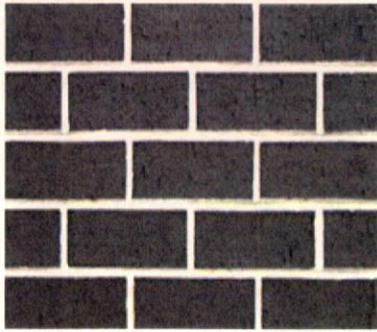


**RAWSON
HOMES**

Lot 146 Walshaw Street Thornton



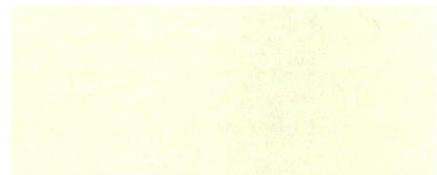
Main Brick – PGH Alfresco Vino



Roof – Monier - Traditional Barramundi



Moroka – Taubmans Abstract



Windows – Surfmist



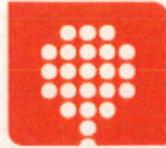
Front Door – Taubmans Abstract



Fascia, gutter and downpipes
Colorbond Monument

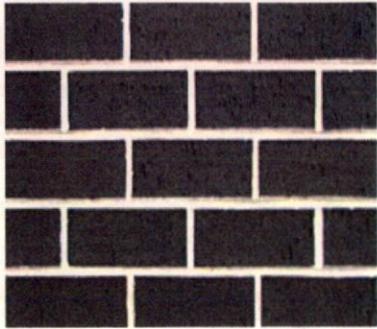


Garage Door, meter box & rainwater tank – Loft



**RAWSON
HOMES**

Lot 146 Walshaw Street Thornton



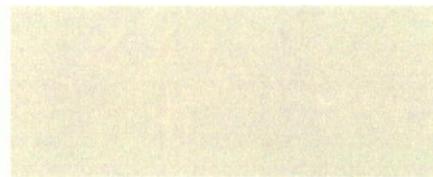
Main Brick – PGH Alfresco Vino



Roof – Monier - Traditional Barramundi



Moroka – Taubmans Abstract



Windows – Surfmist



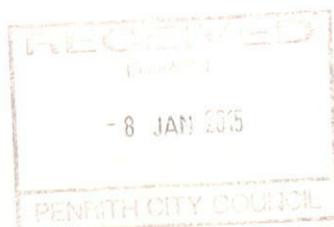
Front Door – Taubmans Abstract

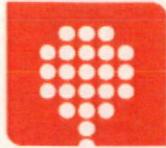


Fascia, gutter and downpipes
Colorbond Monument



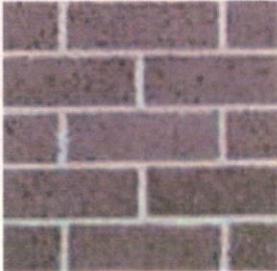
Garage Door, meter box & rainwater tank – Loft





**RAWSON
HOMES**

Lot 145 Walshaw Street Thornton



Main Brick – PGH Foundations Cement



Roof – Monier - Traditional Barramundi



Moroka – Taubmans Foxtail



Windows – Woodland Grey



Front Door –
Taubmans Abstract

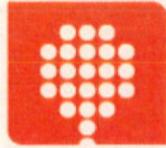


Fascia, gutter and downpipes
Colorbond Monument



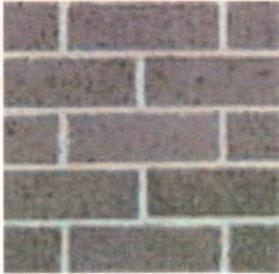
Garage Door, meter box & rainwater tank – Woodland Grey





**RAWSON
HOMES**

Lot 145 Walshaw Street Thornton



Main Brick – PGH Foundations Cement



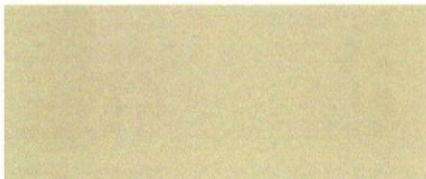
Roof – Monier - Traditional Barramundi



Moroka – Taubmans Foxtail



Windows – Woodland Grey



Front Door –
Taubmans Abstract



Fascia, gutter and downpipes
Colorbond Monument

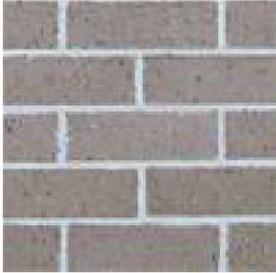


Garage Door, meter box & rainwater tank – Woodland Grey



**RAWSON
HOMES**

Lot 145 Walshaw Street Thornton



Main Brick – PGH Foundations Cement



Roof – Monier - Traditional Barramundi



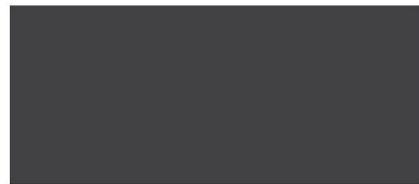
Moroka – Taubmans Foxtail



Windows – Woodland Grey



Front Door –
Taubmans Abstract



Fascia, gutter and downpipes
Colorbond Monument

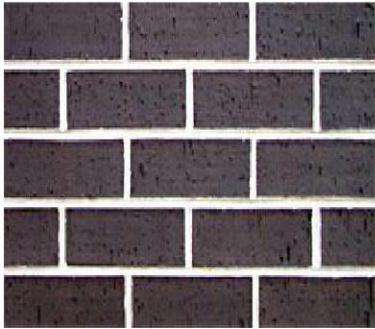


Garage Door, meter box & rainwater tank – Woodland Grey



**RAWSON
HOMES**

Lot 146 Walshaw Street Thornton



Main Brick – PGH Alfresco Vino



Roof – Monier - Traditional Barramundi



Moroka – Taubmans Abstract



Windows – Surfmist



Front Door – Taubmans Abstract



Fascia, gutter and downpipes
Colorbond Monument

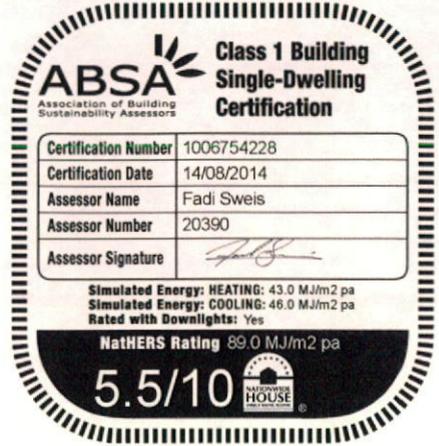


Garage Door, meter box & rainwater tank – Loft

NatHERS Certificate

New Dwelling

5.5 Stars



Simulation Software

Software Name BERS Pro 4.2
Software Version Release 110811/A
Engine Version CHENATH V2.13

Simulation Details

Project Name 15-15813_1
Date 12/08/2014
Location EMU PLAINS PC 2750
Climate file climat28.TXT
Adjusted Star Rating 5.5 Stars
Conditioned Area 71.68 m²
Unconditioned Area 27.60 m²
Adjusted Cooling 45.6 MJ/m²
Adjusted Heating 43.3 MJ/m²
Adjusted Total 88.9 MJ/m²

Selling Address

Lot Number
Unit Number
Street Number 145
House Number
Street Name Walshaw Street
Development Name Lot 145 - Rawson
Suburb Thornton NSW 2750

Agent Details

Company Name Rawson Homes
Phone Number 02 8765 5500 Fax 02 8765 8099
Postal Address PO Box 3099, Rhodes NSW 2138
Agent Details 1 Homebush Bay Drive, Building F, Level 2, Suite 1, Rhodes NSW 2138

Assessor Details

Company Name Fadi Sweis
Phone Number 1800 372 669 Fax
Email fsweis@eraservices.com.au
Postal Address PO Box 7446, Baulkham Hills BC NSW 2153
Agent Details

Issued by the Assessor.....Date...../...../.....

*Tilted roof windows with blinds cannot be modelled using this version of BERSPro.
All windows are modelled with Holland Blinds for regulatory purposes.*

Building Element Details

Project 15-15813 Run 1
 PLAINS PC 2750 Lat -33.80 Long 150.70 Climate File climat28.TXT

Summary

| | |
|--------------------------------|----------------------|
| Conditioned Area | 71.7 m ² |
| Unconditioned Area | 27.6 m ² |
| Total Floor Area | 99.3 m ² |
| Total Glazed Area | 14.7 m ² |
| Total External Solid door Area | 6.8 m ² |
| Percentage Glass to Floor Area | 14.8 % |
| Total External Wall Area | 141.0 m ² |
| Total External Wall Area | 119.5 m ² |

Window

| | | | |
|------------------|----------------------|---------------------|-----------|
| 7 m ² | GGG-05-001a Generics | Uval 6.57 | SHGC 0.74 |
| | Glass | Single Glazed Clear | |
| | Frame | Aluminium | |

External Wall

| | | |
|------------------|--------------|-----------------------|
| 6 m ² | Brick Veneer | No Insulation |
| 9 m ² | Brick Veneer | Bulk Insulation R 1.5 |

External Wall

| | | |
|--------------------|-----------------------|---------------|
| 1.9 m ² | Cavity Panel 70mm gap | No Insulation |
|--------------------|-----------------------|---------------|

External Floor

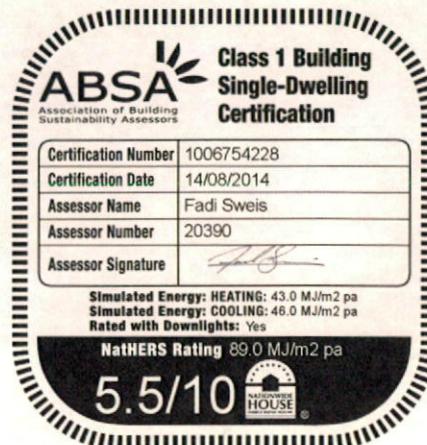
| | | | |
|------------------|-------------------------|-------------------|---|
| 2 m ² | Concrete Slab on Ground | Bare | Bulk Insulation in Contact with Floor R 1.0 |
| 4 m ² | Concrete Slab on Ground | Carpet 10mm | Bulk Insulation in Contact with Floor R 1.0 |
| 7 m ² | Concrete Slab on Ground | Ceramic Tiles 8mm | Bulk Insulation in Contact with Floor R 1.0 |

