

DEPOSITED PLAN ADMINISTRATION SHEET

| | |
|--|---|
| Office Use Only | Office Use Only |
| Registered: Title System: TORRENS Purpose: SUBDIVISION | <div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold;"> PRELIMINARY DEPOSITED PLAN NOT FOR LPI (NSW) EXAMINATION THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL </div> |
| PLAN OF SUBDIVISION OF LOT 2389 DP1184497 | LGA: PENRITH Locality: PENRITH Parish: CASTLEREAGH County: CUMBERLAND |
| Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: | Survey Certificate I, GRAHAM JOHN HALL..... of CRAIG & RHODES PTY LTD..... a surveyor registered under the <i>Surveying and Spatial Information Act</i> 2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on 21 FEBRUARY 2014..... *(b) The part of the land shown in the plan(*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial</i> <i>Information Regulation 2012</i> , is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that regulation. *(c) The land shown in the plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> . Signature Dated: Surveyor ID: 1181..... Datum Line: 'A' - 'B'..... Type: *Urban/*Rural- The Terrain is *Level Undulating / *Steep Mountainous- *Strike through if inapplicable. ^Specify the land actually surveyed or specify and land shown in the plan that is not the subject of the survey. |
| Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and</i> <i>Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through inapplicable parts. | Plans used in the preparation of survey/compilation DP1184497 If space is insufficient continue on PLAN FORM 6A |
| SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants | Surveyor's Reference: 72-10-2389 |
| Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A | Surveyor's Reference: 72-10-2389 |

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS151001

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PLAN OF
SUBDIVISION OF LOT 2389 DP1184497

**PRELIMINARY DEPOSITED PLAN
NOT FOR LPI (NSW) EXAMINATION**
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS
SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE
INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND
COMPLIANCE WITH COUNCIL'S CONDITIONS OF APPROVAL

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals - see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

| SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 60(c) | | | | |
|--|------------|-------------|-------------|----------|
| SCHEDULE OF LOTS & ADDRESSES | | | | |
| LOT | STREET No. | STREET NAME | STREET TYPE | LOCALITY |
| 147 | 4 | WALSHAW | STREET | PENRITH |
| 148 | 6 | WALSHAW | STREET | PENRITH |
| 149 | 8 | WALSHAW | STREET | PENRITH |
| 150 | 37 | EMPIRE | CIRCUIT | PENRITH |
| 151 | 35 | EMPIRE | CIRCUIT | PENRITH |
| SOURCE: PENRITH CITY COUNCIL | | | | |

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

1. EASEMENT TO DRAIN WATER 1.5 WIDE

SIGNED BY MICHAEL JUSTIN WILLIAMS AS A DELEGATE OF LANDCOM AND I HEREBY CERTIFY THAT I HAVE NO NOTICE OF REVOCATION OF SUCH DELEGATION

.....
SIGNATURE

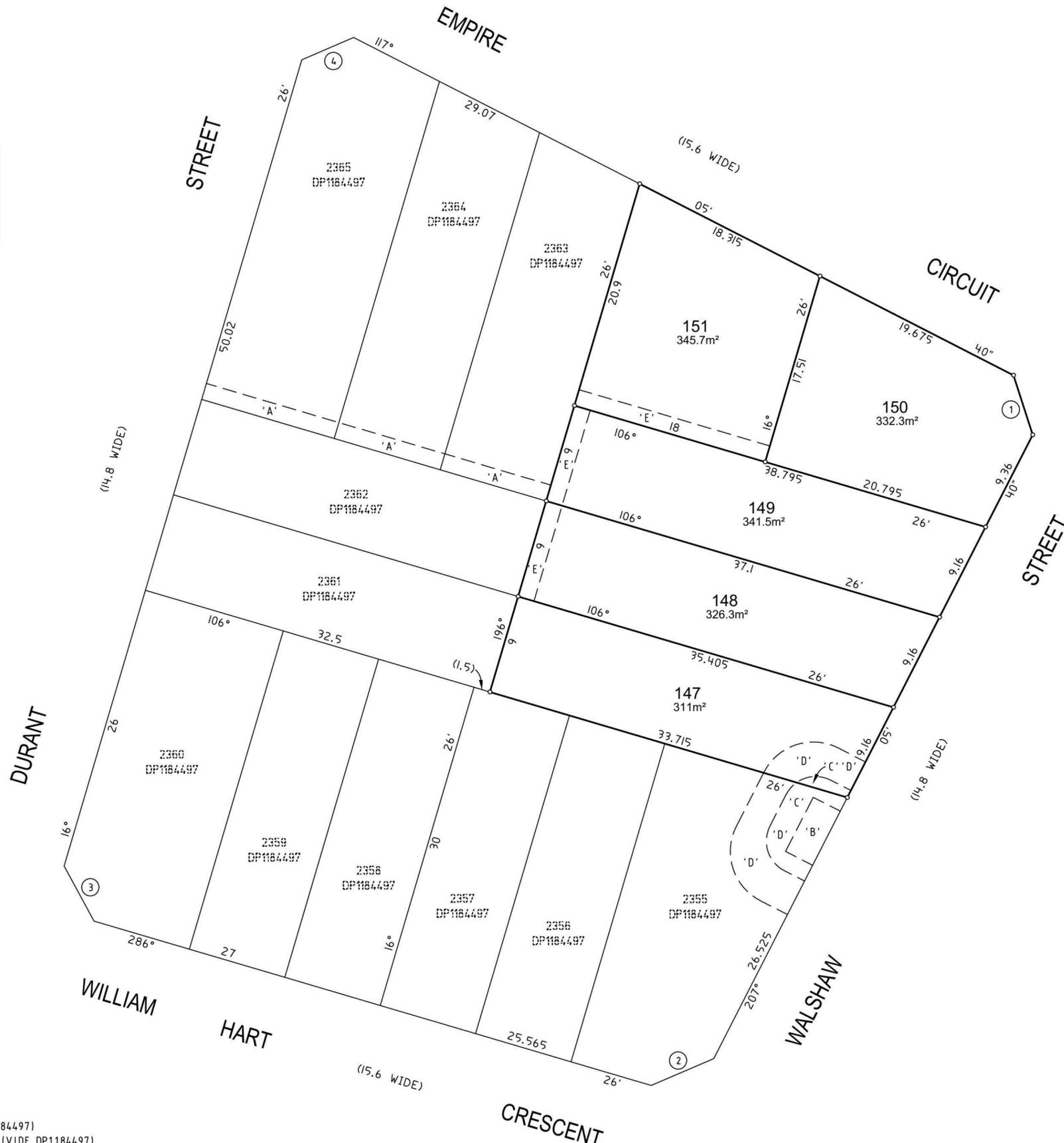
If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2389

