

## COORDINATE SCHEDULE

MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
PM 44777	298 741.082	6 253 464.329	B	2	SCIMS	-
PM 53697	299 119.746	6 254 808.769	B	2	SCIMS	-
PM 53698	299 077.711	6 254 621.606	B	2	SCIMS	-
PM 173743	297 927.146	6 254 983.822	B	2	SCIMS	-

DATE OF SCIMS COORDINATES: 19/10/2018 MGA ZONE: 56  
MGA DATUM: GDA 94 COMBINED SCALE FACTOR: 1.000082

## DATUM LINE &amp; SSM CONNECTIONS

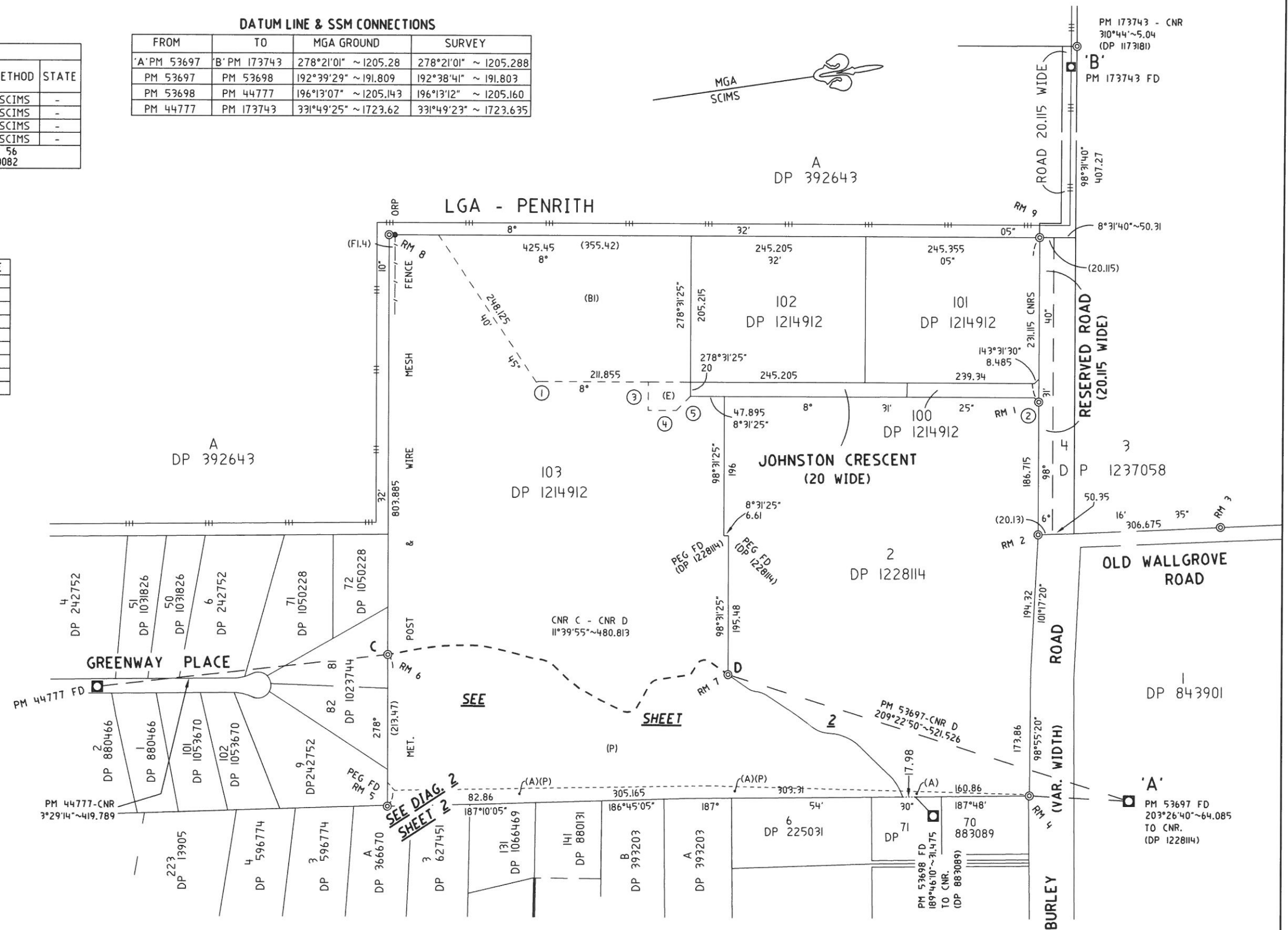
FROM	TO	MGA GROUND	SURVEY
'A' PM 53697	'B' PM 173743	278°21'01" ~ 1205.28	278°21'01" ~ 1205.288
PM 53697	PM 53698	192°39'29" ~ 191.809	192°38'41" ~ 191.803
PM 53698	PM 44777	196°13'07" ~ 1205.143	196°13'12" ~ 1205.160
PM 44777	PM 173743	331°49'25" ~ 1723.62	331°49'23" ~ 1723.635