External Ceiling

| | | | |
|------------------|--------------|----------------------|------------------------|
| 2 m ² | Plasterboard | No Insulation | Unventilated roofspace |
| 1 m ² | Plasterboard | Bulk Insulation R3.0 | Unventilated roofspace |

Roof (Horizontal area)

| | | | | |
|------------------|------------|--------------------------------|-----------|----------|
| 3 m ² | Roof Tiles | No Insulation, Only an Air Gap | 25° slope | Hip roof |
|------------------|------------|--------------------------------|-----------|----------|





NatHERS Rated
5.5/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

Rawson Homes

ISSUED TO

Lot 145 Walshaw Street

ADDRESS

Site Lot 145

THORNTON

NSW

2750

1006754228

CERTIFICATION NUMBER

14/08/2014

DATE

28

CLIMATE ZONE

BERS Professional - v4.2.110811/A (BERS Professional)

SOFTWARE

43.0 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - HEATING

46.0 MJ/m² pa

SIMULATED ENERGY CONSUMPTION - COOLING

89.0 MJ/m² pa

TOTAL SIMULATED ENERGY CONSUMPTION

72.0 m²

FLOOR AREA - CONDITIONED

10.0 m²

FLOOR AREA - UNCONDITIONED

82.0 m²

FLOOR AREA - TOTAL

Fadi Sweis

ASSESSOR NAME

20390

ASSESSOR NUMBER

Energy Ratings Australia Pty Ltd

COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR
accredited by the Association of Building Sustainability Assessors to
provide NatHERS house energy ratings.

This house energy rating has been based on information provided at the time of rating. Modifications made to the design or onsite substitution of materials may effect the rating.

ABSA Version 1.1
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NatHERS Rated 6.0/10 STARS*

*www.nathers.gov.au



BUILDING ENERGY EFFICIENCY CERTIFICATE

| | | | |
|-----------|--|---|---------------------------|
| ISSUED TO | Rawson Homes | CERTIFICATION NUMBER | 1006754244 |
| ADDRESS | Lot 146 Walshaw Street Site Lot 146 | DATE | 14/08/2014 |
| THORNTON | | CLIMATE ZONE | 28 |
| NSW | | BERS Professional - v4.2.110811/A (BERS Professional) | |
| 2750 | | SOFTWARE | 42.0 MJ/m ² pa |
| | | SIMULATED ENERGY CONSUMPTION - HEATING | 45.0 MJ/m ² pa |
| | | SIMULATED ENERGY CONSUMPTION - COOLING | 87.0 MJ/m ² pa |
| | | TOTAL SIMULATED ENERGY CONSUMPTION | 72.0 m ² |
| | | FLOOR AREA - CONDITIONED | 10.0 m ² |
| | | FLOOR AREA - UNCONDITIONED | 82.0 m ² |
| | | FLOOR AREA - TOTAL | |

ASSESSOR NAME: Fadi Sweis

ASSESSOR NUMBER: 20390

COMPANY: Energy Ratings Australia Pty Ltd

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Association of Building Sustainability Assessors to provide NatHERS house energy ratings.

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 569066S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Tuesday, 19 August 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project summary | | |
|---------------------------|------------------------------|-------------|
| Project name | 15-15813 | |
| Street address | Walshaw Street THORNTON 2750 | |
| Local Government Area | Penrith City Council | |
| Plan type and plan number | deposited - | |
| Lot no. | 145 | |
| Section no. | - | |
| Project type | separate dwelling house | |
| No. of bedrooms | 3 | |
| Project score | | |
| Water | ✓ 40 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 48 | Target 40 |

Certificate Prepared by

Name / Company Name: Energy Ratings Australia Pty Ltd

ABN (if applicable): 31133256676

Description of project

| Project address | |
|---|----------------------------------|
| Project name | 15-15813 |
| Street address | N/A Walshaw Street THORNTON 2750 |
| Local Government Area | Penrith City Council |
| Plan type and plan number | Deposited Plan - |
| Lot no. | 145 |
| Section no. | - |
| Project type | |
| Project type | separate dwelling house |
| No. of bedrooms | 3 |
| Site details | |
| Site area (m ²) | 244 |
| Roof area (m ²) | 146 |
| Conditioned floor area (m ²) | 72 |
| Unconditioned floor area (m ²) | 10 |
| Total area of garden and lawn (m ²) | 98 |

| Assessor details and thermal loads | | |
|--|------------|-------------|
| Assessor number | 20390 | |
| Certificate number | 1006754228 | |
| Climate zone | 28 | |
| Area adjusted cooling load (MJ/m ² .year) | 46 | |
| Area adjusted heating load (MJ/m ² .year) | 43 | |
| Other | | |
| none | n/a | |
| Project score | | |
| Water | ✓ 40 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 48 | Target 40 |

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Fixtures | | | |
| The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development. | | ✓ | ✓ |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development. | | ✓ | ✓ |
| The applicant must install taps with a minimum rating of 3 star in the kitchen in the development. | | ✓ | |
| The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development. | | ✓ | |
| Alternative water | | | |
| Rainwater tank | | | |
| The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. | ✓ | ✓ | ✓ |
| The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). | | ✓ | ✓ |
| The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) | | ✓ ✓ ✓ | ✓ ✓ ✓ |

| Thermal Comfort Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Simulation Method | | | |
| The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development. | | | |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
| The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate. | | | |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | | | |
| The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | ✓ | ✓ |
| The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |

| Floor and wall construction | Area |
|---------------------------------|---|
| floor - concrete slab on ground | All or part of floor area square metres |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Hot water | | | |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars. | ✓ | ✓ | ✓ |
| Cooling system | | | |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0 | | ✓ | ✓ |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0 | | ✓ | ✓ |
| The cooling system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| Heating system | | | |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5 | | ✓ | ✓ |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5 | | ✓ | ✓ |
| The heating system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| Ventilation | | | |
| The applicant must install the following exhaust systems in the development: | | | |
| At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off | | ✓ | ✓ |
| Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off | | ✓ | ✓ |
| Laundry: natural ventilation only, or no laundry; Operation control: n/a | | ✓ | ✓ |
| Natural lighting | | | |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. | ✓ | ✓ | ✓ |
| The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting. | ✓ | ✓ | ✓ |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Other | | | |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. | | ✓ | |
| The applicant must install a fixed outdoor clothes drying line as part of the development. | | ✓ | |

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 569069S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Tuesday, 19 August 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Infrastructure

| Project summary | | |
|---------------------------|------------------------------|-------------|
| Project name | 15-15814 | |
| Street address | Walshaw Street THORNTON 2750 | |
| Local Government Area | Penrith City Council | |
| Plan type and plan number | deposited - | |
| Lot no. | 146 | |
| Section no. | - | |
| Project type | separate dwelling house | |
| No. of bedrooms | 3 | |
| Project score | | |
| Water | ✓ 40 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 48 | Target 40 |

Certificate Prepared by

Name / Company Name: Energy Ratings Australia Pty Ltd

ABN (if applicable): 31133256676

Description of project

Project address

| | |
|---------------------------|----------------------------------|
| Project name | 15-15814 |
| Street address | N/A Walshaw Street THORNTON 2750 |
| Local Government Area | Penrith City Council |
| Plan type and plan number | Deposited Plan - |
| Lot no. | 146 |
| Section no. | - |

Project type

| | |
|-----------------|-------------------------|
| Project type | separate dwelling house |
| No. of bedrooms | 3 |

Site details

| | |
|------------------------------------|-----|
| Site area (m ²) | 325 |
| Roof area (m ²) | 144 |
| Conditioned floor area (m2) | 72 |
| Unconditioned floor area (m2) | 10 |
| Total area of garden and lawn (m2) | 162 |

Assessor details and thermal loads

| | |
|--|------------|
| Assessor number | 20390 |
| Certificate number | 1006754244 |
| Climate zone | 28 |
| Area adjusted cooling load (MJ/m ² .year) | 45 |
| Area adjusted heating load (MJ/m ² .year) | 42 |

Other

| | |
|------|-----|
| none | n/a |
|------|-----|

Project score

| | | |
|-----------------|--------|-------------|
| Water | ✓ 40 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 48 | Target 40 |

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Fixtures | | | |
| The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development. | | ✓ | ✓ |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development. | | ✓ | ✓ |
| The applicant must install taps with a minimum rating of 3 star in the kitchen in the development. | | ✓ | |
| The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development. | | ✓ | |
| Alternative water | | | |
| Rainwater tank | | | |
| The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. | ✓ | ✓ | ✓ |
| The applicant must configure the rainwater tank to collect rain runoff from at least 144 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). | | ✓ | ✓ |
| The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) | | ✓ ✓ ✓ | ✓ ✓ ✓ |

| Thermal Comfort Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Simulation Method | | | |
| The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development. | | | |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
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| The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | ✓ | ✓ |
| The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |

| Floor and wall construction | Area |
|---------------------------------|---|
| floor - concrete slab on ground | All or part of floor area square metres |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|----------------------------|
| Hot water | | | |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars. | ✓ | ✓ | ✓ |
| Cooling system | | | |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0 | | ✓ | ✓ |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0 | | ✓ | ✓ |
| The cooling system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| Heating system | | | |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5 | | ✓ | ✓ |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5 | | ✓ | ✓ |
| The heating system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| Ventilation | | | |
| <p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p> | | <p>✓</p> <p>✓</p> <p>✓</p> | <p>✓</p> <p>✓</p> <p>✓</p> |
| Natural lighting | | | |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. | ✓ | ✓ | ✓ |
| The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting. | ✓ | ✓ | ✓ |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Other | | | |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. | | ✓ | |
| The applicant must install a fixed outdoor clothes drying line as part of the development. | | ✓ | |

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Development Application Statement of Environmental Effects

North Penrith

Staged Integrated Housing Development

Submitted to Penrith City Council

On Behalf of UrbanGrowth

2014 ■ Proj No

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1.0 Introduction

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

This DA seeks approval for:

- subdivision of Proposed Lot 2388 in DP 1184497 to create 2 Torrens Title lots;
- construction of 2 detached dwellings and associated landscaping and parking; and

