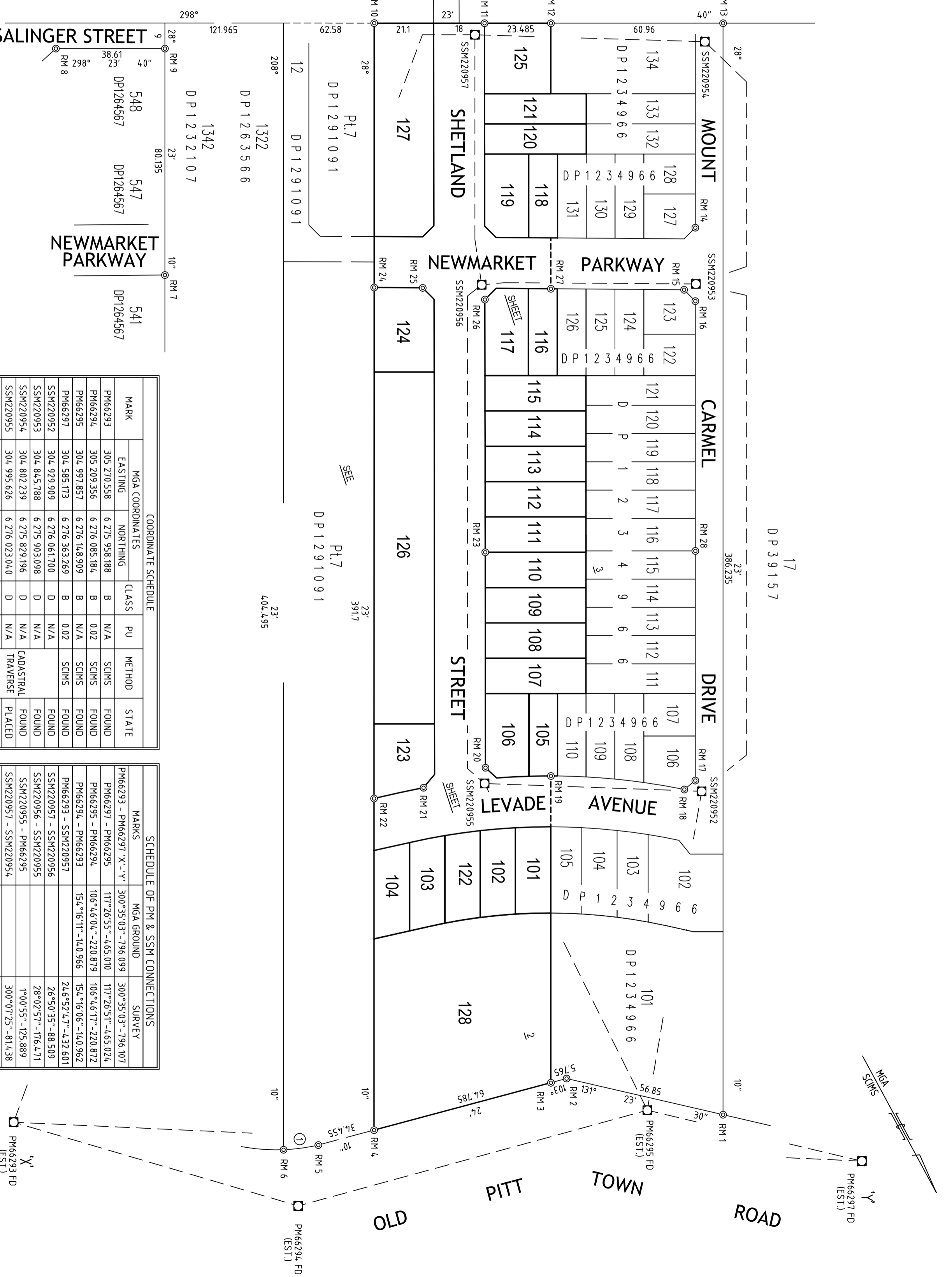


RM	BEARING	DISTANCE	TYPE & ORIGIN
1	230°10'	3.55	DH&W FD (DP1234966)
2	212°36'50"	0.565	GIP FD (DP1232825)
3	205°24'	8.525	DH&W FD (DP1234966)
4	163°03'	3.935	DH&W
5	193°02'10"	0.535	GIP FD (DP1238558)
6	137°17'40"	1.805	SP FD (DP1238558)
7	341°18'05"	4.8	DH&W FD (DP1264567)
8	3°52'10"	3.48	DH&W FD (DP1264567)
9	307°52'05"	4.44	DH&W FD (DP1264567)
10	293°30'	0.725	DH&W FD (DP1264567)
11	247°51'	5.33	SSM220957
12	26°43'	0.65	GIP FD (DP1234966)
13	287°05'	6.535	DH&W FD (DP1234966)
	252°46'	9.195	SSM220954, FD (DP1234966)

SCHEDULE OF ARCS			
No.	BEARING	DISTANCE	ARC RADIUS
①	110°50'55"	29.55	29.595 (57.565)

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
PM66295	PM66293	-0.376	
PM66293	SSM220955	-5.189	
SSM220955	SSM220956	-8.705	
SSM220956	SSM220957	-4.358	
SSM220957	PM66295	18.628	



COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM66293	305 270.558	6 275 958.188	B	N/A	SCIMS	FOUND
PM66294	305 209.356	6 276 085.184	B	0.02	SCIMS	FOUND
PM66295	304 997.857	6 276 148.909	B	N/A	SCIMS	FOUND
PM66297	304 585.173	6 276 363.269	B	0.02	SCIMS	FOUND
SSM220952	304 929.909	6 276 061.700	D	N/A		FOUND
SSM220953	304 845.788	6 275 903.098	D	N/A		FOUND
SSM220954	304 802.239	6 275 829.196	D	N/A	CADAstral	FOUND
SSM220955	304 995.626	6 276 023.040	D	N/A	TRAVERSE	PLACED
SSM220956	304 912.645	6 275 867.297	D	N/A		PLACED
SSM220957	304 872.678	6 275 788.325	D	N/A		PLACED

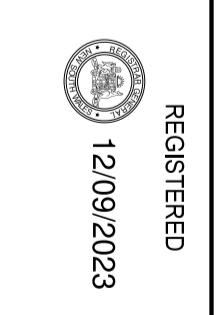
SCHEDULE OF PM & SSM CONNECTIONS			
MARKS	MGA GROUND	SURVEY	
PM66293 - PM66297 'X'- 'Y'	300°35'03"-796.099	300°35'03"-796.107	
PM66297 - PM66295	117°26'55"-465.010	117°26'51"-465.024	
PM66295 - PM66294	106°46'04"-220.879	106°46'17"-220.872	
PM66294 - PM66293	154°16'11"-140.966	154°16'06"-140.962	
PM66293 - SSM220957		246°52'47"-432.601	
SSM220957 - SSM220956		26°50'35"-88.509	
SSM220956 - SSM220955		28°02'57"-176.471	
SSM220955 - PM66295		1°00'55"-125.889	
SSM220955 - SSM220954		300°07'25"-81.438	
SSM220954 - SSM220953		210°30'35"-85.779	
SSM220953 - SSM220952		118°10'07"-75.839	
SSM220952 - SSM220951		207°56'29"-179.53	
SSM220951 - SSM220955		120°28'01"-76.245	

HEIGHT SCHEDULE			
MARK	AHD VALUE	CLASS	PU
PM66295	64.113	LB	N/A
PM66293	63.737	LB	N/A
SSM220955	58.548	D	N/A
SSM220956	49.843	D	N/A
SSM220957	45.485	D	N/A

SURVEYOR  
 DARREN JOHN HORE  
 INFOCUS SURVEYORS  
 Date: 15.03.2023  
 Reference: 1913

PLAN OF SUBDIVISION OF LOT 15 IN DP39157 &  
 LOT 135 IN DP1234966 AND EASEMENTS  
 AFFECTING LOT 7 & LOT 12 IN DP1291091

LGA: THE HILLS SHIRE  
 Locality: BOX HILL  
 Reduction Ratio: 1:1000  
 Lengths are in metres.