## SCHEDULE OF REFERENCE MARKS

RM No.	TYPE	ORIGIN	BEARING	DISTANCE
1	SSM206913 FD	DP 1214912	113°15'30"	6.735
2	STAR P. FD	DP 1228114	267°07'	10.975
3	DH&W FD	DP 1173181	274°18'	3.95
4	GIP FD	DP 883089	165°09'	3.325
5	GIP FD	DP 1228114	329°02'50"	1.00
6	STAR P.	PLACED	300°02'	0.5
7	STAR P.	PLACED	196°00'15"	0.75
8	STAR P. FD	DP 1214912	196°43'15"	0.55
9	DH&W FD	DP 1214912	201°13'	17.39

SCHEDULE OF  
SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	0°04'30"	5.435	5.455	18.5
2	53°31'25"	8.485		
3	98°31'25"	40		
4	8°31'25"	40		
5	323°31'25"	28.285		



## NOTES:

- (A) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (VIDE J930048)  
 (P) POSITIVE COVENANT VARIABLE WIDTH  
 (B1) BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 3 WIDE AND VARIABLE WIDTH (DP 1214912)  
 WITHIN LOTS 101 AND 102 IN DP 1214912  
 (E) RIGHT OF ACCESS VARIABLE WIDTH (DP 1214912)

SURVEYOR DANIEL JAMES HANNIGAN  
 CALIBRE CONSULTING (NSW) P/L  
 Name:  
 T: (02) 8808 5000  
 Date of Survey: 21/03/2019  
 Reference: X13044-EMT1  
 LPI File Ref:

PLAN OF AFFECTING INTERESTS WITHIN LOT 103 IN  
 DP 1214912

L.G.A.: FAIRFIELD  
 Locality: HORSLEY PARK  
 Reduction Ratio: 1:4000  
 Lengths are in metres

Registered

**DP 1252170**

No.	BEARING	CHORD	ARC	RADIUS
1	245°14'15"	38.16	38.485	85.58
2	211°29'20"	44.682	45.685	62.725
3	208°29'45"	26.65	27.085	43.415
4	224°11'15"	26.995	27.00	354.715
5	208°24'45"	17.385	17.55	36.955
6	209°00'25"	10.665	10.775	21.725
7	224°02'15"	14.73		
8	223°59'10"	14.265		
9	174°19'35"	22.805	26.945	13.7
10	126°5'3"	5.83		
11	129°33'55"	3.68		
12	155°26'25"	7.79	8.03	9.415
13	181°13'05"	19.035		
14	180°05'25"	21.015		
15	132°3'39"	21.925	23.17	20.24
16	125°47'	16.77		
17	130°09'	11.08		
18	173°01'15"	24.435	27.385	16.74
19	225°31'15"	20.625		
20	234°08'05"	16.6		
21	231°18'55"	13.66		
22	210°11'20"	22.595	22.969	36.615
23	198°52'	9.225		
24	199°34'20"	19.025		
25	50°36'20"	(1.12)	1.12	15
26	345°38'00"	(27.64)	35.14	15
27	211°24'50"	(27.64)	35.14	15
28	146°26'30"	(1.12)	1.12	15
29	188°31'25"	(3.02)		

RM No	TYPE	ORIGIN	BEARING	DISTANCE
2	STAR P. FD	DP 1228114	267°07'	10.975
3	DH&W FD	DP 1173181	274°18'	3.95
4	GIP FD	DP 883089	165°09'	3.325
5	GIP FD	DP 1228114	329°02'50"	1.00
6	STAR P.	PLACED	255°06'25"	4.75
7	STAR P.	PLACED	111°59'45"	3.355