The SEE has been prepared by Rawson Homes on behalf of UrbanGrowth, and is based on the Architectural Drawings provided by Planright Designs and the following reports:

- Subdivision Plans prepared by Craig & Rhodes
- Landscape plans prepared by EcoDesign
- BASIX Certificates prepared by Energy Ratings Australia
- Sediment and Erosion Control Plans prepared by Planright Designs
- Waste Management Plan prepared by Rawson Homes

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

1.1 Planning Background

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

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

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

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

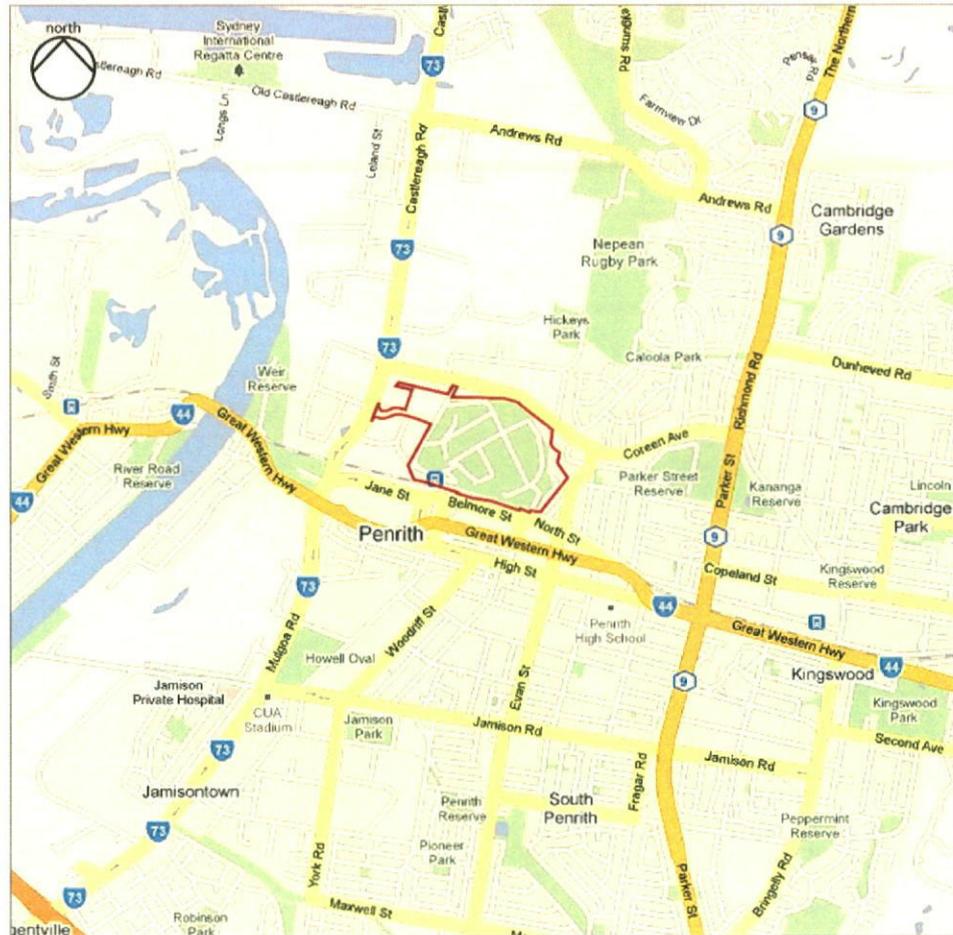
1.2 Project Background

Each proposed development is subject to pre-assessment by UrbanGrowth before it is submitted to Penrith Council for DA assessment.

2.0 Site Analysis

2.1 Site Location and Context

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



□ The Site

Figure 1 – Location of North Penrith site

2.2 Site Description

The site of the proposed integrated development (herein referred to as 'the site') is 568.7m² in area and is legally described as:

- Proposed Lot 2388 in DP1184497

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

The location of the site of the proposed development is within the residential precinct B10 as shown in **Figure 2** and within the Concept Plan site as shown on the Location Plan at **Figure 3**.

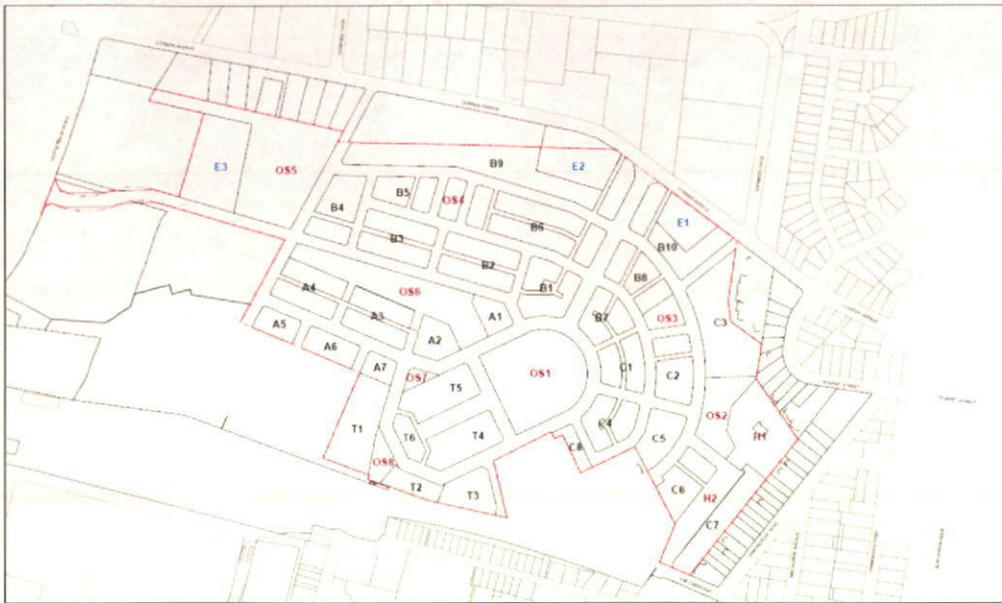


Figure 2 – Location plan

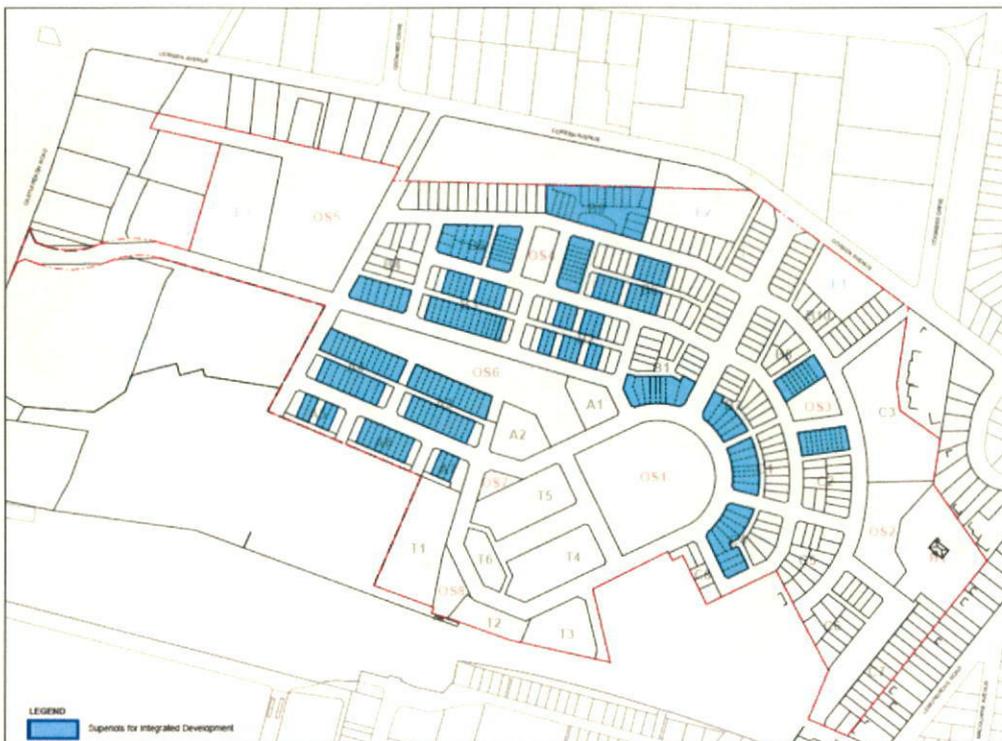


Figure 3 – Location of Integrated Housing development throughout North Penrith site

The site's levels have been prepared as part of a previously approved Project Application for earth works. The site is cleared of existing vegetation and does not contain any existing structures. The site is relatively flat.

The site has direct frontage to Walshaw Street.

3.0 Description of Proposed Development

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

This DA seeks approval for:

- subdivision of Proposed Lot 2388 in DP1184497 to create 2 Torrens Title lots;
- construction of 2 detached dwellings and associated landscaping and parking; and

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

3.1 Dwelling Designs

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

3.2 External Materials and Finishes

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

3.3 Subdivision

It is proposed to subdivide Proposed Lot 2388 in DP 1184497 into 2 Torrens Title allotments.

The lots range from 244.2m² – 324.5m². A draft plan of the proposed subdivision is included with the DA.

3.4 Separate Construction and Occupation Certificates

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

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

Table 1 - Key development information

| Dwelling - Key development information | Site Area (m ²) | GFA (m ²) | Height ¹ (m) & Storeys | Height of each floor | Front Setback (m) | Private Open Space (m ²) | Car Spaces |
|--|-----------------------------|-----------------------|-----------------------------------|----------------------|-------------------|--------------------------------------|------------|
| Dwelling 1 | 244.2m ² | 129.06m ² | 1 | 2.75m | 3.0m | 49m ² | 2 |
| Dwelling 2 | 324.5m ² | 129.06m ² | 1 | 2.75m | 4.095m | 126.07m ² | 2 |

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

3.5 Easements

As illustrated on the subdivision plan and included within the draft Section 88B Instrument, 2 easement types are to be provided as part of the subdivision of Proposed Lot 2388 in DP1184497. The easements set out within the draft Section 88B Instrument comprise:

- 2.5m wide easement to be imposed along the side boundary of proposed Lot 146 for drainage purposes;
- 09.m wide easement to be imposed along the side boundaries of proposed Lots 145 and 146 to provide for access and maintenance, when adjoining a zero lot line;
- 1.5m wide easement to be imposed along the rear boundary of proposed Lot 146 for drainage purposes.