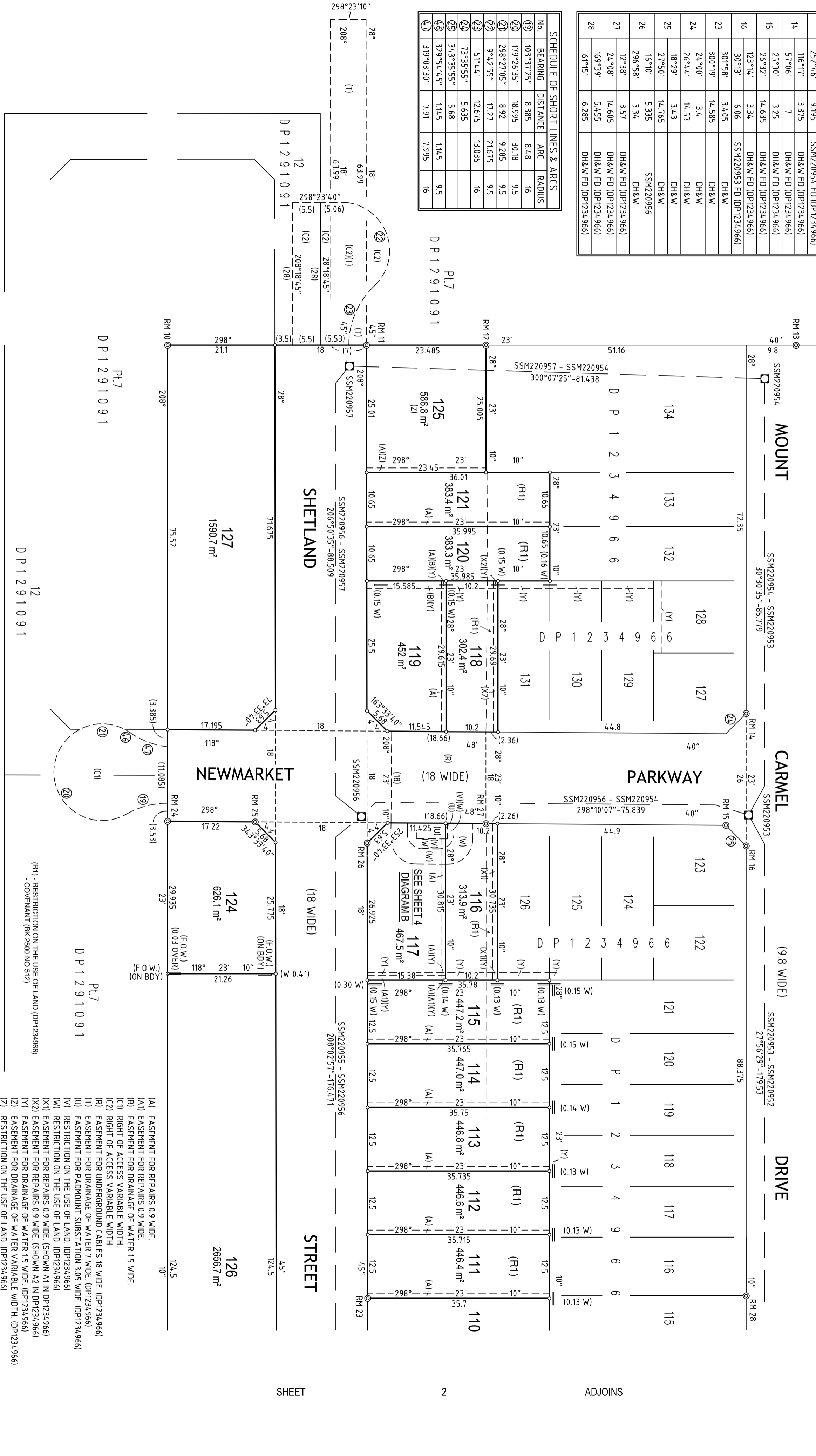


DP1260256



RM	BEARING	DISTANCE	TYPE & ORIGIN
10	293°30'	0.725	GP
11	247°51'	5.33	SSM220957
12	297°42'	14.61	DH&W
13	26°43'	0.65	GP FD (DP1234,966)
14	287°05'	6.535	DH&W FD (DP1234,966)
15	252°46'	9.195	SSM220954, FD (DP1234,966)
16	116°17'	3.375	DH&W FD (DP1234,966)
17	57°06'	7	DH&W FD (DP1234,966)
18	25°30'	3.25	DH&W FD (DP1234,966)
19	26°32'	14.635	DH&W FD (DP1234,966)
20	123°14'	3.34	DH&W FD (DP1234,966)
21	30°13'	6.06	SSM220953, FD (DP1234,966)
22	301°58'	3.405	DH&W
23	300°19'	14.585	DH&W
24	24°00'	3.4	DH&W
25	26°44'	14.53	DH&W
26	18°29'	3.43	DH&W
27	27°50'	14.765	DH&W
28	16°10'	5.335	SSM220956
29	296°58'	3.34	DH&W
30	12°38'	3.57	DH&W FD (DP1234,966)
31	24°08'	14.605	DH&W FD (DP1234,966)
32	169°39'	5.455	DH&W FD (DP1234,966)
33	61°15'	6.285	DH&W FD (DP1234,966)

No.	BEARING	DISTANCE	ARC	RADIUS
19	103°37'25"	8.385	8.48	16
20	179°26'35"	18.995	30.18	9.5
21	298°27'05"	8.92	9.285	9.5
22	9°42'55"	17.27	21.675	9.5
23	51°44'	12.675	13.035	16
24	73°35'55"	5.635		
25	343°35'55"	5.68		
26	329°54'45"	1.145	1.145	9.5
27	319°03'30"	7.91	7.995	16



UNLESS OTHERWISE SHOWN, ALL WALLS ARE CONCRETE PANEL RETAINING WALLS WITH STEEL I-BEAM POSTS. UNLESS OTHERWISE SHOWN, OFFSETS SHOWN ARE TO THE STEEL POSTS.

F.O.W.: FACE OF WALL

**SURVEYOR**  
 DARREN JOHN HORE  
 INFOCUS SURVEYORS  
 Date: \_\_\_\_\_  
 Reference: 1913

**PLAN OF SUBDIVISION OF LOT 15 IN DP39157 & LOT 135 IN DP1234966 AND EASEMENTS AFFECTING LOT 7 & LOT 12 IN DP1291091**

**LGA:** THE HILLS SHIRE  
**Locality:** BOX HILL  
**Reduction Ratio:** 1:500  
 Lengths are in metres.

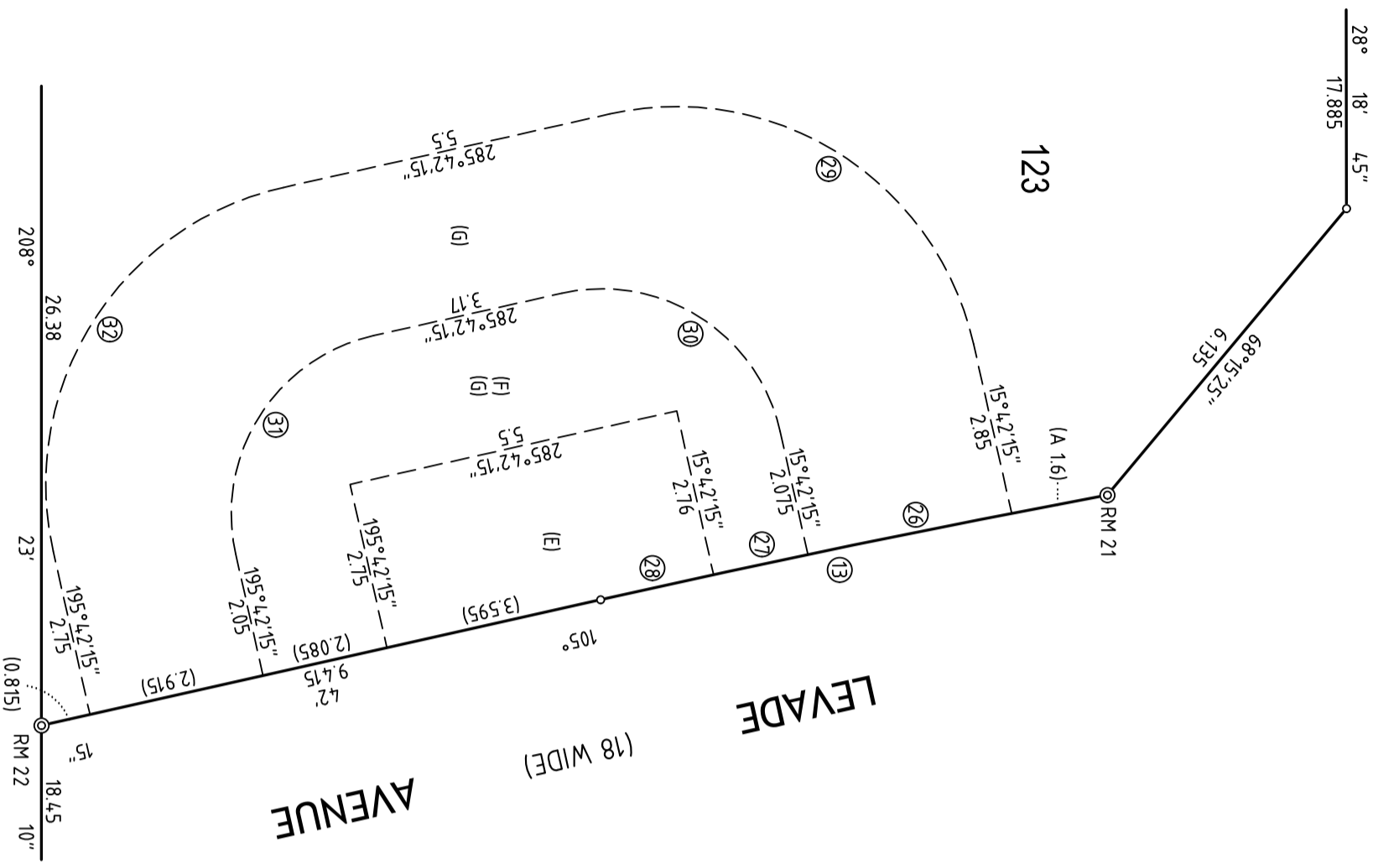
REGISTERED  
 12/09/2023

**DP1260256**

- (A) EASEMENT FOR REPAIRS 0.9 WIDE.
- (A1) EASEMENT FOR REPAIRS 0.9 WIDE.
- (B) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE.
- (C) RIGHT OF ACCESS VARIABLE WIDTH.
- (C2) RIGHT OF ACCESS VARIABLE WIDTH.
- (E) EASEMENT FOR DRAINAGE OF WATER 7 WIDE. (DP1234,966)
- (F) EASEMENT FOR DRAINAGE OF WATER 18 WIDE. (DP1234,966)
- (G) EASEMENT FOR PADMOUNT SUBSTATION 3.05 WIDE. (DP1234,966)
- (H) RESTRICTION ON THE USE OF LAND. (DP1234,966)
- (I) RESTRICTION ON THE USE OF LAND. (DP1234,966)
- (J) EASEMENT FOR REPAIRS 0.9 WIDE. (SHOWN A1 IN DP1234,966)
- (K) EASEMENT FOR REPAIRS 0.9 WIDE. (SHOWN A2 IN DP1234,966)
- (L) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE. (DP1234,966)
- (M) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE. (DP1234,966)
- (N) RESTRICTION ON THE USE OF LAND. (DP1234,966)
- (O) POSITIVE COVENANT. (DP1234,966)

DIAGRAM A

SHELLAND STREET  
(18 WIDE)



Pt 7  
DP 1291091

UNLESS OTHERWISE SHOWN, ALL WALLS ARE CONCRETE PANEL RETAINING WALLS WITH STEEL I-BEAM POSTS.  
UNLESS OTHERWISE SHOWN, OFFSETS SHOWN ARE TO THE STEEL POSTS.

