

28th November 2013
The General Manager
Penrith City Council
601 High Street
PENRITH NSW 2760

Attention: Gavin Cherry

Dear Gavin,

**DEVELOPMENT APPLICATION (DA)
PROPOSED SUBDIVISION OF LOT 1 IN PPN DP1179653 INTO 7 LOTS FOR THE PURPOSE
OF 5 LOTS FOR FUTURE DEVELOPMENT, 1 FUTURE LOT FOR THE LAKE AND
SURROUNDS, AND 1 FUTURE RIPARIAN CORRIDOR LOT, JORDAN SPRINGS, WESTERN
PRECINCT, ST MARYS**

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council (PCC) in support of a Development Application (DA) for the proposed subdivision of lot 1 into 7 lots consisting 5 future development sites, 1 future lot for the lake and surrounds and 1 future Riparian Corridor lot within Jordan Springs, Western Precinct, St. Marys.

This report has been prepared by the Applicant, Lend Lease (LL) as agent for Maryland Development Company.

This report should be read in conjunction with the following:

- DA form and application fees;
- Location Plan, prepared by Lend Lease (**Appendix A**);
- Existing Conditions Plan, prepared by Lend Lease (**Appendix B**);
- Neighbour Notification Plan, prepared by Lend Lease (**Appendix C**);
- Plan of Subdivision, prepared by Whelans Insites (**Appendix D**); and
- Bushfire Protection Assessment, prepared by Bushfire and Environmental Services (**Appendix E**).

This report describes the site and its environs, the proposed development and includes an assessment of the proposal in terms of the matters for consideration as listed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Within this report, references to the 'subject site' mean the land to which this DA relates.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Background

The St Marys site was endorsed by the NSW Government for inclusion on the Urban Development Program (UDP) in 1993. The St Marys site is located approximately 45km west of the Sydney CBD, 5km north-east of the Penrith City Centre and 12km west of the Blacktown City Centre.

The St Marys site has an area of approximately 1,545ha and is approximately 7km east to west and 2km north to south. The site is bounded by Forrester Road and Palmyra Avenue in the east, The Northern Road in the west, Ninth Avenue and Palmyra Avenue in the north and the Dunheved Industrial Area, Dunheved Golf Club and Cambridge Gardens, Werrington Gardens and Werrington County residential estates in the south.

The St Marys site, which has been rezoned for a variety of uses, comprises 6 development precincts – Western, Central, North and South Dunheved, Ropes Creek and Eastern Precincts. Developable areas within these Precincts are shown on **Figure 1**.



Figure 1 – St Marys Development Precincts



On 16 June 2003 the Minister for Infrastructure, Planning and Natural Resources announced the “release” of the Eastern, North and South Dunheved Precincts. Subsequently, on 29 September 2006, the Minister released the remaining precincts, allowing “Precinct Plans” to be released for each area.

A Precinct Plan for the Western Precinct (the WPP) and accompanying Development Control Strategy (DCS) were adopted by Penrith City Council on 23rd March 2009. Construction of roads, services, landscaping and housing has been undertaken. The WPP required the preparation and adoption by Council of a Concept Plan prior to the approval of any subdivision proposal within the Western Precinct. The Concept Plan provides the next level of specificity of detail in relation to the matters addressed in the WPP and is intended for use by Council as an assessment tool for the consideration of future DAs.

2.2 Site Description and Ownership

The land to which this DA refers is the suburb of Jordan Springs which comprises the Western Precinct of the St Mary’s development. The site is owned by St Marys Land Limited and is being developed by Lend Lease under the name of Maryland Development Company.

The subject land of this subdivision DA is located on the existing balance lot 11 in DP1176163, registered on 3rd June 2011. A subdivision of lot 11 to create Stage 4A also creates residue lot 3996 in DP1179646. A further proposed subdivision of lot 3996 creates the subject residue lot 1 in PPN DP1179653.

For site context, refer to **Appendix A** for the Site Location Plan, and the Plan of Subdivision at **Appendix D**.

2.3 Relevant Western Precinct Subdivision DAs

This DA will require consideration within the context of previous DAs lodged adjacent to the subject site (refer **Table 1**). The scope of each DA and its status is provided.

Table 1- Associated Western Precinct subdivision DAs

Development Application	Proposal	Status
Mixed Use site 4-lot subdivision application (DA12/0101)	<ul style="list-style-type: none"> 1 Mixed Use Development site, 1 future road reserve and 2 residue allotments 	Approved 15 th May 2012
North Lake Access Road Construction (DA12/0461)	<ul style="list-style-type: none"> Construction of Access Road within road reserve created in DA12/0101 to service 2 future residential allotments 	Approved 24 th August 2012
Riparian Corridor subdivision application (DA11/1088)	<ul style="list-style-type: none"> 5 residue lots 	Approved 13 th November 2012
Riparian Corridor Construction (DA13/0065)	<ul style="list-style-type: none"> Construction of Riparian Channel 	Approved 2 nd July 2013
Riparian Corridor Landscape Embellishment (DA13/0066)	<ul style="list-style-type: none"> Landscape embellishment works for the Riparian Corridor 	Approved 2 nd July 2013
Village 4 Subdivision (DA12/0897)	<ul style="list-style-type: none"> 292-lot residential subdivision 	Approved 10 th December 2012
Village Centre Bulk Earthworks (DA13/0686)	<ul style="list-style-type: none"> Bulk Earthworks on V12 site, future Education site and future Village Oval site 	Lodged 5 th July 2013

3.0 DESCRIPTION OF PROPOSAL

This section of the report provides a detailed description of the proposed development.