3.6 Landscape and Open Space

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

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

3.7 Access and Parking for Dwellings

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

All dwellings are to have either single or double garages. Where single garages are proposed, sufficient driveway space to accommodate a second car space.

3.8 Stormwater & Sediment & Erosion Control

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

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

3.9 Utility Services

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

4.0 Assessment of Planning Issues

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

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

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

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

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

4.1 Compliance with Relevant Strategic and Statutory Plans and Policies

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

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

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

| Instrument/Strategy | Comments | |
|--|--|--|
| SREP No. 20 Hawkesbury Nepean River | <p>The proposed development complies with the broad aims and objectives of the SREP in that it will not have any direct impact on any environmentally sensitive areas, or the water quality or quantity of the aquatic ecosystem on the site, which the SREP seeks to preserve.</p> <p>Consideration of the impacts of proposed development has been undertaken in accordance with the aims of the SREP and its strategies.</p> <p>Impacts of this proposal were considered during the Concept Plan and relevant Project Application before the preparation of this application.</p> | |
| Local Planning Instruments and Controls | | |
| Penrith City Centre LEP 2008 (Part 7) | CI 49 - Zoning | The site is zoned as R1 General Residential |
| | CI 50 – Land Use Table – Zone R1 | The proposed development is permissible within the R1 General Residential Zone. |
| | CI 51 - Height of Buildings | The proposed development will have a maximum height of 4.65 and as such complies with clause 51. |
| | CI 53 – Architectural Roof Features | The development does not include an architectural roof feature that exceeds the height limit set out in clause 51. |
| | CI 54 – Heritage Conservation | The site is not on land where a heritage item is located or in the vicinity of a heritage item. |
| | CI 55 - Earthworks | The proposal does not include substantive earthworks. |
| North Penrith Design Guidelines | <p>A detailed assessment of the development against the relevant controls of the Design Guidelines is included in the Tables of Compliance with this DA.</p> <p>The development is generally able to comply with the required controls in the Guidelines. Where the development is not able to comply with relevant requirement of the Guidelines justification is included in the Tables of Compliance included with the DA.</p> | |

4.2 Consistency with the Concept Plan

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

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

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

4.3 Urban Design and Built Form

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

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

4.3.1 Subdivision

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

Variations to these subdivision requirements for proposed Lots X and X are considered acceptable for the following reasons:

4.3.2 Design Quality & Streetscape

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

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

4.3.3 Building Envelopes

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

4.3.4 Privacy

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

Furthermore, the main living rooms are all located on the ground floor – opening to the rear of the lot - and bedrooms are located on the first floor. All of the dwellings provide adequate setbacks, so as not to impact on the visual privacy of neighbouring dwellings.

4.3.5 Internal Amenity

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

4.4 Landscape Design

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

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

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

4.5 Construction and waste management

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

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

4.6 Stormwater management

The proposed integrated approach to the stormwater management will:

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

4.7 Contamination

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

4.8 Social and Economic Impacts

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

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

4.9 Site Suitability

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

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

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

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

4.10 Public Interest

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

RAWSON HOMES P/L

WASTE MANAGEMENT PLAN

Outline of Proposal

Site Address: Lot 2388 Walshaw Street, Penrith (Thornton Estate) NSW

Applicant's Name and Address: Rawson Homes Pty Ltd
1 Homebush Bay Drive, Building F, Level 2, Suite 1, Rhodes NSW 2138

Buildings and other structures currently on-site:

Nil

Brief description of proposal:

1. Excavate site (by Rawson Homes)
2. Construct two Single storey Residences (by Rawson Homes)

The details provided in this plan are the intentions for managing waste related to this project.

Signature of Applicant: 

Date: 07/01/15

STAGE ONE : – DEMOLITION PHASE (Please Note- No Demolition required)

| MATERIALS ON-SITE | DESTINATION | | | | |
|--|--------------------------|--------|--|--|---|
| | Estimated | | Reuse and Recycling | | Disposal |
| Type of Materials | | | On-Site Specify proposed reuse or on-site recycling methods | Off-Site Specify contractor and recycling outlet | Specify contractor and landfill site |
| | Vol (m ³) | Wt (t) | | | |
| Excavation Material | Nil | | | | |
| Green Waste | | | | | |
| Bricks | Nil | | | | |
| Concrete | Nil | | | | |
| Timbers | Nil | | | | |
| Plasterboard | Nil | | | | |
| Tiles | Nil | | | | |
| Pavers | Nil | | | | |
| Metals | Nil | | | | |
| Asbestos Special Note: Owners Demolition Contractor to test for Asbestos, If found Asbestos Removal procedures and Waste disposal to be used | Nil | | | | |
| Plastic wrapping | Nil | | | | |

STAGE TWO : – CONSTRUCTION PHASE

| MATERIALS ON-SITE | DESTINATION | | | | |
|---------------------|--------------------------|--------|--|--|--|
| | | | Reuse and Recycling | | Disposal |
| | Estimated | | On-Site Specify proposed reuse or on-site recycling methods | Off-Site Specify contractor and recycling outlet | Specify contractor and landfill site |
| Type of Materials | Vol (m ³) | Wt (t) | | | |
| Excavation Material | 5-10 m ³ | | Re – use excess spoil as fill | Re – use excess spoil as fill on other sites | Sent by Excavation Contractor to Landfill site |
| Green Waste | .5 | | | mulched – used on other sites | |
| Bricks | .7 | | | | Sent by Macleans to Brandown Recycling Centre |
| Concrete | .3 | | | | Sent by Macleans to Brandown Recycling Centre |
| Timbers | 1.5 | | | | Collected by CSR – Gyprock and recycled |
| Plasterboard | 1.5 | | | | Sent by Macleans to Brandown Recycling Centre |
| Tiles | 0.25 | | | | Sent by Macleans to Brandown Recycling Centre |
| Pavers | .2 | | | | |
| Metals | Nil | | | | |
| Asbestos | Nil | | | | |
| Plastic wrapping | 0.2 | | Reused on –site as covers | | |

How will waste be stored onsite for reuse and recycling? How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

Waste to be stored temporarily onsite in separate piles, and taken away by relevant contractor to pre selected land fillsite or recycling centre. Schedule of disposing of waste / recycled matter to be co-ordinated as to maximise recycled use of waste and to keep cost of disposal to a minimum.

Site supervisor to manage and maximise use of waste generated by construction phase. Includes liasing and scheduling with subcontractors as to ensure minimal waste creation, ongoing checks by supervisor, follow up training and educating sub contractors of waste requirements.

STAGE THREE : – DESIGN OF FACILITIES

| TYPE OF WASTE TO BE GENERATED | EXPECTED VOL. PER WEEK | PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES | DESTINATION |
|--|------------------------|---|--------------------------------------|
| Household recyclables (bottles, cans,paper etc) | 20-30 litres per unit | Stored in appropriate recycled bins supplied by council awaiting collection | Council recycling service (weekly) |
| Garden/green waste | 10-30 litres per unit | Stored in appropriate recycled bins supplied by council awaiting collection | Council recycling service (weekly) |
| Other waste | 30 litres per unit | Stored in mobile garbage bins awaiting collection | To land fill by council (weekly) |

Describe how you intend to ensure ongoing management of waste on-site (e.g. lease conditions, caretaker/manager on-site)

1. The garbage and recycling bins in the rear courtyards will be clearly marked and labelled to encourage source separation of materials.
2. The green keeper will manage the garden waste by placing all clippings in appropriate compost bins if not applicable to place waste in recycling bins provided by local government authority.
3. Residence owners or tenants will arrange their own garbage, recycling and composting arrangements using facilities provided by local government authorities.

DEPOSITED PLAN ADMINISTRATION SHEET

| | |
|---|--|
| <p style="text-align: right; font-size: small;">Office Use Only</p> <p>Registered: Title System: TORRENS Purpose: SUBDIVISION</p> | <p style="text-align: right; font-size: small;">Office Use Only</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold; margin-bottom: 10px;"> PRELIMINARY DEPOSITED PLAN NOT FOR LPI (NSW) EXAMINATION </div> <p style="font-size: x-small; color: red;">THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL</p> |
| <p>PLAN OF SUBDIVISION OF LOT 2388 DP1184497</p> | <p>LGA: PENRITH Locality: PENRITH Parish: CASTLEREAGH County: CUMBERLAND</p> |
| <p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: Date: File Number: Office:</p> | <p style="text-align: center;">Survey Certificate</p> <p>I, GRAHAM JOHN HALL of CRAIG & RHODES PTY LTD a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 21 FEBRUARY 2014 *(b) The part of the land shown in the plan(*being/*excluding ^..... was surveyed in accordance with the <i>Surveying and Spatial 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> |
| <p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through inapplicable parts.</p> | <p>Plans used in the preparation of survey/compilation DP1184497</p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p> |
| <p>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</p> | <p>Surveyor's Reference: 72-10-2388</p> |
| <p style="text-align: center;">Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p> | <p style="text-align: center;">Surveyor's Reference: 72-10-2388</p> |

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS14\021 -

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:

Office Use Only

Office Use Only

PLAN OF
SUBDIVISION OF LOT 2388 DP1184497

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

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

Subdivision Certificate number:

Date of Endorsement:

| SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 60(c) | | | | |
|--|------------|-------------|-------------|----------|
| SCHEDULE OF LOTS & ADDRESSES | | | | |
| LOT | STREET No. | STREET NAME | STREET TYPE | LOCALITY |
| 145 | 24 | WALSHAW | STREET | PENRITH |
| 146 | 26 | WALSHAW | STREET | PENRITH |
| SOURCE: PENRITH CITY COUNCIL | | | | |

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

1. EASEMENT TO DRAIN WATER 1.5 WIDE
2. EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

SIGNED BY:

AS A DELEGATE OF LANDCOM AND I HEREBY CERTIFY THAT I HAVE NO NOTICE OF REVOCATION OF SUCH DELEGATION

.....
SIGNATURE

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2388

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210PS14\021 - -----



SCHEDULE of LINES

| No | Bearing | Distance |
|----|------------|----------|
| 1 | 252°05'40" | 5.655 |
| 2 | 342°05'40" | 5.655 |
| 3 | 252°05'40" | 5.655 |
| 4 | 342°05'40" | 4.245 |
| 5 | 72°05'40" | 4.245 |
| 6 | 342°05'40" | 5.655 |

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

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

| | | | | |
|--|--|---|------------|------|
| Surveyor: GRAHAM JOHN HALL Date of Survey: 21 FEBRUARY 2014 Surveyor's Ref: 72-10-2388 | PLAN OF SUBDIVISION OF LOT 2388 DP1184497 | LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 300 | Registered | D.P. |
|--|--|---|------------|------|

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

Lengths are in Metres

Sheet 1 of 3 Sheets

Plan:

Plan of Subdivision of Lot 2388
DP1184497 covered by Council's
Subdivision Certificate No.