SURVEYOR  
DARREN JOHN HORE  
INFOCUS SURVEYORS  
Date: 15.03.2023  
Reference: 1913

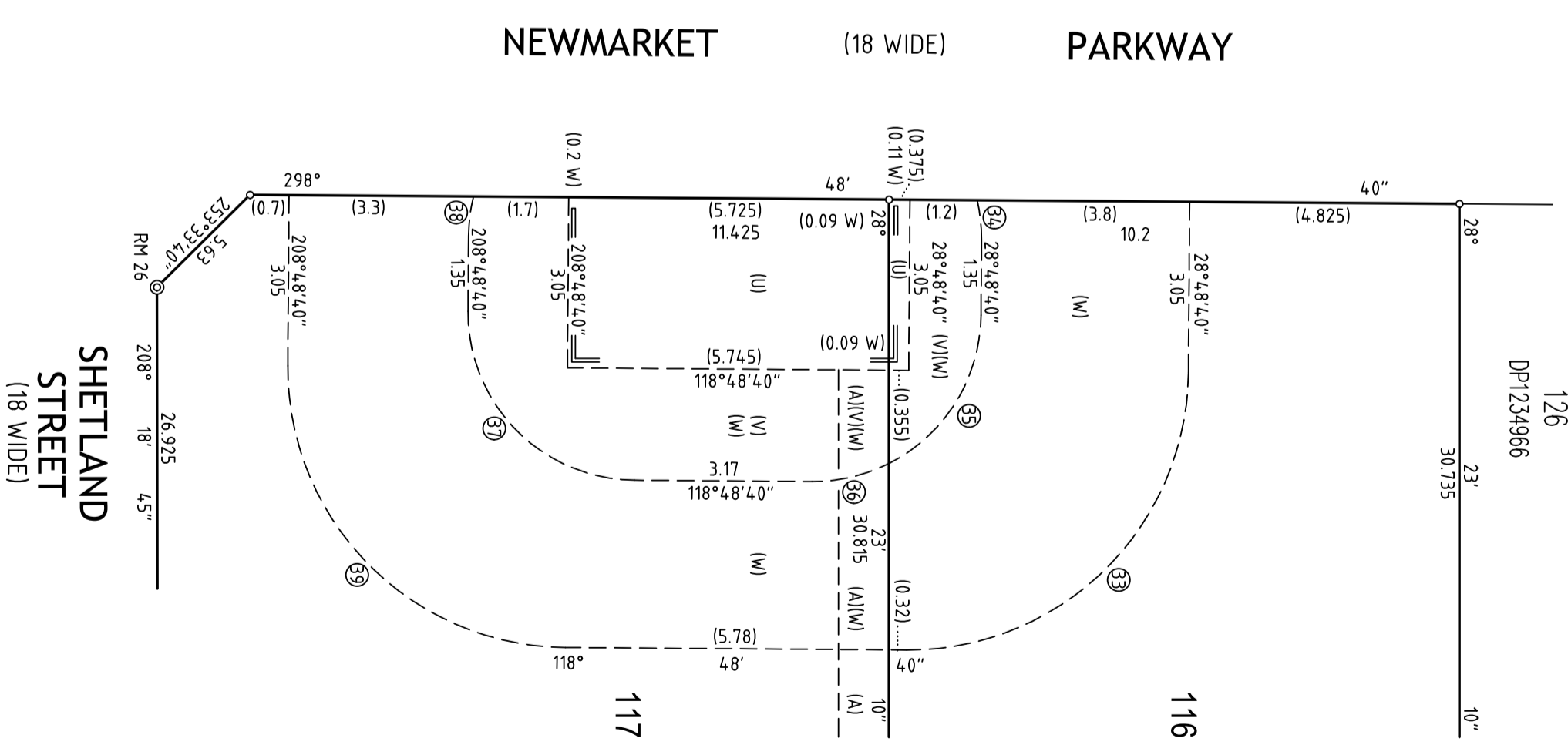
PLAN OF SUBDIVISION OF LOT 15 IN DP39157 & LOT 135 IN DP1234966 AND EASEMENTS AFFECTING LOT 7 & LOT 12 IN DP1291091

LGA: THE HILLS SHIRE  
Locality: BOX HILL  
Reduction Ratio: 1:100  
Lengths are in metres.

REGISTERED  
12/09/2023

DP1260256

DIAGRAM B



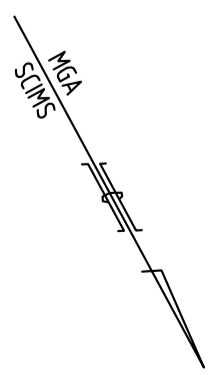
SCHEDULE OF SHORT LINES & ARCS


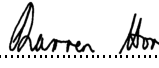
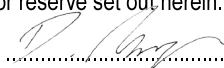
No.	BEARING	DISTANCE	ARC	RADIUS
13	106°42'55"	8.505	8.505	24.0.905
20	106°56'20"	3.415	3.415	24.0.905
27	106°20'40"	1.585	1.585	24.0.905
28	105°55'45"	1.905	1.905	24.0.905
29	330°42'15"	7.07	7.855	5
30	330°42'15"	4.245	4.71	3
31	24.0°42'15"	4.245	4.71	3
32	24.0°42'15"	7.07	7.855	5
33	73°48'40"	7.07	7.855	5
34	22°03'50"	0.705	0.705	3
35	60°11'50"	3.125	3.285	3
36	105°11'50"	1.41	1.425	3
37	163°48'40"	4.245	4.71	3
38	215°33'30"	0.705	0.705	3
39	163°48'40"	7.07	7.855	5

SCHEDULE OF REFERENCE MARKS

RM	BEARING	DISTANCE	TYPE & ORIGIN
21	222°19'	3.605	DH&W
21	202°27'	14.6	DH&W
22	220°21'	3.725	DH&W
22	198°24'	14.525	DH&W
26	16°10'	5.335	SSM220956
26	296°58'	3.34	DH&W

- (A) EASEMENT FOR REPAIRS 0.9 WIDE.
- (E) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE & VARIABLE WIDTH.
- (F) RESTRICTION ON THE USE OF LAND.
- (G) RESTRICTION ON THE USE OF LAND.
- (U) EASEMENT FOR PADMOUNT SUBSTATION 3.05 WIDE. (DP1234966)
- (V) RESTRICTION ON THE USE OF LAND. (DP1234966)
- (W) RESTRICTION ON THE USE OF LAND. (DP1234966)



<b>PLAN FORM 6 (2020)</b>	<b>DEPOSITED PLAN ADMINISTRATION SHEET</b>	Sheet 1 of 7 Sheet(s)
Registered:  12/09/2023  Title System: TORRENS	<b>DP1260256</b>	OFFICE USE ONLY
PLAN OF SUBDIVISION OF LOT 15 IN DP39157 & LOT 135 IN DP1234966 AND EASEMENTS AFFECTING LOT 7 & LOT 12 IN DP1291091	LGA: THE HILLS SHIRE Locality: BOX HILL Parish: NELSON County: CUMBERLAND	OFFICE USE ONLY
<p style="text-align: center;"><b>Survey Certificate</b></p> I, DARREN JOHN HORE of INFOCUS SURVEYORS UNIT 17/322 ANNANGROVE ROAD, ROUSE HILL. 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 2017</i> , is accurate and the survey was completed on <u>15.03.2023</u> , or *(b) <del>The part of the land shown in the plan (*being*<del>excluding</del>*)</del> <del>.....)</del> <del>was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, .....</del> <del>the part not surveyed was compiled in accordance with that Regulation, or</del> *(c) <del>The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</del>  Datum Line: ..... 'X' - 'Y' ..... Type: *Urban / *Rural The terrain is *Level-Undulating / *Steep-Mountainous  Signature:  Dated: <u>15.03.2023</u> Surveyor Identification No: <u>SU000101</u> Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>  *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	<p style="text-align: center;"><b>Subdivision Certificate</b></p> I, <u>David Munday</u> *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: <u>N/A</u> Consent Authority: <u>THE HILLS SHIRE COUNCIL</u> Date of Endorsement: <u>30 August 2023</u> Subdivision Certificate Number: <u>165/2023/SC</u> File Number: <u>1519/2019/ZA</u> Electronically signed by me, David Munday affixed by me on 30/08/23  *Strike through if inapplicable	<p style="text-align: center;"><b>Crown Lands NSW / Western Lands Office Approval</b></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: .....
Plans used in the preparation of survey/ <del>compilation</del> DP39157 DP1232825 DP1238558 DP1234966 DP1264567 DP1291091	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.  IT IS INTENDED TO DEDICATE: - SHETLAND STREET - EXTENSION OF LEVADE AVENUE - EXTENSION OF NEWMARKET PARKWAY SUBJECT TO THE EASEMENT FOR UNDERGROUND CABLES 18 WIDE. (DP1234966) AND THE SPLAY CORNERS TO THE PUBLIC AS PUBLIC ROAD.	OFFICE USE ONLY
Surveyor's Reference: 1913	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	OFFICE USE ONLY

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 7 Sheet(s)

Registered:



12/09/2023

OFFICE USE ONLY

OFFICE USE ONLY

**DP1260256**

PLAN OF SUBDIVISION OF LOT 15 IN  
DP39157 & LOT 135 IN DP1234966 AND  
EASEMENTS AFFECTING LOT 7 & LOT  
12 IN DP1291091

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.