The DA seeks development consent for subdivision of proposed residue lot 1 into 7 allotments. The allotments created as part of the proposed paper subdivision are as follows:

- Lot 14 (8498m²) – Future possible Integrated Housing site proposed for possible higher density housing and / or apartments (Village Centre Site 8);
- Lot 15 (1071m²) – Future possible Mixed Use / apartment site proposed for possible higher density housing (Village Centre Site 6);
- Lot 16 (4460m²) – Future possible Integrated Housing site proposed for possible higher density housing and / or apartments (Village Centre Site 4);
- Lot 17 (4131m²) - Future possible Integrated Housing site proposed for possible higher density housing and / or apartments (Village Centre Site 5);
- Lot 18 (1.216ha) - Future Riparian Corridor lot (previously approved and created under DA11/1088);
- Lot 19 (4.254ha) – Future development lot – Village 12 (previously approved and created under DA11/1088); and
- Lot 20 (6.071ha) – Future allotment for Jordan Springs Lake and surrounds (to be dedicated to Council as “public reserve” and “drainage reserve” at a later stage).

This DA is for a paper subdivision only, and does not propose any other development, including landscape embellishment works, civil works such as earthwork, road construction, footpaths or service connections, or dwelling construction.

Any development on lots 14, 15, 16 and 17 (Village Centre Sites 8, 6, 4 and 5 respectively) will be proposed and undertaken by a separate developer, including any roads and associated civil works, dwellings and associated landscape embellishment works. The assessment of any potential future development will be subject to future DAs, which will include specific details on built form to ensure compliance with the Western Precinct Plan and Village Centre Concept Plan.

Lot 18 (Riparian Corridor allotment) has previously been approved under DA11/1088 as part lot 19. This lot has not been altered in dimensions or area from the original Riparian Corridor allotment approved under the aforementioned DA. Note that construction and landscape embellishment works have also been approved for this section of the Riparian Corridor. Dedication of this lot will occur at a later stage.

Lot 19 (Village 12) has also been previously created under DA11/1088. The dimensions and area of this allotment also remain the same approved as part of the abovementioned DA. This allotment will be subject to future subdivision for residential purposes, which may be undertaken

at a future stage by Lend Lease in the form of a standard subdivision DA. Alternatively, development may be proposed by a separate developer under a future DA.

Lot 20 is the location of the existing Jordan Springs Lake and surrounding landscape embellishment works. These works were undertaken as part of DAs previously approved. Dedication of this lot will occur at a later stage.

An assessment of planning issues is included in Section 4, and an assessment of the proposal against the relevant Environmental Planning Instruments is included in Section 5.

3.1 Location of subject site

The subject site is located on the Western side of the Jordan Springs Village Centre. The site is bound by Cullen Avenue to the North, Alinta Promenade and Village 2 to the East, and Lakeside Parade to the South and West. The site also adjoins the existing Sales and Information Centre allotment and Carribbean Promenade to the West.

3.2 Existing site conditions

The Existing Conditions Plan (refer **Appendix B**) illustrates that the subject site has been largely modified or works undertaken on the lots. Existing vegetation on Lots 18 & 19 has been identified and mapped under separate DAs for the Riparian Corridor and Village Centre Bulk Earthworks DAs.

No modifications to the existing site conditions are proposed in this DA.

4.0 ASSESSMENT OF PLANNING ISSUES

Section 79C(1) of the Environmental Planning and Assessment Act 1979 declares that the Consent Authority, in assessing a DA, must take into account a range of issues relevant to the proposal, including the suitability of the site, and the impacts of the site and surrounds imposed by the proposal.

The following matters are reviewed in accordance with the proposed subdivision.

4.1 Flooding and Stormwater Drainage

The Water, Soils and Infrastructure Report that forms part of the WPP and prepared by SKM contains an analysis of the existing water, drainage and soil characteristics of the Western Precinct. The report establishes that the site is not affected by the Probably Maximum Flood level from the Hawkesbury Nepean River system, or the 100 year ARI level in South Creek, located to the west of the subject site.

This DA is for a paper subdivision of allotments only. No stormwater drainage works are proposed as part of the subject DA. All drainage reports and information have been provided as part of previous DAs for the Jordan Springs Lake and Riparian Corridor. The Lake has been constructed as per the approved DA and CC, and the Riparian Corridor channel has been approved under DA13/0065.

4.2 Earthworks and Ground Contouring

This DA does not propose any earthworks or ground contouring on the site. These items will be contained in future DAs for development on these allotments, or has been undertaken in accordance with previous DA consents.

4.3 Erosion and Sediment Control

As part of this DA, there are no activities proposed on the subject site to cause erosion and result in the need for sediment control. Details of erosion control during construction will be submitted with future DAs for proposed development on the subdivided allotments, or has been undertaken in accordance with previous DA consents.

