



Development Application Statement of Environmental Effects



North Penrith

Small Lot Housing Subdivision

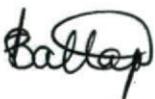
Submitted to Penrith City Council
On Behalf of Urban Growth NSW

September 2013 ■ 13424

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This report has been prepared by: Stephanie Ballango

A handwritten signature in black ink, appearing to read 'Ballango', written in a cursive style.

Date 24/09/13

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A Existing Survey Plan <i>Craig and Rhodes</i>	
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C Building Envelope Plan (BEP) – submitted for information purposes only <i>JBA Planning Consultants</i>	



1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council in support of a Development Application (DA) for subdivision of small housing allotments within the North Penrith project, also known as Thornton.

This DA seeks approval for:

- subdivision of former Super Lot 1218 to create 9 Torrens Title lots, each capable of accommodating terrace housing; and
- subdivision of former Super Lot 1219 to create 9 Torrens Title lots, each capable of accommodating terrace housing;
- subdivision of former Lots 1344, 1346, 1347, 1349, 1350 and 1352 to create 2 Torrens Title per former Lot, each capable of accommodating patio homes; and
- the creation of various easements over some of the abovementioned proposed allotments.

The SEE has been prepared by JBA Planning on behalf of Urban Growth NSW, and is based on the subdivision plans and building envelope drawings appended to this report (see Table of Contents).

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

1.1.1 Concept Plan and Rezoning

On 9 November 2011, the Minister for Planning and Infrastructure concurrently approved the North Penrith Concept Plan (MP 09-04536) to permit a transit oriented mixed use development incorporating residential, retail, commercial, business, civic, community, industrial and recreational uses.

The Concept Plan approval was accompanied by the rezoning of the North Penrith Development site to introduce a new planning framework to the site. The zoning and site specific development provisions for the North Penrith Site are located in Part 7 of Penrith City Centre Local Environmental Plan 2008 and reinforce housing density and diversity as key objectives to be achieved at North Penrith.

The North Penrith Design Guidelines approved under the Concept Plan contain detailed controls for future built form, including controls to promote housing density and diversity through the provision of smaller and narrower lots with zero lot lines. The Design Guidelines are underpinned by Urban Growth NSW's suite of housing typologies, which have been specifically designed for North Penrith to respond to their required rear lane access arrangements, urban context and nature, and the particular streetscape quality proposed to be established on the site. This DA will facilitate the provision of two specific typologies - terraces and patio homes - to support the provision of small lot housing and demonstrate that these diverse dwelling designs can achieve the intent of the underlying zoning, Concept Plan and Design Guidelines to deliver housing density in various forms while setting the benchmark for high level of design standards that will replicated throughout North Penrith.

1.1.2 Stage 1 Project Application

The North Penrith site has been the subject of various staged Project Applications since the site was rezoned and the Concept Plan approved. The Stage 1 Project Application concurrently approved by the Minister for Planning and Infrastructure with the Concept Plan (MP 10-0078) is most relevant to this DA, as Lots 67 - 78 that are the subject of this DA, were created under the Stage 1 Project Application.

The approved, and now completed, Stage 1 Project Application works for Lots 67 - 78 (referred to as Proposed Lots 1344, 1346, 1347, 1349, 1350 and 1352 in the Stage 1 Project Application approval) included bulk earthworks, lot formation, remediation and infrastructure and utility works amongst other things. Lots 67 - 78 are therefore constructed and ready to be subdivided and developed for terrace housing and patio homes.

1.2 Housing Density and Diversity Objectives

Housing supply and affordability is a key challenge facing western Sydney. In most cases affordable accommodation in western Sydney is only available in the form of apartment living, however many first time buyers and potential purchasers do not see apartment living as a viable or attractive option that suits their lifestyle needs. For instance young families usually require more living space than what is available in an apartment, but do not have sufficient capital or the income to purchase a traditional detached dwelling on a lot. Accordingly, there is strong demand for a 'house and land' product that provides additional living space, avoids body corporate arrangements, and enables people to fulfil the Australian dream of owning their own house and land.

Two of the key objectives of the North Penrith project is to provide new housing and a dwelling mix that responds to the changing demographics of the area and which delivers housing that suits all types of family units, all the while being appropriately priced to be accessible to the western Sydney market. This proposed subdivision is specifically aimed at providing such products and will result in the creation of lots which are capable of supporting terraces and 'Patio Homes', presently largely unavailable in western Sydney.

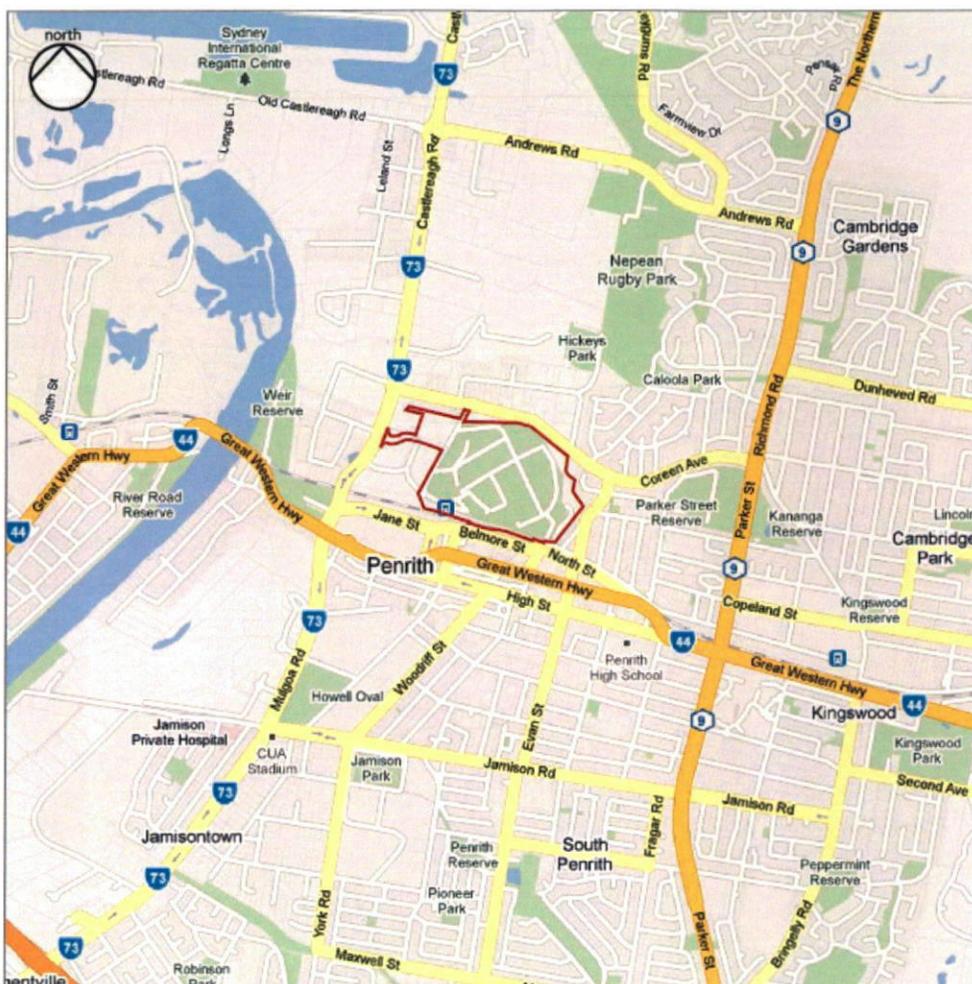
This DA together with the accompanying supporting documentation has therefore been prepared to provide Council with the necessary certainty and confidence that the proposed subdivision will facilitate a high quality development outcome that will positively contribute to the delivery of the North Penrith project. More specifically, this DA demonstrates that:

- well designed compact housing directly responds to the increasing demand for a range and mix of dwelling typologies which can accommodate all forms of the family unit, and particularly single person households;
- compact housing such as the lots proposed to accommodate terrace housing and patio homes in the future, allows and encourages ageing in place;
- the development of medium density areas can be achieved through a small lot housing concept, which whilst different to traditional subdivision layouts, is capable of delivering an attractive and high quality urban outcome and high levels of amenity for future residents;
- the proposed subdivision allows for the future development of the site in accordance with the controls and provisions set out in Part 7 of the Penrith City Centre LEP 2008, approved Concept Plan and adopted North Penrith Design Guidelines; and
- an effective and efficient approval and delivery process for small lot housing can be achieved through well-conceived subdivision design and use of the DCP controls to guide housing design.

2.0 Site Analysis

1.3 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. It adjoins the Penrith Railway Station to the south and is situated between Lemongrove Road to the east, Castlereagh Road to the west and is accessible via Coreen Avenue to the north – see **Figure 1**.



 The Site

Figure 1 – Location of North Penrith site

1.4 Site Description

The land the subject of this DA (herein referred to as 'the Site') is located within the central portion of the boarder North Penrith precinct, which forms the northern border to the large public open space known as Smith's Paddock (see aerial photo in **Figure 2**). The Site comprises several blocks of land located between Sydney Smith Drive, Sheffield Circuit and Empire Circuit as shown on **Figure 3**.



 The Site

Figure 2 – Aerial photograph

As outlined at Section 1.1.2, the approved Stage 1 Project Application included bulk earthworks, remediation and the delivery of the adjoining road and infrastructure system that will service the proposed subdivision, and later the corresponding residential development on the proposed allotments. The parcels of land that form the Site variously have frontages to new roads within the North Penrith Site including Empire Circuit, William Hart Crescent, Cricketers Avenue, Benstead Lane, Burrows Street and Stratton Lane (refer to Existing Survey Plans prepared by Craig and Rhodes at **Appendix A**) and are also identified within Development Blocks known as Precincts B8, C1, C2, C4 and C5 under the North Penrith Design Guidelines (refer to **Figure 3**). The Site is cleared of existing vegetation and other structures associated with the land's former use as a military base.