Subdivision Certificate Number: 165/2023/SC.....

Date of Endorsement: 30 August 2023.....


PURSUANT TO SEC. 88B. OF THE CONVEYANCING ACT 1919, AS AMENDED,  
IT IS INTENDED TO CREATE:

- 1) EASEMENT FOR REPAIRS 0.9 WIDE. (A)
- 2) EASEMENT FOR REPAIRS 0.9 WIDE. (A1)
- 3) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE. (B)
- 4) RIGHT OF ACCESS VARIABLE WIDTH. (C)
- 5) RIGHT OF ACCESS VARIABLE WIDTH. (C1)
- 6) RIGHT OF ACCESS VARIABLE WIDTH. (C2)
- 7) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE & VARIABLE WIDTH. (E)
- 8) RESTRICTION ON THE USE OF LAND. (F)
- 9) RESTRICTION ON THE USE OF LAND. (G)
- 10) RESTRICTION ON THE USE OF LAND.
- 11) RESTRICTION ON THE USE OF LAND.
- 12) RESTRICTION ON THE USE OF LAND.
- 13) RESTRICTION ON THE USE OF LAND.

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1913

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 7 Sheet(s)

Registered:  12/09/2023

OFFICE USE ONLY

OFFICE USE ONLY

**DP1260256**

PLAN OF SUBDIVISION OF LOT 15 IN  
 DP39157 & LOT 135 IN DP1234966 AND  
 EASEMENTS AFFECTING LOT 7 & LOT  
 12 IN DP1291091

- 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.

Subdivision Certificate Number: 165/2023/SC.....  
 Date of Endorsement: 30 August 2023.....

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
101	12	LEVADE	AVENUE	BOX HILL
102	14	LEVADE	AVENUE	BOX HILL
103	18	LEVADE	AVENUE	BOX HILL
104	20	LEVADE	AVENUE	BOX HILL
105	9	LEVADE	AVENUE	BOX HILL
106	56	SHETLAND	AVENUE	BOX HILL
107	54	SHETLAND	STREET	BOX HILL
108	52	SHETLAND	STREET	BOX HILL
109	50	SHETLAND	STREET	BOX HILL
110	48	SHETLAND	STREET	BOX HILL
111	46	SHETLAND	STREET	BOX HILL
112	44	SHETLAND	STREET	BOX HILL
113	42	SHETLAND	STREET	BOX HILL
114	40	SHETLAND	STREET	BOX HILL
115	38	SHETLAND	STREET	BOX HILL
116	79	NEWMARKET	PARKWAY	BOX HILL
117	34-36	SHETLAND	STREET	BOX HILL
118	80	NEWMARKET	PARKWAY	BOX HILL
119	30-32	SHETLAND	STREET	BOX HILL
120	28	SHETLAND	STREET	BOX HILL
121	26	SHETLAND	STREET	BOX HILL
122	16	LEVADE	AVENUE	BOX HILL
123	N/A	SHETLAND	STREET	BOX HILL
124	N/A	SHETLAND	STREET	BOX HILL
125	22-24	SHETLAND	STREET	BOX HILL
126	N/A	SHETLAND	STREET	BOX HILL
127	N/A	SHETLAND	STREET	BOX HILL
128	128	OLD PITT TOWN	ROAD	BOX HILL

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1913

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 7 Sheet(s)

Registered:



12/09/2023

OFFICE USE ONLY

OFFICE USE ONLY

# DP1260256

PLAN OF SUBDIVISION OF LOT 15 IN  
DP39157 & LOT 135 IN DP1234966 AND  
EASEMENTS AFFECTING LOT 7 & LOT  
12 IN DP1291091

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.

Subdivision Certificate Number: 165/2023/SC

Date of Endorsement: 30 August 2023

CONSENT OF OWNER:

EXECUTED BY RC RESI NO 12 PTY LIMITED (ACN 609 915 264) BY ITS AUTHORISED OFFICERS PURSUANT TO SECTION 127 OF THE CORPORATIONS ACT 2001.

GARY FLOWERS  
DIRECTOR

LYNDALL STEWART  
COMPANY SECRETARY

CONSENT OF MORTGAGEE (AQ314357):

EXECUTED BY RAWSON GROUP PTY LIMITED (ACN 000 382 329) BY ITS AUTHORISED OFFICERS PURSUANT TO SECTION 127 OF THE CORPORATIONS ACT 2001.

SIGNATURE OF WITNESS

Sean Porter

NAME OF WITNESS

Level 7, 5 Rider Boulevard Rhodes NSW 2138

ADDRESS OF WITNESS


GARY FLOWERS

LYNDALL STEWART

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1913

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 5 of 7 Sheet(s)

Registered:  12/09/2023

OFFICE USE ONLY

OFFICE USE ONLY

# DP1260256

PLAN OF SUBDIVISION OF LOT 15 IN  
DP39157 & LOT 135 IN DP1234966 AND  
EASEMENTS AFFECTING LOT 7 & LOT  
12 IN DP1291091

- 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.

Subdivision Certificate Number: 165/2023/SC.....  
Date of Endorsement: 30 August 2023.....

CONSENT OF OWNER:

EXECUTED BY MOGUL STUD PTY LIMITED (ACN 000 331 840) BY ITS AUTHORISED OFFICERS PURSUANT TO SECTION 127 OF THE CORPORATIONS ACT 2001.


  
RICHARD BARNEY ARTHUR SCHEINBERG  
DIRECTOR/ SECRETARY

  
DEBORAH CATHERINE REDELMAN  
DIRECTOR

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1913

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 6 of 7 Sheet(s)

Registered:  12/09/2023 OFFICE USE ONLY

OFFICE USE ONLY

DP1260256

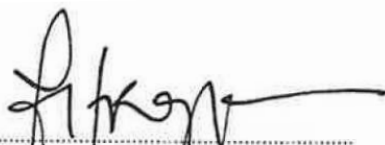
PLAN OF SUBDIVISION OF LOT 15 IN  
DP39157 & LOT 135 IN DP1234966 AND  
EASEMENTS AFFECTING LOT 7 & LOT  
12 IN DP1291091

- 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.

Subdivision Certificate Number: 165/2023/SC  
Date of Endorsement: 30 August 2023

CONSENT OF MORTGAGEE (AN455658):

EXECUTED FOR AND ON BEHALF OF SUMITOMO MITSUI BANKING CORPORATION  
(ARBN 114 053 459) BY ITS DULY AUTHORISED ATTORNEY.

  
SIGNATURE OF WITNESS

FITRIANI SAPPETAW  
NAME OF WITNESS

LEVEL 40, 2 CHIFLEY SQUARE  
SYDNEY NSW 2000  
ADDRESS OF WITNESS



SIGNATURE OF ATTORNEY


BALAJI VALLAM  
NAME OF ATTORNEY

POWER OF ATTORNEY: BOOK 4800  
No 501

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1913

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 7 of 7 Sheet(s)

Registered:  12/09/2023

OFFICE USE ONLY

OFFICE USE ONLY

**DP1260256**

PLAN OF SUBDIVISION OF LOT 15 IN  
DP39157 & LOT 135 IN DP1234966 AND  
EASEMENTS AFFECTING LOT 7 & LOT  
12 IN DP1291091


- 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.

Subdivision Certificate Number: 165/2023/SC  
Date of Endorsement: 30 August 2023

CONSENT OF MORTGAGEE (AN460767):

EXECUTED BY DH BOX HILL PTY LTD (ACN 625 555 553) BY ITS AUTHORISED OFFICERS PURSUANT TO SECTION 127 OF THE CORPORATIONS ACT 2001.

  
.....  
IZUMI KINJO  
DIRECTOR

  
.....  
YASUSHI OHTSUKA  
COMPANY SECRETARY

If space is insufficient use additional annexure sheet

Surveyor's Reference: 1913

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE  
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE  
OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B OF THE CONVEYANCING ACT, 1919.**

(Lengths are in metres)

(Sheet 1 of 12 sheets)

**PLAN: DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

**Full name and address of  
Proprietor of the land:**

RC Resi No 12 Pty Limited  
(ACN 609 915 264)  
Level 7, 5 Rider Boulevard  
Rhodes NSW 2138

**PART 1 (Creation)**

<b>Number of item shown in the intention panel on the plan</b>	<b>Identity of Easement, Restriction or Positive Covenant to be created and referred to in the plan</b>	<b>Burdened lot(s) or Parcel(s)</b>	<b>Benefited lot(s), Road(s), Bodies or Prescribed Authorities</b>
1	Easement for Repairs 0.9 Wide. (A)	106 108 109 110 111 112 113 114 115 117 119 121 125	105 107 108 109 110 111 112 113 114 116 118 120 121
2	Easement for Repairs 0.9 Wide. (A1)	117	115
3	Easement for Drainage of Water 1.5 Wide. (B)	104 106 119	128 105 118
4	Right of Access Variable Width. (C)	Lot 7 in DP1291091	The Hills Shire Council
5	Right of Access Variable Width. (C1)	Lot 7 & Lot 12 in DP1291091	The Hills Shire Council
6	Right of Access Variable Width. (C2)	Lot 7 & Lot 12 in DP1291091	The Hills Shire Council

Approved by Council

  
.....  
Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 2 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

7	Easement for Padmount Substation 2.75 wide & Variable Width. (E)	123	Epsilon Distribution Ministerial Holding Corporation
8	Restriction on the Use of Land.	Pt.123 designated (F)	Epsilon Distribution Ministerial Holding Corporation
9	Restriction on the Use of Land.	Pt.123 designated (G)	Epsilon Distribution Ministerial Holding Corporation
10	Restriction on the Use of Land.	101 - 124 inclusive	The Hills Shire Council
11	Restriction on the Use of Land.	125, 126 & 128	The Hills Shire Council
12	Restriction on the Use of Land.	105	The Hills Shire Council
13	Restriction on the Use of Land.	128	The Hills Shire Council

Approved by Council

  
.....  
Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 3 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

## **PART 2 (Terms)**

### **Terms of Easement numbered 1 & 2 in the abovementioned plan:**

An Easement for Repairs as set out in Schedule 8, Part 5 of the Conveyancing Act 1919, as amended together with the following addition:

1. The grant of this Easement is made subject to the existence of, and the right of the owner of the lot burdened to construct, eaves and guttering from the structure on the lot burdened, that overhang the site of the Easement.
2. The grant of this Easement is made subject to the right of the owner of the lot burdened to carry out repairs and maintenance or improvements to any landscaping within the site of the Easement including installing a security gate at the entrance to the site of the Easement from the front of the building structure on the lot burdened.