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS151001 -

SCHEDULE of LINES

| No | Bearing | Distance |
|----|------------|----------|
| 1 | 162°05'40" | 5.655 |
| 2 | 246°45'50" | 6.16 |
| 3 | 331°26'00" | 5.655 |
| 4 | 66°45'50" | 5.105 |



- 'A' - EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP1184497)
- 'B' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (VIDE DP1184497)
- 'C' - RESTRICTION ON THE USE OF LAND (VIDE DP1184497)
- 'D' - RESTRICTION ON THE USE OF LAND (VIDE DP1184497)
- 'E' - EASEMENT TO DRAIN WATER 1.5 WIDE

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| | | | | |
|--|--|--|------------|------|
| Surveyor: GRAHAM JOHN HALL Date of Survey: 21 FEBRUARY 2014 Surveyor's Ref: 72-10-2389 | PLAN OF SUBDIVISION OF LOT 2389 DP1184497 | LGA: PENRITH Locality: PENRITH Subdivision No. | Registered | D.P. |
|--|--|--|------------|------|

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

Lengths are in Metres

Sheet 1 of 2 Sheets

Plan:

Plan of Subdivision of Lot 2389
DP1184497 covered by Council's
Subdivision Certificate No.

| | |
|--|---|
| Full Name and address of Proprietor of land: | Landcom Level 14 60 Station Street PARRAMATTA NSW 2150 |
|--|---|

Part 1

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|-----------|--|--------------------------------|---|
| 1. | Easement to Drain Water 1.5 Wide | 148 149 151 | 147 147, 148, 150, 151 150 |

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

Plan:

Plan of Subdivision of Lot 2389
DP1184497 covered by Council's
Subdivision Certificate No.

Part 2 (cont)

SIGNED by me, MICHAEL JUSTIN WILLIAMS)
as Delegate of LANDCOM who hereby declares)
that he has no notice of the revocation of such)
delegation in the presence of)

Landcom
by its Delegate

.....
Signature of WITNESS

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

.....
Address of Witness

.....
Date of execution

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

Development Application Statement of Environmental Effects

North Penrith

Staged Integrated Housing Development

Submitted to Penrith City Council

On Behalf of UrbanGrowth

2014 ■ Proj No

Instructions on how to complete the following Statement of Environmental Effects (SEE) Template

- This Statement of Environmental Effects (SEE) template includes a number of 'help boxes' located throughout the document to provide instructions on how to assist you with preparing and filling in the SEE for your project.
- Simply follow the advice in the box and then delete each box before finalising the SEE document ready for lodgement with the DA.
- Each section of the SEE template includes text that is highlighted in grey. These sections are to be replaced with specific information about the project (e.g. site area, lot numbers, etc.) or are to be amended to suit the development, or can be utilised if the text is considered an appropriate response.
- The SEE template has been prepared to cover a range of key and potential issues and may address matters which are not relevant to the application. Where matters are not deemed relevant, these should either be deleted or stated that these are not relevant.
- Key sections that must be completed include Sections 1.0 (Introduction), 2.0 (Site Analysis), 3.0 (Description of Proposed Development) and 4.0 (Conclusion). These sections have been prepared so that you need to insert relevant information specific to your specific development.
- Section 4.0 includes a range of key assessment matters that relate to the development. Please amend to suit the DA and add any additional written assessment as maybe relevant to the SEE.
- It is important to start with a fresh template each time an SEE is prepared in order to ensure that all the relevant matters are tailored to each DA/project

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1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council in support of a Development Application (DA) for integrated housing as part of Stage 2D of the North Penrith project.

This DA seeks approval for:

- subdivision of Lot 2389 in DP 1184497 to create 1 Torrens Title lots;

The SEE has been prepared by Wisdom Homes on behalf of Urban Growth, and is based on the Architectural Drawings provided by Wisdom Homes and the following reports:

- Subdivision Plans prepared by LANDCOM

This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Planning Background

On 9 November 2011, the Minister for Planning approved Concept Plan (MP 09-04536) and gazetted an amendment to Schedule 3 of the State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP) for the redevelopment of the North Penrith site.

The Concept Plan and the Schedule 3 amendment were intended to facilitate the development of a transit oriented and cohesive mixed uses development incorporating residential, retail, commercial, business, civic, community, industrial and recreation uses.

The NSW Minister for Planning then made the State Environmental Planning Policy Amendment (North Penrith) 2011 which amended the Penrith City Centre Local Environmental Plan 2008 (LEP 2008). Therefore the zoning, building height standards and heritage provisions that relate to North Penrith are now regulated under LEP 2008.

Various Project Applications have also been approved by the Minister for Planning in accordance with the Concept Plan for bulk earthworks, construction of roads and large lot subdivision.

1.2 Project Background

Each proposed development is subject to pre-assessment by Urban Growth before it is submitted to Penrith Council for DA assessment. A Pre-DA Lodgement meeting was held with Council

. The matters raised by Council in that meeting have been taken into consideration in finalising the subject development application.

2.0 Site Analysis

2.1 Site Location and Context

The North Penrith site is located approximately 50 km to the west of Sydney CBD on the northern side the Penrith CBD. The North Penrith site's southern boundary adjoins the Penrith Railway Station. The North Penrith site is between Lemongrove Road to the east and Castlereagh Road to the west both of which are accessible via Coreen Avenue to the north – see **Figure 1**.