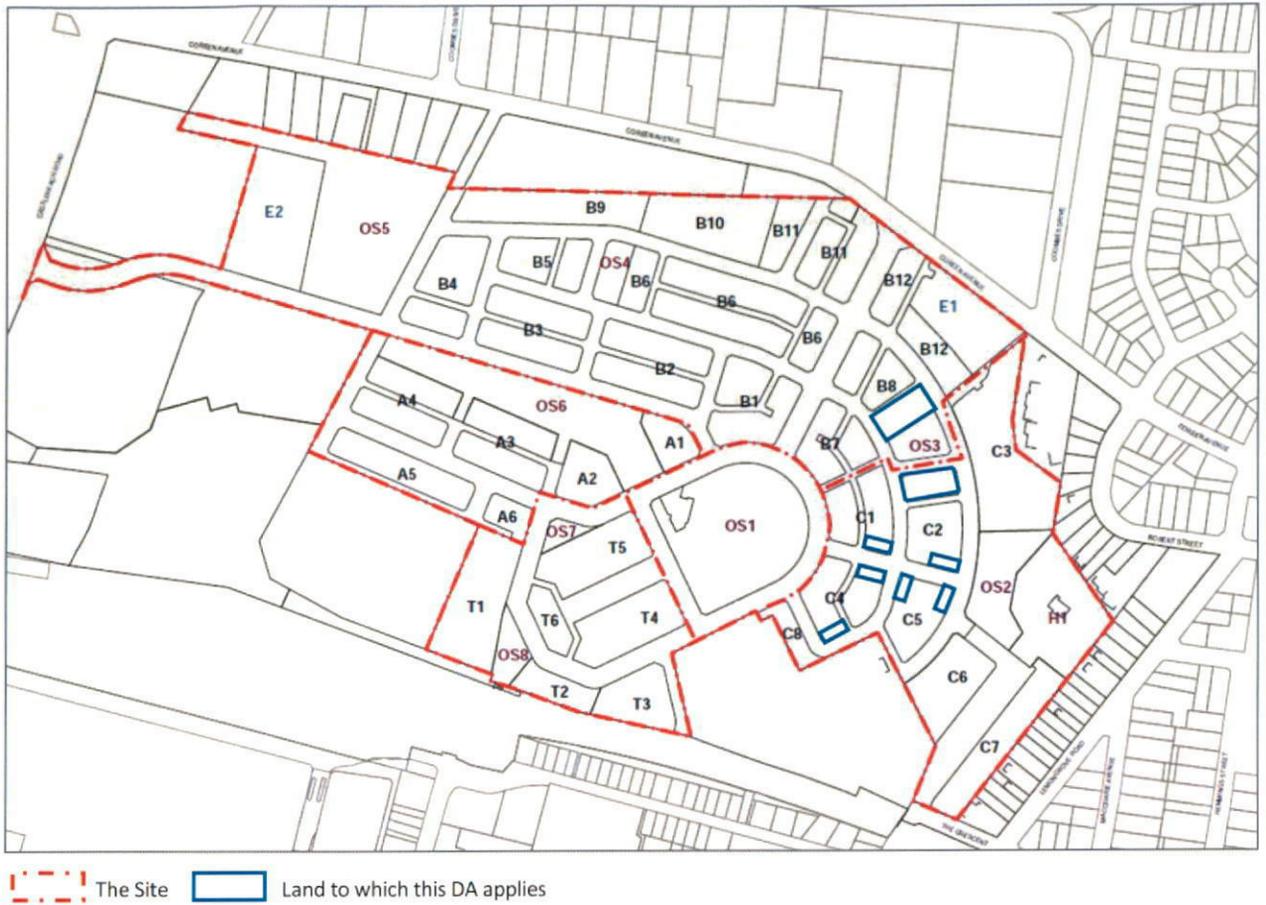


Figure 3 – Development Blocks at North Penrith

1.5 Surrounding Development

Currently, there is only the terrace development to the west and the community facilities and oval within the Smith’s Paddock on the North Penrith site. However, future development will consist of medium density dwellings surrounding Lots 67 - 78, and a neighbourhood park (notionally approved as Belmore Green under the Concept Plan approval) between former Lots 1218 and 1219. Smith’s Paddock is located directly to the west and the proposed North Penrith village centre further south west.

2.0 Description of Proposed Development

This application seeks approval for the following development:

- subdivision of former Lot 1218 to create 9 residential allotments (Proposed Lots 26 - 34);
- subdivision of former Lot 1219 to create 9 residential allotments (Proposed Lots 17 - 25);
- subdivision of former Lot 1344 to create 2 residential allotments (Proposed Lots 67 and 68);
- subdivision of former Lot 1346 to create 2 residential allotments (Proposed Lots 69 and 70);
- subdivision of former Lot 1347 to create 2 residential allotments (Proposed Lots 71 and 72);
- subdivision of former Lot 1349 to create 2 residential allotments (Proposed Lots 73 and 74);
- subdivision of former Lot 1350 to create 2 residential allotments (Proposed Lots 75 and 76);
- subdivision of former Lot 1352 to create 2 residential allotments (Proposed Lots 77 and 78); and
- the creation of various easements over some of the abovementioned proposed allotments.

The proposed subdivision plans for the development are included at **Appendix B**.

No physical works are proposed as part of the proposed subdivision. Subsequent development applications (DAs) will be submitted to Council for the construction of dwellings on the proposed allotments. The consequential impacts such as privacy, solar access and amenity associated with these dwelling designs will be assessed as part of these future applications. However, in preparing the subdivision layouts proposed, consideration has been given to appropriate lot dimensions, orientation and access to adjoining streets to then facilitate good design outcomes for the future dwellings.

2.1 Subdivision Design Principles

The planning and design principles adopted for the proposed subdivision are as follows:

Subdivision and Lot Design

- To maximise frontage to and facilitate more direct access to future open space such as Belmore Green.
- To minimise 'front to back' dwelling siting and provide continuous lot frontage to major roads and streets.
- To provide a high quality and low maintenance environment along laneways

Built Form

- To support the creation of a variety of useable, functional and regular building envelopes that facilitate varied design outcomes and dwelling typologies.
- To facilitate a built form outcome that helps reinforce the intended urban characteristics of the area.

- To create a subdivision layout that will ensure laneways are spaces that are well articulated and with overlapping passive surveillance.

Housing Mix

- To create a subdivision layout that supports a variety of compact high quality housing products that responds to market demand and improves dwelling affordability and accessibility.

Residential Amenity

- To create a subdivision layout that fosters a high level of urban residential amenity, particularly with regard to living quality, the standard of the urban environment, daylight access, safety, access to open space (private and public) and services.

Vehicle Access and Servicing

- To use laneways such as Benstead Lane to achieve necessary density, provide access and servicing, and to remove the dominance of garages from main streetscapes.
- To avoid driveways along major roads and street frontages where possible.

2.2 Lot Types and Sizes

A Draft Plan of Subdivision prepared by Graham John Hall showing the proposed lots is included at **Appendix B**. This DA seeks approval for a paper lot subdivision only. No physical or construction works are proposed as part of the development.

Table 1 below provides the detailed dimensions for each of the proposed allotments.

Table 1 – Proposed Lot Dimensions and Type

Original Lot (& Concept Block)	Proposed Lot	Lot size	Lot Width (range in m)	Lot Depth (range in m)	Lot/ Dwelling Type
1218 (B8)	17	268.2m ²	6.995	29.29	Terrace
1218 (B8)	18	149.4m ²	5.1	29.29	Terrace
1218 (B8)	19	193.3m ²	6.6	29.29	Terrace
1218 (B8)	20	193.3m ²	6.6	29.29	Terrace
1218 (B8)	21	131.8m ²	4.5	29.29	Terrace
1218 (B8)	22	193.3m ²	6.6	29.29	Terrace
1218 (B8)	23	193.3m ²	6.6	29.29	Terrace
1218 (B8)	24	149.4m ²	5.1	29.29	Terrace
1218 (B8)	25	253.7m ²	5.56	29.29	Terrace
1219 (C2)	26	267m ²	8.235	29	Terrace
1219 (C2)	27	147.9m ²	5.1	29	Terrace
1219 (C2)	28	191.4m ²	6.6	29	Terrace
1219 (C2)	29	191.4m ²	6.6	29	Terrace
1219 (C2)	30	130.5m ²	4.5	29	Terrace
1219 (C2)	31	191.4m ²	6.6	29	Terrace
1219 (C2)	32	191.4m ²	6.6	29	Terrace
1219 (C2)	33	147.9m ²	5.1	29	Terrace
1219 (C2)	34	267m ²	10.805	29	Terrace
1344 (C4)	67	151.1m ²	14.465	11	Patio
1344 (C4)	68	154.6m ²	14.465	11	Patio

1346 (C4)	69	179m ²	15.6	12	Patio
1346 (C4)	70	186.8m ²	16.725	12	Patio
1347 (C1)	71	182m ²	16.32	12	Patio
1347 (C1)	72	176.3m ²	14.605	12	Patio
1349 (C2)	73	204m ²	17	12	Patio
1349 (C2)	74	204.2m ²	17.05	12	Patio
1350 (C5)	75	211.9m ²	15.135	14.99	Patio
1350 (C5)	76	190.3m ²	12.865	14.99	Patio
1352 (C5)	77	185.3m ²	15.21	12.7	Patio
1352 (C5)	78	162.3m ²	12.8	12.7	Patio

Traditionally, obtaining development approval for small lot housing has required concurrent assessment of both the proposed allotments and respective dwelling designs to ensure that both the proposed lot and house layouts and designs are compatible. This process is often referred to as 'integrated housing'.

However, the proposed development seeks to implement a new approach where development approval for each dwelling over each allotment will be sought separately. Each dwelling will still be subject to detailed assessment (as would be the case for any integrated housing development) in accordance with the relevant planning instruments and the approved Design Guidelines.

To this end the approval for the subdivision layouts sought as part of the proposed development does not then provide any guarantee of future approval for each of the dwellings over each created allotment. However, UrbanGrowth NSW has been working closely with its partner builders to design dwellings that reflect the expected built outcomes established by the Design Guidelines and the prescriptive subdivision and easement pattern sought by the DA.

To provide Council with an understanding of the likely dwelling footprints over each proposed allotment JBA has prepared a Building Envelope Plan (BEP) (included at **Appendix C**) to illustrate the likely and indicative built form and open space arrangements over each allotment. This also helps to illustrate which allotments are preferred to include ancillary dwellings.

2.3 Easements

As illustrated on the subdivision plans and included within the draft Section 88B Instrument at **Appendix B**, several easement types are to be created as part of the subdivision. The easements set out within the draft Section 88B Instrument are summarised as follows:

- **A** – Easement to drain water 1 metre wide over Proposed Lot 73 and 1328 (already created);
- **B** – Easement for access, maintenance and overhang 0.9m over Lots 1305, 1310, 1311, 1328, 1333, and 1340 (which have all already been created) to respectively benefit Proposed Lots 67 and 68; 69 and 70; 71 and 72; 73 and 74; 76 and 77; and 78. This easement is to facilitate zero lot boundary built development for the detached dwellings over the Proposed Lots; and
- **B** – Easement for access, maintenance and overhang 0.9m over Proposed 75 and 76 over Lot 1335 which has already been created. This easement is to facilitate zero lot boundary built development for the detached dwellings over the Proposed Lots.

Adjoining terrace dwellings will be later independently constructed with separate raft slabs and separate abutting zero lot walls on the boundaries. No easements are therefore required for the terraces.

3.0 Assessment of Planning Issues

This chapter contains our assessment of the environmental effects of the proposed development as described in the preceding chapters of this report.

Under Section 79C(1) of the EP&A Act, in determining a DA 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 these issues do not require further assessment (see Section 4.2). These 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 future 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.

3.1 Compliance with Relevant Strategic and Statutory Plans and Policies

The following legislation, strategies and planning instruments, which are relevant to the proposed development to be addressed:

- State Environmental Planning Policy 55 – Remediation of Land (SEPP 55);
- State Environmental Planning Policy (State and Regional Development Development) 2005 (S&R SEPP);
- Sydney Regional Environmental Plan Hawkesbury Nepean River;
- Penrith City Centre Local Environmental Plan 2008; and
- North Penrith Design Guidelines 2013.

The DA's consistency and compliance with the relevant statutory plans and policies is located in **Table 2** below. 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	Remediation was undertaken as part of the approved Stage 1 Project Application works to ensure the site is suitable for the proposed residential use. A Site Auditors Statement was issued by Environ in May 2009. The site is therefore suitable for the proposed development with regard to the issue of contamination.	
State and Regional Development SEPP	The proposed subdivision is not identified as State Significant Development under Clause 11 of Schedule 2 of the State and Regional Development SEPP, and accordingly Council is the consent authority.	
SREP No. 20 Hawkesbury Nepean River	The impacts of this proposal were considered Concept Plan and Stage 1 Project Application before the preparation of this application and deemed to be acceptable. 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.	
Local Planning Instruments and Controls		
Penrith City Centre LEP 2008 (Part 7)	Clause 49 - Zoning	All land the subject of this DA is zoned as R1 General Residential.
	Clause 50 – Land Use Table – Zone R1 General Residential	Subdivision for residential purposes is permissible in the R1 General Residential Zone.
	Clause 51 - Height of Buildings	Preliminary plans available for the dwelling proposed to be constructed on these lots comply with the 12m height maximum. Dwelling height will be reaffirmed as part of the future DAs for the dwellings.
	Clause 54 – Heritage Conservation	There are no heritage items located on or within the vicinity of the land that is the subject of this DA.
	Clause 55 - Earthworks	This clause is not relevant as the development proposal does not propose any earthworks.
North Penrith Design Guidelines	Section 3.1 - Housing Density and Diversity	The proposed subdivision pattern will facilitate the delivery of small lot housing over each allotment proposed to be created. This will then provide the opportunity for 30 or more dwellings that will contribute to the overall dwelling target of 900-1000 over the North Penrith precinct. In addition, Section 3.1 sets out a dwelling target per Development Block. The site is Development Blocks B8, C1, C2, C4 and C5 which are identified as having a range of targets. The proposed subdivision will ultimately result in the creation of 30 or more new dwellings and in this regard will positively contribute to the achievement of the dwelling targets set for individual Development Blocks.