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

Part 1

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|--------------------------------|---|
| 1. | Easement to Drain Water 1.5 Wide | 146 | 145 |
| 2. | Easement for Access, Maintenance and Overhang 0.9 Wide | 145 | 146 |

Part 2

Terms of easement, profit à prendre, restriction or positive covenant numbered 2 in the plan.

An Easement for Overhang as set out in Schedule 8 Part 10 together with:-

The proprietor of the lot benefited and persons authorized by him may:

- (a) enter upon the burdened lot but only within the site of this easement.
- (b) do anything reasonably necessary for the purpose of renewing, replacing, painting, repairing and maintaining the dwelling adjacent to this easement.
- (c) remain on the site of this easement for any reasonable time for the said purposes.

In exercising those powers the proprietor of the lot benefited must:

- (a) ensure that all work is done properly and carried out as quickly as practicable; and
- (b) cause as little inconvenience to the proprietor or occupier of the burdened lot; and
- (c) cause as little damage as possible to the burdened lot and any improvement on it and

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

Plan:

Plan of Subdivision of Lot 2388
DP1184497 covered by Council's
Subdivision Certificate No.

Part 2 (cont)

- (d) restore as nearly as is practicable the burdened lot to its former condition; and
- (e) make good any collateral damage; and

The proprietor of the burdened lot shall not place any obstructions within the site of the easement nor erect any building or other structure of any kind on or over the site of the easement except for any eave and/or gutter and/or roof structure attached to any dwelling that has been granted development approval by Penrith City Council, and

The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Penrith City Council to determine any dispute in relation to the Easement for Access & Maintenance and any dispute is a civil matter to be resolved with the relevant parties.

The Authority having the power to release, vary or modify the terms of the easements numbered 1 and 2 in the abovementioned plan is Penrith City Council.

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

Lengths are in Metres

Sheet 3 of 3 Sheets

Plan:

Plan of Subdivision of Lot 2388
DP1184497 covered by Council's
Subdivision Certificate No.

Part 2

SIGNED by:

as Delegate of **LANDCOM** who hereby declares
that he has no notice of the revocation of such
delegation in the presence of

)
)
)
)

Landcom
by its Delegate

.....
Signature of WITNESS

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

.....
Address of Witness

.....
Date of execution

APPROVED BY PENRITH CITY COUNCIL

.....
General Manager / Authorised Officer

NatHERS Certificate

New Dwelling

6.0 Stars



Simulation Software

Software Name BERS Pro 4.2
Software Version Release 110811/A
Engine Version CHENATH V2.13

Simulation Details

Project Name 15-15814_1
Issue Date 12/08/2014
Location EMU PLAINS PC 2750
Climate File climat28.TXT
Justified Star Rating 6.0 Stars
Conditioned Area 72.29 m²
Unconditioned Area 26.76 m²
Justified Cooling 44.5 MJ/m²
Justified Heating 42.0 MJ/m²
Justified Total 86.5 MJ/m²

Building Address

Post Number
Unit Number
Street Number 146
House Number
Street Name Walshaw Street
Development Name Lot 146 - Rawson
Suburb Thornton NSW 2750

Agent Details

Company Name Rawson Homes
Phone Number 02 8765 5500 Fax 02 8765 8099
Postal Address PO Box 3099, Rhodes NSW 2138
Street Details 1 Homebush Bay Drive, Building F, Level 2, Suite 1, Rhodes NSW 2138

Assessor Details

Company Name Fadi Sweis
Phone Number 1800 372 669 Fax
Email fsweis@eraservices.com.au
Postal Address PO Box 7446, Baulkham Hills BC NSW 2153
Street Details

Signed by the Assessor.....Date...../...../.....

*Tilted roof windows with blinds cannot be modelled using this version of BERSPro.
All windows are modelled with Holland Blinds for regulatory purposes.*

Building Element Details

Project 15-15814 Run 1
 PLAINS PC 2750 Lat -33.80 Long 150.70 Climate File climat28.TXT

Summary

| | |
|--------------------------------|----------------------|
| Conditioned Area | 72.3 m ² |
| Unconditioned Area | 26.8 m ² |
| Total Floor Area | 99.1 m ² |
| Total Glazed Area | 14.7 m ² |
| Total External Solid door Area | 6.8 m ² |
| Losses to Floor Area | 14.8 % |
| Losses External Wall Area | 141.0 m ² |
| External Wall Area | 119.5 m ² |

Window
 7 m² GGG-05-001a Generics Uval 6.57 SHGC 0.74
 Glass Single Glazed Clear
 Frame Aluminium

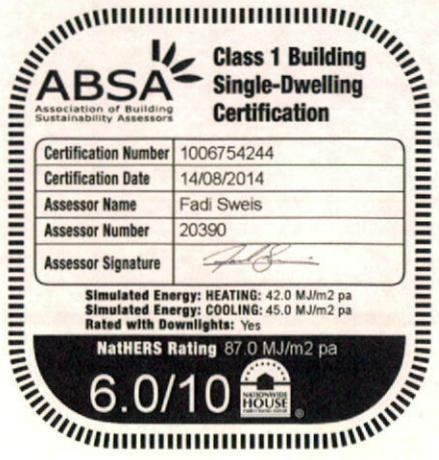
External Wall
 2 m² Brick Veneer No Insulation
 0.3 m² Brick Veneer Bulk Insulation R 1.5

External Wall
 0.2 m² Cavity Panel 70mm gap No Insulation

External Floor
 3 m² Concrete Slab on Ground Bare Bulk Insulation in Contact with Floor R 1.0
 4 m² Concrete Slab on Ground Carpet 10mm Bulk Insulation in Contact with Floor R 1.0
 3 m² Concrete Slab on Ground Ceramic Tiles 8mm Bulk Insulation in Contact with Floor R 1.0

External Ceiling
 3 m² Plasterboard No Insulation Unventilated roofspace
 3 m² Plasterboard Bulk Insulation R3.0 Unventilated roofspace

Roof (Horizontal area)
 1 m² Roof Tiles No Insulation, Only an Air Gap 25° slope Hip roof



~~Original~~
Existing DA

DEPOSITED PLAN ADMINISTRATION SHEET

| | |
|--|---|
| <p style="text-align: right; font-size: small;">Office Use Only</p> <p>Registered:</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p> | <p style="text-align: right; font-size: small;">Office Use Only</p> |
| <p>PLAN OF SUBDIVISION OF LOT 1197 DP1171491</p> | <p>LGA: PENRITH</p> <p>Locality: PENRITH</p> <p>Parish: CASTLEREAGH</p> <p>County: CUMBERLAND</p> |
| <p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p> | <p style="text-align: center;">Survey Certificate</p> <p>I, GRAHAM JOHN HALL of CRAIG & RHODES PTY LTD a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>* (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 12 SEPTEMBER 2014</p> <p>* (b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that regulation.</p> <p>* (c) The land shown in the plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature Dated:</p> <p>Surveyor ID: 1181</p> <p>Datum Line: 'A' - 'B'</p> <p>Type: *Urban/*Rural-</p> <p>The Terrain is *Level Undulating / *Steep Mountainous-</p> <p>*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> |
| <p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through inapplicable parts.</p> | <p style="text-align: center;">Plans used in the preparation of survey/compilation</p> <p>DP1171491 DP1171492 DP1171493</p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p> |
| <p>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</p> | <p>Surveyor's Reference: 72-10-2D</p> |
| <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p> | |

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DEPOSITED PLAN ADMINISTRATION SHEET

Registered:

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PLAN OF
SUBDIVISION OF LOT 1197 DP1171491

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

Subdivision Certificate number:

Date of Endorsement:

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

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2D

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210S201001 - ----

DEPOSITED PLAN ADMINISTRATION SHEET

Registered:

Office Use Only

Office Use Only

PLAN OF
SUBDIVISION OF LOT 1197 DP1171491

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

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

Subdivision Certificate number:

Date of Endorsement:

SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 60(c)

SCHEDULE OF LOTS & ADDRESSES

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

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2D

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DEPOSITED PLAN ADMINISTRATION SHEET

| | |
|---|------------------------|
| <p>Registered:</p> | <p>Office Use Only</p> |
| <p>Office Use Only</p> | |
| <p>PLAN OF SUBDIVISION OF LOT 1197 DP1171491</p> | |
| <p>Subdivision Certificate number:</p> <p>Date of Endorsement:</p> | |
| <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals - see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. | |

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

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

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

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

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2D

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210S201001 - ----

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 5 sheet(s)

Registered:

Office Use Only

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PLAN OF
SUBDIVISION OF LOT 1197 DP1171491

Subdivision Certificate number:

Date of Endorsement:

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

- A schedule of lots and addresses - See 60(c) SSI Regulation 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.