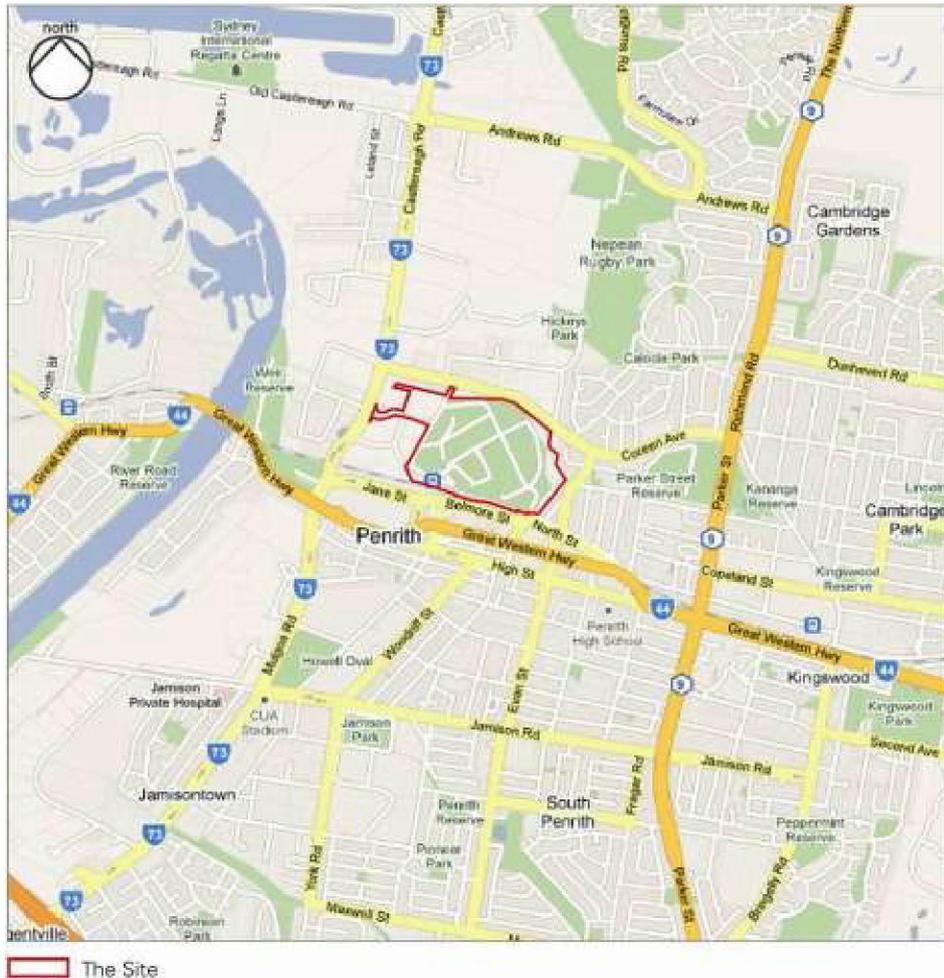


Figure 1 – Location of North Penrith site

2.2 Site Description

The site of the proposed integrated development (herein referred to as ‘the site’) is 311m² in area and is legally described as:

- Lot 2389 in DP 1184497

A location plan of the site in its context to the rest of North Penrith is included with the Architectural Plans submitted with this DA.

The location of the site of the proposed development is within the residential precinct North Penrith as shown in **Figure 2** and within the Concept Plan site as shown on the Location Plan at **Figure 3**.

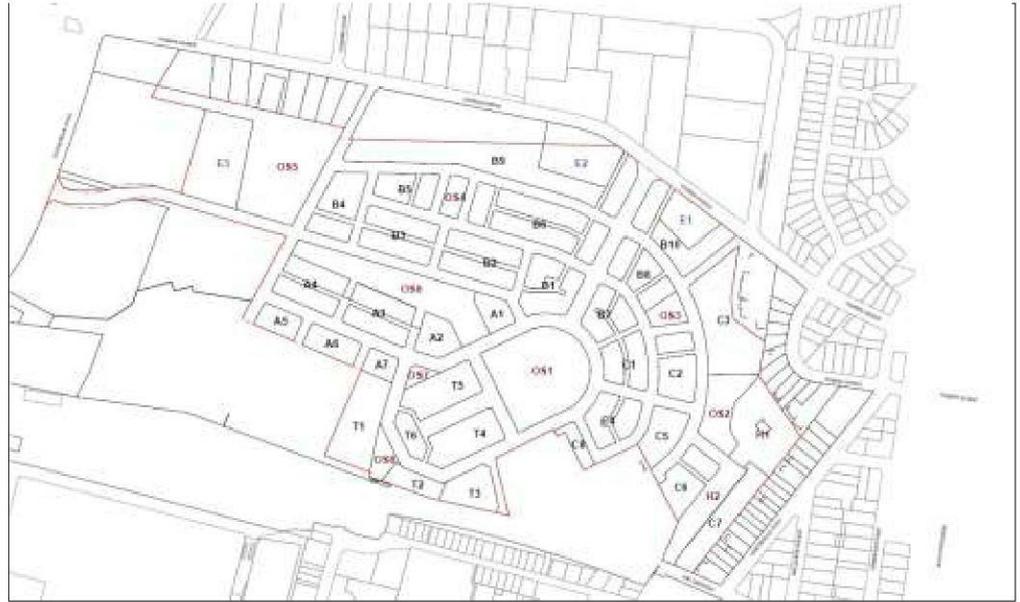


Figure 2 – Location plan

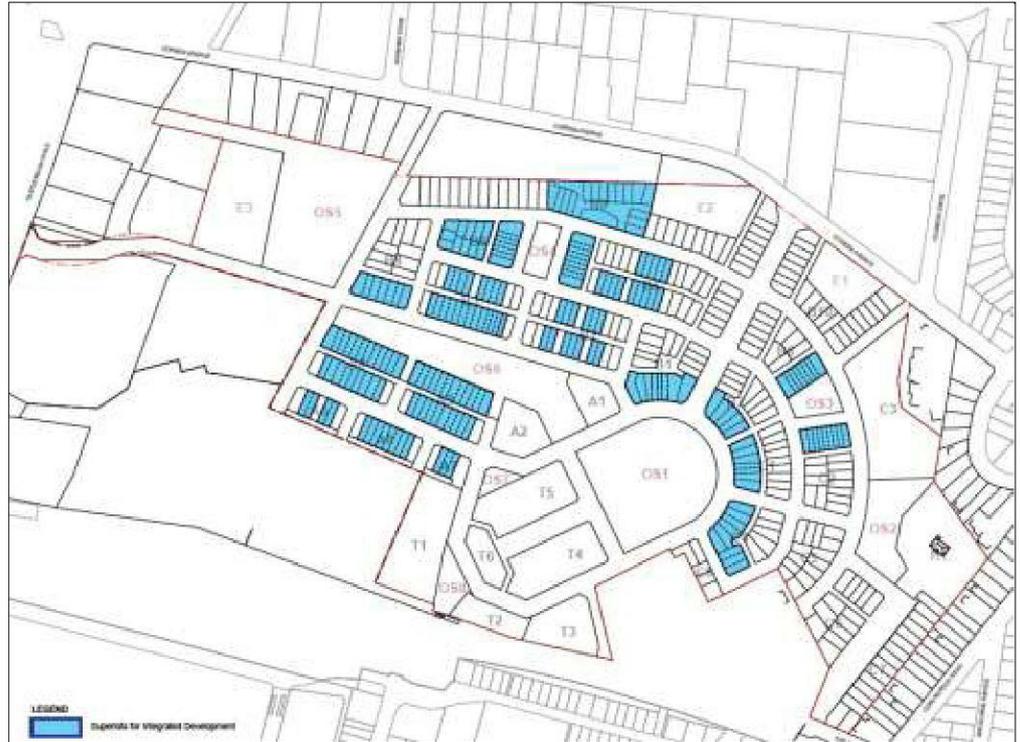


Figure 3 – Location of Integrated Housing development throughout North Penrith site

The site's levels have been prepared as part of a previously approved Project Application for earth works. Once completed the site will be level. The site is cleared of existing vegetation and does not contain any existing structures.