Instrument/Strategy	Comments
Section 3.2 - Subdivision	<p>Section 3.2 identifies opportunities for compact lots, and requires dwelling designs to accompany DAs seeking Torrens Title subdivision of super lots shown in Figure 7 of the Design Guidelines (i.e.: integrated housing developments). The Site in its entirety is identified in Figure 7 of the Design Guidelines as super lots that are required to be undertaken as Integrated Housing Development Applications. The proposed DA does not provide the corresponding dwelling designs for each proposed allotment, but has been informed by designs that will be constructed by UrbanGrowth NSW's builder teams. Adequate justification for this approach is outlined in Section 3.3 of the SEE.</p> <p>All proposed easements that support the proposed subdivision have been nominated to facilitate future zero lot boundaries and shared access arrangements. This approach is the same as that applied for the Demonstration Homes and approved for the terrace housing DAs fronting Sheffield Circuit.</p>
Section 3.3 - Building Envelopes	<p>JBA has prepared Building Envelopes Plans (BEPs) as required by Section 3.3 of the Design Guidelines (Appendix C) to illustrate the capacity for future dwellings to be comply with Section 3.3 of the Design Guidelines. It should be noted that approval is not sought for the building envelopes shown in the BEPs.</p>
Section 3.4 - Building Design and Articulation	<p>Detailed architectural features of dwellings for each proposed lot will be included in separate and future DAs for each respective lot. Features and colours will be required to comply with the Residential Design Palette appended to the Design Guidelines.</p>
Section 3.5 - Private Open Space and Landscaping	<p>The BEP at Appendix C illustrates that the each proposed allotment is capable of providing adequate and suitably embellished private open space for each future dwelling.</p>
Section 3.6 -Fencing	<p>Details of boundary fencing will be provided with each respective and future dwelling DA.</p>
Section 3.7 - Garages, Site Access and Parking	<p>All future dwellings on Lots 17 - 25, and 70 will be serviced by a rear garage that will be directly accessible from either Benstead Lane or Seymour Lane. The remaining lots will be serviced by front loaded garages, which is considered appropriate given the proposed lots are sufficiently wide to allow for a front loading arrangement. This is illustrated in the BEP included at Appendix C. Detailed design aspects of these garages will be included in the subsequent DAs for each of the dwellings.</p>
Section 3.8 - Visual and Acoustic Amenity	<p>Detailed dwelling designs will look to address interface with adjoining properties to then address visual and acoustic privacy matters.</p>

Instrument/Strategy	Comments
Section 3.10 - Specific Provisions - Key Sites	<p>The Site in its entirety is shown as "Innovation Lots" in Figure 14 of the Design Guidelines. Under the Design Guidelines, Innovation Lots need to how compact, affordable dwellings can achieve a high level of internal amenity. Dwellings on Innovation Lots must also be single or double storey and may include a zero side and rear setback. The proposed subdivision pattern will facilitate the desired outcomes, and particularly for Proposed Lots 67-78, sought by Section 3.10 by:</p> <ul style="list-style-type: none"> - ensuring lots are of a size, dimension and configuration that are capable of supporting the range and mix of proposed dwelling typologies that the market is increasingly demand (refer to Social and Economic Impacts at Section 3.4); - reinforcing the relationship between the connection of living spaces and private open space by appropriately locating and promoting access between internal living spaces and external open spaces; - siting open space in each lot to ensure daylight access to primary private open space areas is maximised, thereby creating a pleasant additional living space; - siting terrace lots adjacent to Belmore Green which offers an alternative form of open space; and - maximising informal surveillance of the streetscape, including laneways through the nomination of potential ancillary dwelling locations whilst minimising potential privacy and amenity impacts; - identifying the preferred location of zero lot boundaries; and - proposing dwellings of single or two storey form.
Section 3.12 - Specific Provisions - Ancillary Dwellings	<p>The proposed subdivision pattern enables the provision of ancillary dwellings in the same manner as has been provided in the demonstration housing to the west on the North Penrith site. The designs for these will be the subject of separate DAs for the respective dwellings.</p>

3.2 Consistency with the Concept Plan and Stage 1 Project Application

The North Penrith Concept Plan and Stage 1 Project Application Approvals have established the vision and planning framework, which is to be used by Penrith Council to assess the detailed design of the future development within the North Penrith site.

The Concept Plan Approval contains:

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

The Stage 1 Project Application provides the infrastructure framework that will support the delivery of residential development as intended by the Concept Plan.

The proposed residential subdivision development is consistent with the Concept Plan Terms of Approval and Statement of Commitments and the Stage 1 Project Application as the indicative proposed pattern of residential subdivision is consistent with that anticipated by the Concept Plan. Further, the lots have been designed to accommodate small lot/medium density housing as envisaged for this portion of the North Penrith site.

3.3 Urban Design and Future Built Form

In exchange for the provision of dwelling designs with this DA, Building Envelopes Plans (BEPs) have been provided to illustrate the likely layout and pattern of future residential development for each allotment. The BEPs provide Council with an understanding of the likely dwelling orientation, access arrangements, building footprints and open spaces for each future dwelling. The BEPs do not establish, or seek approval for, the building footprints for which future dwelling development over the subject lots will be required to adhere to.

The indicative layouts shown in the BEPs are considered appropriate as they are very similar and compatible with the established pattern of subdivision and development now being successfully delivered across the North Penrith site. Furthermore, the design of each dwelling is required to consider and adhere to the relevant objectives and controls of the Design Guidelines to then complete the built form picture anticipated by the Concept Plan and is subject to further Council assessment.

In addition to this, Urban Growth's partner builders for the future proposed dwellings for the proposed allotments have helped inform the proposed subdivision layout and Building Envelopes plan sought by the subject DA.

The proposed subdivision layouts are considered suitable as:

- the provision of more compact and efficiently shaped allotments will facilitate affordable, yet amenable dwelling designs to be constructed;
- each proposed allotment has capacity to provide adequate private open space for each dwellings; and
- the subdivision pattern maximises the opportunity for a greater number of dwellings to obtain views across the public open space and the public domain.

3.3.1 Streetscape

The proposed subdivision pattern and anticipated dwelling arrangements shown in the BEPs will have a positive impact upon the built environment and streetscape as follows:

- future dwellings will be orientated to appropriately respond to the microclimate including sun, shade, breeze and general weather;
- dwellings will have direct views over the public domain;
- each future dwelling is capable of being provided with a suitable private outdoor space in the form of courtyards or soft landscaped areas; and
- the pattern of residential terrace development fronting Belmore Green replicates the principles established to the west of the site and provide opportunities for passive surveillance as sought by the Design Guidelines.

3.3.2 Amenity

The BEPs demonstrate that each proposed allotment will be able to provide suitable at grade private open space areas for most future dwellings, and rear lane access to where lots have dual frontages. These outcomes and the orientation of each lot towards the public domain will ensure that corresponding dwelling designs will have the capacity to be designed to:

- achieve suitable outlook to the public domain;
- provide alternative vehicle and pedestrian access; and
- provide adequate private open spaces for each dwelling.

3.4 Social and Economic Impacts

This proposal will further commence the transformation of vacant and disused land into a functioning and attractive residential community. In addition, the subdivision directly responds to emerging social and market trends. Urban Growth NSW's market research and the sales evidence to date shows a strong shift in the traditional new home market, which is represented by a reduced number of move-up families looking for traditional large detached family homes and a growing proportion of the market looking for more compact affordable housing alternatives. More specifically, the proposed subdivision will facilitate the creation of compact lots to respond to:

- the growing number of Baby Boomers who are reaching retirement age and are looking to downsize out of the large detached family homes they purchased in the Penrith LGA in suburbs such as Glenmore Park in the 1980's and 90's;
- the offspring of Baby Boomers, who are now in their 20's and early 30's and still living at home; with affordability being a serious issue in Sydney since the property boom of 2003 it has been difficult for this cohort to enter the housing market as first home buyers until now;
- a growing number of investors who are looking for affordable and well located investment properties which are considered a stable investment as increasing housing supply and decreasing affordability is forcing people to rent at increasingly higher rates across Sydney.

At North Penrith, 75% of new sales enquiries received by Urban Growth NSW are captured in one of the three categories outlined above, and are translating into a growing number of sales as products are released to the market.

In addition, the proposed development provides the opportunity for UrbanGrowth NSW to demonstrate Patio Homes as an innovative alternative to traditional large detached homes. The Patio Homes proposed on Lots 67 -78 can achieve a high level of internal amenity with zero side and rear setbacks and offer the following benefits:

- they are a compact version of a family home ideally suited to first home buyers and downsizers, achieving housing diversity and affordability objectives¹;
- the provision of zero side and rear setbacks enables the Patio Homes to be positioned on the lots to make full use of the additional street frontage provided by a corner lot whilst providing increased surveillance opportunities over the public domain;
- enables the achievement of a built form outcome that will foster a high level, social interaction and community spirit; and

¹ Patio Homes sold to date in Thornton have sold between \$370,000 and \$440,000 making them an affordable alternative relative to other new homes being offered in the Penrith LGA.

- will encourage greater competition amongst house builders and in doing so will increase the standard and quality of entry level housing products.

Finally, 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.

3.5 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 future residential development such as water, sewer reticulation, electricity and telecommunications;
- includes the necessary infrastructure provision of roads and stormwater measures that is configured to suit the proposed subdivision layout sought as part of this DA.

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

- is permissible with consent pursuant to Penrith City Centre LEP 2008 (Part 7);
- facilitates the delivery of diverse and affordable housing development to be delivered throughout the North Penrith site;
- marries with the desired streetscape pattern for this part of the North Penrith site;
- the development generally complies with the relevant development controls within the North Penrith Design Code; and
- will contribute to providing additional housing choice for local populations.

3.6 Public Interest

The development proposed in this application will contribute to the overall delivery of a unique residential development as envisaged by the approved Concept Plan and North Penrith Design Guidelines. No element of the proposal will be detrimental to the public interest.

3.0 Conclusion

This DA seeks approval for residential subdivision of part of Stage 1 of the North Penrith Project. The proposed development is consistent with the approved Concept Plan and the Penrith City Centre LEP 2008 (Part 7).

Furthermore, the development:

- is generally consistent with the relevant provisions of the North Penrith Design Guidelines, and other environmental planning instruments that apply to the site and development;
- will deliver an efficient subdivision layout that is consistent with the principles established by the approved Concept Plan and within the super lot footprint approved and constructed under the Stage 1 project Application;
- will help further commence the transformation of predominantly vacant land into a functioning and attractive residential community which will have economic and social benefits to the wider community;
- will facilitate dwelling designs that are of a high quality, contemporary architectural design, and generally comply with Design Guidelines built form development controls;
- will contribute to delivering a diverse streetscape within North Penrith site; and
- will facilitate the delivery of additional affordable dwelling designs that will also add to a greater range of housing choice to the Penrith community.

In light of the merits of the proposal and in the absence of any significant adverse environmental, social or economic impacts, we have no hesitation in recommending that the proposed development application be approved subject to standard conditions of consent.