### **Terms of Easement numbered 3 in the abovementioned plan:**

An Easement for Drainage of Water as set out in Schedule 8, Part 8 of the Conveyancing Act 1919, as amended.

### **Terms of Easements numbered 4, 5 & 6 in the abovementioned plan:**

A Right of Access as set out in Schedule 4A, Part 11 of the Conveyancing Act 1919, as amended together with the following addition:

1. 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.
2. The Easement site is made accessible to the public.
3. The Easement will be extinguished upon the extension of the adjoining public road to which it relates.

### **Terms of Easement numbered 7 in the abovementioned plan:**

The terms set out in Section 1 of Memorandum No. AR578978S are incorporated into this document.

Approved by Council

  
.....

Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 4 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

**Terms of Restriction numbered 8 in the abovementioned plan:**

- 1.0 Definitions
- 1.1 **120/120/120 fire rating** and **60/60/60 fire rating** means the fire resistance level of a building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530.
- 1.2 **building** means a substantial structure with a roof and walls and includes any projections from the external walls.
- 1.3 **erect** includes construct, install, build and maintain.
- 1.4 **owner** means the registered proprietor of the lot or Torrens title land that is affected by this restriction and its successors (including those claiming under or through the registered proprietor).
- 1.5 **prescribed authority** means Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878 and its successors (who may exercise its rights by any persons authorised by it).
- 1.6 **restriction site** means that part of the lot or Torrens title land that is affected by this restriction on the use of land.
- 2.0 No building shall be erected or permitted to remain within the restriction site unless:
- 2.1 the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating, and
- 2.2 the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating, and
- 2.3 the owner provides the prescribed authority with an engineer's certificate to this effect.
- 3.0 The 120/120/120 fire rating and 60/60/60 fire rating must be achieved without the use of fire fighting systems such as automatic sprinklers.
- 4.0 No doors or opening windows are permitted to be erected within the restriction site on the external surface of a building within 3 metres from the substation footing.
- 5.0 Electricity Network Assets (Authorised Transactions) Act 2015
- 5.1 Notwithstanding any other provision in this restriction, the owner acknowledges and agrees that any lessee of the prescribed authority's distribution system, and any nominee of such lessee (which may include a sublessee of the prescribed authority's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of the prescribed authority as if that lessee or nominee were the prescribed authority, but only for so long as the lessee leases the prescribed authority's distribution system from the prescribed authority.
- 5.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of the prescribed authority.

Approved by Council

  
.....  
Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 5 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

**Terms of Restriction numbered 9 in the abovementioned plan:**

1.0 Definitions

- 1.1 **erect** includes construct, install, build and maintain.
- 1.2 **owner** means the registered proprietor of the lot or Torrens title land that is affected by this restriction and its successors (including those claiming under or through the registered proprietor).
- 1.3 **prescribed authority** means Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878 and its successors (who may exercise its rights by any persons authorised by it).
- 1.4 **restriction site** means that part of the lot or Torrens title land that is affected by the restriction on the use of land.

2.0 No swimming pool or spa shall be erected or permitted to remain within the restriction site.

3.0 Electricity Network Assets (Authorised Transactions) Act 2015

- 3.1 Notwithstanding any other provision in this restriction, the owner acknowledges and agrees that any lessee of the prescribed authority's distribution system, and any nominee of such lessee (which may include a sublessee of the prescribed authority's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of the prescribed authority as if that lessee or nominee were the prescribed authority, but only for so long as the lessee leases the prescribed authority's distribution system from the prescribed authority.
- 3.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of the prescribed authority.

**Terms of Restriction numbered 10 in the abovementioned plan:**

No dwelling shall be constructed on the lot(s) hereby burdened unless the registered proprietor has first constructed or has made provision for the construction of a rainwater tank with a minimum capacity of 3000 litres in accordance with the requirements of The Hills Shire Council.

**Terms of Restriction numbered 11 in the abovementioned plan:**

No development shall be permitted on the lot(s) hereby burdened until it is re-subdivided complying with the requirements of The Hills Shire Council.

**Terms of Restriction numbered 12 in the abovementioned plan:**

No development shall be permitted on the lot(s) hereby burdened except for development in accordance with the building envelope plans prepared by Orion Consulting, Project No. 18-56, Plan 03, Revision 19, Dated 26/04/2022 approved by The Hills Shire Council.

Approved by Council

  
.....  
Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 6 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

**Terms of Restriction numbered 13 in the abovementioned plan:**

No dwelling or other habitable building shall be constructed on the lot(s) hereby burdened unless a noise assessment has been undertaken for the design, approval and construction of each dwelling or other habitable building to ensure:

The maximum LAeq levels achieved/ required are:

1. In any bedroom in the building; 35 dB(A) at any time between 10pm and 7am;
2. Anywhere else in the building (other than a garage, kitchen, bathroom or hallway) 40 dB(A) at any time;

complying with the requirements of The Hills Shire Council.

Name of Person or Authority whose consent is required to release, vary or modify

Easements numbered: 1, 2 & 3

in the abovementioned plan is The Registered Proprietor of the benefited lots

Name of Authority whose consent is required to release, vary or modify

Easements numbered: 4, 5 & 6

Restrictions numbered: 10, 11, 12 & 13

in the abovementioned plan is The Hills Shire Council.

Name of Authority whose consent is required to release, vary or modify

Easement numbered: 7

Restrictions numbered: 8 & 9

in the abovementioned plan is Epsilon Distribution Ministerial Holding Corporation.

Approved by Council



Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 7 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

**SIGNATURES**

**Consent of Owner:**

Executed by RC Resi No 12 Pty Limited (ACN 609 915 264) by its Authorised Officers Pursuant to Section 127 of the Corporations Act 2001.



.....  
Gary Flowers  
Director



.....  
Lyndall Stewart  
Company Secretary

**Consent of Mortgagee (AQ314357):**

Executed by **Rawson Group Pty Limited** (ACN 000 382 329) by its Authorised Officers pursuant to Section 127 of the Corporations Act 2001.



.....  
SIGNATURE OF WITNESS

Sean Porter

.....  
NAME OF WITNESS

.....  
Level 7, 5 Rider Boulevard Rhodes NSW 2138

.....  
ADDRESS OF WITNESS



.....  
GARY FLOWERS



.....  
LYNDALL STEWART

Approved by Council

  
.....  
Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 8 of 12 sheets)

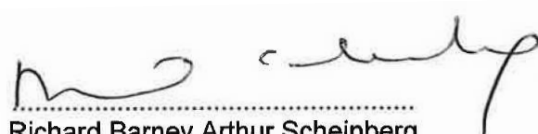
PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

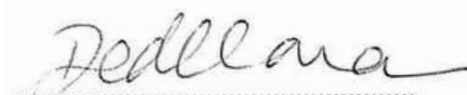
**SIGNATURES**

**Consent of Owner:**

Executed by **Mogul Stud Pty Limited** (ACN 000 331 840) by its Authorised Officers Pursuant to  
Section 127 of the Corporations Act 2001.



Richard Barney Arthur Scheinberg  
Director/ Secretary



Deborah Catherine Redelman  
Director

Approved by Council



Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 9 of 12 sheets)

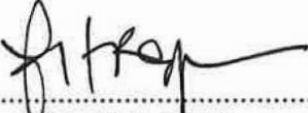
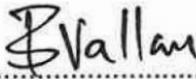
PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

**SIGNATURES**

**Consent of Mortgagee (AN455658):**

Executed for and on behalf of **Sumitomo Mitsui Banking Corporation** (ARBN 114 053 459) by  
its duly authorised attorney.

 ..... Signature of Witness	 ..... Signature of Attorney
<u>FITRIANI SAPPETAU</u> ..... Name of Witness	<u>BALAJI VALLAM</u> ..... Name of Attorney
<u>LEVEL 40, 2 CHIFLEY SQUARE</u> ..... <u>SYDNEY NSW 2000</u> ..... Address of Witness	Power of Attorney: Book <u>4800</u> No <u>501</u>

Approved by Council



Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 10 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

**SIGNATURES**

**Consent of Mortgagee (AN460767):**

Executed by **DH Box Hill Pty Ltd** (ACN 625 555 553) by its Authorised Officers Pursuant to  
Section 127 of the Corporations Act 2001.

  
.....  
Izumi Kinjo  
Director

  
.....  
Yasushi Ohtsuka  
Company Secretary

Approved by Council

  
.....  
Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 11 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No.  
Dated:

### SIGNATURES

I certify that the attorney signed this  
instrument in my presence.