The site has direct frontage to Walshaw Street and Empire Circuit.

3.0 Description of Proposed Development

This chapter of the report provides a detailed description of the proposed development. Architectural and Landscape drawings included with the DA.

This DA seeks approval for:

- subdivision of Lot 2389 in DP 1184497 to create 1 Torrens Title lots;

Table 1 provides an overview of the key development information relating to the development.

3.1 Dwelling Designs

The architectural character of each of the proposed dwellings has been designed in accordance with the development principles included in the North Penrith Design Guidelines.

3.2 External Materials and Finishes

The proposed external materials and finishes are shown on the Architectural Plans have been selected from the Residential Design Palette included in the North Penrith Design Guidelines to provide a contemporary appearance and ensure use of modern and lightweight materials.

3.3 Subdivision

It is proposed to subdivide Lot 2389 in DP 1184497 into 5 Torrens Title allotments. The lots range from 311m² – 345.7m². A draft plan of the proposed subdivision is included with the DA.

3.4 Separate Construction and Occupation Certificates

To facilitate staged construction and occupation of each of the proposed dwellings, we request that Council insert the following as a condition of consent into the approved written consent for the development:

“Staging of construction and occupation – Notwithstanding any other condition of this consent, the consent permits separate Construction Certificates and Occupation Certificates to be issued for the development and approved by this consent for each approved dwelling, provided that all conditions of consent the relevant to that dwelling have been complied with prior to the release of the Construction Certificate or Occupation Certificate for that dwelling.”

Table 1 - Key development information

| Dwelling - Key development information | Site Area (m ²) | GFA (m ²) | Height ¹ (m) & Storeys | Height of each floor | Front Setback (m) | Private Open Space (m ²) | Principal Private Open Space (m ²) | Car Spaces |
|--|-----------------------------|-----------------------|-----------------------------------|----------------------|-------------------|--------------------------------------|--|------------|
| Dwelling 1 | 311.00 | 142.70 | 1 / 4.479m | 2740mm | 4.363m | 86.78 | 18 | 1 |
| Dwelling 2 | 326.30 | 243.74 | 2 / 7.558m | 2740mm & 2440mm | 5.111m | 115.66 | 18 | 1 |
| Dwelling 3 | 341.50 | 240.41 | 2 / 7.558m | 2740mm & 2440mm | 5.018m | 134.37 | 18 | 1 |
| Dwelling 4 | 332.30 | 249.44 | 2 / 7.622m | 2740mm & 2440mm | 3.00m | 77.96 | 18 | 2 |
| Dwelling 5 | 345.70 | 247.94 | 2 / 7.669m | 2740mm & 2440mm | 5.004m | 72.30 | 18 | 2 |

¹ **building height (or height of building)** means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. (Standard Instrument (Local Environmental Plan) Order 2006

3.5 Easements

As illustrated on the subdivision plan and included within the draft Section 88B Instrument, numbered 2, easement types are to be provided as part of the subdivision of Lot 2389 in DP 1184497. The easements set out within the draft Section 88B Instrument comprise:

- Easement for access, maintenance and overhang 0.9 wide
- Restriction on the use of land 3.4 wide for a Padmount Substation
- Restriction on the use of land 1.6 wide for a Padmount Substation

3.6 Landscape and Open Space

The proposed landscape treatment for each residential lot is shown in the proposed Landscape Plans and has been designed to contribute to the overall design of the dwelling and to provide versatile and functional outdoor living areas.

It should be noted that the landscape embellishment of the adjoining streetscape will be delivered as part of the approved and relevant Project Application for the North Penrith site.

3.7 Access and Parking for Dwellings

The majority of the residential lots and dwellings will be accessed from the roads they front onto via driveways leading directly from the roads.

Where single garages are proposed, sufficient driveway space to accommodate a second car space.

3.8 Stormwater & Sediment & Erosion Control

The drains will connect to the stormwater drainage infrastructure within the roads, as approved as part of the relevant approved Project Application. The proposed lots have been designed to allow stormwater to either drain directly to the roads which they front onto or via collective rear easements. All stormwater will ultimately drain into the overall integrated stormwater management system for the broader North Penrith site.

In carrying out subdivision works, control measures will be implemented during in accordance with the erosion and sediment control plans included with the DA.

3.9 Utility Services

Telephone, electricity, gas, water and sewer services will be installed underground within each of the adjoining road reserves. These services will be installed within trenches in the road reserves.

4.0 Assessment of Planning Issues

Under Section 79C(1) of the EP&A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments; impacts of the built and natural environment, the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

A number of planning issues which would usually be considered as part of a DA were addressed as part of the Concept Plan and Project Application Environmental Assessments. As the proposed development is consistent with the Concept Approval this does not require further assessment (see Section 4.2). The issues include:

- Social and Economic Issues
- Community Services and Facilities
- Transport and Accessibility
- European Heritage
- Indigenous Heritage
- Geotechnical, Soil and Contamination
- Biodiversity
- Visual Impact
- Water and Hydrology
- Ecological Sustainable Development
- Utilities and Infrastructure
- Crime and Public Safety

Pursuant to Section 75P(1)(a) of the EP&A Act, Schedule 3 of the North Penrith Concept Approval sets out specific future environmental assessment requirements that apply to the subject development under Part 4 of the EP&A Act.

Accordingly, the assessment provided in this SEE includes the aforementioned matters in addition to other potential planning issues which are relevant to the detailed design of the building under the Concept Approval.

4.1 Compliance with Relevant Strategic and Statutory Plans and Policies

The DA's consistency and compliance with the relevant statutory plans and policies is located in **Table 2** below. The detailed Tables of Compliance included with the DA demonstrates how the development complies with the North Penrith Design Guidelines. Variations to, and non-compliance with, the key standards and guidelines highlighted in the table are discussed in detail in the following sub-sections of this environmental assessment.