Existing Survey Plan

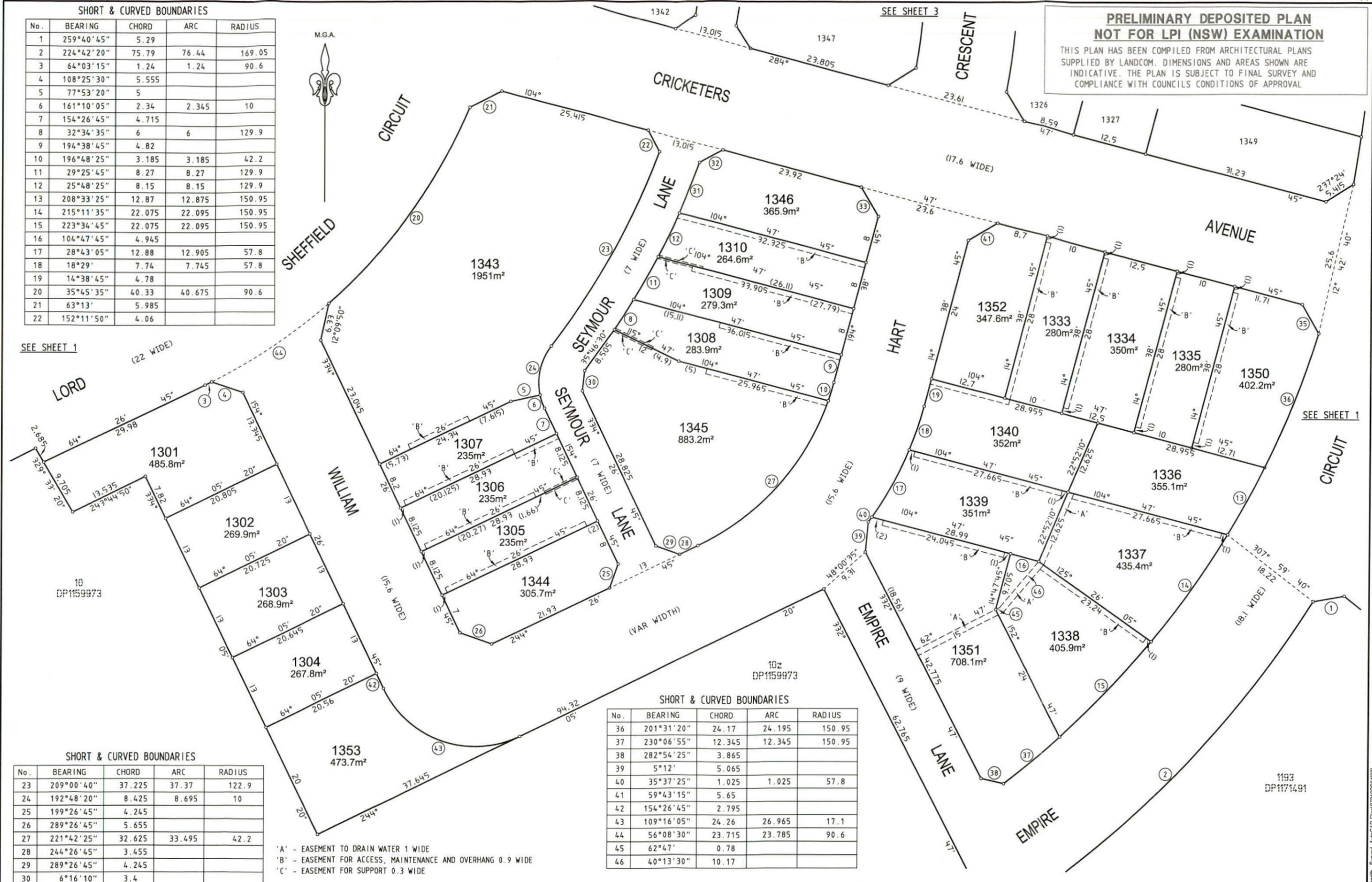
Craig and Rhodes

SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	259°40'45"	5.29		
2	224°42'20"	75.79	76.44	169.05
3	64°03'15"	1.24	1.24	90.6
4	108°25'30"	5.555		
5	77°53'20"	5		
6	161°10'05"	2.34	2.345	10
7	154°26'45"	4.715		
8	32°34'35"	6	6	129.9
9	194°38'45"	4.82		
10	196°48'25"	3.185	3.185	42.2
11	29°25'45"	8.27	8.27	129.9
12	25°48'25"	8.15	8.15	129.9
13	208°33'25"	12.87	12.875	150.95
14	215°11'35"	22.075	22.095	150.95
15	223°34'45"	22.075	22.095	150.95
16	104°47'45"	4.945		
17	28°43'05"	12.88	12.905	57.8
18	18°29'	7.74	7.745	57.8
19	14°38'45"	4.78		
20	35°45'35"	40.33	40.675	90.6
21	63°13'	5.985		
22	152°11'50"	4.06		



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



SEE SHEET 1

SEE SHEET 1

SHORT & CURVED BOUNDARIES

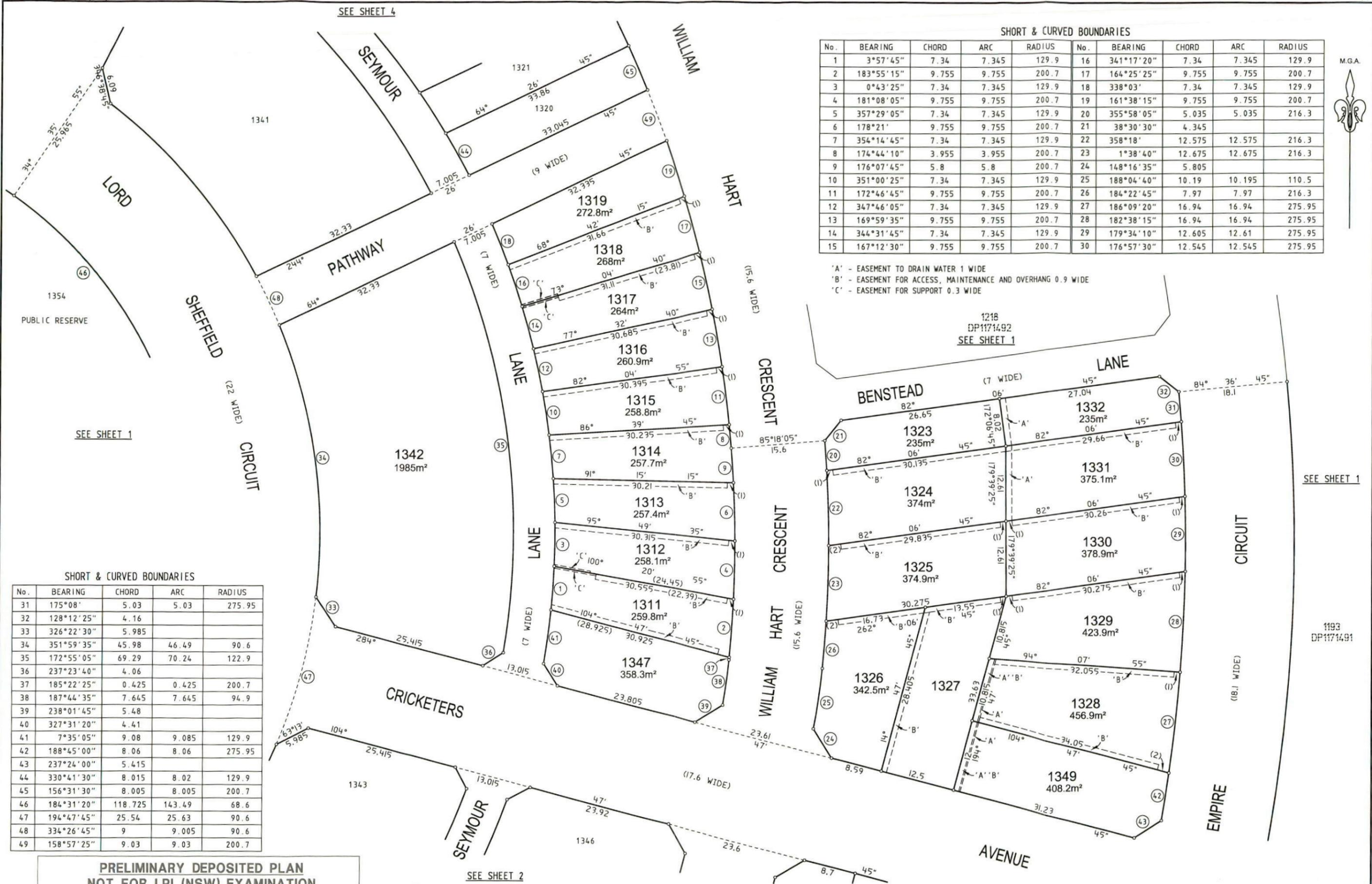
No.	BEARING	CHORD	ARC	RADIUS
23	209°00'40"	37.225	37.37	122.9
24	192°48'20"	8.425	8.695	10
25	199°26'45"	4.245		
26	289°26'45"	5.655		
27	221°42'25"	32.625	33.495	42.2
28	244°26'45"	3.455		
29	289°26'45"	4.245		
30	6°16'10"	3.4		
31	22°00'25"	9.08	9.085	129.9
32	62°04'10"	4.41		
33	149°43'15"	5.665		
34	327°31'20"	4.41		
35	150°28'55"	5.59		

SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
36	201°31'20"	24.17	24.195	150.95
37	230°06'55"	12.345	12.345	150.95
38	282°54'25"	3.865		
39	5°12'	5.065		
40	35°37'25"	1.025	1.025	57.8
41	59°43'15"	5.65		
42	154°26'45"	2.795		
43	109°16'05"	24.26	26.965	17.1
44	56°08'30"	23.715	23.785	90.6
45	62°47'	0.78		
46	40°13'30"	10.17		

'A' - EASEMENT TO DRAIN WATER 1 WIDE
'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
'C' - EASEMENT FOR SUPPORT 0.3 WIDE

Surveyor: GRAHAM JOHN HALL Date of Survey: 12-06-2013 Surveyor's Ref: 72-10-1.3	PLAN OF SUBDIVISION OF LOT 1192 DP1171491	LGA: PENRITH Locality: NORTH PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 400	Registered	D.P. PP DP1171493
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SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS
1	3°57'45"	7.34	7.345	129.9	16	341°17'20"	7.34	7.345	129.9
2	183°55'15"	9.755	9.755	200.7	17	164°25'25"	9.755	9.755	200.7
3	0°43'25"	7.34	7.345	129.9	18	338°03'	7.34	7.345	129.9
4	181°08'05"	9.755	9.755	200.7	19	161°38'15"	9.755	9.755	200.7
5	357°29'05"	7.34	7.345	129.9	20	355°58'05"	5.035	5.035	216.3
6	178°21'	9.755	9.755	200.7	21	38°30'30"	4.345		
7	354°14'45"	7.34	7.345	129.9	22	358°18'	12.575	12.575	216.3
8	174°44'10"	3.955	3.955	200.7	23	1°38'40"	12.675	12.675	216.3
9	176°07'45"	5.8	5.8	200.7	24	148°16'35"	5.805		
10	351°00'25"	7.34	7.345	129.9	25	188°04'40"	10.19	10.195	110.5
11	172°46'45"	9.755	9.755	200.7	26	184°22'45"	7.97	7.97	216.3
12	347°46'05"	7.34	7.345	129.9	27	186°09'20"	16.94	16.94	275.95
13	169°59'35"	9.755	9.755	200.7	28	182°38'15"	16.94	16.94	275.95
14	344°31'45"	7.34	7.345	129.9	29	179°34'10"	12.605	12.61	275.95
15	167°12'30"	9.755	9.755	200.7	30	176°57'30"	12.545	12.545	275.95

'A' - EASEMENT TO DRAIN WATER 1 WIDE
 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
 'C' - EASEMENT FOR SUPPORT 0.3 WIDE

SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
31	175°08'	5.03	5.03	275.95
32	128°12'25"	4.16		
33	326°22'30"	5.985		
34	351°59'35"	45.98	46.49	90.6
35	172°55'05"	69.29	70.24	122.9
36	237°23'40"	4.06		
37	185°22'25"	0.425	0.425	200.7
38	187°44'35"	7.645	7.645	94.9
39	238°01'45"	5.48		
40	327°31'20"	4.41		
41	7°35'05"	9.08	9.085	129.9
42	188°45'00"	8.06	8.06	275.95
43	237°24'00"	5.415		
44	330°41'30"	8.015	8.02	129.9
45	156°31'30"	8.005	8.005	200.7
46	184°31'20"	118.725	143.49	68.6
47	194°47'45"	25.54	25.63	90.6
48	334°26'45"	9	9.005	90.6
49	158°57'25"	9.03	9.03	200.7