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

1. EASEMENT TO DRAIN WATER 2.5 WIDE
2. EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)
3. EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)
4. EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B3)
5. EASEMENT FOR SUPPORT 0.3 WIDE
6. EASEMENT TO DRAIN WATER 1.5 WIDE
7. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
8. RESTRICTION ON THE USE OF LAND
9. RESTRICTION ON THE USE OF LAND

SIGNED BY:

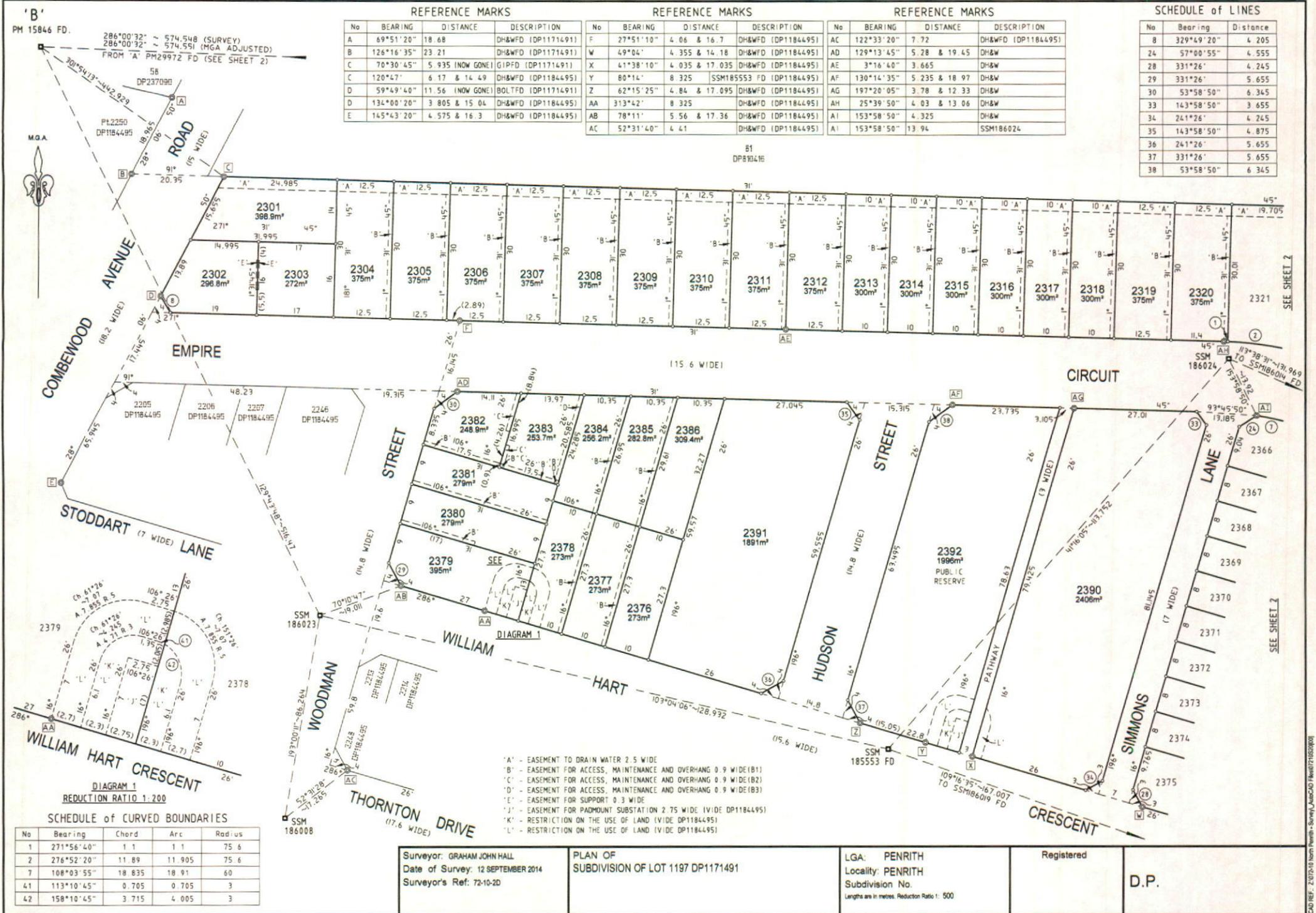
AS A DELEGATE OF LANDCOM AND I HEREBY CERTIFY THAT I HAVE NO NOTICE OF REVOCATION OF SUCH DELEGATION

.....
SIGNATURE

If space is insufficient use additional annexure sheet

Surveyor's Reference: 72-10-2D

CAD REF: Z:\072-10 North Penrith - Survey\AutoCAD Files\07210S20100] - -----

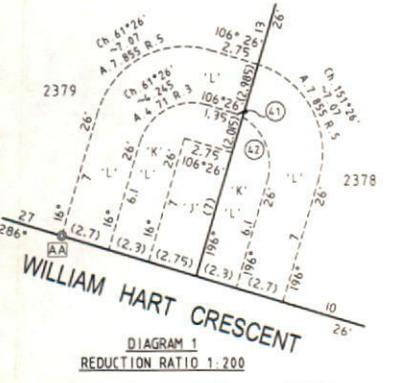


| REFERENCE MARKS | | | |
|-----------------|------------|------------------|---------------------|
| No | BEARING | DISTANCE | DESCRIPTION |
| A | 69°51'20" | 18.68 | DH&WFD (DP1171491) |
| B | 126°16'35" | 23.21 | DH&WFD (DP1171491) |
| C | 70°30'45" | 5.935 (NOW GONE) | GIPFD (DP1171491) |
| D | 120°47' | 6.17 & 14.49 | DH&WFD (DP1184495) |
| E | 59°49'40" | 11.56 (NOW GONE) | BOLT FD (DP1171491) |
| F | 134°00'20" | 3.805 & 15.04 | DH&WFD (DP1184495) |
| G | 145°43'20" | 4.575 & 16.3 | DH&WFD (DP1184495) |

| REFERENCE MARKS | | | |
|-----------------|-----------|----------------|--------------------------|
| No | BEARING | DISTANCE | DESCRIPTION |
| F | 27°51'10" | 4.06 & 16.7 | DH&WFD (DP1184495) |
| W | 4°04' | 4.355 & 14.18 | DH&WFD (DP1184495) |
| X | 41°38'10" | 4.035 & 17.035 | DH&WFD (DP1184495) |
| Y | 80°14' | 8.325 | SSM185553 FD (DP1184495) |
| Z | 62°15'25" | 4.84 & 17.095 | DH&WFD (DP1184495) |
| AA | 31°3'42" | 8.325 | DH&WFD (DP1184495) |
| AB | 78°11' | 5.56 & 17.36 | DH&WFD (DP1184495) |
| AC | 52°31'40" | 4.41 | DH&WFD (DP1184495) |

| REFERENCE MARKS | | | |
|-----------------|------------|---------------|--------------------|
| No | BEARING | DISTANCE | DESCRIPTION |
| AC | 122°33'20" | 7.72 | DH&WFD (DP1184495) |
| AD | 129°13'45" | 5.28 & 19.45 | DH&W |
| AE | 3°16'40" | 3.665 | DH&W |
| AF | 130°14'35" | 5.235 & 18.97 | DH&W |
| AG | 197°20'05" | 3.78 & 12.33 | DH&W |
| AH | 25°39'50" | 4.03 & 13.06 | DH&W |
| AI | 153°58'50" | 4.325 | DH&W |
| AJ | 153°58'50" | 13.94 | SSM186024 |

| SCHEDULE of LINES | | |
|-------------------|------------|----------|
| No | Bearing | Distance |
| 8 | 329°49'20" | 4.205 |
| 24 | 57°00'55" | 4.555 |
| 28 | 331°26' | 4.245 |
| 29 | 331°26' | 5.655 |
| 30 | 53°58'50" | 6.345 |
| 33 | 143°58'50" | 3.655 |
| 34 | 241°26' | 4.245 |
| 35 | 143°58'50" | 4.875 |
| 36 | 241°26' | 5.655 |
| 37 | 331°26' | 5.655 |
| 38 | 53°58'50" | 6.345 |



| SCHEDULE OF CURVED BOUNDARIES | | | |
|-------------------------------|------------|--------|--------|
| No | Bearing | Chord | Arc |
| 1 | 271°56'40" | 1.1 | 1.1 |
| 2 | 276°52'20" | 11.89 | 11.905 |
| 7 | 108°03'55" | 18.835 | 18.91 |
| 41 | 113°10'45" | 0.705 | 0.705 |
| 42 | 158°10'45" | 3.715 | 4.005 |

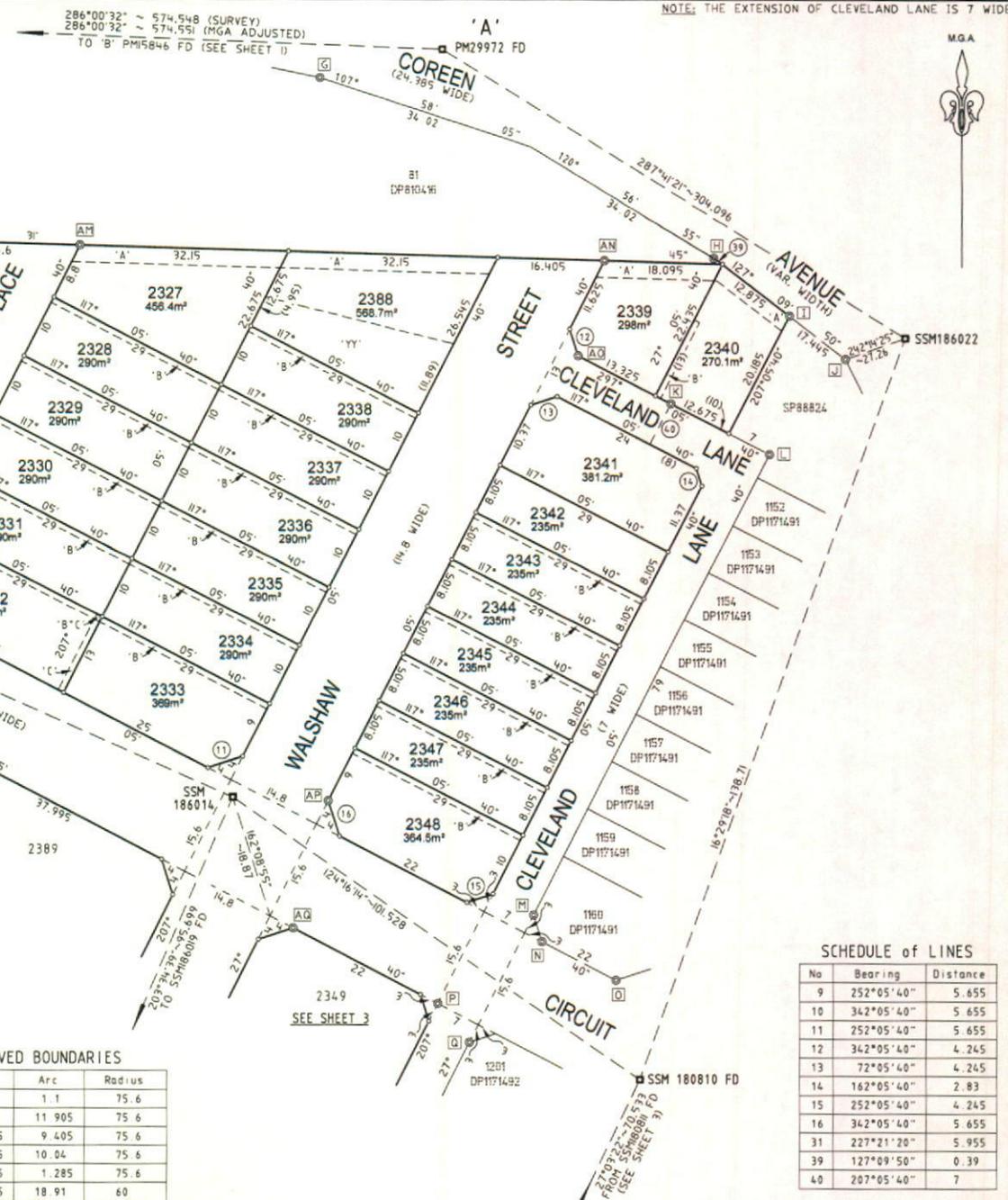
- 'A' - EASEMENT TO DRAIN WATER 2.5 WIDE
- 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)
- 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)
- 'D' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B3)
- 'E' - EASEMENT FOR SUPPORT 0.3 WIDE
- 'J' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (VIDE DP1184495)
- 'K' - RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- 'L' - RESTRICTION ON THE USE OF LAND (VIDE DP1184495)