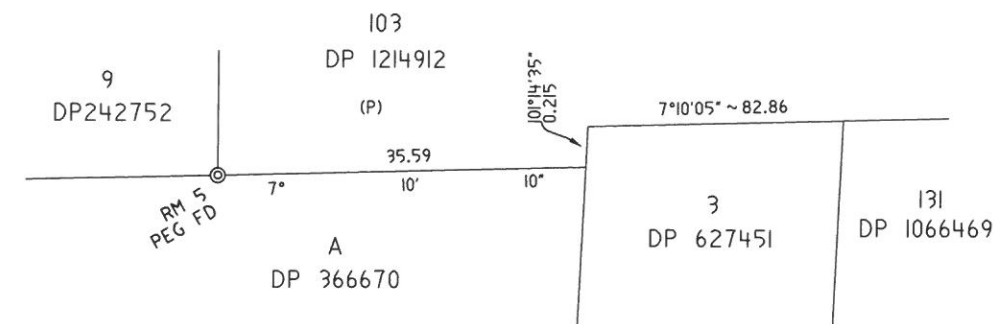


DIAGRAM 2  
N.T.S

<u>SEE</u>	<u>SHEET</u>
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MGA  
SCIMS

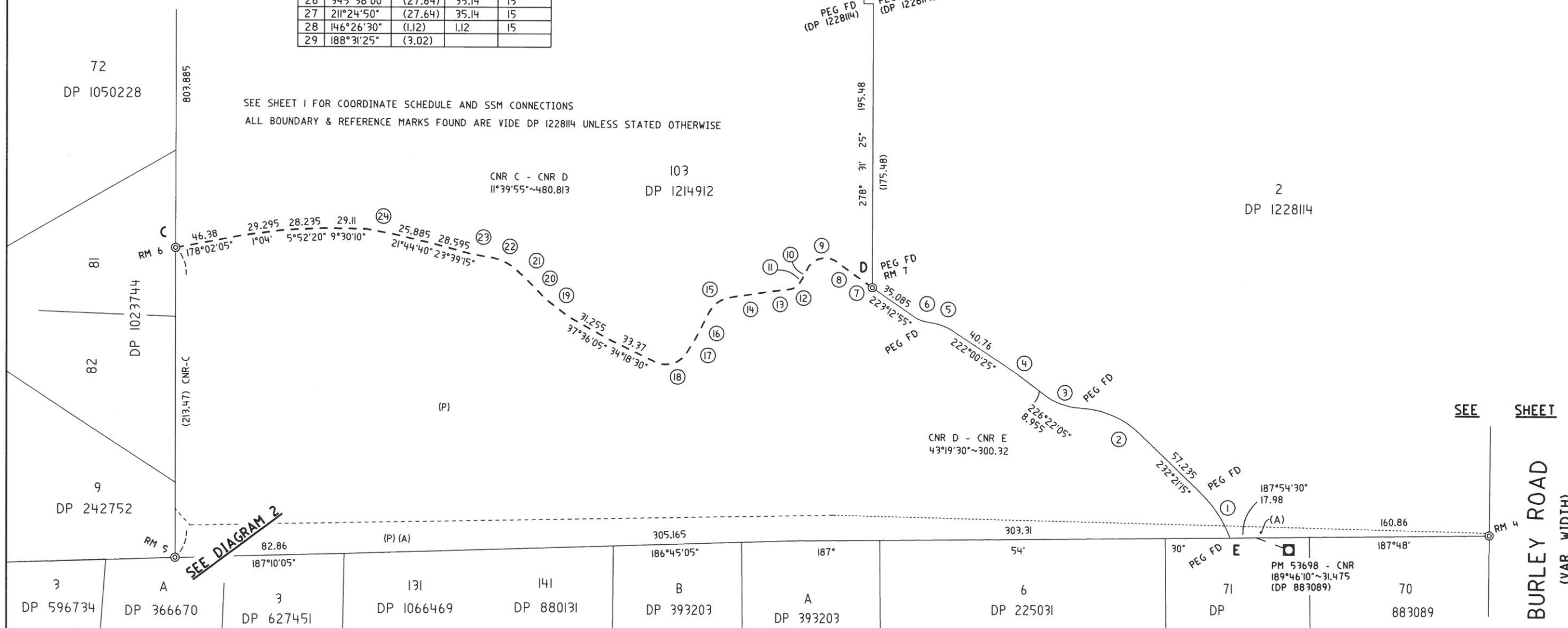
72  
DP 1050228

SEE SHEET 1 FOR COORDINATE SCHEDULE AND SSM CONNECTIONS  
ALL BOUNDARY & REFERENCE MARKS FOUND ARE VIDE DP 1228114 UNLESS STATED OTHERWISE