**PRELIMINARY DEPOSITED PLAN
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Surveyor: GRAHAM JOHN HALL Date of Survey: 12-06-2013 Surveyor's Ref: 72-10-1.3	PLAN OF SUBDIVISION OF LOT 1192 DP1171491	LGA: PENRITH Locality: NORTH PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 400	Registered	D.P. PP DP1171493
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CAD REF.: Z:\072-10 North Penrith - Survey\AuscAD Files\07210PS4\03

**PRELIMINARY DEPOSITED PLAN
NOT FOR LPI (NSW) EXAMINATION**

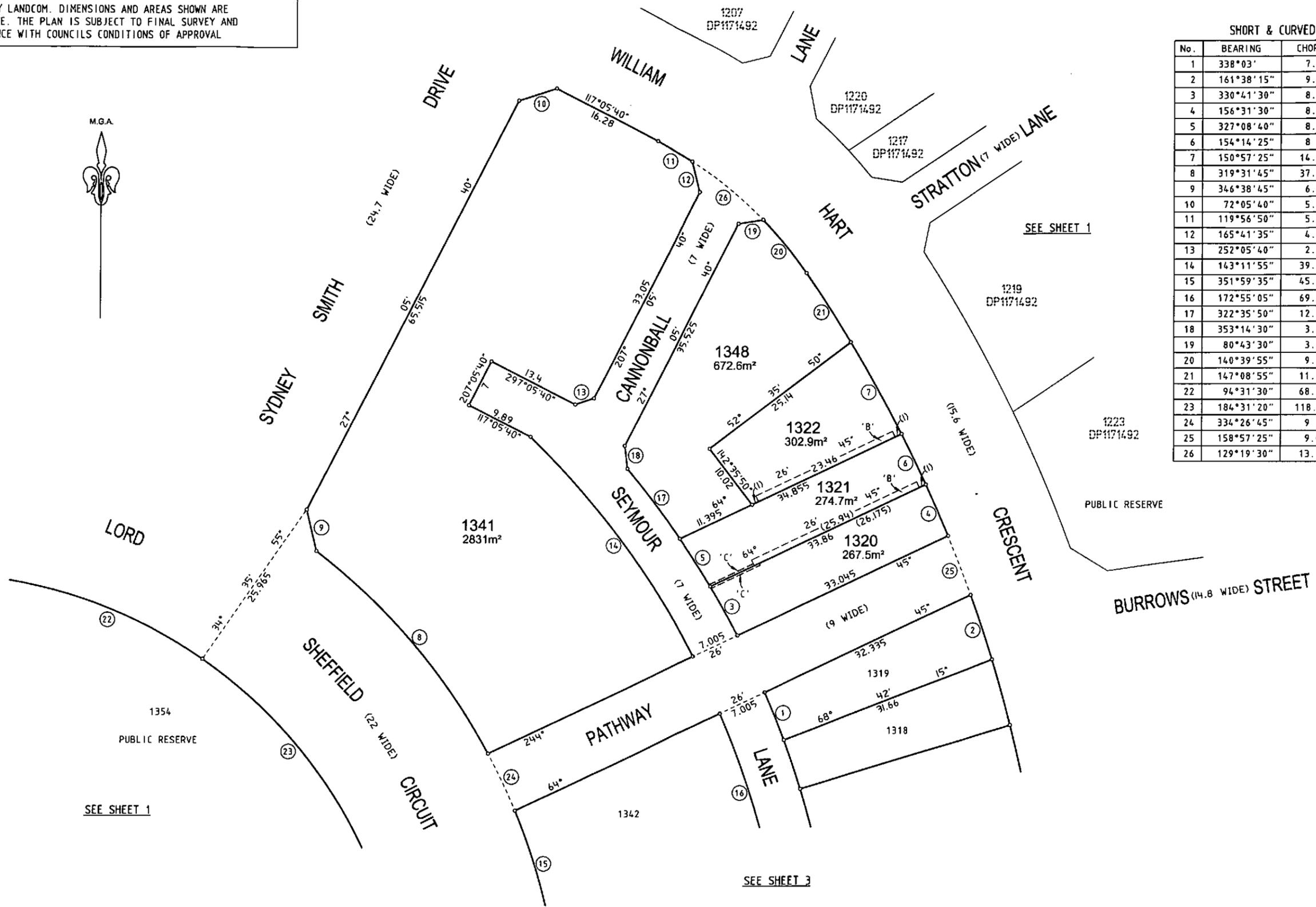
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY LANDCOM. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL

'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
'C' - EASEMENT FOR SUPPORT 0.3 WIDE

M.G.A.



SHORT & CURVED BOUNDARIES				
No.	BEARING	CHORD	ARC	RADIUS
1	338°03"	7.34	7.345	129.9
2	161°38'15"	9.755	9.755	200.7
3	330°41'30"	8.015	8.02	129.9
4	156°31'30"	8.005	8.005	200.7
5	327°08'40"	8.065	8.065	129.9
6	154°14'25"	8	8	200.7
7	150°57'25"	14.995	15	200.7
8	319°31'45"	37.89	38.17	90.6
9	346°38'45"	6.09		
10	72°05'40"	5.655		
11	119°56'50"	5.75	5.755	57.8
12	165°41'35"	4.5		
13	252°05'40"	2.83		
14	143°11'55"	39.085	39.25	122.9
15	351°59'35"	45.98	46.49	90.6
16	172°55'05"	69.29	70.24	122.9
17	322°35'50"	12.55	12.555	129.9
18	353°14'30"	3.32		
19	80°43'30"	3.555		
20	140°39'55"	9.705	9.715	57.8
21	147°08'55"	11.685	11.685	200.7
22	94°31'30"	68.76	72.02	68.6
23	184°31'20"	118.725	143.49	68.6
24	334°26'45"	9	9.005	90.6
25	158°57'25"	9.03	9.03	200.7
26	129°19'30"	13.14	13.165	57.8



SEE SHEET 1

SEE SHEET 1

SEE SHEET 3

Surveyor: GRAHAM JOHN HALL
Date of Survey: 12-06-2013
Surveyor's Ref: 72-10-1.3

PLAN OF
SUBDIVISION OF LOT 1192 DP

LGA: PENRITH
Locality: NORTH PENRITH
Subdivision No.
Lengths are in metres. Reduction Ratio 1: 400

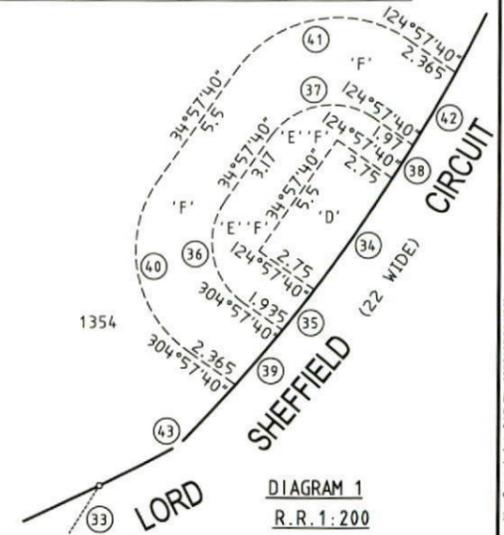
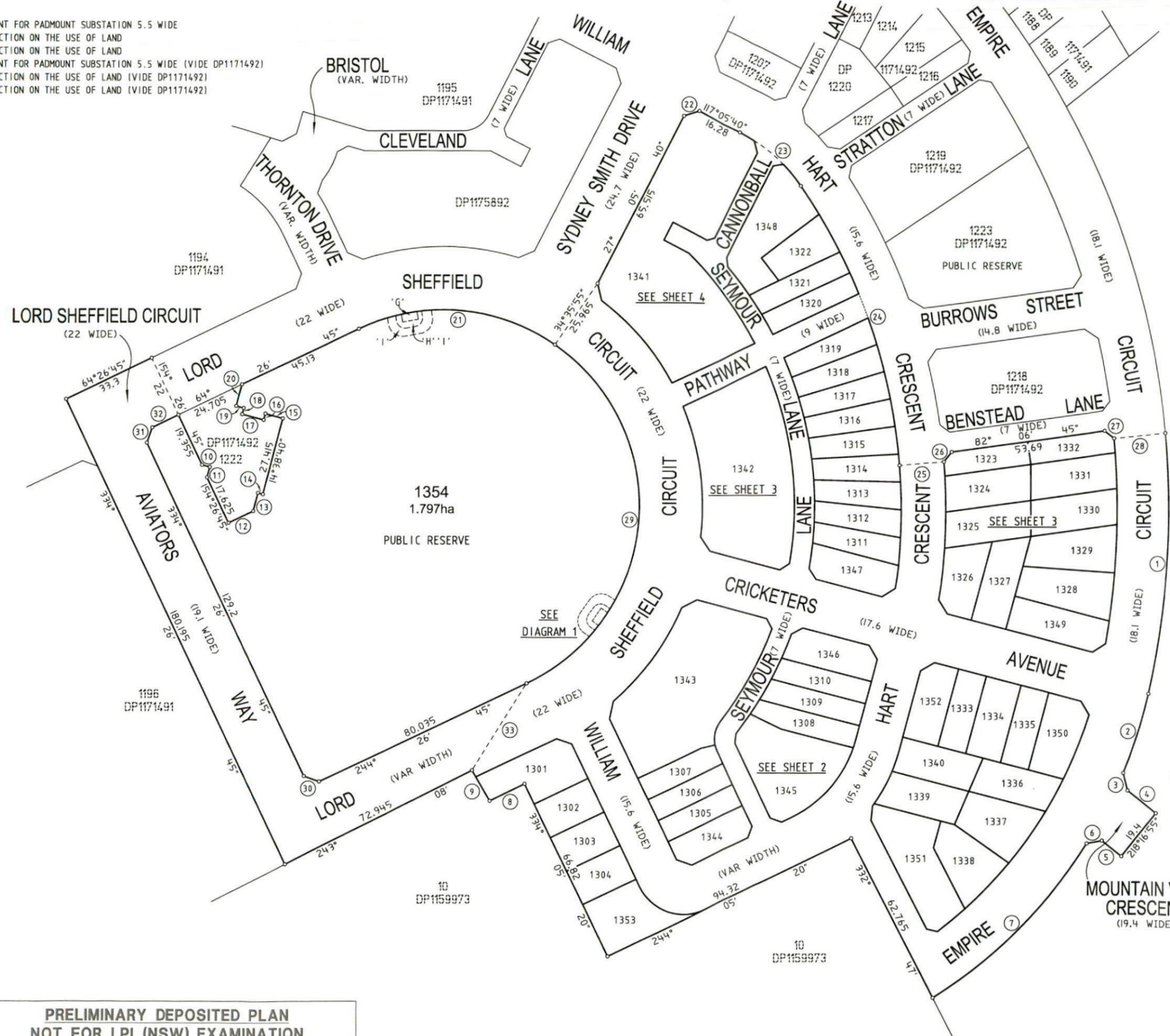
Registered

D.P.
PP DP1171493

- 'D' - EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE
- 'E' - RESTRICTION ON THE USE OF LAND
- 'F' - RESTRICTION ON THE USE OF LAND
- 'G' - EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE (VIDE DP1171492)
- 'H' - RESTRICTION ON THE USE OF LAND (VIDE DP1171492)
- 'I' - RESTRICTION ON THE USE OF LAND (VIDE DP1171492)

SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	183°32'15"	91.24	91.61	294.05
2	197°23'50"	29.085	29.12	169.05
3	165°38'45"	6.36		
4	128°16'55"	12.61		
5	308°16'55"	8.755		
6	259°40'45"	5.29		
7	224°42'20"	75.79	76.44	169.05
8	243°44'50"	13.535		
9	329°33'20"	12.39		
10	104°38'50"	2.845		
11	194°38'50"	3.725		
12	64°26'45"	9.58		
13	14°38'40"	6.53		
14	104°38'40"	1.735		
15	284°38'40"	6.375		
16	194°38'40"	2.25		
17	284°38'40"	7.805		
18	14°38'40"	2.25		
19	284°38'40"	2.715		
20	14°38'40"	7.79		
21	94°31'20"	68.76	72.02	68.6
22	72°05'40"	5.655		
23	131°17'15"	28.345	28.635	57.8
24	160°23'25"	103.285	104.46	200.7
25	85°18'05"	15.6		
26	38°30'30"	4.345		
27	128°12'25"	4.16		
28	84°36'45"	18.1		
29	184°31'20"	118.725	143.49	68.6
30	289°26'45"	5.655		
31	19°26'45"	5.655		
32	64°26'45"	10.2		
33	31°50'20"	35.86		
34	214°57'40"	5.5	5.5	68.6
35	218°07'50"	2.09	2.09	68.6
36	349°57'40"	4.245	4.71	3
37	79°57'40"	4.245	4.71	3
38	212°00'	1.585	1.585	68.6
39	220°13'30"	2.925	2.93	68.6
40	349°57'40"	7.07	7.855	5
41	79°57'40"	7.07	7.855	5
42	209°54'20"	3.43	3.43	68.6
43	52°56'50"	27.35	27.535	68.6



**PRELIMINARY DEPOSITED PLAN
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Surveyor: GRAHAM JOHN HALL
Date of Survey: 12-06-2013
Surveyor's Ref: 72-10-1.3

PLAN OF
SUBDIVISION OF LOT 1192 DP1171491

LGA: PENRITH
Locality: NORTH PENRITH
Subdivision No.
Lengths are in metres. Reduction Ratio 1: 1000

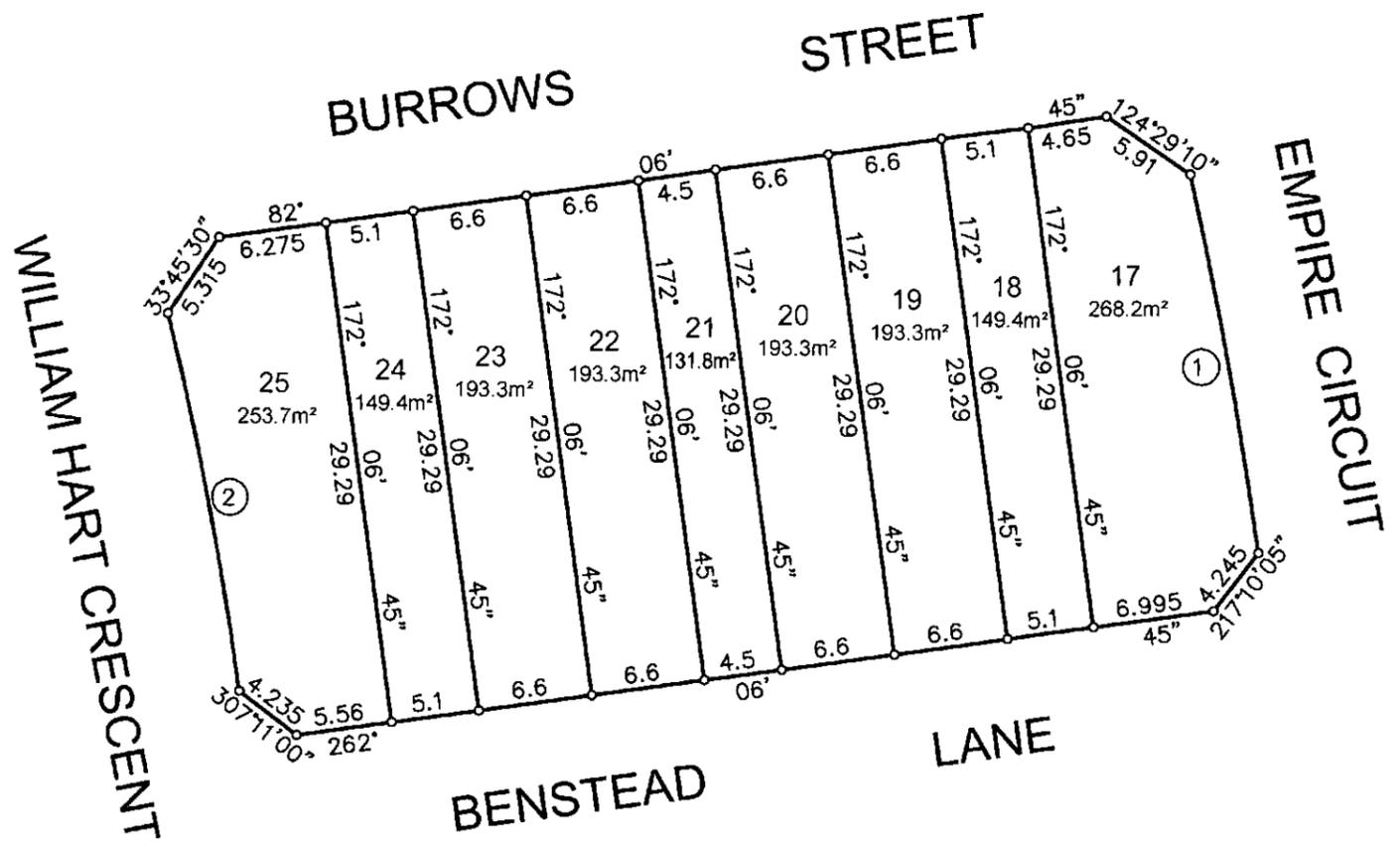
Registered

D.P.
PP DP1171493

Subdivision Plans and Draft Section 88B Instruments

Craig and Rhodes

A3



CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	169°35'35"	22.33	22.335	275.95
2	348°53'40"	22.355	22.365	216.3

Project: **DIAL 1100**

NORTH PENRITH:
LOT 1218 - PLAN OF PROPOSED SUBDIVISION

Principal: **LANDCOM**

Scale: 1:400 @ A3

Date: 25-10-2012 Council Ref:

Datum: N/A LGA: PENRITH

Calc's: GH Drawn: GH Proj.Man: DB Client Ref:

CRAIG & RHODES

ABN 77 050 209 991
Level 4, Suite 400
16-18 Cambridge St
EPPING NSW 2121
PO Box 233
EPPING NSW 1710

ACN 050 209 991
DX 4408 EPPING
Tel. 9869-1855
Fax. 9869-2341
reception@crhodes.com.au
www.craigandrhodes.com.au

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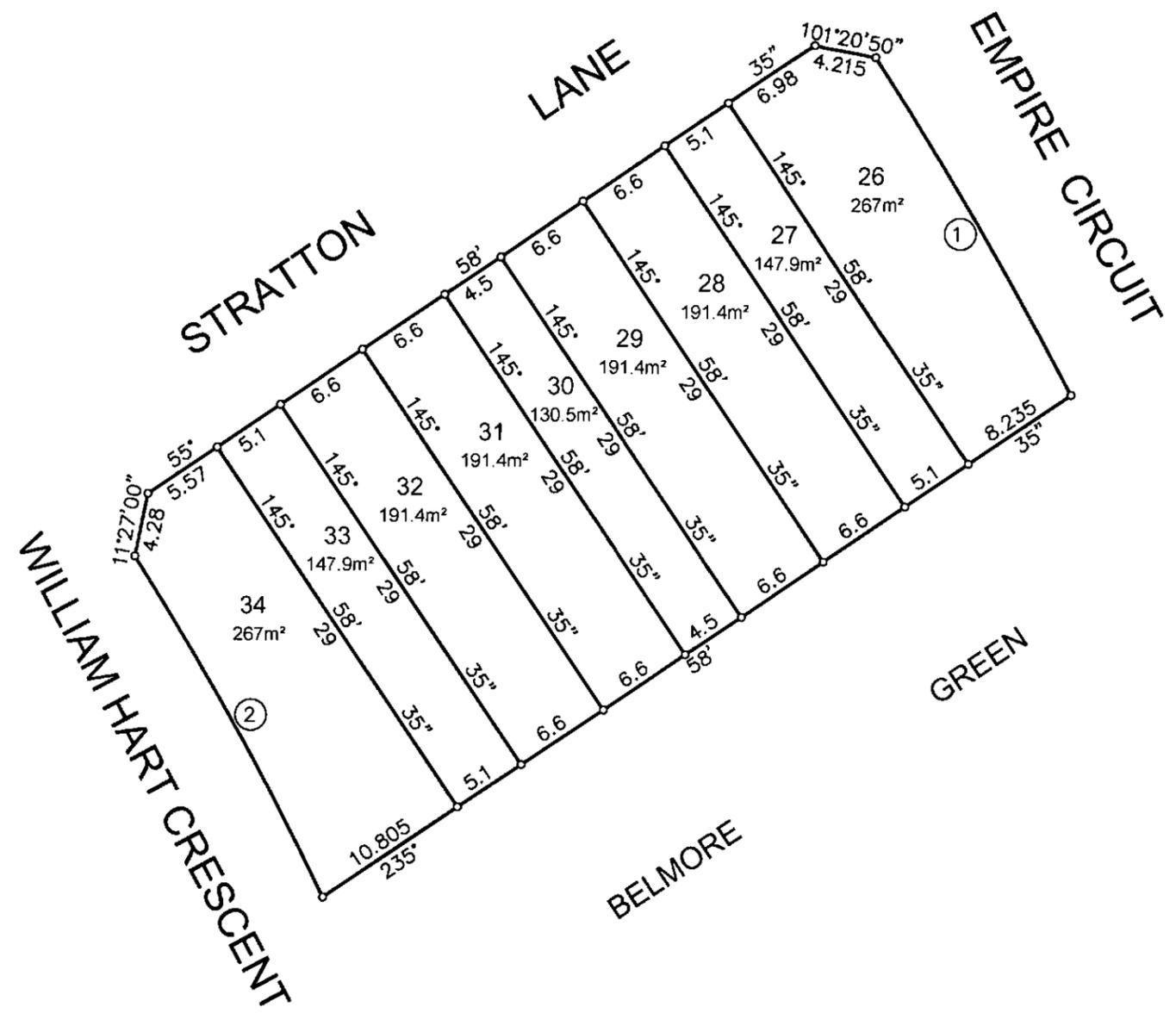
Our Ref: 072-10

Dwg File Ref. (Rev) - Sheet Ref.

ISO 9001
Approved Company

07210L39 [00] - Model

M.G.A.



CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	149°44'10"	26.055	26.065	275.95
2	330°46'45"	26.09	26.11	216.3

	Project:	NORTH PENRITH: LOT 1219 - PLAN OF PROPOSED SUBDIVISION				Principal:				ABN 77 050 209 991 Level 4, Suite 400 16-18 Cambridge St EPPING NSW 2121 PO Box 233 EPPING NSW 1710 ACN 050 209 991 DX 4408 EPPING Tel. 9869-1855 Fax. 9869-2341 reception@crhodes.com.au www.craigandrhodes.com.au © Craig & Rhodes	Our Ref.:	072-10
	Scale:	1:400 @ A3	Date:	25-10-2012	Council Ref.:							
	Datum:	N/A	L.G.A.:	PENRITH								
	Calc's:	GH	Drawn:	GH	Proj.Man:	DB	Client Ref.:					
										Dwg File Ref. (Rev) - Sheet Ref.	07210L40 [00] - Model	

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Office Use Only	Office Use Only
Registered: Title System: TORRENS Purpose: SUBDIVISION	
PLAN OF SUBDIVISION OF LOTS 1344, 1346, 1347, 1349, 1350 AND 1352 DP1171493	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:	<p style="text-align: center;">Survey Certificate</p> 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 07-08-2013 *(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.
<p style="text-align: center;">Subdivision Certificate</p> 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.	
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	Plans used in the preparation of survey/compilation DPII71493 <div style="border: 1px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> PRELIMINARY DEPOSITED PLAN NOT FOR LPI (NSW) EXAMINATION THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY LANDCOM. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL </div> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p>
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	Surveyor's Reference: 72-10-1.3-67T078

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS101001 - B.R.M. - G.J.H.