4.4 Soil Salinity

The Soil and Water Management Plan contained within the Western Precinct Plan includes possible measures to address potential soil salinity issues, should they occur. The proposed subdivision will not have an impact on the current levels of salinity on the subject site.

4.5 Bushfire Management

The subject site is identified as bushfire prone land. The subject DA is proposing the subdivision of allotments for future residential purposes, therefore the proposal is defined as "integrated development" under Section 91 of the Environmental Planning and Assessment Act 1979.

Accordingly, a Bushfire Protection Assessment has been undertaken for the proposal, as prepared by EcoLogical Australia Pty Ltd and included at **Appendix E**. The bushfire report identifies that the allotments designated as future residential sites will be subject to an Asset Protection Zone (APZ) as detailed in the report.

4.6 Explosive Ordnance Material

Processes are in place for when potential ordnance material is uncovered, however this is not applicable under this subdivision DA.

4.7 Access and Traffic

Road frontage is provided to all allotments. The details of any road construction or associated works on any of the proposed allotments will be subject to a future DA.

Access to Lot 14 (Village Centre Site 8) can be provided from either Cullen Avenue or the existing road stub on Carribbean Promenade.

4.8 Safety

This is not applicable under this subdivision DA.

4.9 Landscaping and Maintenance

No landscaping is proposed under this subdivision DA.

4.10 Tree Retention

The subject DA does not propose the modification of the existing conditions on site, and so tree retention or removal is not applicable under this DA.

4.11 Ecology

The existing flora and fauna on site will not be disturbed through this paper subdivision DA, as no site works are being undertaken as part of the proposal. However, it should be noted that a number of Species Impact Statements and Flora and Fauna Reports have been undertaken across the sites as part of previous DAs for the Village Lake, Riparian Corridor, Village 12 and North Lake Access Road. These cover separate areas of the subject site, and have been approved under the abovementioned DAs.

4.12 Utility Services

Consultation with service providers was undertaken in preparation of the WPP. The subdivided allotments will be serviceable with water, sewer, electricity and telecommunications, subject to extensions or augmentation of utilities infrastructure to be determined in future DAs.

4.13 Heritage

There are no SREP30 identified European Heritage sites or Aboriginal Archaeological Salvage sites located in the subject site area. In any event, a Section 90 permit exists for all Urban zoned land in the Western Precinct.

4.14 Contamination

The St Marys Precinct has been subject to extensive investigation and remediation to ensure that the land is suitable for development. The Environmental Protection Agency (EPA), now DECCW, has been involved in the process of preparing the Site Audit Statements (SAS) for the Precinct. The specific SASs which encompasses the subject site is CHK001/1. A copy of this SAS has been submitted to Penrith City Council previously.

4.15 Social and Economic Impacts

The proposed development of urban land for residential purposes provides further housing choice within the region that is well connected to education and community services, public transport, parks and open spaces. The development framework established under SREP 30 is delivering economic development employment opportunities. The proposed subdivision will create developable allotments which will promote these positive social and economic impacts.

Further, the proposed development will continue the utilisation of construction jobs as well as longer term economic benefits associated with flow on effects from establishing a new residential community.

4.16 The public interest

The proposed development and subdivision is adherent with the Development Control Strategy and Western Precinct Plan. These documents have been subject to public exhibition and assessment by Penrith City Council, leading to its subsequent adoption. The proposal represents Council's planning objectives for the Western Precinct.

5.0 DEVELOPMENT ASSESSMENT UNDER RELEVANT PLANNING INSTRUMENTS AND CONTROLS

Section 79C(1) of the Environmental Planning and Assessment Act states that the consent authority must take into account a range of matters relevant to the development in determining an application, and specifically the provisions of environmental planning instruments.

The following planning instruments and documents are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979 (EP&A Act)
- St. Marys Development Agreement (Deed) and St Marys Penrith Planning Agreement;
- Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30);
- St Marys Environmental Planning Strategy (St Marys EPS);
- Western Precinct Plan; and
- Development Control Strategy.

The following assessment of these instruments only includes those matters under Section 79C(1) that are relevant to the proposal. These planning instruments have been used to determine the social, economic and natural and built environmental impacts.

5.1 Environmental Planning and Assessment Act 1979

In accordance with the EP&A Act, the proposal will require a bushfire safety authority to facilitate the subdivision of the land for future residential purposes, as the land is identified as bush fire prone. Therefore, the proposal is defined as Integrated Development in accordance with the Rural Fires Act 1997.

A cheque accompanies this application to facilitate the assessment of the proposal by the NSW Rural Fire Service. A Bushfire Protection Assessment prepared by EcoLogical Australia Pty Ltd also accompanies this application at **Appendix E**.

5.2 St. Marys Development Agreement and St. Marys Penrith Planning Agreement

The St. Marys Penrith Planning Agreement specifies the obligations in relation to the “Central Basin Park”, which is the recreation area within lot 20. The park is required to be a minimum size of 0.5ha, which is accommodated in the creation of lot 20, with a sufficient total area of 6.071ha to include the Jordan Springs Lake, surrounding landscape embellishment works, and aforementioned recreation area. These works have already been completed on lot 20.

5.3 Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30)

SREP 30 contains planning objectives, principles and provisions to control development within the Precincts shown in figure 1. The proposed subdivision is not inconsistent with the achievement of the performance or zone objectives, and reflects the aims of the development control strategies of SREP 30.