CNR C - CNR D  
11°39'55"~480.813

103  
DP 1214912

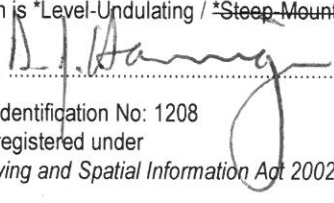
2  
DP 1228114



SEE      SHEET

BURLEY ROAD  
(VAR. WIDTH)

DP 1252170

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
<p>Office Use Only</p> <p>Registered:</p> <p>Title System: TORRENS</p>		<p>Office Use Only</p> <p><b>DP 1252170</b></p>	
<p><b>PLAN OF AFFECTING INTERESTS WITHIN LOT 103 IN DP 1214912</b></p>		<p>LGA: FAIRFIELD</p> <p>Locality: HORSLEY PARK</p> <p>Parish: MELVILLE</p> <p>County: CUMBERLAND</p>	
<p><b>Survey Certificate</b></p> <p>I, DANIEL JAMES HANNIGAN of CALIBRE GROUP (NSW) P/L, L2, 2 BURBANK PLACE, NORWEST BUSINESS PARK BAULKHAM HILLS, NSW 2153, a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><del>*(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.....</del></p> <p><del>*(b) The part of the land shown in the plan being Affecting Interests and Connections were surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on 21/03/2019 the part not surveyed was compiled in accordance with that Regulation, or</del></p> <p><del>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</del></p> <p>Datum Line: 'A' - 'B'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / <del>*Steep-Mountainous</del>.</p> <p>Signature:  Dated: 21/03/2019</p> <p>Surveyor Identification No: 1208 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*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>		<p><b>Crown Lands NSW/Western Lands Office Approval</b></p> <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.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>	
		<p><b>Subdivision Certificate</b></p> <p>I, ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: .....</p> <p>Accreditation number: .....</p> <p>Consent Authority: .....</p> <p>Date of endorsement: .....</p> <p>Subdivision Certificate number: .....</p> <p>File number: .....</p> <p>*Strike through if inapplicable.</p>	
<p>Plans used in the preparation of survey/compilation.</p> <p>DP883089, DP1173181, DP1214912, DP1228114</p>		<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p>	
<p>Surveyor's Reference: X13044-EMT1</p>		<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

Office Use Only

Office Use Only

Registered:

**PLAN OF AFFECTING INTERESTS WITHIN  
LOT 103 IN DP 1214912****DP 1252170**

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

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

1. POSITIVE COVENANT VARIABLE WIDTH (P)

If space is insufficient use additional annexure sheet

Surveyor's Reference: X13044-EMT1

Office Use Only

Office Use Only

Registered:

PLAN OF AFFECTING INTERESTS WITHIN  
LOT 103 IN DP 1214912

DP 1252170

Subdivision Certificate number: .....

Date of Endorsement: .....

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.

Executed by CSR Building Products Limited )

(ACN: 008 631 356) )

By their Attorneys pursuant to power of Attorney )

Registered Book 4731, No. 46 who state )

that no notice of revocation of the power of Attorney )

has been received in the presence of: )

Witness (Signature)

Attorney Signature

Attorney Signature

Witness (Print)

Attorney (Print)

Attorney (Print)

Trinity 3 Levels 39 Delhi Rd

Attorney  
PositionAttorney  
Position

North Ryde NSW 2113

Address of Witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: X13044-EMT1



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

LENGTHS ARE IN METRES

Sheet 1 of 5 Sheets

**Plan: DP 1252170**

**Plan of Affecting Interests within Lot 103 in  
DP 1214912**

Full name and address of the owner  
of the land:

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

**PART 1 (Creation)**

<b>Number of item shown in the intention panel on the plan</b>	<b>Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan</b>	<b>Burdened lots(s) or parcel(s):</b>	<b>Benefited lot(s), road(s), bodies or Prescribed Authorities:</b>
1.	Positive Covenant variable width (P)	Part 103 in DP 1214912	<b>Australian Government Department of the Environment and Energy</b>

800



Plan: **DP 1252170**Plan of Affecting Interests within Lot 103 in  
DP 1214912**PART 2 (Terms)****1 Terms of Positive Covenant variable width numbered 1 in the plan:****1.0 Definitions**