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOTS 1344, 1346, 1347, 1349, 1350 AND 1352 DP1171493

- 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:

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

**PRELIMINARY DEPOSITED PLAN
NOT FOR LPI (NSW) EXAMINATION**

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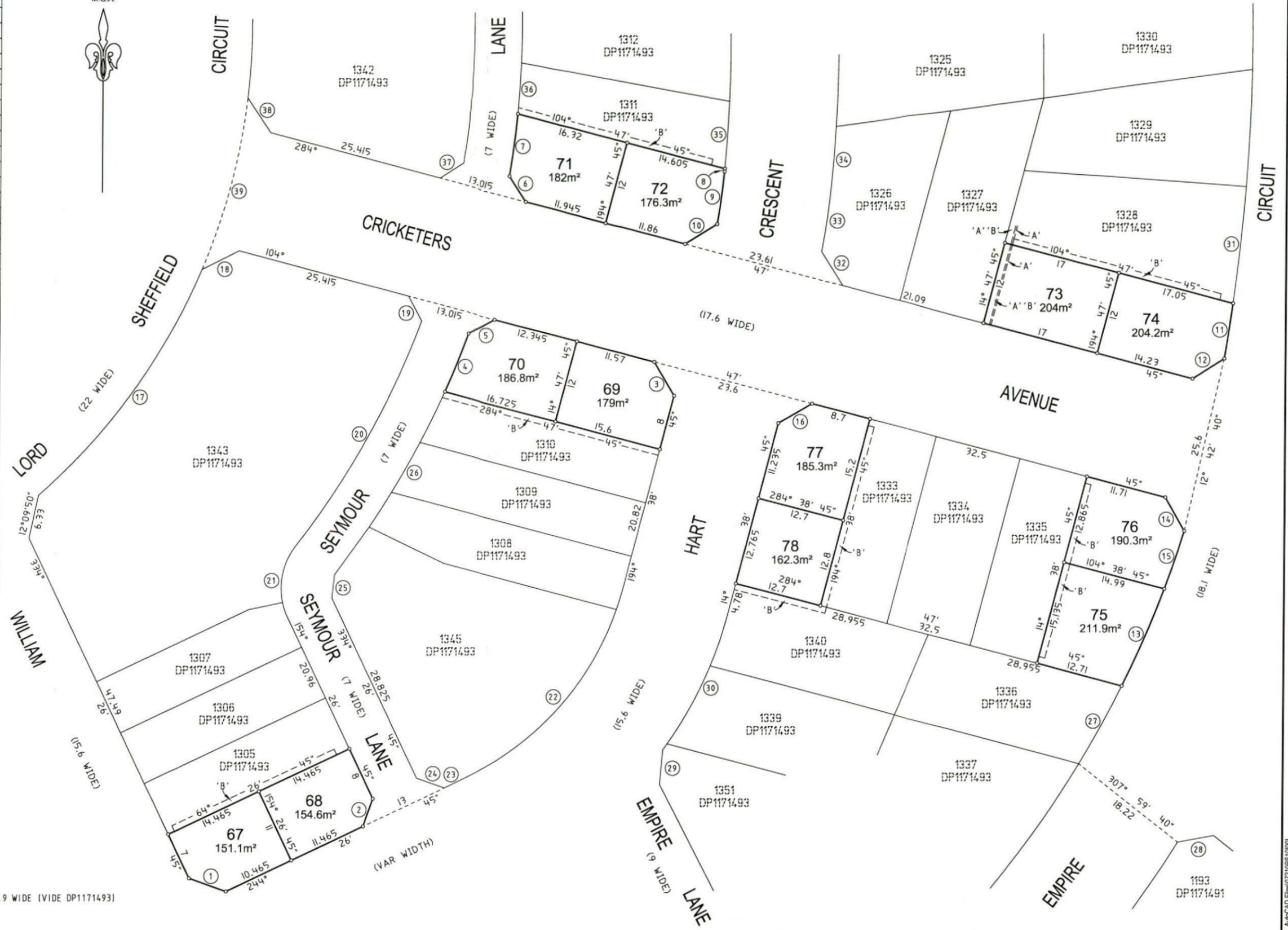
SURVEYING AND SPATIAL REGULATION 2012 CLAUSE 60(C)
STREET ADDRESS INFORMATION IS UNAVAILABLE AT DATE OF SURVEY

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-1.3-67TO78

SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	289°26'45"	5.655		
2	199°26'45"	4.245		
3	149°43'15"	5.665		
4	22°00'25"	9.08	9.085	129.9
5	62°04'10"	4.41		
6	327°31'20"	4.41		
7	7°35'05"	9.08	9.085	129.9
8	185°22'25"	0.425	0.425	200.7
9	187°44'35"	7.645	7.645	94.9
10	238°01'45"	5.48		
11	188°45'00"	8.06	8.06	275.95
12	237°24'00"	5.415		
13	203°12'05"	15.34	15.345	150.95
14	150°28'55"	5.59		
15	198°36'35"	8.85	8.85	150.95
16	59°43'15"	5.65		
17	35°45'35"	40.33	40.675	90.6
18	63°13'	5.985		
19	152°11'50"	4.06		
20	209°00'40"	37.225	37.37	122.9
21	186°05'	10.49	11.045	10
22	219°32'45"	35.535	36.68	42.2
23	244°26'45"	3.455		
24	289°26'45"	4.245		
25	6°16'10"	3.4		
26	30°49'50"	30.855	30.93	129.9
27	208°33'25"	12.87	12.875	150.95
28	259°40'45"	5.29		
29	5°12'	5.065		
30	25°24'15"	21.58	21.705	57.8
31	186°09'20"	16.94	16.94	275.95
32	148°16'35"	5.805		
33	188°04'40"	10.19	10.195	110.5
34	184°22'45"	7.97	7.97	216.3
35	183°55'15"	9.755	9.755	200.7
36	3°57'45"	7.34	7.345	129.9
37	237°23'40"	4.06		
38	326°22'30"	5.985		
39	194°47'45"	25.54	25.63	90.6



'A' - EASEMENT TO DRAIN WATER 1 WIDE (VIDE DP1171493)
 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (VIDE DP1171493)

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

Surveyor: GRAHAM JOHN HALL
 Date of Survey: 07-08-2013
 Surveyor's Ref: 72-10-1.3-67T078

PLAN OF
 SUBDIVISION OF LOTS 1344, 1346, 1347, 1349,
 1350 AND 1352 DP1171493

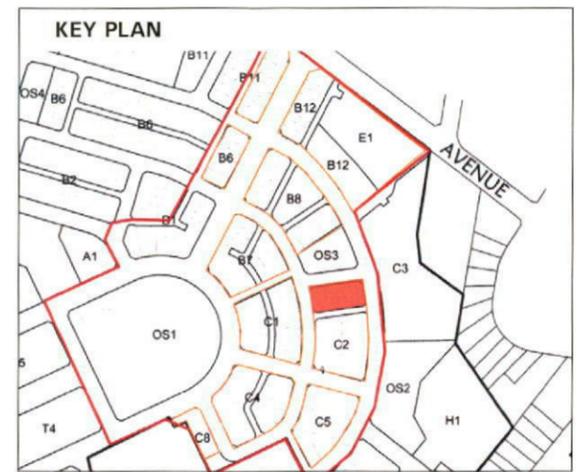
LGA: PENRITH
 Locality: PENRITH
 Subdivision No.
 Lengths are in metres. Reduction Ratio 1: 400

Registered

D.P.

Building Envelope Plan (BEP) – submitted for information purposes only

JBA Planning Consultants

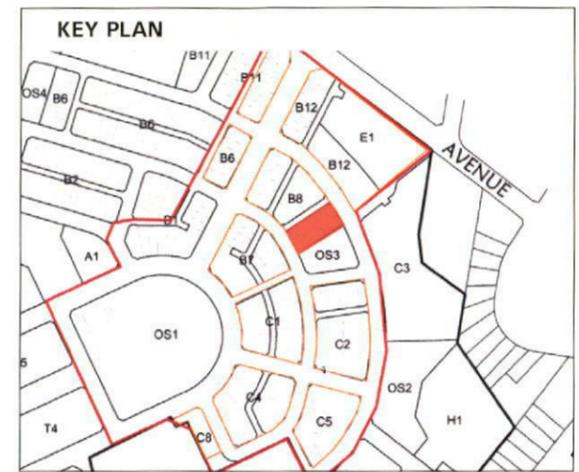
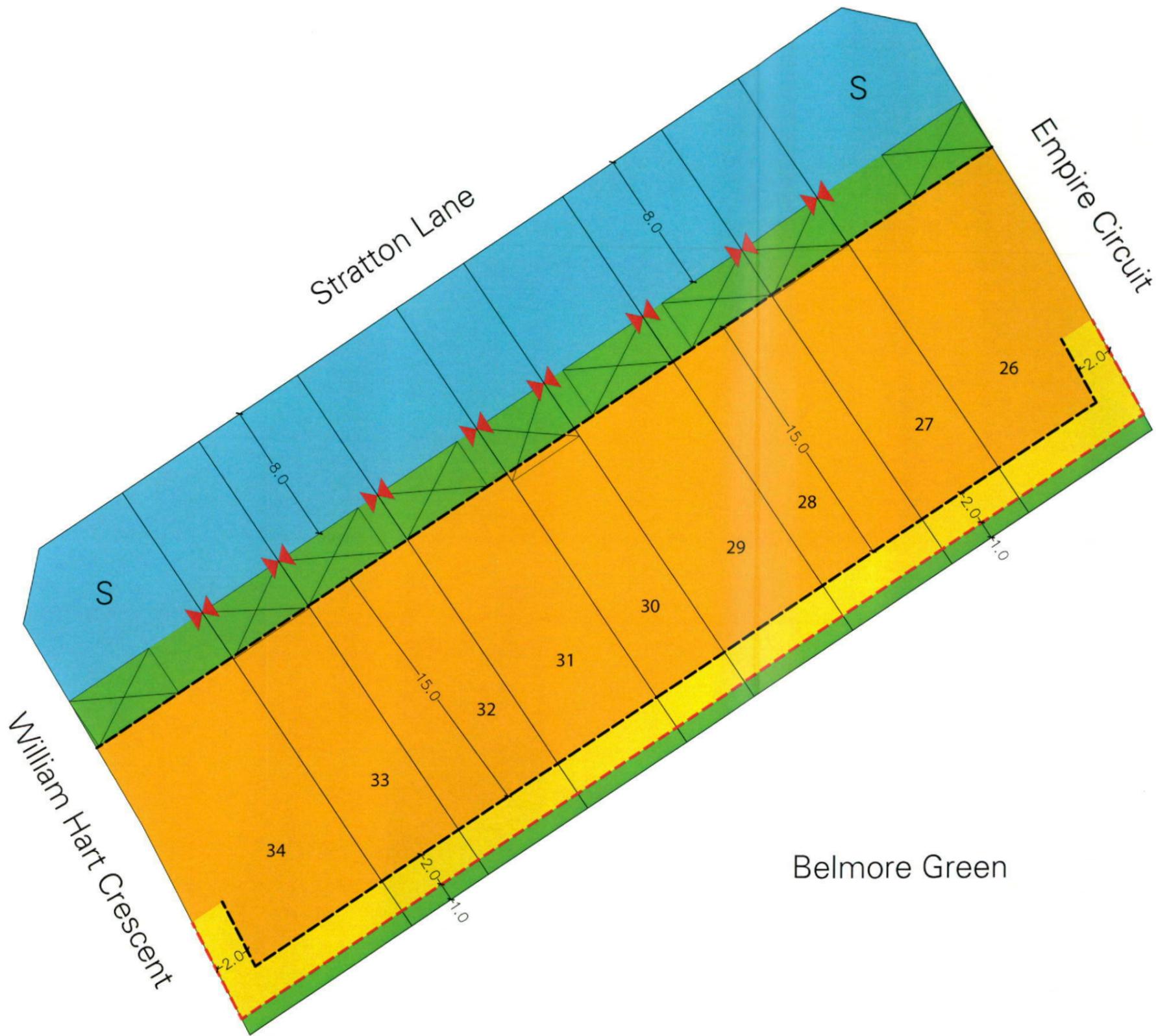