Part 5 specifies the performance objectives for the Western Precinct. The proposed subdivision supports the future achievement of these objectives. Specifically, lot 20 supports the objectives of Clause 27 (Open Space and Recreation) to create an area of public reserve which can:

- provide for passive and active recreation;
- ensure utilisation by maximising accessibility; and
- provide a design which maximises the natural environmental values of the location.

Lot 18 supports the objectives of Clause 28 (Watercycle) and will enable the future construction of a drainage corridor which can:

- minimise impacts on water quality during construction;
- minimise impact upon flood levels downstream; and
- minimise flood risk to both people and property.

Lots 14, 15, 16, 17 and 19 support the objectives in Part 5, as they will enable the future construction of housing and built form which can:

- provide a range of housing types and sizes in close proximity to services and facilities within the Village Centre;
- provide an attractive and safe built environment; and
- maximise the potential for alternative forms of transport.

Clause 40 states the objectives and permissible uses within the Urban Zone. The proposed subdivision is development for the purpose of drains, housing and parks, which are all the proposed future and existing uses of the proposed allotments created in this DA.

Similarly, Clause 40 (1) states that:

The objectives of the Urban Zone are...to ensure that buildings and works within the zone are primarily used for residential purposes and associated facilities.

This proposal is consistent with these objectives, as this DA seeks consent for the subdivision of the subject lot within the Urban Zone for the future purpose of residential use and associated facilities.

In addition to the above, Part 4, Clause 20 (subsection 3) states that “consent may be granted...on or with respect to any land development that, in the opinion of the consent authority, is of a minor nature”. As the proposal is purely a paper subdivision of land, with no modifications or improvements being undertaken on the land as part of the proposal, this subdivision would be considered as minor. Consequently, the proposal is permissible under SREP 30.

5.4 St Marys Environmental Planning Strategy (St Marys EPS)

The St Marys EPS establishes guidelines and strategies for the future development of land under SREP 30, specifically in relation to matters of conservation, cultural heritage, water cycle and soils, transport, urban form, energy and waste, human services, employment and contamination.

The proposal is generally consistent with the performance objectives contained in the EPS, and will not prevent the achievement of the objectives for future development on the allotments created.

5.5 St Marys Western Precinct Plan (WPP)

The Western Precinct Plan (WPP) identifies the distribution of major land uses including the location and function of open space and public facilities within the Western Precinct.

The proposed subdivision is not inconsistent with the vision for the City of Penrith and Western Precinct detailed in sections 1.5 and 1.6, and it does not hinder the achievement of these principles with future development on the proposed allotments.

The proposal creates lot 20 which is the site of the existing Jordan Springs Lake and public park. This is consistent with the Framework Plan and Open Space Master Plan. Similarly, the location of the proposed future drainage corridor on lot 18 is compliant with the location indicated in the Precinct Plan.

The proposed subdivision also supports the objectives of the Village Centre Character Area specified in the Jordan Springs Village Centre Concept Plan. The subdivision will not prevent future development from achieving these objectives.

5.6 Western Precinct Development Control Strategy (DCS)

The subdivision proposal will promote compliance of the residential development controls included in Section 5B of the Precinct Plan, and will allow for a range of dwelling types, potentially including integrated housing and apartments.

Objectives specifically relating to built form are not relevant to this subdivision DA, and will be addressed as part of a future DA for dwellings on the subdivided allotments.

6.0 Conclusion

The proposed subdivision is consistent with the objectives and controls within the planning instruments relevant to this site.

The proposed subdivision is considered minor in nature, as no physical site works will be undertaken. The subdivision lot configuration is generally in accordance with the Development Control Strategy and Western Precinct Plan, and represents Council's planning objectives for the Western Precinct. Under SREP 30 objectives, the subdivision proposal is permissible with consent according to clause 45, and is consistent with the Urban Zone objectives specified in clause 40 (2).

In light of the merits of the proposal, and in absence of any significant adverse environmental, social or economic impacts, we request that the application be approved, subject to appropriate conditions of consent.

Should you require further clarification on any of the above items or require additional plans or documentation, please do not hesitate to contact me on 0439 094 730.