| | | | |
|---|--|---|--------------------|
| Surveyor: GRAHAM JOHN HALL Date of Survey: 12 SEPTEMBER 2014 Surveyor's Ref: 72-10-2D | PLAN OF SUBDIVISION OF LOT 1197 DP1171491 | LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 500 | Registered D.P. |
|---|--|---|--------------------|

CAD REF.: 2012-10 (non Penrith - Survey) / MGA CAD File#1210250001

NOTE: THE EXTENSION OF CLEVELAND LANE IS 7 WIDE

| REFERENCE MARKS | | | | REFERENCE MARKS | | | |
|-----------------|------------|----------------|-------------------|-----------------|------------|----------------|-------------------|
| No | BEARING | DISTANCE | DESCRIPTION | No | BEARING | DISTANCE | DESCRIPTION |
| G | 193°07'10" | 5.535 | DH&WF (DP810416) | M | 105°22'50" | 1.1 & 6.47 | DH&WF (DP1171491) |
| H | 214°02'10" | 0.455 | CBFD (DP233536) | N | 1°11'25" | 4.08 & 13.205 | DH&WF (DP1171491) |
| I | 192°11'40" | 6.23 | DH&WF (DP1171491) | O | 48°41' | 3.93 & 12.795 | DH&WF (DP1171491) |
| J | 216°54' | 4.795 & 20.255 | DH&WF (DP1171491) | P | 200°01'25" | 3.645 & 11.915 | DH&WF (DP1171491) |
| K | 335°02'25" | 1.845 & 10.435 | DH&WF (DP1171491) | Q | 121°18'30" | 1.08 & 6.39 | DH&WF (DP1171492) |
| L | 66°11'10" | 1.215 & 10.455 | DH&WF (DP1171491) | AH | 25°39'50" | 4.03 & 13.06 | DH&W |



| No | BEARING | DISTANCE | DESCRIPTION |
|----|------------|----------------|-------------|
| AI | 153°58'50" | 4.325 | DH&W |
| AI | 153°58'50" | 13.94 | SSM186024 |
| AJ | 48°45'25" | 3.97 & 13.045 | DH&W |
| AK | 156°57'25" | 4.63 & 18.49 | DH&W |
| AL | 117°05'40" | 3.43 & 11.58 | DH&W |
| AM | 63°00'20" | 5.6 & 23.915 | DH&W |
| AN | 66°02'15" | 5.54 & 17.86 | DH&W |
| AO | 47°36' | 1.28 & 6.87 | DH&W |
| AP | 148°23'35" | 4.075 & 13.265 | DH&W |
| AQ | 154°42'50" | 4.965 | DH&W |
| AQ | 154°42'50" | 21.88 | SSM186014 |

| SURVEYING & SPATIAL INFORMATION REGULATION 2012 (CLAUSES 35(1)(b), 43(2) & 61(2)) | | | | | | | | | | | |
|---|-------------|---------------|------|-------|-------|-----------|--------|-------|-------|-------------|--|
| M.G.A. COORDINATES & A.H.D. HEIGHTS | | | | | | | | | | | |
| MARK | EASTING | NORTHING | ZONE | CLASS | ORDER | ORIGIN | HEIGHT | CLASS | ORDER | ORIGIN | |
| P.M. 15846 | 286 222 893 | 6 263 965 567 | 58 | B | 2 | SCIMS | 26 087 | LB | L2 | SCIMS | |
| P.M. 29972 | 286 774 447 | 6 263 807 088 | 58 | B | 2 | SCIMS | 25 447 | LB | L2 | SCIMS | |
| SSM 180810 | 287 024 825 | 6 263 581 614 | 58 | C | 4 | SCIMS | 28.4 | E | 5 | SCIMS | |
| SSM 180811 | 286 992 736 | 6 263 518 794 | 58 | C | 4 | SCIMS | 27.9 | E | 5 | SCIMS | |
| SSM 185553 | 286 745 0 | 6 263 606 3 | 58 | U | U | DP1184495 | XX X | U | U | DP1184495 | |
| SSM 186008 | 287 064.2 | 6 263 714.7 | 56 | U | U | TRAVERSE | XX X | U | U | TRIG HEIGHT | |
| SSM 186014 | 286 992.6 | 6 263 551.1 | 56 | U | U | TRAVERSE | XX X | U | U | TRIG HEIGHT | |
| SSM 186019 | 286 992.6 | 6 263 551.1 | 56 | U | U | DP1184495 | XX X | U | U | DP1184495 | |
| SSM 186022 | 287 064.2 | 6 263 714.7 | 56 | U | U | TRAVERSE | XX X | U | U | TRIG HEIGHT | |
| SSM 186023 | 287 064.2 | 6 263 714.7 | 56 | U | U | TRAVERSE | XX X | U | U | TRIG HEIGHT | |
| SSM 186024 | 287 064.2 | 6 263 714.7 | 56 | U | U | TRAVERSE | XX X | U | U | TRIG HEIGHT | |

| SCHEDULE of CURVED BOUNDARIES | | | | |
|-------------------------------|------------|--------|--------|--------|
| No | Bearing | Chord | Arc | Radius |
| 1 | 271°56'40" | 1.1 | 1.1 | 75.6 |
| 2 | 276°52'20" | 11.89 | 11.905 | 75.6 |
| 3 | 284°56'45" | 9.395 | 9.405 | 75.6 |
| 4 | 292°18'50" | 10.035 | 10.04 | 75.6 |
| 5 | 296°36'25" | 1.285 | 1.285 | 75.6 |
| 7 | 108°03'55" | 18.835 | 18.91 | 60 |

| SCHEDULE of LINES | | |
|-------------------|------------|----------|
| No | Bearing | Distance |
| 9 | 252°05'40" | 5.655 |
| 10 | 342°05'40" | 5.655 |
| 11 | 252°05'40" | 5.655 |
| 12 | 342°05'40" | 4.245 |
| 13 | 72°05'40" | 4.245 |
| 14 | 162°05'40" | 2.83 |
| 15 | 252°05'40" | 4.245 |
| 16 | 342°05'40" | 5.655 |
| 31 | 227°21'20" | 5.955 |
| 39 | 127°09'50" | 0.39 |
| 40 | 207°05'40" | 7 |

COMBINED SCALE FACTOR 1.000152
 ESTABLISHED MARK SOURCE SCIMS DATED 25/07/2014

'A' - EASEMENT TO DRAIN WATER 2.5 WIDE
 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)
 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)
 'F' - EASEMENT TO DRAIN WATER 1.5 WIDE
 'YY' - PART OF LOT 2388 BENEFITED BY 'B' EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1) AFFECTING LOT 2338

| | | | |
|---|--|--|--------------------|
| Surveyor: GRAHAM JOHN HALL Date of Survey: 12 SEPTEMBER 2014 Surveyor's Ref: 72-10-20 | PLAN OF SUBDIVISION OF LOT 1197 DP1171491 | LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1:500 | Registered D.P. |
|---|--|--|--------------------|

MGA



SCHEDULE of CURVED BOUNDARIES

| No | Bearing | Chord | Arc | Radius |
|-----|------------|--------|--------|--------|
| 1 | 271°56'40" | 1.1 | 1.1 | 75.6 |
| 2 | 276°52'20" | 11.89 | 11.905 | 75.6 |
| 3 | 284°56'45" | 9.395 | 9.405 | 75.6 |
| 4 | 292°18'50" | 10.035 | 10.04 | 75.6 |
| 5 | 296°36'25" | 1.285 | 1.285 | 75.6 |
| 6 | 294°23'45" | 10.15 | 10.155 | 107.8 |
| 7 | 108°03'55" | 18.835 | 18.91 | 60 |
| 4.3 | 31°38'30" | 0.475 | 0.475 | 3 |
| 4.4 | 46°07'50" | 1.035 | 1.04 | 3 |
| 4.5 | 86°35'05" | 3.045 | 3.195 | 3 |