LEGEND

- Minimum building setback line
- Articulation zone
- Zero lot boundary
- Primary building
- Preferred garage location zone
- Ancillary Dwelling (preferred location)
- Principal Private Openspace - preferred location (min 16m²)
- Easement

Block 1218 - BEP
13424 | Building Envelope Plans

Drawing No.: 1
Revision No.: a
5 September 2013 5:22 PM



LEGEND

- Minimum building setback line
- Articulation zone
- Zero lot boundary
- Primary building
- Preferred garage location zone
- S Ancillary Dwelling (preferred location)
- Principal Private Openspace - preferred location (min 16m²)
- Easement

Belmore Green

Cricketers Avenue

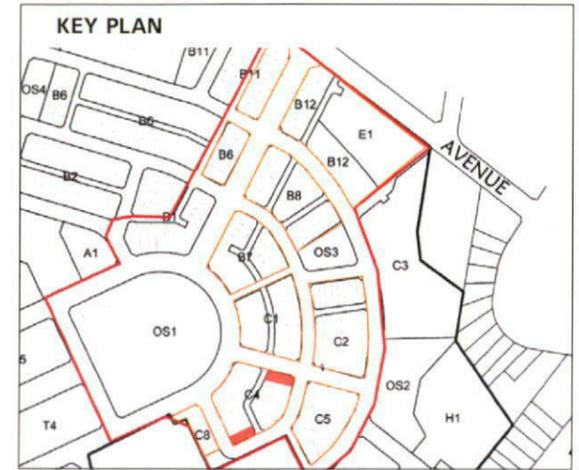
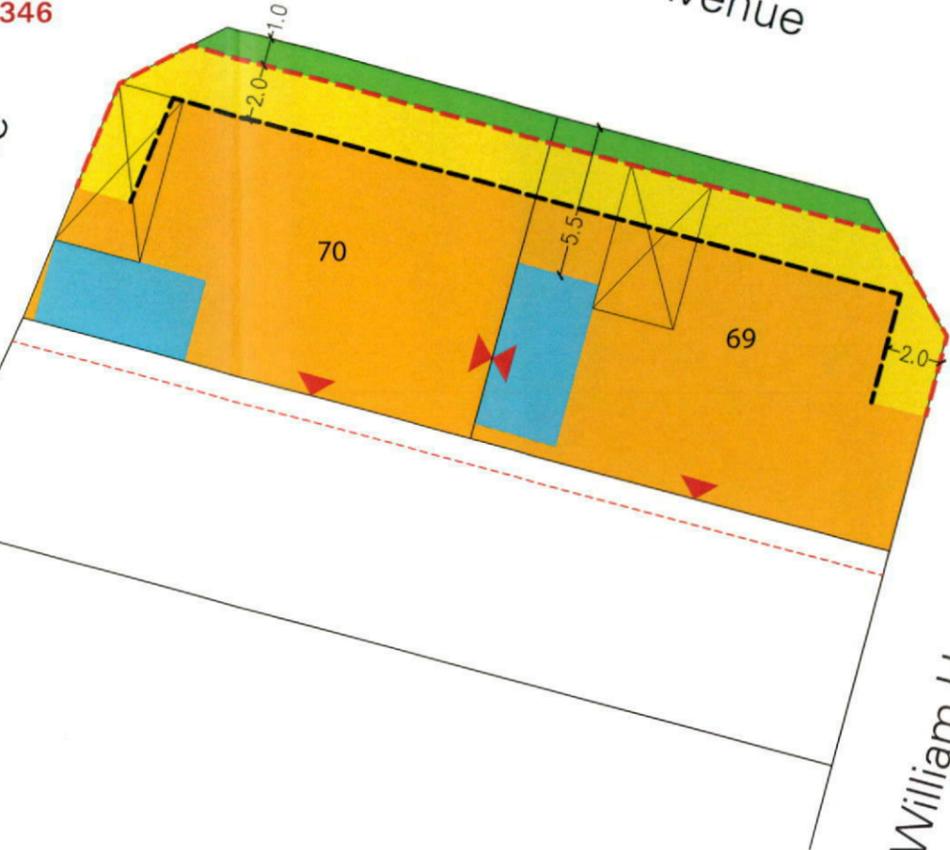
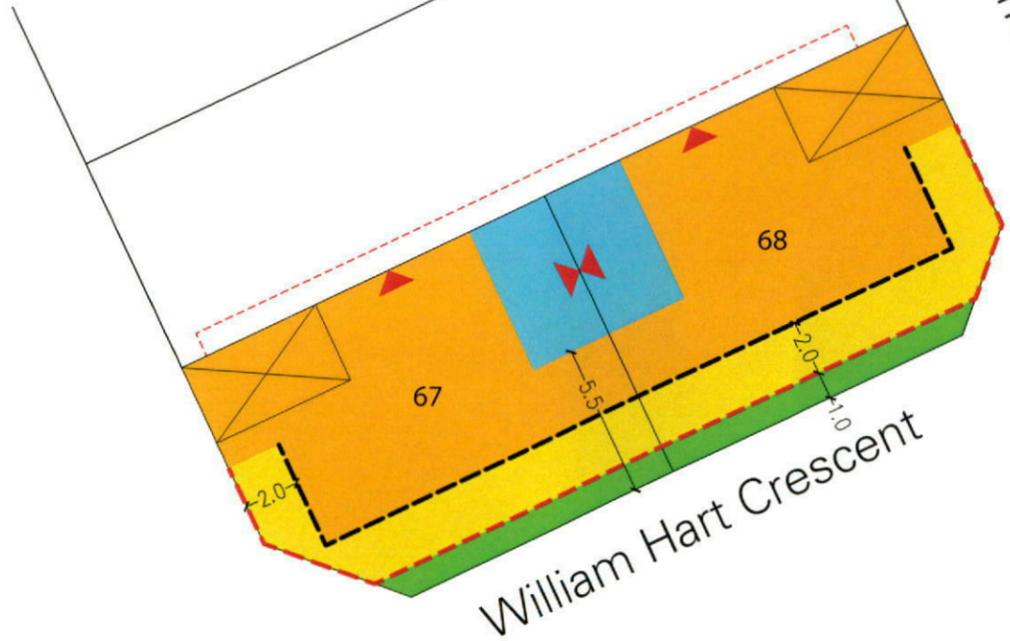
Block 1346

Seymour Lane

William Hart Crescent

Seymour Lane

Block 1344



LEGEND

- Minimum building setback line
- Articulation zone
- Zero lot boundary
- Primary building
- Preferred garage location zone
- Ancillary Dwelling (preferred location)
- Principal Private Openspace - preferred location (min 16m²)
- Easement

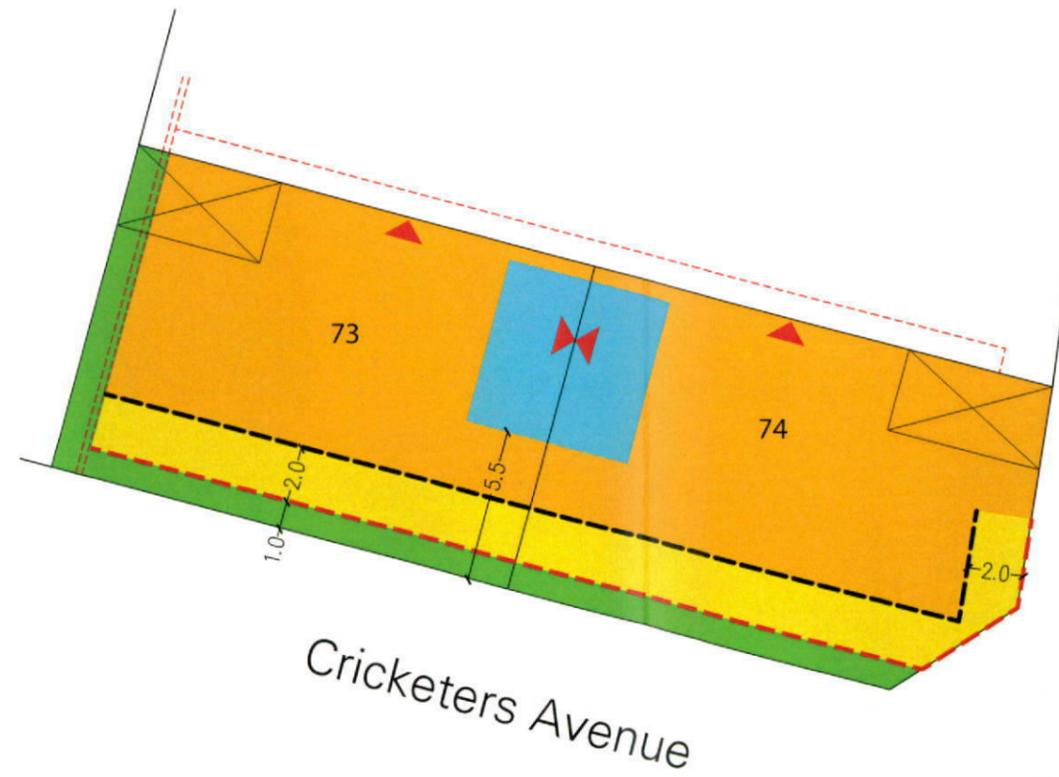
Block 1344 & 1346 - BEP
13424 | Building Envelope Plans

Block 1347

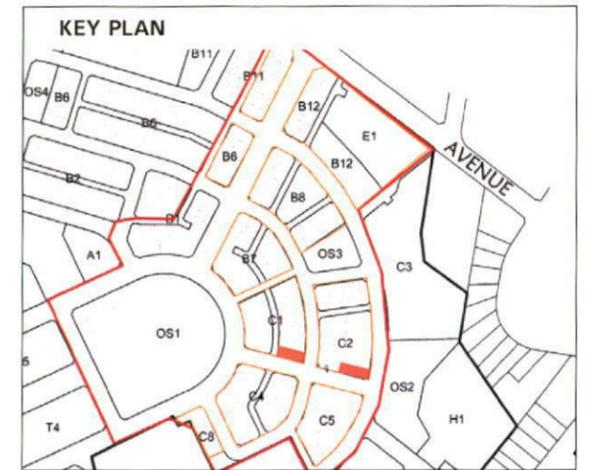


William Hart Crescent

Block 1349



Empire Circuit



LEGEND

- Minimum building setback line
- Articulation zone
- Zero lot boundary
- Primary building
- Preferred garage location zone
- Ancillary Dwelling (preferred location)
- Principal Private Openspace - preferred location (min 16m²)
- Easement

Block 1347 & 1349 - BEP
 13424 | Building Envelope Plans



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 Revision No.: a
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Cricketers Avenue

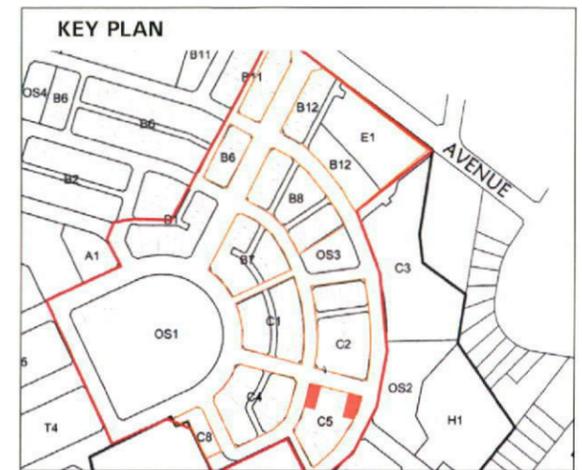
William Hart Crescent



Block 1352

Block 1350

Empire Circuit



LEGEND

- Minimum building setback line
- Articulation zone
- Zero lot boundary
- Primary building
- Preferred garage location zone
- Ancillary Dwelling (preferred location)
- Principal Private Openspace - preferred location (min 16m²)
- Easement

Block 1350 & 1352 - BEP
13424 | Building Envelope Plans



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Drawing No.: 5
Revision No.: a
5 September 2013 5:22 PM