Table 2 – Summary of consistency with key strategic and statutory plans and policies

| Instrument/Strategy | Comments |
|--|--|
| State Planning Instruments and Controls | |
| SEPP 55 | The Stage 2D Project Application will undertake the necessary works to ensure the site is suitable for the proposed residential use. |
| SEPP (BASIX) | BASIX Certificates are included with the DA |

| Instrument/Strategy | Comments | |
|--|--|--|
| SREP No. 20 Hawkesbury Nepean River | <p>The proposed development complies with the broad aims and objectives of the SREP in that it will not have any direct impact on any environmentally sensitive areas, or the water quality or quantity of the aquatic ecosystem on the site, which the SREP seeks to preserve.</p> <p>Consideration of the impacts of proposed development has been undertaken in accordance with the aims of the SREP and its strategies.</p> <p>Impacts of this proposal were considered during the Concept Plan and relevant Project Application before the preparation of this application.</p> | |
| Local Planning Instruments and Controls | | |
| Penrith City Centre LEP 2008 (Part 7) | CI 49 - Zoning | The site is zoned as R1 General Residential |
| | CI 50 – Land Use Table – Zone R1 | The proposed development is permissible within the R1 General Residential Zone. |
| | CI 51 - Height of Buildings | The proposed development will have a maximum height of 4.479m and as such complies with clause 51. |
| | CI 53 – Architectural Roof Features | The development does not include an architectural roof feature that exceeds the height limit set out in clause 51. |
| | CI 54 – Heritage Conservation | The site is not on land where a heritage item is located or in the vicinity of a heritage item. |
| | CI 55 - Earthworks | The proposal does not include substantive earthworks. |
| North Penrith Design Guidelines | <p>A detailed assessment of the development against the relevant controls of the Design Guidelines is included in the Tables of Compliance with this DA.</p> <p>The development is generally able to comply with the required controls in the Guidelines. Where the development is not able to comply with relevant requirement of the Guidelines justification is included in the Tables of Compliance included with the DA.</p> | |

4.2 Consistency with the Concept Plan

The North Penrith Concept Plan Approval established the vision and planning framework to be used by Penrith Council to assess the detailed design of the future buildings on the site. The Concept Plan Approval contains:

- Terms of Approval;
- Future Environmental Assessment Requirements;
- Statement of Commitments; and
- North Penrith Design Code.

Development for the purpose of residential dwellings and the proposed subdivision layout is consistent with the Concept Plan Terms of Approval and Statement of Commitments.

4.3 Urban Design and Built Form

The proposed design and layout for development is considered suitable given that:

- the provision of more compact and efficiently shaped allotments enables affordable, yet amenable dwelling designs to be constructed;
- the subdivision pattern maximises the opportunity for a greater number of dwellings to obtain views across the public open space and the public domain; and
- the dwelling designs endeavour to ensure that a high quality product continues to be delivered within the North Penrith site.

4.3.1 Subdivision

All proposed dwelling allotments fully comply with the minimum allotment dimensions required by Section 3.2 of North Penrith Design Code.

4.3.2 Design Quality & Streetscape

The proposed dwelling designs ensure a high quality product continues to be delivered within the North Penrith site that generally accords with the objectives and outcomes sought by the North Penrith Design Guidelines. The proposed dwellings will have a positive impact upon the built environment and streetscape in that:

- a mix of one, two and three storey dwellings are provided, which provide built variety to the streetscape;
- the proposed dwellings are sympathetic in terms of scale, height, bulk and design in accordance with that envisaged in the Design Guidelines;
- the dwellings are appropriately designed to respond to the microclimate including sun, shade, breeze and general weather;
- the dwellings incorporate appropriate materials, textures, forms and colours that complement the local landscape and other future residential development;
- the proposed designs ensure that affordable housing designs are provided to the market; and
- the proposed designs are of a high quality contemporary architectural design which will contribute to the character of the local environment and provide an attractive visual outlook; and
- the use of architectural elements such as porches, define the dwelling entries and facades.

4.3.3 Building Envelopes

All proposed dwellings fully comply with the minimum required building envelope controls at Section 3.3 of the North Penrith Design Code.

4.3.4 Overshadowing

The Architectural Plans include shadow diagrams depicting the shadows cast by each dwelling at 9am, 12noon and 3pm during the winter solstice.

These diagrams show that the development is able to achieve the required 2 hours of solar access between 9am and 3pm during the winter solstice.

4.3.5 Privacy

The proposed dwellings have been designed to minimise the potential for adverse visual and acoustic privacy impacts on the adjacent dwellings. The dwellings have been designed to ensure windows are off-set against windows of neighbouring dwellings, at both ground and first floor.

The dwelling provides adequate setbacks, so as not to impact on the visual privacy of neighbouring dwellings.

4.3.6 Internal Amenity

The internal layouts of the dwellings provide open plan layouts for ease of movement and efficient use of space. All bedrooms are adequately sized, generally have built in storage and have easy access to bathrooms.

4.4 Landscape Design

Proposed landscaping for the development has been designed in accordance with the development controls for private open space and landscaping included at Section 3.5 of the North Penrith Design Guidelines.

The proposed landscaping for the development is appropriate for the site given that:

- the gardens are compatible in scale and form with the corresponding dwelling;
- the integrated outdoor and internal living areas, allow outdoor areas to act an extension of the internal living areas;
- reduced stormwater runoff, increased water infiltration and beneficial air and water exchange to tree roots through the use of porous and permeable paving solutions such as gravel; and
- it will integrate with and complement landscaping in the public domain of North Penrith.

4.5 Construction and waste management

The sediment and erosion plan submitted outlines the necessary measures that will ensure soil and sediment remains on site and is prevented from entering the broader stormwater system for the North Penrith site.

Further, all waste material resulting from construction and subdivision work on the site will be disposed of, recycled or reused in accordance with the parameters set out in the Waste Management Plan included with the DA.

4.6 Stormwater management

The proposed integrated approach to the stormwater management will:

- protect natural systems – including the rehabilitated lake system and further downstream, the protected wetland and the greater Hawkesbury- Nepean Catchment;
- integrate stormwater management with the provision of open space;
- protect water quality – by filtering stormwater from the urban environment prior to draining to the lake system;
- reduce run-off and peak flows – through localised detention measures; and
- add value while maintaining development costs in its construction and long term maintenance.

4.7 Contamination

Investigations undertaken as part of the Concept Plan assessment have concluded that the site is suitable for the proposed development without need for further investigations or remediation. Hence, the site is suitable for the proposed development with regard to the issue of contamination.

4.8 Social and Economic Impacts

This proposal will further commence the transformation of vacant and disused land into a functioning and attractive residential community.

During construction, construction personnel are likely to patronise local shops and services - providing a temporary economic benefit to these businesses. New residents will also patronise local shops and services and start to develop a residential community as envisaged.