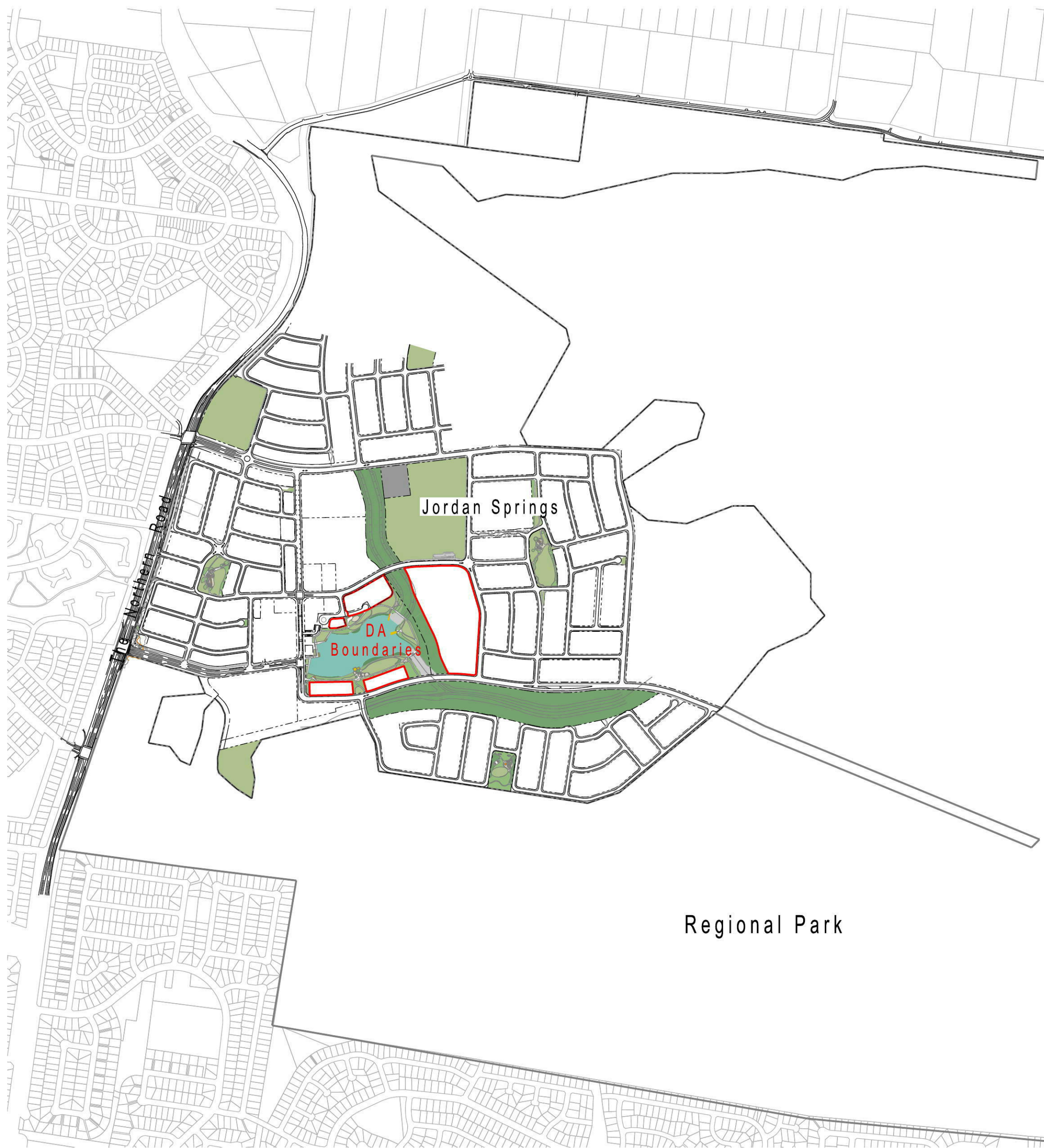
Yours faithfully,



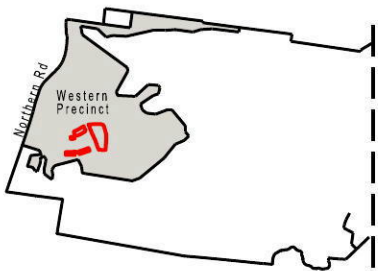
Angus Fulton
Statutory Planner NSW / ACT
COMMUNITIES



Appendix A
Location Plan, prepared by Lend Lease



KEY PLAN



NOTES

Issue	Amendment	Date
A	Council Lodgement Issue	14.10.13

LEGEND

DA Boundary

Developer:



Cnr Jordan Springs Blvd and Lakeside Pde
Jordan Springs NSW 2747
PO Box 1876, Penrith NSW 2751
p.02 9016 6500
ABN 19 087 876 964



Development Manager: Lend Lease Development Pty Ltd

Project



Drawing Title

Village 12,
VC 4, 5, 6 & 8 DA
Location Plan

Scale AT A3

1:10000

Drawn by

RS/LM

Drawing No.

WP VC Sites Loc



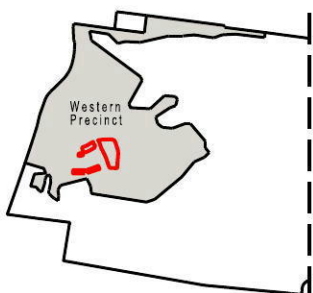
Issue A



Appendix B
Existing Conditions Plan, prepared by Lend Lease



KEY PLAN



NOTES

Issue	Amendment	Date
A	Council Lodgement Issue	14.10.13

LEGEND

 DA Boundary

 Existing contour

Developer:

Lend Lease

Ropes Crossing Boulevard,
Ropes Crossing NSW 2760
p.02 9673 8800 f.02 9673 8888
ABN 88 000 966 095 ©