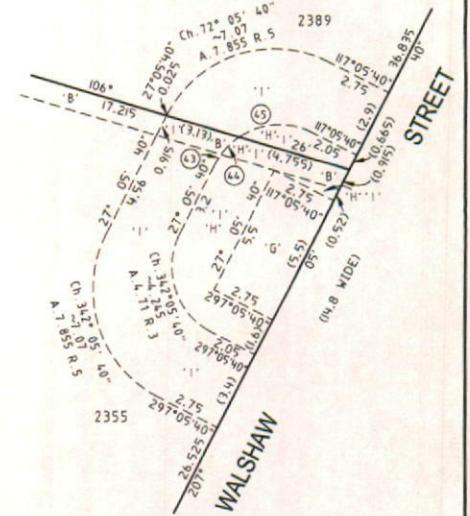


DIAGRAM 1
REDUCTION RATIO 1:150

REFERENCE MARKS

| No | BEARING | DISTANCE | DESCRIPTION |
|----|------------|----------------|--------------------|
| M | 105°22'50" | 1.1 & 6.47 | DH&WFD (DP1171491) |
| N | 1°11'25" | 4.08 & 13.205 | DH&WFD (DP1171491) |
| O | 48°41' | 3.93 & 12.795 | DH&WFD (DP1171491) |
| P | 200°01'25" | 3.645 & 11.915 | DH&WFD (DP1171491) |
| Q | 121°18'30" | 1.08 & 6.39 | DH&WFD (DP1171492) |
| R | 109°06'30" | 1.11 & 6.465 | DH&WFD (DP1171492) |
| S | 44°04'05" | 3.805 & 12.41 | DH&WFD (DP1171492) |
| T | 4°10'55" | 3.975 & 12.89 | DH&WFD (DP1171492) |
| U | 25°03' | 3.65 & 11.9 | DH&WFD (DP1184495) |
| V | 67°16' | 4.985 & 18.93 | DH&WFD (DP1184495) |
| W | 49°04' | 4.355 & 14.18 | DH&WFD (DP1184495) |
| AH | 25°39'50" | 4.03 & 13.06 | DH&W |
| AI | 153°58'50" | 4.325 | DH&W |
| AJ | 153°58'50" | 13.94 | SSM186024 |
| AJ | 48°45'25" | 3.97 & 13.045 | DH&W |
| AK | 156°57'25" | 4.63 & 18.49 | DH&W |
| AL | 117°05'40" | 3.43 & 11.58 | DH&W |
| AP | 148°23'35" | 4.075 & 13.265 | DH&W |
| AQ | 154°42'50" | 4.965 | DH&W |
| AQ | 154°42'50" | 21.88 | SSM186014 |
| AR | 89°33' | 5.76 | DH&W |
| AR | 54°46'45" | 14.66 | DH&W |

'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)
 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)
 'F' - EASEMENT TO DRAIN WATER 1.5 WIDE
 'G' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
 'H' - RESTRICTION ON THE USE OF LAND
 'I' - RESTRICTION ON THE USE OF LAND
 'ZZ' - PART OF LOT 2389 BENEFITED BY 'B' EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1) AFFECTING LOTS 2355 AND 2366

SCHEDULE of LINES

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

| | | | | |
|---|--|---|------------|------|
| Surveyor: GRAHAM JOHN HALL Date of Survey: 12 SEPTEMBER 2014 Surveyor's Ref: 72-10-20 | PLAN OF SUBDIVISION OF LOT 1197 DP1171491 | LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 500 | Registered | D.P. |
|---|--|---|------------|------|

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

Lengths are in Metres

Sheet 1 of 12 Sheets

Plan:

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

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

Part 1

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|--------------------------------|--|
| 1. | Easement to Drain Water 2.5 Wide | 2301 | 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2304 | 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2305 | 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2306 | 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2307 | 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |

Plan:

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

Part 1 (cont).

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|--------------------------------|--|
| 1. | Easement to Drain Water 2.5 Wide (continued) | 2308 | 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2309 | 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2310 | 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2311 | 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2312 | 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2313 | 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |
| | | 2314 | 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council |

Plan:

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

Part 1 (cont).

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|--|--|
| 1. | Easement to Drain Water 2.5 Wide (continued) | 2315 2316 2317 2318 2319 2320 2321 2322 2323 2327 2339 2340 2387 | 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council 2318, 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council 2319, 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council 2320, 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council 2321, 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council 2322, 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council 2323, 2327, 2339, 2340, 2387, 2388, Penrith City Council 2327, 2339, 2340, 2387, 2388, Penrith City Council 2339, 2340, 2387, 2388, Penrith City Council 2340, 2387, 2388, Penrith City Council 2387, 2388, Penrith City Council 2388, Penrith City Council |

Plan:

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

Part 1 (cont).

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|--|--|
| 2. | Easement for Access, Maintenance and Overhang 0.9 Wide (B1) (continued) | 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2324 2325 2328 2329 2330 2331 2332 2333 2334 2335 | 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2325 2326 2327 2328 2329 2330 2331 2334 2335 2336 |

Plan:

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

Part 1 (cont).

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|--|---|
| 2. | Easement for Access, Maintenance and Overhang 0.9 Wide (B1) (continued) | 2336 2337 2338 2343 2344 2345 2346 2347 2348 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2363 2364 2367 2368 2369 2370 2371 2372 | 2337 2338 Part 2388 2342 2343 2344 2345 2346 2347 2347 2349 2350 2351 2352 2353 Part 2389 Part 2389 2356 2357 2358 2358 2359 2359 2362 2364 2365 2366 2367 2368 2368 2369 2369 2370 2371 |

Plan:

Plan of Subdivision of Lot 1197
DP1171491 covered by Council's
Subdivision Certificate No.**Part 1 (cont).**

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|--|--|
| 2. | Easement for Access, Maintenance and Overhang 0.9 Wide (B1) (continued) | 2373 2374 2375 2377 2378 2380 2381 2382 2383 2384 2385 2389 | 2372 2373 2374 2376 2377 2379 2380 2381 2381 2385 2386 2363 |
| 3. | Easement for Access, Maintenance and Overhang 0.9 Wide (B2) | 2332 2353 2360 2368 2374 2382 2383 | 2333 2354 2361 2369 2375 2383 2382 |
| 4. | Easement for Access, Maintenance and Overhang 0.9 Wide (B3) | 2383 | 2384 |
| 5. | Easement for Support 0.3 Wide | 2302 2303 | 2303 2302 |
| 6. | Easement to Drain Water 1.5 Wide | 2324 2325 2363 2364 2365 | 2325, 2326 2326 2389 2363, 2389 2363, 2364, 2389 |
| 7. | Easement for Padmount Substation 2.75 Wide | 2355 | Endeavour Energy |

Lengths are in Metres

Sheet 7 of 12 Sheets

Plan:

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

Part 1 (cont).

| | Identity of Easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan:- | Burdened lot(s) or parcel(s):- | Benefited lot(s), road(s), bodies or Prescribed Authorities:- |
|----|--|--------------------------------|---|
| 8. | Restriction on the Use of Land | 2355 Part 2389 | Endeavour Energy |
| 9. | Restriction on the Use of Land | 2355 Part 2389 | Endeavour Energy |

Plan:

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

Part 2

Terms of easement, profit à prendre, restriction or positive covenant numbered 2, 3 and 4 in the plan.

An Easement for Overhang as set out in Schedule 8 Part 10 together with:-

The proprietor of the lot benefited and persons authorized by him may:

- (a) enter upon the burdened lot but only within the site of this easement.
- (b) do anything reasonably necessary for the purpose of renewing, replacing, painting, repairing and maintaining the dwelling adjacent to this easement.
- (c) remain on the site of this easement for any reasonable time for the said purposes.

In exercising those powers the proprietor of the lot benefited must:

- (a) ensure that all work is done properly and carried out as quickly as practicable; and
- (b) cause as little inconvenience to the proprietor or occupier of the burdened lot; and
- (c) cause as little damage as possible to the burdened lot and any improvement on it and
- (d) restore as nearly as is practicable the burdened lot to its former condition; and
- (e) make good any collateral damage; and

The proprietor of the burdened lot shall not place any obstructions within the site of the easement nor erect any building or other structure of any kind on or over the site of the easement except for any eave and/or gutter and/or roof structure attached to any dwelling that has been granted development approval by Penrith City Council, and

The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Penrith City Council to determine any dispute in relation to the Easement for Access & Maintenance and any dispute is a civil matter to be resolved with the relevant parties.

Plan:

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

Part 2 (cont)

The Authorities having the power to release, vary or modify the terms of the easements numbered 2,3 and 4 in the abovementioned plan are the Director General, Department of Planning and Infrastructure and Penrith City Council.

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

Full and free right and liberty for every person who is at any time entitled to an estate or interest in the lot benefited to have any wall presently erected or to be erected on so much of the lot burdened as is marked 'E' on the plan continued in such manner that any structure supported or to be supported in whole or in part thereby shall have the support of the whole of such wall and the footings thereof.

The Authority having the power to release, vary or modify the terms of the easement numbered 5 in the abovementioned plan is Penrith City Council.

Terms of easement, profit à prendre, restriction or positive covenant numbered 7 in the plan.

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

Name of Authority empowered to release vary or modify easement numbered 7 in the plan is Endeavour Energy.

Terms of easement, profit à prendre, restriction or positive covenant numbered 8 in the plan.

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

Part 2 (cont)

3. Definitions

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

“erect” includes construct, install, build and maintain

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

“120/120/120 fire rating” and **“60/60/60 fire rating”** mean the fire resistance level of a building expressed as a grading period in minutes for structural adequacy/integrity failure/insulation failure calculated in accordance with Australian Standard 1530.

Name of Authority empowered to release vary or modify easement numbered 8 in the plan is Endeavour Energy.

Terms of easement, profit à prendre, restriction or positive covenant numbered 9 in the plan.

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

2. Definitions

“erect” includes construct, install, build and maintain

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

Name of Authority empowered to release vary or modify easement numbered 9 in the plan is Endeavour Energy.

Lengths are in Metres

Sheet 11 of 12 Sheets

Plan:

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

Part 2 (cont)

SIGNED by :)
as a Delegate of **LANDCOM** who hereby declares)
that he/she has no notice of the revocation of such)
delegation in the presence of :)

.....
Landcom
by its Delegate

.....
Signature of WITNESS

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

.....
Address of Witness

.....
Date of execution

Lengths are in Metres

Sheet 12 of 12 Sheets

Plan:

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

Part 2 (cont)

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

.....
Signature of WITNESS

.....
Signature of Attorney

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

.....
Name of Attorney

C/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148

.....
Position

Date of Execution:

Reference:.....