4.9 Site Suitability

The site is considered suitable for the proposed development on the basis that it:

- does not contain any heritage items, nor is it associated with heritage values;
- contains the necessary services to support development such as water, sewer reticulation, electricity and telecommunications;
- will include the necessary infrastructure to support residential development including the provision of roads and stormwater measures.

The proposed development is suitable for the site in that it:

- is permissible with consent;
- adds to the diversity of residential development to be delivered throughout the North Penrith site;
- will provide diversity in the design outcomes for the streetscapes throughout the North Penrith site;
- the development generally complies with the relevant built form development controls within the North Penrith Design Guidelines; and
- will provide additional housing choice for local populations.

4.10 Public Interest

The development proposed in this application will contribute to the overall delivery of a unique residential development that will complement and support the Penrith Town Centre as envisaged by the approved Concept Plan and the North Penrith Design Guidelines. Hence, no element of the proposal will be detrimental to the public interest.

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| Office Use Only | Office Use Only |
| Registered: Title System: TORRENS Purpose: SUBDIVISION | <div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold;"> PRELIMINARY DEPOSITED PLAN NOT FOR LPI (NSW) EXAMINATION THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL </div> |
| PLAN OF SUBDIVISION OF LOT 1197 DP1171491 | LGA: PENRITH Locality: PENRITH Parish: CASTLEREAGH County: CUMBERLAND |
| Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: | Survey Certificate I, GRAHAM JOHN HALL..... of CRAIG & RHODES PTY LTD..... a surveyor registered under the <i>Surveying and Spatial Information Act</i> 2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on 21 FEBRUARY 2014..... *(b) The part of the land shown in the plan(*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial</i> <i>Information Regulation 2012</i> , is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that regulation. *(c) The land shown in the plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> . Signature Dated: Surveyor ID: 1181..... Datum Line: 'A' - 'B'..... Type: *Urban/*Rural- The Terrain is *Level Undulating / *Steep Mountainous- *Strike through if inapplicable. ^Specify the land actually surveyed or specify and land shown in the plan that is not the subject of the survey. |
| Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and</i> <i>Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through inapplicable parts. | Plans used in the preparation of survey/compilation DP1159973 DP1171491 DP1171492 DP1171493 If space is insufficient continue on PLAN FORM 6A |
| SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants | Surveyor's Reference: 72-10-2D |
| Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A | Surveyor's Reference: 72-10-2D |

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS121001

DEPOSITED PLAN ADMINISTRATION SHEET

Registered:

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PLAN OF
SUBDIVISION OF LOT 1197 DP1171491

**PRELIMINARY DEPOSITED PLAN
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COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals - see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

| SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 60(c) | | | | |
|--|------------------------------|-------------|-------------|----------|
| SCHEDULE OF LOTS & ADDRESSES | | | | |
| LOT | STREET No. | STREET NAME | STREET TYPE | LOCALITY |
| 2301 | STREET ADDRESS NOT AVAILABLE | | | |
| 2302 | 2 | EMPIRE | CIRCUIT | PENRITH |
| 2303 | 4 | EMPIRE | CIRCUIT | PENRITH |
| 2304 | 6 | EMPIRE | CIRCUIT | PENRITH |
| 2305 | 8 | EMPIRE | CIRCUIT | PENRITH |
| 2306 | 10 | EMPIRE | CIRCUIT | PENRITH |
| 2307 | 12 | EMPIRE | CIRCUIT | PENRITH |
| 2308 | 14 | EMPIRE | CIRCUIT | PENRITH |
| 2309 | 16 | EMPIRE | CIRCUIT | PENRITH |
| 2310 | 18 | EMPIRE | CIRCUIT | PENRITH |
| 2311 | 20 | EMPIRE | CIRCUIT | PENRITH |
| 2312 | 22 | EMPIRE | CIRCUIT | PENRITH |
| 2313 | 24 | EMPIRE | CIRCUIT | PENRITH |
| 2314 | 26 | EMPIRE | CIRCUIT | PENRITH |
| 2315 | 28 | EMPIRE | CIRCUIT | PENRITH |
| 2316 | 30 | EMPIRE | CIRCUIT | PENRITH |
| 2317 | 32 | EMPIRE | CIRCUIT | PENRITH |
| 2318 | 34 | EMPIRE | CIRCUIT | PENRITH |
| 2319 | 36 | EMPIRE | CIRCUIT | PENRITH |
| 2320 | 38 | EMPIRE | CIRCUIT | PENRITH |
| 2321 | 40 | EMPIRE | CIRCUIT | PENRITH |
| 2322 | 42 | EMPIRE | CIRCUIT | PENRITH |
| 2323 | 44 | EMPIRE | CIRCUIT | PENRITH |
| 2324 | 2 | LAIMBEER | PLACE | PENRITH |
| 2325 | 4 | LAIMBEER | PLACE | PENRITH |
| 2326 | 6 | LAIMBEER | PLACE | PENRITH |
| 2327 | 11 | LAIMBEER | PLACE | PENRITH |
| 2328 | 9 | LAIMBEER | PLACE | PENRITH |
| 2329 | 7 | LAIMBEER | PLACE | PENRITH |
| 2330 | 5 | LAIMBEER | PLACE | PENRITH |
| 2331 | 3 | LAIMBEER | PLACE | PENRITH |
| 2332 | 1 | LAIMBEER | PLACE | PENRITH |
| 2333 | 12 | WALSHAW | STREET | PENRITH |
| 2334 | 14 | WALSHAW | STREET | PENRITH |
| 2335 | 16 | WALSHAW | STREET | PENRITH |
| 2336 | 18 | WALSHAW | STREET | PENRITH |

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2D

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS121001 -

DEPOSITED PLAN ADMINISTRATION SHEET

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PLAN OF
SUBDIVISION OF LOT 1197 DP1171491