Signed by the attorney named below who  
signed this instrument pursuant to the power  
of attorney specified for **Endeavour Energy  
Network Asset Partnership (ABN 30 586  
412 717)** on behalf of **Epsilon Distribution  
Ministerial Holding Corporation (ABN 59  
253 130 878)** pursuant to section 36 of the  
*Electricity Network Assets (Authorised  
Transactions) Act 2015 (NSW)*

Signature of witness:



Digitally signed by  
Natasha Issac  
Date: 2023.08.25  
13:38:22 +10'00'

Signature of attorney:



Digitally signed by  
Simon Lawton  
Date: 2023.08.25  
13:28:35 +10'00'

Name of witness:

Natasha Issac

Name and position of attorney:

Address of witness:

c/-Endeavour Energy  
Level 41, 8 Parramatta Square  
10 Darcy Street  
Parramatta NSW 2150

Power of attorney:  
Book 4806 No 961


Signing on behalf of:  
Endeavour Energy Network Asset Partnership  
ABN 30 586 412 717

This document was signed in counterpart  
and witnessed over audio visual link in  
accordance with Section 14G of the  
Electronic Transactions Act 2000.

Endeavour Energy reference:

URS26185

Approved by Council



Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23

(Lengths are in metres)

(Sheet 12 of 12 sheets)

PLAN: **DP1260256**

Plan of Subdivision of Lot 15 in DP39157 &  
Lot 135 in DP 1234966 and Easements  
affecting Lot 7 & Lot 12 in DP1291091  
covered by Council's Certificate No. 165/2023/SC  
Dated: 30/08/23

**SIGNATURES**

The Hills Shire Council by its authorised delegate pursuant to s.377 Local Government Act 1993



Electronically signed by me, David Munday affixed by me on 30/08/23

Signature of Delegate

David Munday .....

Name of Delegate

I certify that I am an eligible witness and that the delegate signed in my presence



Electronically signed by me, Harleigh Haines affixed by me on 30/08/23

Signature of Witness

Harleigh Haines .....

Name of Witness

C/- The Hills Shire Council .....  
3 Columbia Court  
Norwest NSW 2153  
.....

Address of Witness

REGISTERED:  12/09/2023

Approved by Council



Authorised Officer

Electronically signed by me, David Munday affixed by me on 30/08/23



**PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5)**  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **81444**  
Reference: 4008511:292572  
Issue Date: 30 October 2025  
Receipt No: 7993836  
Fee Paid: \$ 178.00

ADDRESS: Future Reserve, Hedgewood Drive, BOX HILL NSW 2765  
DESCRIPTION: Lot 4738 DP 1259891

The land is zoned:

**Zone R2 Low Density Residential**  
**Zone RE1 Public Recreation**

The following prescribed matters apply to the land to which this certificate relates:

The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2021.

**PLEASE NOTE: THIS CERTIFICATE IS AUTOMATICALLY GENERATED. IT MAY CONTAIN EXCESSIVE SPACES AND/OR BLANK PAGES.**

---

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS  
PRESCRIBED UNDER SECTION 10.7(2) OF THE ABOVE ACT.

---

## **1 Names of relevant planning instruments and development control plans**

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

### **Local Environmental Plans**

The Hills Local Environmental Plan 2019 does not apply to the carrying out of development on the land.

### **State Environmental Planning Policies**

**SEPP (Biodiversity and Conservation) 2021** – including but not limited to  
Chapter 2 Vegetation in non rural areas  
Chapter 6 Water Catchments

**SEPP (Resilience and Hazards) 2021** – including but not limited to

Chapter 3 Hazardous and offensive development  
Chapter 4 Remediation of land

**SEPP (Industry and Employment) 2021** – Including but not limited to  
Chapter 3 Advertising and signage

**SEPP No.65 - Design Quality Of Residential Apartment Development**

**SEPP (Precincts-Central River City) 2021** – Including but not limited to  
Chapter 2 State significant precincts  
Chapter 3 Sydney Region Growth Centres

**SEPP (Resources and Energy) 2021** – including but not limited to  
Chapter 2 Mining, petroleum production and extractive industries  
Chapter 3 Extractive industries in Sydney area

**SEPP (Transport and Infrastructure) 2021** – including but not limited to  
Chapter 2 Infrastructure  
Chapter 3 Educational establishments and childcare

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Planning Systems) 2021** – including but not limited to  
Chapter 2 State and regional development  
Chapter 4 Concurrences and consents

**SEPP (Primary Production) 2021** – including but not limited to  
Chapter 2 Primary production and rural development

**SEPP (Housing) 2021**

**SEPP (Sustainable Buildings) 2022**

## **Development Control Plans**

### **The Hills Development Control Plan 2012**

#### **Box Hill Development Control Plan**

[Development Control Plans | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

#### **Proposed Local Environmental Plans**

No Proposed Local Environmental Plans apply to this land.

#### **Proposed State Environmental Planning Policies**

No Proposed State Environmental Planning Policies apply to the land.

Listing of proposed State Environmental Planning Instruments is dependent on advice being provided to Council of community consultation or public exhibition by the relevant public authorities. Refer [Plans and Policies | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

#### **Proposed Development Control Plans**

No Proposed Development Control Plans apply to the land.

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

- (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
- (b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section—

***proposed environmental planning instrument*** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

## **2 Zoning and land use under relevant planning instruments**

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
  - (i) a name, such as “Residential Zone” or “Heritage Area”, or
  - (ii) a number, such as “Zone No 2 (a)”,

State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 10 The Hills Growth Centre Precincts Plan) identifies the land to be:

**Zone R2 Low Density Residential  
Zone RE1 Public Recreation**

- (b) the purposes for which development in the zone—  
(i) may be carried out without development consent, and  
(ii) may not be carried out except with development consent, and  
(iii) is prohibited,

**Refer Attachment 2(b)**

- (c) whether additional permitted uses apply to the land,

**NO**

- (d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,

***The Hills Local Environmental Plan 2019?***

**NO**

***Any proposed amendments to The Hills Local Environmental Plan 2019?***

**NO**

***State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 5 North Kellyville Precinct Plan)?***

**NO**

***Any proposed amendments to the relevant instrument (Appendix 5 North Kellyville Precinct Plan)?***

**NO**

**State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 10 The Hills Growth Centre Precincts Plan)?**

**YES**

Part 4 Principal development standards of State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 10 The Hills Growth Centre Precincts Plan) provides, in part, minimum land dimensions for the erection of a dwelling house on land zoned R2 Low Density Residential, R3 Medium Density Residential or R4 High Density Residential.

**Any proposed amendments to the relevant instrument (Appendix 10 The Hills Growth Centre Precincts Plan)?**

**NO**

(e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

**The Hills Local Environmental Plan 2019?**

**NO**

**Any proposed amendments to The Hills Local Environmental Plan 2019?**

**NO**

**State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 5 North Kellyville Precinct Plan)?**

**NO**

**Any proposed amendments to the relevant instrument (Appendix 5 North Kellyville Precinct Plan)?**

**NO**

**State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 10 The Hills Growth Centre Precincts Plan)?**

**NO**

**Any proposed amendments to the relevant instrument (Appendix 10 The Hills Growth Centre Precincts Plan)?**

**NO**

(f) whether the land is in a conservation area, however described,

**The Hills Local Environmental Plan 2019?**

NO

***Any proposed amendments to The Hills Local Environmental Plan 2019?***

NO

***State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 5 North Kellyville Precinct Plan)?***

NO

***Any proposed amendments to the relevant instrument (Appendix 5 North Kellyville Precinct Plan)?***

NO

***State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 10 The Hills Growth Centre Precincts Plan)?***

NO

***Any proposed amendments to the relevant instrument (Appendix 10 The Hills Growth Centre Precincts Plan)?***

NO

(g) whether an item of environmental heritage, however described, is located on the land.

***The Hills Local Environmental Plan 2019?***

NO

***Any proposed amendments to The Hills Local Environmental Plan 2019?***

NO

***State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 5 North Kellyville Precinct Plan)?***

NO

***Any proposed amendments to the relevant instrument (Appendix 5 North Kellyville Precinct Plan)?***

NO

***State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 10 The Hills Growth Centre Precincts Plan)?***

NO

***Any proposed amendments to the relevant instrument (Appendix 10 The Hills Growth Centre Precincts Plan)?***

**NO**

**3 Contributions**

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

**15 - BOX HILL (KILLARNEY CHAIN OF PONDS)  
THE HILLS SECTION 7.12**

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4—

(a) the name of the region, and

**NO**

(b) the name of the Ministerial planning order in which the region is identified.

**NO**

(3) If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area.

**The land is within the Special Infrastructure Contribution – Western Sydney Growth Areas under the *Environmental Planning and Assessment Act 1979*.**

**Refer to the Department of Planning and Infrastructure for further information [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)**

(4) In this section— **continued 7.23 determination** means a 7.23 determination that—

(a) has been continued in force by the Act, Schedule 4, Part 1, and

(b) has not been repealed as provided by that part.

**Note—** The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

**4 Complying development**

(1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—  
(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

**Housing Code, Rural Housing Code, Agritourism and Farm Stay Accommodation Code, Low Rise Housing Diversity Code, Pattern Book Development Code and Greenfield Housing Code**

Complying development under the Housing Code, Rural Housing Code, Agritourism and Farm Stay Accommodation Code, Low Rise Housing Diversity Code, Pattern Book Development Code and Greenfield Housing Code **may not** be carried out on the land due to the following specific land exemption/s:

The land is reserved for a public purpose in the environmental planning instrument. Refer to the Land Zoning Map of the applicable instrument.

**Housing Alterations Code and General Development Code**

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

**Industrial and Business Buildings Code**

Complying development under the Industrial and Business Buildings Code **may not** be carried out on the land due to the following specific land exemption/s:

The land is reserved for a public purpose in the environmental planning instrument. Refer to the Land Zoning Map of the applicable instrument.

## **Industrial and Business Alterations, Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes**

Complying Development under the Industrial and Business Alterations, Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note 1: Some specific land exemptions in cl.1.19 of the Codes SEPP may apply only to part of a lot, please refer the [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), for further information.