Development Manager: Lend Lease Development Pty Ltd

Project


JORDANS SPRINGS

Drawing Title

Village 12,
VC 4, 5, 6 & 8 DA

Existing Conditions Plan

Scale AT A3

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Drawn by

RS/LM

Drawing Number

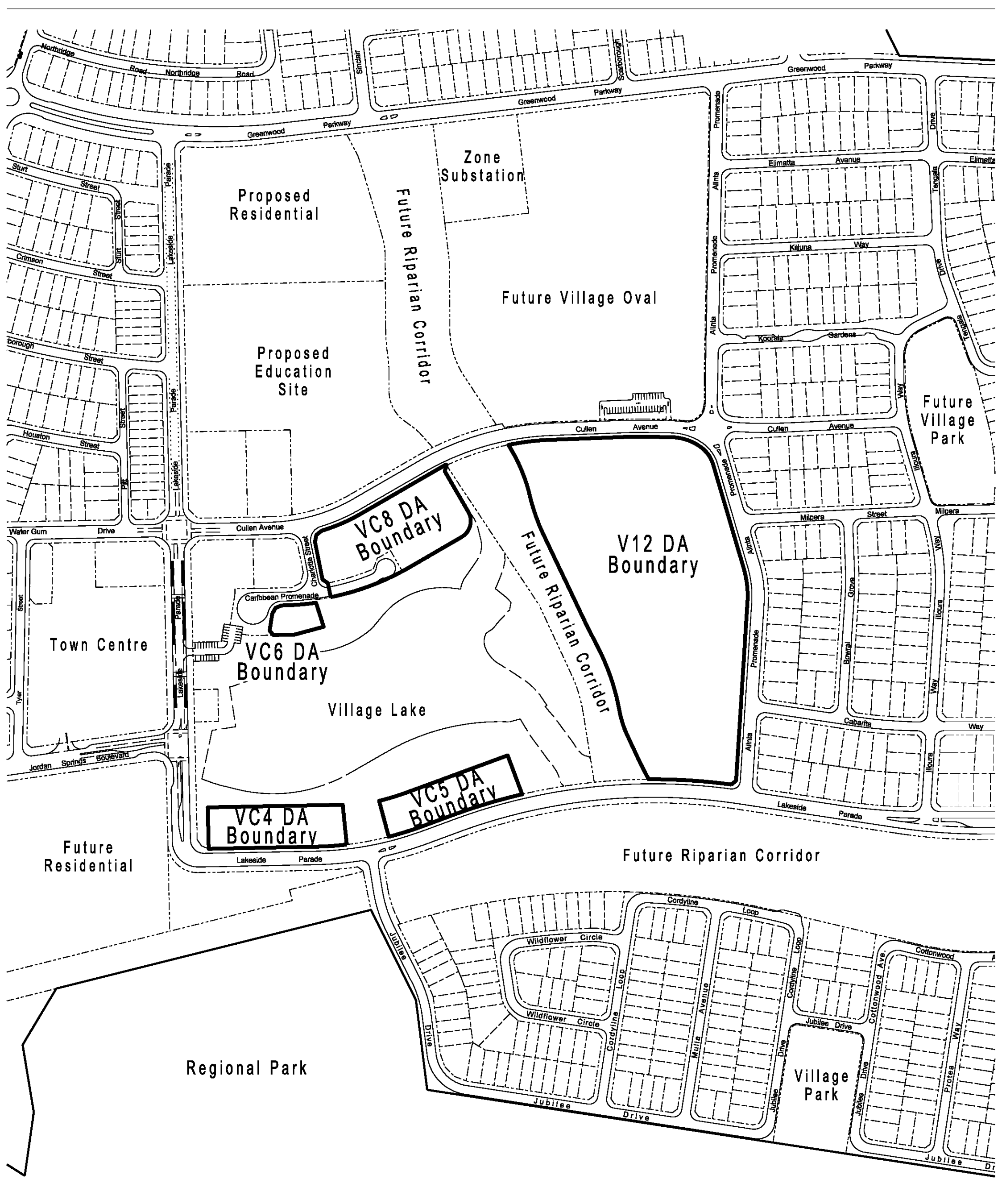
WP VC Sites EC



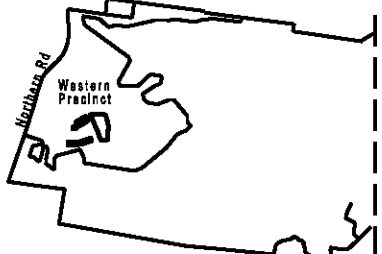
Issue **A**



Appendix C
Neighbour Notification Plan, prepared by Lend Lease



KEY PLAN



NOTES

Issue	Amendment	Date
A	Council Lodgement Issue	14.10.13

LEGEND

DA Boundary

Developer




Lend Lease

Cor Jordan Springs Blvd and Lakeside Pde
Jordan Springs NSW 2747
PO Box 1878, Parrish NSW 2751
p.02 6018 6600
ABN 19 617 679 064