- 1.1 **Approval** means the approval issued to CSR Building Products Limited for EPBC Act referral 2016/7744 dated 8 November 2017 by the Department of the Environment and Energy, Australian Government.
- 1.2 **Biodiversity Credit** has the same meaning as in the *Biodiversity Conservation Act 2016*
- 1.3 **Biodiversity Stewardship Agreement** means a biodiversity stewardship agreement made in accordance with Division 2 of Part 5 of the *Biodiversity Conservation Act 2016*
- 1.4 **Biodiversity Stewardship Site** has the same meaning as in the *Biodiversity Conservation Act 2016*, being that part of Lot 103 in DP 1214912 denoted (P) in the Plan
- 1.5 **Conservation Area** means that part of the lot burdened denoted (P) in the Plan
- 1.6 **Plan** means Deposited Plan 1252170 to which this instrument relates.
- 1.7 **Proposed Action** has the same meaning as in the EPBC Act.
- 1.8 **Vegetation Management Plan** means the document titled 'Vegetation Management Plan 327-335 Burley Road, Horsley Park', reference A16094V, dated 14 July 2017, pursuant to development consent for DA-893.1/2013 dated 16th October 2015, as amended or updated from time to time.

2.0 The owner of the Conservation Area shall implement the Vegetation Management Plan within the Conservation Area and meet the additional performance target of at least four groundcover/grass plants characteristic of *Environment Protection and Biodiversity Conservation Act 1999* listed Cumberland Plain Shale Woodland and Shale-Gravel Transition Forest per square metre within the Conservation Area.

3.0 Within one year of the expiry of the 10 year period (commencement date 7 November 2017) covered by the Vegetation Management Plan the owner of the Conservation Area, must:

- 3.1 secure a Biodiversity Stewardship site within the Conservation Area through a Biodiversity Stewardship Agreement;

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Plan: **DP 1252170**

Plan of Affecting Interests within Lot 103 in  
DP 1214912

**Part 2 (Terms)**  
**(Continued)**

- 3.2 obtain an approved Biodiversity Stewardship Agreement, for the establishment of a Biodiversity Stewardship site within the Conservation Area, with the Biodiversity Conservation Trust.

The Biodiversity Stewardship Agreement for the Biodiversity Stewardship site must:

- 3.2.1 contain a specific reference to EPBC Act listed ecological communities and species impacted by the proposed action
  - 3.2.2 reference relevant EPBC Act guidelines and policies, and the requirements of the conditions of approval in the Approval
  - 3.2.3 prevent any future development activities within the Biodiversity Stewardship Site
  - 3.2.4 include a provision that ensures the active conservation management of the Biodiversity Stewardship Site maintains the Conservation Area at the same quality metrics as in the Vegetation Management Plan.
- 4.0 All references to the biobanking or biobank in condition 6b of the Approval shall be taken to refer to the Biodiversity Stewardship Agreement.
- 5.0 The owner of the Conservation Area, must implement the Biodiversity Stewardship Agreement over the Conservation Area, from the date implemented until it is terminated in accordance with Part 5, Division 2, Section 5.10 of the *Biodiversity Conservation Act 2016*.
- 6.0 Any Biodiversity Credits generated by the Biodiversity Stewardship Site must be retired in accordance with Part 6 of the *Biodiversity Conservation Act 2016* and cannot be used to offset the impacts of any other Proposed Action.
- 7.0 The owner of the Conservation Area, must fence and keep fenced at all times the entire Conservation Area at their own cost.

**Name of Authority empowered to release, vary or modify Positive Covenant variable width numbered 1 in the Plan: The Department of Environment and Energy**

200  
GA.

Plan: **DP 1252170**

Plan of Affecting Interests within Lot 103 in  
DP 1214912

**Seals & Signatures**

**Execution by the Department of the Environment and Energy**

**SIGNED** for and on behalf of the  
**Department of the Environment and  
Energy**

Name Greg Manning  
Signature [Signature]  
Date 2/8/19

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

Name of witness (print) VAUGHN COX  
Signature of witness [Signature]  
Date 2/8/2019

800  
CM

Plan: **DP 1252170**

Plan of Affecting Interests within Lot 103 in  
DP 1214912

**Seals & Signatures**

**Executed by CSR Building Products Limited** )  
(ACN: 008 631 356) )  
By their Attorneys pursuant to power of Attorney )  
Registered Book 4731, No. 46 who state )  
that no notice of revocation of the power of Attorney )  
has been received in the presence of: )

  
.....  
Witness (Signature)

Sharon Odewahn-Oxley  
.....  
Witness (Print)

Trinity 3 Level 5 39 Delhi Rd  
.....

North Ryde NSW 2113  
.....  
Address of Witness

  
.....  
Attorney Signature

John Paul Bygrave  
.....  
Attorney (Print)

Attorney  
Position

  
.....  
Attorney Signature

David Andrew French  
.....  
Attorney (Print)

Attorney  
Position