Note 2: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2019 - [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)  
State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 5 North Kellyville Precinct) or (Appendix 10 The Hills Growth Centre Precincts Plan) – [In force legislation - NSW legislation](#)

### **5 Exempt development**

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—  
(a) a restriction applies to the land, but it may not apply to all of the land, and  
(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

**Exempt development may be carried out on the land.** Please refer to [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) for relevant requirements and development standards for specified development.

### **6 Affected building notices and building product rectification orders**

(1) Whether the council is aware that—

(a) an affected building notice is in force in relation to the land,

#### **NO**

(b) a building product rectification order is in force in relation to the land that has not been fully complied with,

**NO**

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

**NO**

(2) In this section—

**affected building notice** has the same meaning as in the [Building Products \(Safety\) Act 2017](#), Part 4.

**building product rectification order** has the same meaning as in the [Building Products \(Safety\) Act 2017](#).

## **7 Land reserved for acquisition**

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

### ***The Hills Local Environmental Plan 2019?***

**NO**

### ***Any proposed amendments to The Hills Local Environmental Plan 2019?***

**NO**

### ***State Environmental Planning Policy?***

**YES**

Clause 5.1 State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 10 The Hills Growth Centre Precinct Plan) provides for the acquisition of land identified on the North West Growth Centre Land Reservation Acquisition Map. Refer <http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Priority-Growth-Area/Box-Hill-and-Box-Hill-Industrial>

### ***Any proposed State Environmental Planning Policy?***

**NO**

## **8 Road widening and road realignment**

Whether the land is affected by road widening or road realignment under—

(a) the [Roads Act 1993](#), Part 3, Division 2, or

**NO**

(b) an environmental planning instrument, or

**NO**

(c) a resolution of the council.

**NO**

## **9 Flood related development controls**

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

**YES**

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

**UNKNOWN**

**Please contact Council's Waterways team on 9843 0555 for information on the flood planning area and probable maximum flood.**

(3) In this section—

**flood planning area** has the same meaning as in the Flood Risk Management Manual.

**Flood Risk Management Manual** means the *Flood Risk Management Manual*, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

**probable maximum flood** has the same meaning as in the Flood Risk Management Manual.

## **10 Council and other public authority policies on hazard risk restrictions**

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

(2) In this section—

**adopted policy** means a policy adopted—

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

The land is affected by the following policies on hazard restrictions:

**i. Landslip**

a) By The Hills Local Environmental Plan 2019 zoning?

**NO**

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2019 local provision?

**NO**

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By The Hills Development Control Plan 2012 provision?

**NO**

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

**ii. Bushfire**

**YES**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.**

The NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2019'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

The Hills Development Control Plan 2012 may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(1) of this certificate for the applicable Development Control Plan.

**iii. Tidal Inundation**

**NO**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by tidal inundation.**

**iv. Subsidence**

**NO**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by subsidence.**

**v. Acid sulfate soils**

**NO**

**vi. Contamination**

**NO**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.**

**vii. Aircraft noise**

**NO**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by aircraft noise.**

**viii. Salinity**

**NO**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by salinity.**

**ix. Coastal hazards**

**NO**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by coastal hazards.**

**x. Sea level rise**

**NO**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by sea level rise.**

**xi. Any other risk, other than flooding**

**NO**

**Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by any other risk, other than flooding.**

**11 Bush fire prone land**

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

**YES**

The land is identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land. For details refer to the Bush Fire Prone Land map that can be viewed on Council's website at [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)

## 12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the [Home Building Act 1989](#), Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

Council has **not** been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au) to confirm that the land is not listed on this register.

**Note:** There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

## 13 Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the [Coal Mine Subsidence Compensation Act 2017](#).

**NO**

## 14 Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that—
- (a) applies to the land, or
  - (b) is proposed to be subject to a ballot.

**NO DEVELOPMENT PLAN APPLIES**

- (2) The date of a subdivision order that applies to the land.

**NO SUBDIVISION ORDER APPLIES**

- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

## 15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the [Native Vegetation Act 2003](#), Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

**NO**

## 16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the [Biodiversity Conservation Act 2016](#), Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

**NO**

Note—

Biodiversity stewardship agreements include biobanking agreements under the [Threatened Species Conservation Act 1995](#), Part 7A that are taken to be biodiversity stewardship agreements under the [Biodiversity Conservation Act 2016](#), Part 5.

## 17 Biodiversity certified land

If the land is biodiversity certified land under the [Biodiversity Conservation Act 2016](#), Part 8, a statement to that effect.

**YES**

The land is identified as a certified area on the North West Growth Centre – Biodiversity Certification map. Refer to [Order to confer biodiversity certification on the State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#)

Note—

Biodiversity certified land includes land certified under the [Threatened Species Conservation Act 1995](#), Part 7AA that is taken to be certified under the [Biodiversity Conservation Act 2016](#), Part 8.

## 18 Orders under [Trees \(Disputes Between Neighbours\) Act 2006](#)

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

**NO**

## 19 Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

- (1) If the [Coastal Management Act 2016](#) applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the [Local Government Act 1993](#), section 496B, for coastal protection services that relate to existing coastal protection works.

**NO**

(2) In this section—

**existing coastal protection works** has the same meaning as in the [Local Government Act 1993](#), section 553B.

Note—

Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

## 20 Western Sydney Aerotropolis

Whether under [State Environmental Planning Policy \(Precincts—Western Parkland City\) 2021](#), Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or

**NO**

(b) shown on the [Lighting Intensity and Wind Shear Map](#), or

**NO**

(c) shown on the [Obstacle Limitation Surface Map](#), or

**NO**

(d) in the “public safety area” on the [Public Safety Area Map](#), or

**NO**

(e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the [Wildlife Buffer Zone Map](#).

**NO**

## **21 Development consent conditions for seniors housing**

If [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

**NO**

## **22 Site compatibility certificates and development consent conditions for affordable rental housing**

(1) Whether there is a current site compatibility certificate under [State Environmental Planning Policy \(Housing\) 2021](#), or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the Department.

**NO**

(2) If [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

(3) Any conditions of a development consent in relation to land that are of a kind referred to in [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#), clause 17(1) or 38(1).

**NO**

(4) In this section—

**former site compatibility certificate** means a site compatibility certificate issued under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#).

## **23 Water or sewerage services**

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

**NO**

Note— A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the Water Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the Water Industry Competition Act 2006 is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the Water Industry Competition Act 2006 become the responsibility of the purchaser.

#### **24 Special entertainment precincts**

Whether the land or part of the land is in a special entertainment precinct within the meaning of the Local Government Act 1993, section 202B.

**NO**

#### **Clause 59(2) Contaminated Land Management Act 1997**

The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

**NO**

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

**NO**

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

**NO**

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

**NO**

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

**NO**

Note—

Section 53B requires site auditors to furnish local authorities with copies of site audit statements relating to site audits for the purposes of statutory requirements.

**THIS PART IS DIRECTED TO THE FOLLOWING MATTERS PRESCRIBED UNDER SECTION 10.7 (5) OF THE ABOVE ACT**

---

**Note:**

When information pursuant to Section 10.7(5) is requested, the council is under no obligation to furnish any of the information supplied herein pursuant to that Section.

Council draws your attention to Section 10.7(6), which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). However, this subsection does not apply to advice provided in relation to contaminated land (including the likelihood of land being contaminated land) or to the nature or extent of contamination of land within the meaning of Schedule 6.

*The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.*

---

- A.** Whether there are any provisions applying to the land that control the management of trees and bushland?

**YES**

Clause 5.9 of State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres (Appendix 5 North Kellyville Precinct Plan) and (Appendix 10 The Hills Growth Centre Precinct Plan) contains provisions for the preservation of trees and other vegetation.

Note: Appendix 11 The Hills Growth Centre Precinct Plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- B.** Does the land contain a foreshore area as identified on The Hills Local Environmental Plan 2019 Foreshore Building Line map?

**NO**

- C.** Is the land subject to a listing on a public register maintained by Council under the *Protection of the Environment Operations Act 1997*?

**NO**

Note: This information relates specifically to the land and includes any existing or in force environmental notice, civil proceedings, or prosecutions under the Act (where notified to Council).

- D.** Is the land affected by any special provisions of *State Environmental Planning Policy (Resources and Energy) 2021* – Chapter 3 Extractive industries in Sydney area?

**NO**

- E.** Is the land affected by a restricted development area as identified under The Hills Development Control Plan 2012?

**NO**

- F.** Is the land in the vicinity of a heritage item or heritage conservation area as described in The Hills Local Environmental Plan 2019 **OR** State Environmental Planning Policy (Precincts-Central River City) 2021, Chapter 3 Sydney Region Growth Centres?

**NO**

- G.** Whether Council has executed a Voluntary Planning Agreement within the meaning of S7.4 of the *Environmental Planning and Assessment Act 1979*, as amended, in relation to the land?

**YES**

**05/2018/VPA**

- H.** Is the land within or adjacent to the Sydney Metro Northwest as identified on the maps prepared by Transport NSW?

**NO**

- I. Does the land contain a proposed road as identified within a Development Control Plan under *State Environmental Planning Policy (Precincts-Central River City) 2021*, Chapter 3 Sydney Region Growth Centres?

**YES**

The Box Hill and Box Hill Industrial Development Control Plan, prepared by the Department of Planning and Environment, identifies the land as being affected by a proposed road on the Indicative Layout Plan. Refer [Development Control Plans | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](https://www.nsw.gov.au/planning-portal)

- J. Has Council been notified by NSW Land and Property Information that the land is affected by a plan of acquisition for railway purposes (Sydney Metro Northwest)?

**NO**

- K. Has Council been notified of the land being listed on the NSW Government's Combustible Cladding Register under the Environmental Planning and Assessment Regulation 2021?

**NO**

**Note:** There is potential for combustible cladding to be present on premises that are not listed on the Register. Contact Council's Regulatory Team for further information.