Development Manager: Lend Lease Development Pty Ltd

Project




JORDANSPRINGS

Drawing Title
**Village 12,
VC 4, 5, 6 & 8 DA**

Neighbour Notification Plan

Scale AT A3 1:3000
Drawn by RS/LM
Drawing No. WP VC Sites Notification



Issue **A**

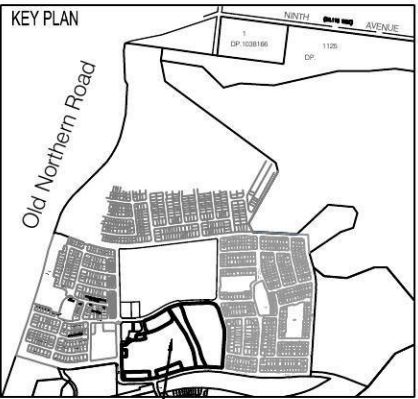


Appendix D
Plan of Subdivision, prepared by Whelans Insites

SCHEDULE OF CURVED BOUNDARIES

Line	Chord		Arc	Radius	Line	Chord		Arc	Radius
	Bearing	Distance				Bearing	Distance		
1	266°04'15"	28.39	28.4	290	16	161°09'35"	58.185	58.395	200
2	259°30'55"	37.93	37.955	290	17	62°21'35"	20.365	20.37	240.7
3	252°50'50"	26.995	27.01	257	18	340°30'55"	36.505	36.57	175
4	252°48'05"	30	30.01	290	19	71°41'30"	57.895	58.035	240.7
5	228°42'15"	14.65	15.915	11.4	20	93°37'25"	73.68	73.745	516
6	53°43'	0.53	0.59	0.375	21	157°07'10"	49.725	49.945	152.5
7	265°26'10"	27.94	27.96	232.8	22	83°12'35"	38.7	38.74	240.7
8	73°22'35"	63.735	63.775	516	23	89°16'45"	19.875	19.88	390.7
9	260°21'40"	14.07	14.075	230	24	173°37'55"	31.065	31.225	89.2
10	260°58'50"	46.64	46.79	169.8	25	107°47'55"	27.11	27.515	46.2
11	80°31'50"	65.045	65.09	516	26	144°13'55"	20.035	20.42	30.2
12	246°30'40"	38.89	38.975	169.8	27	194°55'30"	23.34	25.925	16.5
13	162°59'25"	34.355	34.465	125	28	249°16'20"	74.625	74.955	230
14	86°50'15"	48.47	48.49	516					
15	342°17'40"	25.17	25.235	100					

- (E) EASEMENT TO DRAIN WATER 2.5 WIDE (D.P. 1171575)
- (V) POSITIVE COVENANT (DP. 1168991)
- (W) RESTRICTION ON THE USE OF LAND (DP. 1155647)
- (X) RESTRICTION ON THE USE OF LAND (DP. 1155647)
- (Y) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP. 1168994)



Issue	Amendment	Date
A	ADD LOT 14	10.10.13

NOTES

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. DIMENSIONS AND AREA(S) SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

LOT NUMBERING IS SUBJECT TO CHANGE ON PREPARATION OF FINAL DEPOSITED PLAN.

ORIGIN OF MGA BASED SITE CO-ORDINATES FROM PM 147113 AND PLANE DISTANCES HAVE BEEN USED.

CO-ORDINATES FOR PM 147113 WERE DEDUCED BY WHEELANS FROM SURROUNDING SSM & PM'S ON PUBLIC RECORD. CO-ORDINATES FOR PM 147113 HAVE BEEN ADOPTED AS 292202.160E 6266005.820N

Developer

Lend Lease

St Marys NSW 2780
p.02 9673 8800 f.02 9673 8888
M 19 08 676 864

Prepared by

WHEELANS INSITES
Ropes Crossing Ph: 9833-9011

D646-VC12-001a.dwg

Project

St Marys Development
Western Precinct - Village 12, VC4, 5, 6 & 8

Drawing Title

PLAN OF SUBDIVISION OF
LOT 1 IN PPN DP. 1179653

0 10m 20m 50m 100m

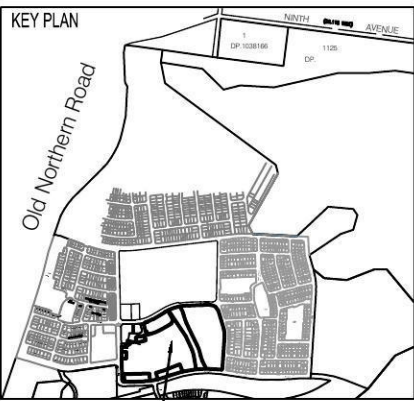
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Scale: 1:1750 @ A3 DATE: 3-10-13

Drawn: LAS
Checked: JMcW
Job No: LAYOUT: SH1
Drawing Number: D646-VC12-001a
Project Web DCR No: W Issue: A

SCHEDULE OF CURVED BOUNDARIES

Line	Chord		Arc	Radius
	Bearing	Distance		
1	266°04'15"	28.39	28.4	290
2	259°30'55"	37.93	37.955	290
3	252°50'50"	26.995	27.01	257
4	252°48'05"	30	30.01	290
5	228°42'15"	14.65	15.915	11.4
6	53°43'	0.53	0.59	0.375
7	265°26'10"	27.94	27.96	232.8
9	260°21'40"	14.07	14.075	230
10	260°58'50"	46.64	46.79	169.8
12	246°30'40"	38.89	38.975	169.8
28	249°16'20"	74.625	74.955	230

(E) EASEMENT TO DRAIN WATER 2.5 WIDE (D.P. 1171575)



Issue	Amendment	Date
A	ADD LOT 14	10.10.13

NOTES

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. DIMENSIONS AND AREA(S) SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

LOT NUMBERING IS SUBJECT TO CHANGE ON PREPARATION OF FINAL DEPOSITED PLAN.

