BY COMMONWEALTH BANK OF AUSTRALIA**

*As mortgagee under registered Mortgage Nos*

Land and Property Information  
NEW SOUTH WALES

I certify the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of witness:  Signature of attorney: 

Name of witness: GEORGINA MURRAY Attorney's name: Lana Kuznetsova


Address of witness: Level 8 Attorney's position: Director

11 Harbour St, Sydney NSW Signing on behalf of: **COMMONWEALTH BANK OF AUSTRALIA**  
2000 **ABN 48 123 123 124**

Power of attorney - Book: 4651 No. 555(1)

*AV 7435 and AV570860*

If space is insufficient use additional annexure sheet

Registered:  03/10/2025 Office Use Only

Office Use Only

**PLAN OF SUBDIVISION OF LOT 10 IN  
IN DP1302833 & EASEMENT OVER LOTS  
11 & 12 IN DP1309130**

**DP1306994**

Subdivision Certificate number: SC25/0010  
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  - Signatures and seals - see 195D *Conveyancing Act 1919*
  - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

**EXECUTED by  
LEGPRO ORCHARD HILLS PTY LTD  
ACN 619 780 559**

Authority: Section 127 of the Corporations Act 2001



electronically endorsed by me  
or at my direction on 10.09.2025

Signature of Authorised Person


**ELTON MATTHEW HYDER IV**

Name of Authorised Person

Position – SOLE DIRECTOR / SOLE SECRETARY

If space is insufficient use additional annexure sheet

Surveyor's Reference: **23507 DP SMR 'SO-7440'**

Registered:  03/10/2025 Office Use Only

Office Use Only

# DP1306994


**PLAN OF SUBDIVISION OF LOT 10 IN  
IN DP1302833 & EASEMENT OVER LOTS  
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Subdivision Certificate number: SC25/0010  
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  - 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.

**EXECUTED by MORTGAGEE  
MCH AGENCY SERVICES PTY LTD  
ACN 636 392 928**

Authority: Section 127 of the Corporations Act 2001


 electronically endorsed  
by me or at my direction  
on 10.09.2025

Signature of Authorised Person

**Graham McNamara**

Name of Authorised Person

Position -DIRECTOR/SECRETARY

 electronically endorsed  
by me or at my direction  
on 10.09.2025

Signature of Authorised Person

**Andrew Tremain**

Name of Authorised Person

Position- DIRECTOR

If space is insufficient use additional annexure sheet

Surveyor's Reference: **23507 DP SMR 'SO-7440'**