---

**THE HILLS SHIRE COUNCIL**

**MICHAEL EDGAR**  
**GENERAL MANAGER**

Per: 

**PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.**

**ATTACHMENT 2(b)  
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS-CENTRAL RIVER CITY)  
2021, CHAPTER 3 SYDNEY REGION GROWTH CENTRES (APPENDIX 10 THE HILLS  
GROWTH CENTRE PRECINCTS PLAN)**

**NOTE:** This Precinct Plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

**Zone R2 Low Density Residential**

**1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours.
- To support the well-being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.

**2 Permitted without consent**

Home businesses; Home occupations

**3 Permitted with consent**

Bed and breakfast accommodation; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home industries; Neighbourhood shops; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Studio dwellings

**4 Prohibited**

Any development not specified in item 2 or 3.

**NOTE:** Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

**ATTACHMENT 2(b)  
STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS-CENTRAL RIVER CITY)  
2021, CHAPTER 3 SYDNEY REGION GROWTH CENTRES (APPENDIX 10 THE HILLS  
GROWTH CENTRE PRECINCTS PLAN)**

**NOTE:** This Precinct Plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

**Zone RE1 Public Recreation**

**1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

**2 Permitted without consent**

Environmental protection works

**3 Permitted with consent**

Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Emergency services facilities; Environmental facilities; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures

**4 Prohibited**

Any development not specified in item 2 or 3

**NOTE:** Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

30 October 2025

**Infotrack Pty Limited**

**Reference number: 8004769793**

**Property address: Lot 4738 Old Pitt Town Rd Box Hill NSW 2765**

## **Sewer service diagram is not available**

Unfortunately, we don't have a Sewer service diagram available for this property.

This may indicate that a diagram was never drawn, an inspection did not occur or that the relevant fees and charges were not paid to submit the diagram to NSW Fair Trading.

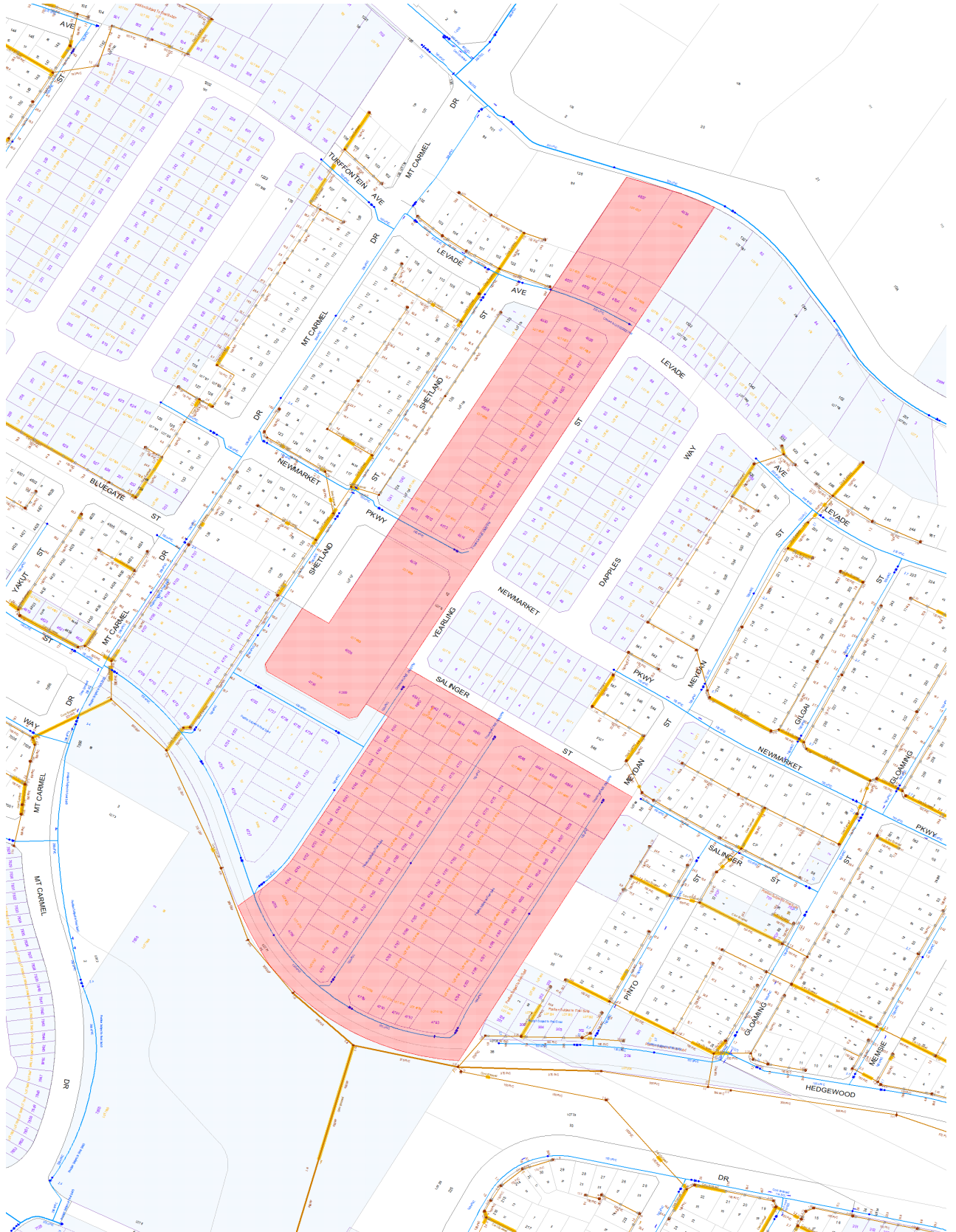
The fee you paid has been used to cover the cost of searching our records.

Sincerely

**The Sydney Water team**

# Service Location Print

Application Number: 8004769747



Document generated at 30-10-2025 02:30:57 PM

**Disclaimer**

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

# Asset Information

## Legend

Sewer		Property Details	
Sewer Main (with flow arrow & size type text)		Boundary Line	
Disused Main		Easement Line	
Rising Main		House Number	
Maintenance Hole (with upstream depth to invert)		Lot Number	
Sub-surface chamber		Proposed Land	
Maintenance Hole with Overflow chamber		Sydney Water Heritage Site (please call 132 092 and ask for the Heritage Unit)	
Ventshaft EDUCT			
Ventshaft INDUCT			
Property Connection Point (with chainage to downstream MH)			
Concrete Encased Section			
Terminal Maintenance Shaft			
Maintenance Shaft			
Rodding Point			
Lamphole			
Vertical			
Pumping Station			
Sewer Rehabilitation			
Pressure Sewer		Water	
Pressure Sewer Main		WaterMain - Potable (with size type text)	
Pump Unit (Alarm, Electrical Cable, Pump Unit)		Disconnected Main - Potable	
Property Valve Boundary Assembly		Proposed Main - Potable	
Stop Valve		Water Main - Recycled	
Reducer / Taper		Special Supply Conditions - Potable	
Flushing Point		Special Supply Conditions - Recycled	
		Restrained Joints - Potable	
		Restrained Joints - Recycled	
		Hydrant	
		Maintenance Hole	
		Stop Valve	
		Stop Valve with By-pass	
		Stop Valve with Tapers	
		Closed Stop Valve	
		Air Valve	
		Valve	
		Scour	
		Reducer / Taper	
		Vertical Bends	
		Reservoir	
		Recycled Water is shown as per Potable above. Colour as indicated	
Vacuum Sewer		Private Mains	
Pressure Sewer Main		Potable Water Main	
Division Valve		Recycled Water Main	
Vacuum Chamber		Sewer Main	
Clean Out Point		Symbols for Private Mains shown grey	
Stormwater			
Stormwater Pipe			
Stormwater Channel			
Stormwater Gully			
Stormwater Maintenance Hole			

### Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

## Pipe Types

<b>ABS</b>	Acrylonitrile Butadiene Styrene	<b>AC</b>	Asbestos Cement
<b>BRICK</b>	Brick	<b>CI</b>	Cast Iron
<b>CICL</b>	Cast Iron Cement Lined	<b>CONC</b>	Concrete
<b>COPPER</b>	Copper	<b>DI</b>	Ductile Iron
<b>DICL</b>	Ductile Iron Cement (mortar) Lined	<b>DIPL</b>	Ductile Iron Polymeric Lined
<b>EW</b>	Earthenware	<b>FIBG</b>	Fibreglass
<b>FL BAR</b>	Forged Locking Bar	<b>GI</b>	Galvanised Iron
<b>GRP</b>	Glass Reinforced Plastics	<b>HDPE</b>	High Density Polyethylene
<b>MS</b>	Mild Steel	<b>MSCL</b>	Mild Steel Cement Lined
<b>PE</b>	Polyethylene	<b>PC</b>	Polymer Concrete
<b>PP</b>	Polypropylene	<b>PVC</b>	Polyvinylchloride
<b>PVC - M</b>	Polyvinylchloride, Modified	<b>PVC - O</b>	Polyvinylchloride, Oriented
<b>PVC - U</b>	Polyvinylchloride, Unplasticised	<b>RC</b>	Reinforced Concrete
<b>RC-PL</b>	Reinforced Concrete Plastics Lined	<b>S</b>	Steel
<b>SCL</b>	Steel Cement (mortar) Lined	<b>SCL IBL</b>	Steel Cement Lined Internal Bitumen Lined
<b>SGW</b>	Salt Glazed Ware	<b>SPL</b>	Steel Polymeric Lined
<b>SS</b>	Stainless Steel	<b>STONE</b>	Stone
<b>VC</b>	Vitrified Clay	<b>WI</b>	Wrought Iron
<b>WS</b>	Woodstave		

## Further Information

Please consult the Dial Before You Dig enquiries page on the Sydney Water website.

**For general enquiries please call the Customer Contact Centre on 132 092**

**In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)**

### Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.