ORIGIN OF MGA BASED SITE CO-ORDINATES FROM PM 147113 AND PLANE DISTANCES HAVE BEEN USED.

CO-ORDINATES FOR PM 147113 WERE DEDUCED BY WHEELANS FROM SURROUNDING SSM & PM'S ON PUBLIC RECORD. CO-ORDINATES FOR PM 147113 HAVE BEEN ADOPTED AS 292202.160E 6266005.820N

Developer

Lend Lease

St Marys NSW 2780
p:02 9673 8800 f:02 9673 8888
AHL 19 087 676 864

Prepared by

WHEELANS INSITES
Ropes Crossing Ph: 9833-9011

D646-VC12-001a.dwg

Project

St Marys Development
Western Precinct - Village 12, VC4, 5, 6 & 8

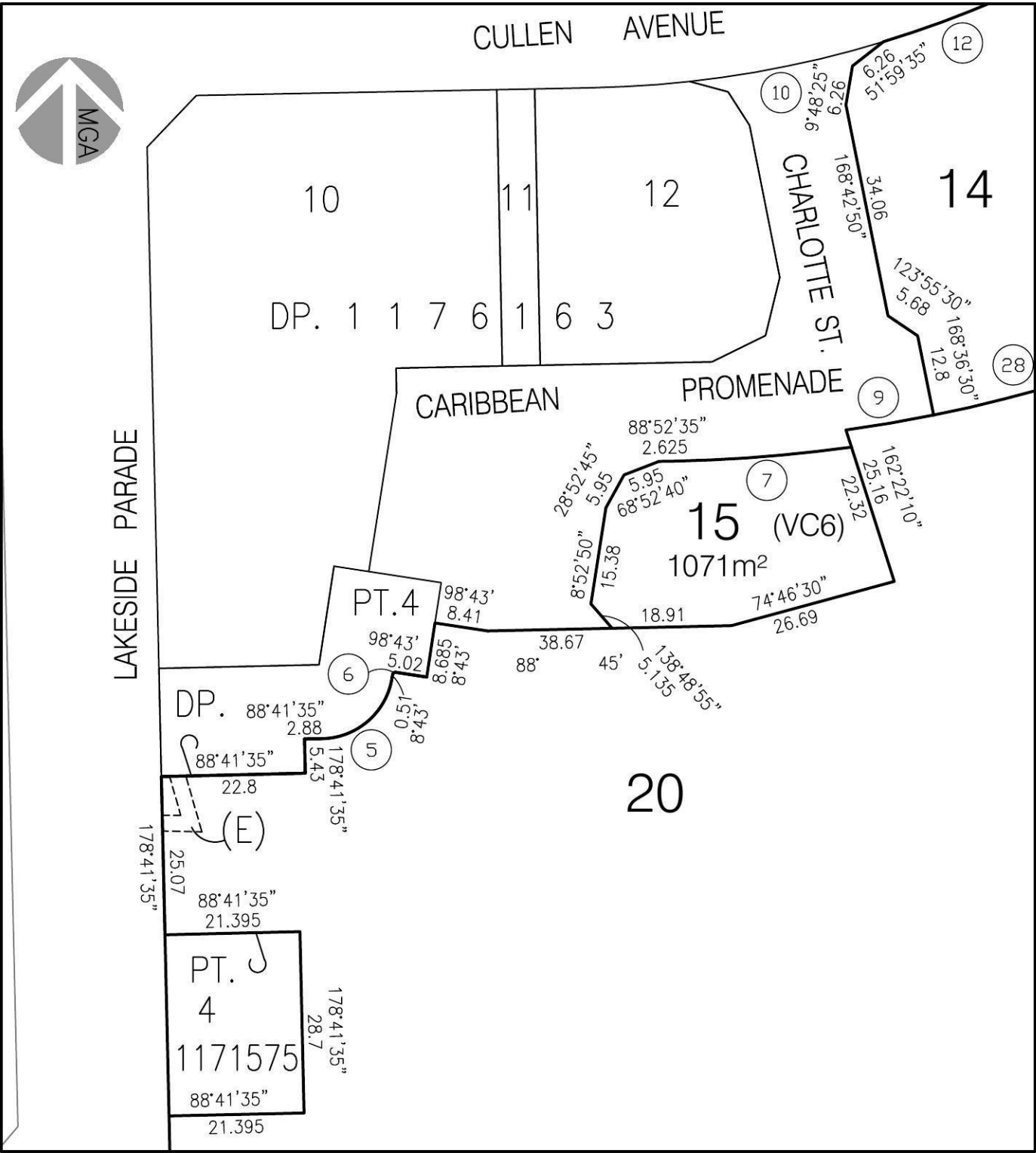
Drawing Title

PLAN OF SUBDIVISION OF
LOT 1 IN PPN DP. 1179653

0 10m 20m 50m 100m

CCAD5 REF: D646-VC12 SHEET 2 OF 2
Scale: N.T.S. DATE: 3-10-13

Drawn: LAS
Checked: JMcW
Job No: LAYOUT: SH1 D646
Drawing Number: D646-VC12-001a
Project Web DCR No: W Issue: A





Appendix E

Bushfire Protection Assessment, prepared by Bushfire and Environmental Services