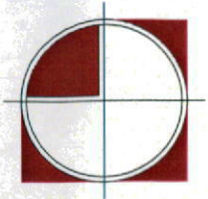


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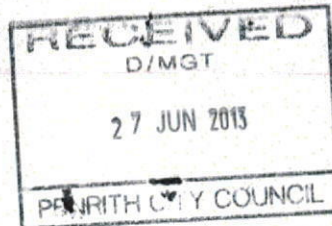
Surveyors, Engineers & Water Servicing Coordinators

A.B.N. 60 003 336 829



25th June 2013

Penrith City Council
P.O. Box 60
PENRITH NSW 2751



Our Ref: 14965
Your Ref: DA13/0324

Re: Lot 1 in DP863335 and Lot 12 in DP 883384 - 190-226 Caddens Road, Orchard Hills.

Pursuant to Clause 2.75 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, we make this application for a Subdivision Certificate at the above property on behalf of our clients.

To assist in the release of the Subdivision Certificate we enclose the following documents:

- Completed Application Form
- Cheque payable to Penrith City Council in the amount of \$688.00 being the fees.
- Owners Consent for Lot 1 DP 863335
- Owners Consent for Lot 12 DP 883384
- 1 x original Linen Plan
- 10 copies of Linen Plan
- 1 x copy of the Bush Fire Prone Land Map
- 1 x copy of the Plan Showing Services and Levels Ref 14965/500

In accordance with Clause 2.75 State Environmental Planning Policy 2008 Section 2.75 (b) a minor realignment of boundaries.

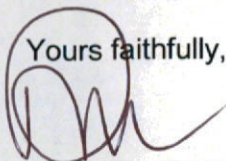
(b)

- (i) *"That will not create additional lots or the opportunity for additional dwellings" – additional lots will not be created nor will an additional dwellings be constructed.*
- (ii) *"That will not result in one or more lots that are smaller than the minimum size specified in an environmental planning instrument in relation to the land concerned (unless the original lot or lots are already smaller than the minimum size)" – Lot 1 in DP 863335 is currently 21.16ha which is already smaller than the minimum size required of 100ha. Lot 12 in DP 883384 is currently 5782m² which is already smaller than the minimum size required of 20000m² in accordance with the Penrith Local Environmental Plan 2010*
- (iii) *"That will not adversely affect the provision of existing services on a lot" – please refer to the attached Services Plan Ref 14965/000 which shows where the existing services are located.*

- (iv) *"That will not result in any increased bush fire risk to existing buildings"* – Please refer to the attached Penrith Local Government Area Bush Fire Prone Land Map. In accordance part of the South East Section of Lot 1 in DP 863335 is affected. The boundary adjustment will not increase the bush fire threat to either proposed lots.

It would be appreciated if Council can execute and release the Subdivision Certificate as soon as possible, if you require any further information please contact the undersigned on (02) 9831-2040.

Yours faithfully,



Rechelle Mas
North Western Surveys Pty Ltd
rmas@nwsurveys.com.au