**PRELIMINARY DEPOSITED PLAN
NOT FOR LPI (NSW) EXAMINATION**
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- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals - see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

| SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 60(c) | | | | |
|--|------------|--------------|-------------|----------|
| SCHEDULE OF LOTS & ADDRESSES | | | | |
| LOT | STREET No. | STREET NAME | STREET TYPE | LOCALITY |
| 2337 | 20 | WALSHAW | STREET | PENRITH |
| 2338 | 22 | WALSHAW | STREET | PENRITH |
| 2339 | 2 | CLEVELAND | LANE | PENRITH |
| 2340 | 4 | CLEVELAND | LANE | PENRITH |
| 2341 | 27 | WALSHAW | STREET | PENRITH |
| 2342 | 25 | WALSHAW | STREET | PENRITH |
| 2343 | 23 | WALSHAW | STREET | PENRITH |
| 2344 | 21 | WALSHAW | STREET | PENRITH |
| 2345 | 19 | WALSHAW | STREET | PENRITH |
| 2346 | 17 | WALSHAW | STREET | PENRITH |
| 2347 | 15 | WALSHAW | STREET | PENRITH |
| 2348 | 13 | WALSHAW | STREET | PENRITH |
| 2349 | 11 | WALSHAW | STREET | PENRITH |
| 2350 | 9 | WALSHAW | STREET | PENRITH |
| 2351 | 7 | WALSHAW | STREET | PENRITH |
| 2352 | 5 | WALSHAW | STREET | PENRITH |
| 2353 | 3 | WALSHAW | STREET | PENRITH |
| 2354 | 1 | WALSHAW | STREET | PENRITH |
| 2355 | 49 | WILLIAM HART | CRESCENT | PENRITH |
| 2356 | 51 | WILLIAM HART | CRESCENT | PENRITH |
| 2357 | 53 | WILLIAM HART | CRESCENT | PENRITH |
| 2358 | 55 | WILLIAM HART | CRESCENT | PENRITH |
| 2359 | 57 | WILLIAM HART | CRESCENT | PENRITH |
| 2360 | 59 | WILLIAM HART | CRESCENT | PENRITH |
| 2361 | 6 | DURANT | STREET | PENRITH |
| 2362 | 4 | DURANT | STREET | PENRITH |
| 2363 | 33 | EMPIRE | CIRCUIT | PENRITH |
| 2364 | 31 | EMPIRE | CIRCUIT | PENRITH |
| 2365 | 29 | EMPIRE | CIRCUIT | PENRITH |
| 2366 | 1 | DURANT | STREET | PENRITH |
| 2367 | 3 | DURANT | STREET | PENRITH |
| 2368 | 5 | DURANT | STREET | PENRITH |
| 2369 | 7 | DURANT | STREET | PENRITH |
| 2370 | 9 | DURANT | STREET | PENRITH |
| 2371 | 11 | DURANT | STREET | PENRITH |
| 2372 | 13 | DURANT | STREET | PENRITH |

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2D

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS121001 -

DEPOSITED PLAN ADMINISTRATION SHEET

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PLAN OF
SUBDIVISION OF LOT 1197 DP1171491

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- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals - see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

| SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 60(c) | | | | |
|--|------------|------------------------------|-------------|----------|
| SCHEDULE OF LOTS & ADDRESSES | | | | |
| LOT | STREET No. | STREET NAME | STREET TYPE | LOCALITY |
| 2373 | 15 | DURANT | STREET | PENRITH |
| 2374 | 17 | DURANT | STREET | PENRITH |
| 2375 | 19 | DURANT | STREET | PENRITH |
| 2376 | 71 | WILLIAM HART | CRESCENT | PENRITH |
| 2377 | 73 | WILLIAM HART | CRESCENT | PENRITH |
| 2378 | 75 | WILLIAM HART | CRESCENT | PENRITH |
| 2379 | 8 | WOODMAN | STREET | PENRITH |
| 2380 | 6 | WOODMAN | STREET | PENRITH |
| 2381 | 4 | WOODMAN | STREET | PENRITH |
| 2382 | 9 | EMPIRE | CIRCUIT | PENRITH |
| 2383 | 11 | EMPIRE | CIRCUIT | PENRITH |
| 2384 | 13 | EMPIRE | CIRCUIT | PENRITH |
| 2385 | 15 | EMPIRE | CIRCUIT | PENRITH |
| 2386 | 17 | EMPIRE | CIRCUIT | PENRITH |
| 2387 | | STREET ADDRESS NOT AVAILABLE | | |
| 2388 | | STREET ADDRESS NOT AVAILABLE | | |
| 2389 | | STREET ADDRESS NOT AVAILABLE | | |
| 2390 | | STREET ADDRESS NOT AVAILABLE | | |
| 2391 | | STREET ADDRESS NOT AVAILABLE | | |
| 2392 | | STREET ADDRESS NOT AVAILABLE | | |
| SOURCE: PENRITH CITY COUNCIL | | | | |

IT IS INTENDED TO DEDICATE TO THE PUBLIC AS
PUBLIC ROAD: -

1. THE EXTENSION OF EMPIRE CIRCUIT
2. HUDSON STREET
3. SIMMONS LANE
4. DURANT STREET
5. LAIMBEER PLACE
6. WALSHAW STREET
7. THE EXTENSION OF CLEVELAND LANE
8. PATHWAY 3 WIDE

IT IS INTENDED TO DEDICATE LOT 2392 TO THE PUBLIC
AS PUBLIC RESERVE

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2D

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS121001 -

DEPOSITED PLAN ADMINISTRATION SHEET

| | |
|--|---|
| <p>Registered:</p> | <p>Office Use Only</p> |
| <p>PLAN OF SUBDIVISION OF LOT 1197 DP1171491</p> | <div style="border: 1px solid red; padding: 5px; width: fit-content; margin: auto;"> <p style="text-align: center; margin: 0;">PRELIMINARY DEPOSITED PLAN NOT FOR LPI (NSW) EXAMINATION</p> <p style="text-align: center; margin: 0; font-size: small;">THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL</p> </div> |
| <p>Subdivision Certificate number:</p> <p>Date of Endorsement:</p> | <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals - see 195D <i>Conveyancing Act 1919</i> • 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 AS AMENDED AND IN TERMS OF THE ACCOMPANYING INSTRUMENT IT IS INTENDED

TO CREATE:-

1. EASEMENT TO DRAIN WATER 1.5 WIDE
2. EASEMENT TO DRAIN WATER 2.5 WIDE
3. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
4. RESTRICTION ON THE USE OF LAND
5. RESTRICTION ON THE USE OF LAND

TO RELEASE:-

1. EASEMENT FOR POWERLINE 15.24 WIDE
(VIDE J611971)

SIGNED BY MICHAEL JUSTIN WILLIAMS AS A DELEGATE OF LANDCOM AND I HEREBY CERTIFY THAT I HAVE NO NOTICE OF REVOCATION OF SUCH DELEGATION

.....
SIGNATURE

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2D

CAD REF: Z:\072-10 North Pennrith - Survey\AutoCAD Files\07210PS121001 - - - - -

SCHEDULE of LINES

| No | Bearing | Distance |
|----|------------|----------|
| 9 | 252°05'40" | 5.655 |
| 10 | 342°05'40" | 5.655 |
| 11 | 252°05'40" | 5.655 |
| 12 | 342°05'40" | 4.245 |
| 13 | 72°05'40" | 4.245 |
| 14 | 162°05'40" | 2.83 |
| 15 | 252°05'40" | 4.245 |
| 16 | 342°05'40" | 5.655 |
| 17 | 72°05'40" | 5.655 |
| 18 | 162°05'40" | 4.245 |
| 19 | 252°05'40" | 4.245 |
| 20 | 338°52' | 5.33 |
| 21 | 246°45'50" | 6.16 |
| 22 | 331°26' | 5.655 |
| 23 | 66°45'50" | 5.105 |
| 24 | 57°00'55" | 4.555 |
| 25 | 117°05'40" | 6.39 |
| 26 | 156°45'50" | 6.16 |
| 27 | 241°26' | 5.655 |
| 28 | 331°26' | 4.245 |
| 31 | 227°21'20" | 5.955 |
| 32 | 162°05'40" | 5.655 |
| 33 | 143°58'50" | 3.655 |
| 34 | 241°26' | 4.245 |
| 39 | 207°05'40" | 7 |

M.G.A.



- 'A' - EASEMENT TO DRAIN WATER 1.5 WIDE
- 'B' - EASEMENT TO DRAIN WATER 2.5 WIDE
- 'C' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- 'D' - RESTRICTION ON THE USE OF LAND
- 'E' - RESTRICTION ON THE USE OF LAND

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COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL.

SCHEDULE of CURVED BOUNDARIES

| No | Bearing | Chord | Arc | Radius |
|----|------------|--------|--------|--------|
| 1 | 272°53'35" | 3.6 | 3.6 | 75.6 |
| 2 | 277°49'10" | 9.395 | 9.405 | 75.6 |
| 3 | 284°56'45" | 9.395 | 9.405 | 75.6 |
| 4 | 292°18'50" | 10.035 | 10.04 | 75.6 |
| 5 | 296°36'25" | 1.285 | 1.285 | 75.6 |
| 6 | 294°23'45" | 10.15 | 10.155 | 107.8 |
| 7 | 108°03'55" | 18.835 | 18.91 | 60 |

NOTE: THE EXTENSION OF CLEVELAND LANE IS 7 WIDE

| | | | |
|--|--|---|-------------------------------|
| Surveyor: GRAHAM JOHN HALL Date of Survey: 21 FEBRUARY 2014 Surveyor's Ref: 72-10-2D | PLAN OF SUBDIVISION OF LOT 1197 DP1171491 | LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 500 | Registered D.P. |
|--|--|---|-------------------------------|

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

Lengths are in Metres

Sheet 1 of 5 Sheets

Plan:

Plan of Subdivision of Lot 1197
DP1171491 covered by Council's
Subdivision Certificate No.

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

Part 1

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|---|---|
| 1. | Easement to Drain Water 1.5 Wide | 2324 2325 | 2325, 2326 2326 |
| 2. | Easement to Drain Water 2.5 Wide | 2301 2304 to 2323 inclusive 2327 2339 2340 2387 2388 | Penrith City Council |
| 3. | Easement for Padmount Substation 2.75 Wide | 2355 2379 2392 | Endeavour Energy |
| 4. | Restriction on the Use of Land | 2355 2378 2379 2389 2392 | Endeavour Energy |
| 5. | Restriction on the Use of Land | 2355 2378 2379 2389 2390 2392 | Endeavour Energy |

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

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 2 of 5 Sheets

Plan:

Plan of Subdivision of Lot 1197
DP1171491 covered by Council's
Subdivision Certificate No.

Part 1A (Release)

| | Identity of Easement, profit à prendre, restriction or positive covenant to be released and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|---|--------------------------------|---|
| 1. | Easement for Powerline 15.24 Wide (Vide J611971) | 1197/1171491 | Endeavour Energy |

Part 2

Terms of easement, profit à prendre, restriction or positive covenant numbered 3 in the plan.

An Easement for Padmount Substation having terms as detailed in Memorandum No. 9262886 registered with the Land Titles Office, subject to changing Integral Energy Australia to Endeavour Energy in Clause 5.1.

Name of Authority empowered to release vary or modify easement numbered 3 in the plan is Endeavour Energy.

Terms of easement, profit à prendre, restriction or positive covenant numbered 4 in the plan.

1. No building shall be erected or permitted to remain within the restriction site denoted 'D' on the abovementioned plans unless:
the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating, and
the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating.
and the Owner provides the Authority Benefited with an engineer's certificate to this effect.
2. The fire ratings mentioned in Clause 1 must be achieved without the use of fire fighting systems such as automatic sprinklers.

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

Plan:

Plan of Subdivision of Lot 1197
DP1171491 covered by Council's
Subdivision Certificate No.

Part 2 (cont)

3. Definitions

“**building**” means a substantial structure with a roof and walls and includes any projections from the external walls

“**erect**” includes construct, install, build and maintain

“**restriction site**” means that part of the lot burdened subject to the restriction on the use of land.

“**120/120/120 fire rating**” and “**60/60/60 fire rating**” mean 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.

Name of Authority empowered to release vary or modify easement numbered 4 in the plan is Endeavour Energy.

Terms of easement, profit à prendre, restriction or positive covenant numbered 5 in the plan.

1. No swimming pool or spa shall be erected or permitted to remain within the restriction site denoted ‘E’ on the abovementioned plan

2. Definitions

“**erect**” includes construct, install, build and maintain

“**restriction site**” means that part of the lot burdened subject to the restriction on the use of land.

Name of Authority empowered to release vary or modify easement numbered 5 in the plan is Endeavour Energy.

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

Plan:

Plan of Subdivision of Lot 1197
DP1171491 covered by Council's
Subdivision Certificate No.

Part 2 (cont)

SIGNED by me, MICHAEL JUSTIN WILLIAMS)
as Delegate of LANDCOM who hereby declares)
that he has no notice of the revocation of such)
delegation in the presence of)

Landcom
by its Delegate

.....
Signature of WITNESS

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

.....
Address of Witness

.....
Date of execution

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

Plan:

Plan of Subdivision of Lot 1197
DP1171491 covered by Council's
Subdivision Certificate No.

Part 2 (cont)

Signed on behalf of)
Endeavour Energy)
ABN 59 253 130 878)
by its Attorney pursuant to)
Power of Attorney Book 4640 No. 572)
in the presence of:)

.....
Signature of WITNESS

.....
Signature of Attorney

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

.....
Name of Attorney

C/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148

.....
Position

Date of Execution:

Reference:.....

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer