



12555  
6 December 2012

Chris Ritchie  
Manager - Manufacturing and Rural Industries  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Chris

**MP10\_0127 AND MP10\_0128 - MODIFICATION APPLICATION NO. 1  
ROPES CREEK EMPLOYMENT PRECINCT**

On behalf of Jacfin we hereby submit an application pursuant to section 75W of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) to modify Concept Plan Approval MP10\_0127 and Project Approval MP10\_0128 relating to the development of an industrial estate for light industry, warehouses and distribution centres at Ropes Creek.

The modifications relate to the exclusion of land from the approved project as a result of the recent compulsory acquisition of that land by Transgrid for electricity transmission infrastructure.

This application identifies the approval, describes the proposed modifications and provides a planning assessment of the relevant matters for consideration contained in section 75W of the EP&A Act. It should be read in conjunction with the Environmental Assessment Report (EAR) prepared by JBA Planning dated November 2010 and is accompanied by:

- Deposited Plan specifying the land acquired by Transgrid (**Attachment A**); and
- Amended project drawings (**Attachment B**).

**1.0 APPROVAL PROPOSED TO BE MODIFIED**

Concept Plan Approval MP10\_0127 was granted by a delegate of the Minister for Planning and Infrastructure on 24 October 2011 for an industrial estate and distribution park made up of warehouses, distribution centres, light industry and associated infrastructure.

Project Approval MP10\_0128 was granted by a delegate of the Minister for Planning and Infrastructure on 24 October 2011 for Stage 1 of the estate including the development of two warehouses, associated infrastructure and subdivision.

MP10\_0127 and MP10\_0128 relate to land described as Lot 12 DP 1157491 and Lot 15 DP 1157491.

## 2.0 PROPOSED MODIFICATIONS

The proposed modifications to the approved project comprise:

- Exclusion of the land that has been acquired by Transgrid from both the Concept Plan and the Stage 1 Project.
- Removal of Warehouse Building 1 and associated infrastructure (as specified in the Project Approval) from the Stage 1 Project.
- Revised description of Concept Plan and Stage 1 Project to address the above.

### 2.1 Modifications to the Development

The following modifications are proposed to the approved development. A revised concept plan showing the location of the land that has been acquired by Transgrid and the changes to the proposed development is provided in **Figure 1**, and additional plans are provided in **Attachment B**.

#### Land to Which the Project Relates

The acquisition of land by Transgrid has required the subdivision of Lot 12 DP 1157491 into two allotments – Lot 120 and Lot 121 respectively. The land that has been acquired by Transgrid is shown as Lot 120 in DP 1175762, which is provided in **Attachment A**. Lot 121 remains in the ownership of Jacfin. Lot 15 DP 1157491 remains unaffected by the acquisition. The land to which the project now applies is therefore Lot 121 in DP 1175762 and Lot 15 in DP 1157491.

#### Modification to Concept Plan

The acquisition of Lot 120 DP 1175762 by Transgrid for electricity transmission uses means that it can no longer be developed as part of the Jacfin Ropes Creek industrial estate. This requires the following amendments to be made to the Concept Plan:

- Removal of Lot 120 DP 1175762 from the land to which the Concept Plan relates.
- Removal of Local Road 1 as it is no longer required for access to the southeast part of the site.
- Truncation of Local Road 2 west of the E2 zone as it is no longer required to connect to Local Road 1.
- Extension of Local Road 3 to provide access to the residual land in the south-east part of the site, being land west of the Transgrid acquired land and north of Regional Road 1.

#### Modification of the Stage 1 Project

The amendments to the Stage 1 Project are:

- Removal of Lot 120 DP 1175762 from the land to which the Stage 1 relates including a revised plan of subdivision (see **Attachment B**).
- Removal of Warehouse Building 1 in the southeast part of the site.
- Removal of Local Road 1 as it is no longer required for access to the southeast part of the site.
- Truncation of Local Road 2 west of the E2 zone as it is no longer required to connect to Local Road 1.
- Renaming of Warehouse Building 2 (located in the northeast corner of the site) to the Stage 1 Building.

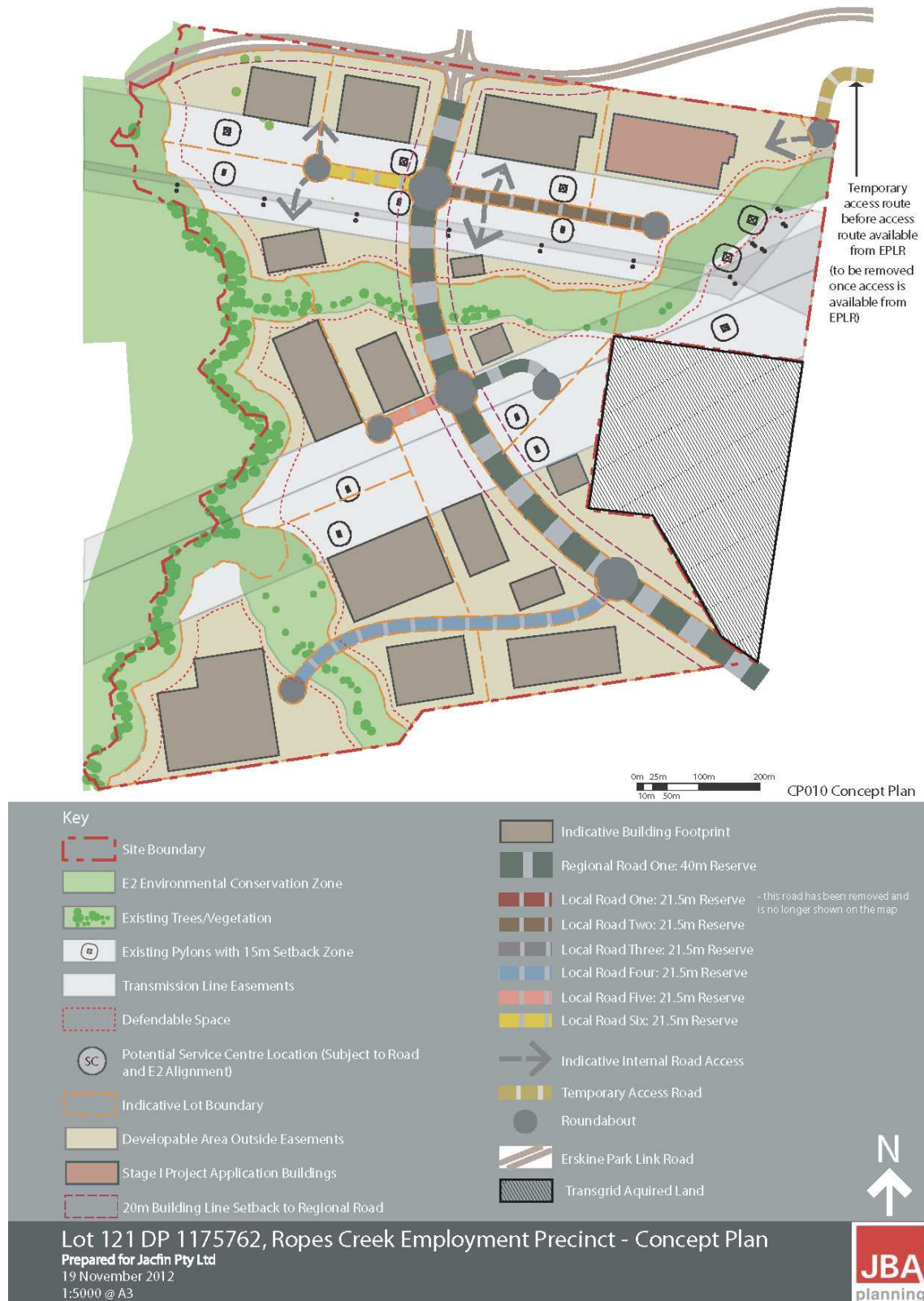


Figure 1 – Revised Concept Plan showing Transgrid Acquired Land

## 2.2 Modification to Conditions

### Modification to Concept Plan Approval Conditions

The proposed modifications described above necessitate amendments to the Concept Plan Approval conditions which are identified below. Words proposed to be deleted are shown in **bold strike through** and words to be inserted are shown in ***bold italics***.

- In Schedule 1 replace the description of the Land with Lot 121 in DP 1175762 and Part Lot 15 in DP 1157491.
- In Schedule 2 remove definition of RTA and insert definition of RMS as follows:  
**~~RTA Roads and Traffic Authority~~**  
***RMS Roads and Maritime Service***
- In Condition 4 remove sub-conditions (c) and amend as follows:
  4. The Proponent shall submit to the satisfaction of the Director-General, prior to the issue of the first construction certificate for any development on-site, detailed plans and drawings prepared in consultation with the **~~RTA~~ *RMS*** and Council, for the:
    - (a) connection of the Archibold Road Intersection and the northern stub of regional Road One; ***and***
    - (b) Local Road Two.; **~~and~~**
    - ~~(c) creek crossing for Local Road Two.~~**
- Replace Appendix 1 with revised Concept Plan (CP010) dated 31 October 2012 (provided in **Attachment B**).
- Replace Appendix 2 with the revised Staging Plan (CP011) dated 31 October 2012 (provided in **Attachment B**).
- Remove Commitment No. 14 in Appendix 3 relating to the crossing of the E2 Zone by Local Road 2, as follows:

Subject	No.	Commitment	Timing
Crossings Over E2 Zones	<b><del>14</del></b>	<b><del>Detailed plans showing the proposed crossing of Local Road Two over the E2 Zone will be provided to the satisfaction of the Director-General.</del></b>	<b><del>Details to be provided prior to the issue of any construction certificate.</del></b>
	15	Any crossing of the E2 Zone will be constructed in accordance with the design requirements of the NW Office of Water. .	Details to be provided prior to the issue of any construction certificate application.

### Modification to Project Approval Conditions

The proposed modifications described above necessitate amendments to the Project Approval conditions which are identified below. Words proposed to be deleted are shown in **bold strike through** and words to be inserted are shown in ***bold italics***.

- In Schedule 1 replace the description of the Land with Lot 121 in DP 1175762 and Part Lot 15 in DP 1157491.

- In Definitions remove definition of RTA and Warehouse Buildings 1 and 2 and insert definition of RMS and Stage 1 Building as follows:

<b>RTA</b>	<b>Roads and Traffic Authority</b>
<b>Warehouse Building 1</b>	<del>The construction and operation of a 24,920m<sup>2</sup> warehouse, including 1,820m<sup>2</sup> of office space towards the south-eastern corner of the site.</del>
<b>Warehouse Building 2</b>	<del>The construction and operation of a 17,550m<sup>2</sup> warehouse, including 1,350m<sup>2</sup> of office space towards the south-eastern corner of the site.</del>
<b>RMS</b>	<b>Roads and Maritime Service</b>
<b>Stage 1 Building</b>	<b>The construction and operation of a 17,550m<sup>2</sup> warehouse, including 1,350m<sup>2</sup> of office space towards the south-eastern corner of the site.</b>

- In Condition 14 change the date associated with the letter of offer, as follows:
  14. The Proponent shall enter into a voluntary planning agreement ~~in accordance with the letter of offer date 6 October 2011,~~ within 1 month of the later of the date of this approval of the day being the last day that the VPA is notified under Section 93G of the Act.
- In Condition 18 remove sub-condition (c) and amend as follows:
  18. The Proponent shall submit to the satisfaction of the Director-General, prior to the issue of the first construction certificate for any development on-site, detailed plans and drawings prepared in consultation with the ~~RTA~~ **RMS** and Council, for the:
    - (a) connection of the Archibold Road Intersection and the northern stub of regional Road One; **and**
    - (b) Local Road Two; ~~and~~
    - ~~(c) creek crossing for Local Road Two.~~
- Remove Condition 21 as there are no longer any allotments fronting Regional Road One in Stage 1:
  - ~~21. All allotments fronting Regional Road One (Boundary Lots) shall have an access road denied boundary along the road reserve. A restriction on the use of land (Restriction) will be registered to the title search of each Boundary Lots which provides, to the satisfaction of the Director General, that there is to be no access to Regional Road One from the Boundary Lot. The Restriction is to be favour to the Minister or public authority as directed by the Director General and that Minister or that public authority must consent to vary of release the restriction.~~
- In Condition 23 remove sub-conditions (a) and (b) and amend Condition 23 as follows:
  23. The Proponent shall provide parking at a rate of **a minimum of 110 and a maximum of 152 sealed spaces for the Stage 1 Building.**
    - ~~(a) a minimum of 150 and a maximum of 198 sealed spaces for Warehouse Building No. 1; and~~
    - ~~(b) a minimum of 110 and a maximum of 152 sealed spaces for Warehouse Building No. 2.~~

- Amend Appendix A Site Plans as follows:
  - Remove PA01 Stage 1 PA Plan with version dated 31 October 2012 (provided in **Attachment B**).
  - Remove plans relating to Warehouse Building No. 1 on pages 11, 12, 13 and 14 of the Project Approval.
- Remove Draft Plan of Subdivision in Appendix B and replace with the revised Draft Plan Subdivision provided in **Attachment B**.
- Amend Commitment No. 5, remove Commitments No. 9 and No. 10 in Appendix C, because there is no longer a need to construct a crossing over the E2 Zone, and insert a new Commitment No. 9, to address internal driveway arrangements, as follows:

Subject	No.	Commitment	Timing
Signage and Lighting	5	Future applications will be lodged providing detail on signage and lighting for <b><i>the Stage 1 Building Warehouse Buildings 1 and 2.</i></b>	Prior to the occupation and use of <del>each the</del> warehouse building
Crossings Over E2 Zones	<del>9</del>	<del>Detailed plans showing the proposed crossing of Local Road Two over the E2 Zone will be provided to the satisfaction of the Director-General.</del>	<del>Details to be provided prior to the issue of any construction certificate.</del>
	<del>10</del>	<del>Any crossing of the E2 Zone will be constructed in accordance with the design requirements of the NW Office of Water.</del>	<del>Details to be provided prior to the issue of any construction certificate application.</del>
<b><i>Driveway Arrangements</i></b>	<b><i>9</i></b>	<b><i>The details of the internal driveway for the Stage 1 Building will be provided for approval of the Director-General prior to the issue of a construction certificate.</i></b>	<b><i>Details to be provided prior to the issue of any construction certificate.</i></b>

### 3.0 PLANNING ASSESSMENT

The Director-General has not issued environmental assessment requirements with respect to the proposed modification. However, the planning assessment of the proposed modified development remains generally unchanged with respect to all environmental and planning matters, albeit with lesser environmental impacts.

In particular, it is highlighted that the modification of the Concept Plan and the Project Approval are in essence a reduction in the scale of the project through the removal of approximately 11 ha of land from the site and the removal of one warehouse building which had previously been approved as part of the Stage 1 Project. In removing this land and approved building there is no longer a need for the construction of Local Road One and part of Local Road Two. This in turns avoids the need for a road crossing of the E2 Zone in the north-eastern corner of the site, and reduces the traffic impacts of the development generally.

The other main impact to the project is the development potential of the residual land around the Transgrid acquired Lot 120. Much of this land is affected by constraints from the E2 Zone and the presence of electricity transmission easements and is therefore undevelopable, especially to the north and northwest of Lot 12. The development potential of the residual land to the west and southwest of Lot 120 is impacted by its irregular shape caused by the western boundary of the Transgrid acquired land. The boundary of the land acquired by Transgrid was out of Jacfin's



control. Only a minor extension of Local Road 3 underneath the electricity transmission easement is required to provide access to the remnant developable area on this part of the site. This extension of Local Road 3 is necessary because direct access from the Regional Road is denied.

Consideration of the proposed changes against the key environmental planning issues addressed in the EAR is provided in **Table 1** below.

**Table 1** – Consideration of Environmental Planning Issues

Issues	Comment/response
Planning Instruments	No change to assessment of the project against any environmental planning instruments. In particular, the proposed modifications do not change the conservation or rehabilitation of areas with high biodiversity value, they do not change the regional road network and they do not change the development principles for the site.
Stormwater and Flooding	Construction of Detention Basin No. 1 will not be required as part of Stage 1 as there will be no development within its catchment. Notwithstanding this, Basin No. 1 will need to be relocated a small distance in order to make way for the proposed extension of Local Road Three. The details of Basin No. 1 will be provided as part of the Project Application for Stage 4.
Traffic and Transport	Removal of Warehouse Building 1 will lower the effect of Stage 1 on the temporary access road, and the Stage 1 road network. It will also reduce the traffic impacts of the development generally by reducing the overall quantum of development.  The truncation of Local Road Two west of the E2 Zone will require modified internal access arrangements to connect the Stage 1 Building's docks and car parking areas with the public road. The new driveway will be located within the Transgrid electricity transmission line easement south of the Building.  It is not proposed at this stage to redesign or reorientate the building, so it is proposed that the details of the internal driveway for the Stage 1 Building will be provided for approval of the Director-General prior to the issue of a construction certificate.
Geotechnical	No new or additional works as part of the modification so there are no new or additional geotechnical issues.
Contamination	No new or additional works as part of the modification so there are no new or additional contamination issues.
Heritage	No new or additional works as part of the modification so there are no new or additional heritage issues.
Flora and Fauna	Removal of part of Local Road Two and the crossing of the E2 Zone will reduce the biodiversity impacts of the project.
Bushfire Risk Assessment	No new or additional works as part of the modification so there are no new or additional bushfire issues.
Noise	As part of Stage 1 there will be less construction work, and only 1 operational warehouse, so there will be less noise emitted during construction and operation.
Visual	No new or additional works as part of the modification so there are no new or additional visual impact issues.
Ecologically Sustainable Development	No new or additional works as part of the modification so there are no new or additional ESD issues.
Construction Management	As part of Stage 1 there will be less construction work, including no need for a culvert crossing of the creek in the E2 Zone. As such, there will be lower overall construction impacts.
Contributions	The site development area has been reduced, so the total quantum of contributions will need to be recalculated. A revised letter of offer will be made in order to ensure the Voluntary Planning Agreement reflects the amount of area of land that will be developed.

#### 4.0 CONCLUSION

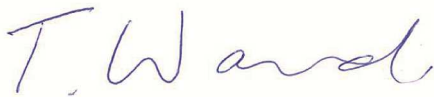
The proposed modifications are a result of the compulsory acquisition of land by Transgrid for the purposes of electricity transmission. They result in a development of smaller scope and with lower overall environmental impacts than was originally approved.

There are no additional environmental impacts arising from the proposed modifications

As such, we therefore recommend that the proposed modification is supported by the Department of Planning and Infrastructure.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification. Should you have any queries in relation to the above, please do not hesitate to contact me or Tim Ward on 9956 6962 or [tward@jbaplanning.com.au](mailto:tward@jbaplanning.com.au).

Yours faithfully

A handwritten signature in blue ink that reads "T. Ward". The signature is written in a cursive, flowing style.

Tim Ward  
*Associate*

- Attachment A: Deposited Plan specifying the land acquired by Transgrid
- Attachment B: Amended project drawings being drawings
  - CP010 Concept Plan, 19 November 2012
  - CP011 Staging Plan 19 November 2012
  - PA01 Stage 1 - PA Plan, 19 November 2012
  - Draft Plan of Subdivision for Stage 1



# Transgrid Acquisition Plan

*Transgrid*



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

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

TransGrid  
SURVEYING SERVICES

SYDNEY WEST 330kV SUBSTATION

LOT 120 AND PROPOSED EASEMENT TO BE ACQUIRED

Office Use Only

DP1175762

Office Use Only

Registered:  25.6.2012

Title System: TORRENS

Purpose: ACQUISITION & EASEMENT

PLAN OF PROPOSED ACQUISITION OF LOT 120 BEING PART OF LOT 12 DP1157491 AND PROPOSED EASEMENT VARIABLE WIDTH WITHIN LOT 121 FOR ELECTRICITY SUPPLY IN ACCORDANCE WITH THE ELECTRICITY SUPPLY ACT 1995.

LGA: BLACKTOWN

Locality: EASTERN CREEK

Parish: MELVILLE

County: CUMBERLAND

Survey Certificate

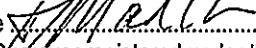
I, Robert C. Markham

of TransGrid

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on: 15<sup>th</sup> August 2011

The survey relates to Lot 120 to be acquired and easement.

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature  Dated: 21/5/2012  
Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line: 'A' - 'B'

Type: Urban/Rural

Plans used in the preparation of survey/compilation  
DP 1157491 DP 262213 DP 1168744

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: SI 2012-052 P51102  
2012M7100(700) Partial Survey

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW/Western Lands Office Approval

I, ..... in approving this plan certify  
(Authorised Officer)  
that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed ..... set out herein  
(insert 'subdivision' or 'new road')

\* Authorised Person/\*General Manager/\*Accredited Certifier

Consent Authority: .....

Date of Endorsement: .....

Accreditation no: .....

Subdivision Certificate no: .....

File no: .....

\* Strike through inapplicable parts.

# Amended Project Drawings

*JBA Planning and RPS*



## Key

Site Boundary

E2 Environmental Conservation Zone

Existing Trees/Vegetation

Existing Pylons with 15m Setback Zone

Transmission Line Easements

Defendable Space

Potential Service Centre Location (Subject to Road and E2 Alignment)

Indicative Lot Boundary

Developable Area Outside Easements

Stage I Project Application Buildings

20m Building Line Setback to Regional Road

Indicative Building Footprint

Regional Road One: 40m Reserve

Local Road One: 21.5m Reserve - this road has been removed and is no longer shown on the map

Local Road Two: 21.5m Reserve

Local Road Three: 21.5m Reserve

Local Road Four: 21.5m Reserve

Local Road Five: 21.5m Reserve

Local Road Six: 21.5m Reserve

Indicative Internal Road Access

Temporary Access Road

Roundabout

Erskine Park Link Road

Transgrid Aquired Land

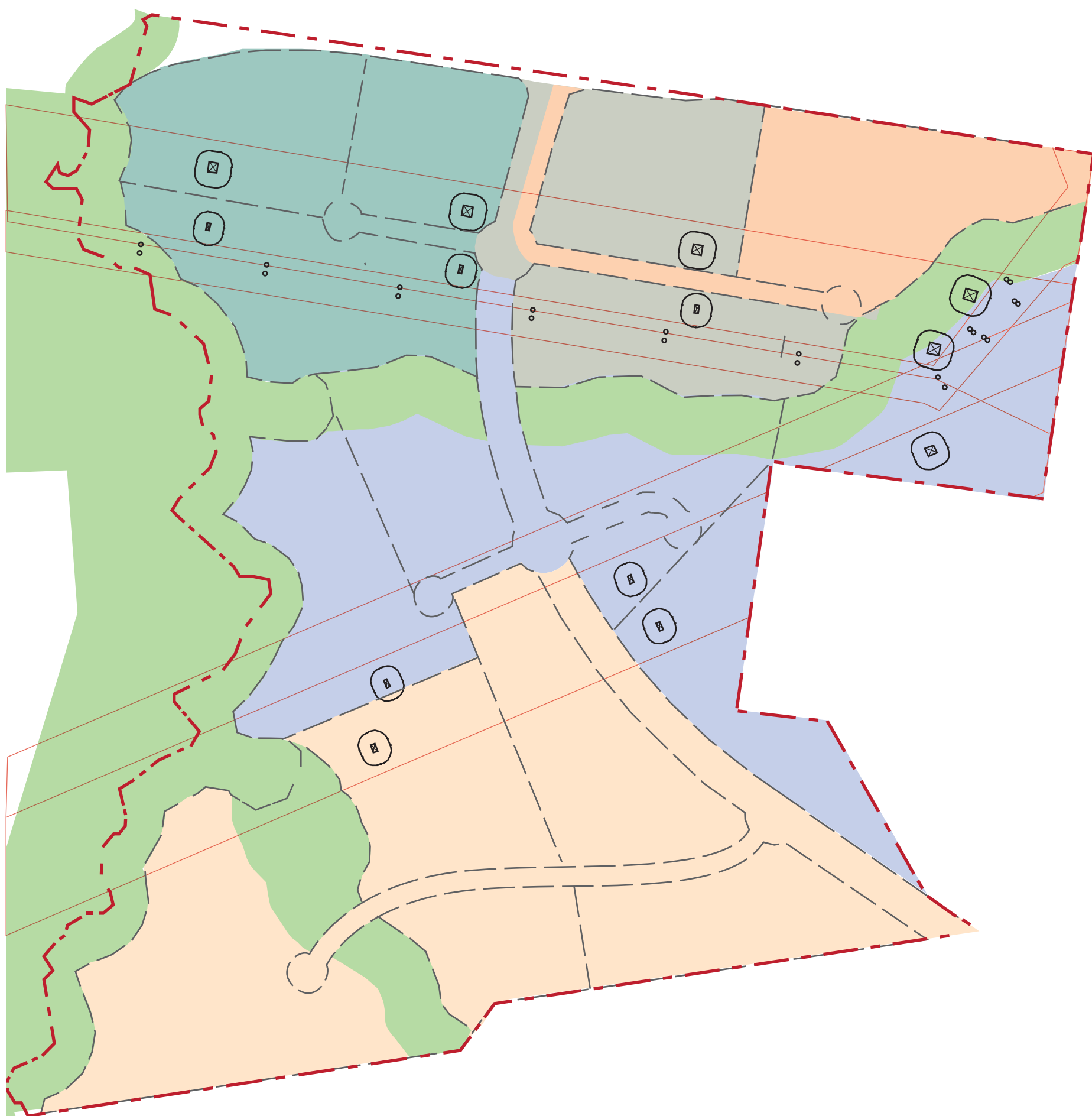


## Lot 121 DP 1175762, Ropes Creek Employment Precinct - Concept Plan

Prepared for Jacfin Pty Ltd

19 November 2012

1:5000 @ A3



## Key

- Site Boundary
- E2 Environmental Conservation Zone
- ✕ Existing Pylons with 15m Setback Zone
- Indicative Lot Boundary
- Line of Easement

- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5

CP011 Staging Plan

## Lot 121 DP 1175762, Ropes Creek Employment Precinct - Staging Plan

19 November 2012  
1:5000 @ A3



# Key

- Site Boundary
- E2 Environmental Conservation Zone
- X Existing Pylons with 15m Setback Zone
- Indicative Lot Boundary
- Line of Easement

- Stage 1
- Later Stages

PA01 Stage 1 - PA Plan

Lot 121 DP 1175762, Ropes Creek Employment Precinct - Stage 1 - PA Plan

19 November 2012  
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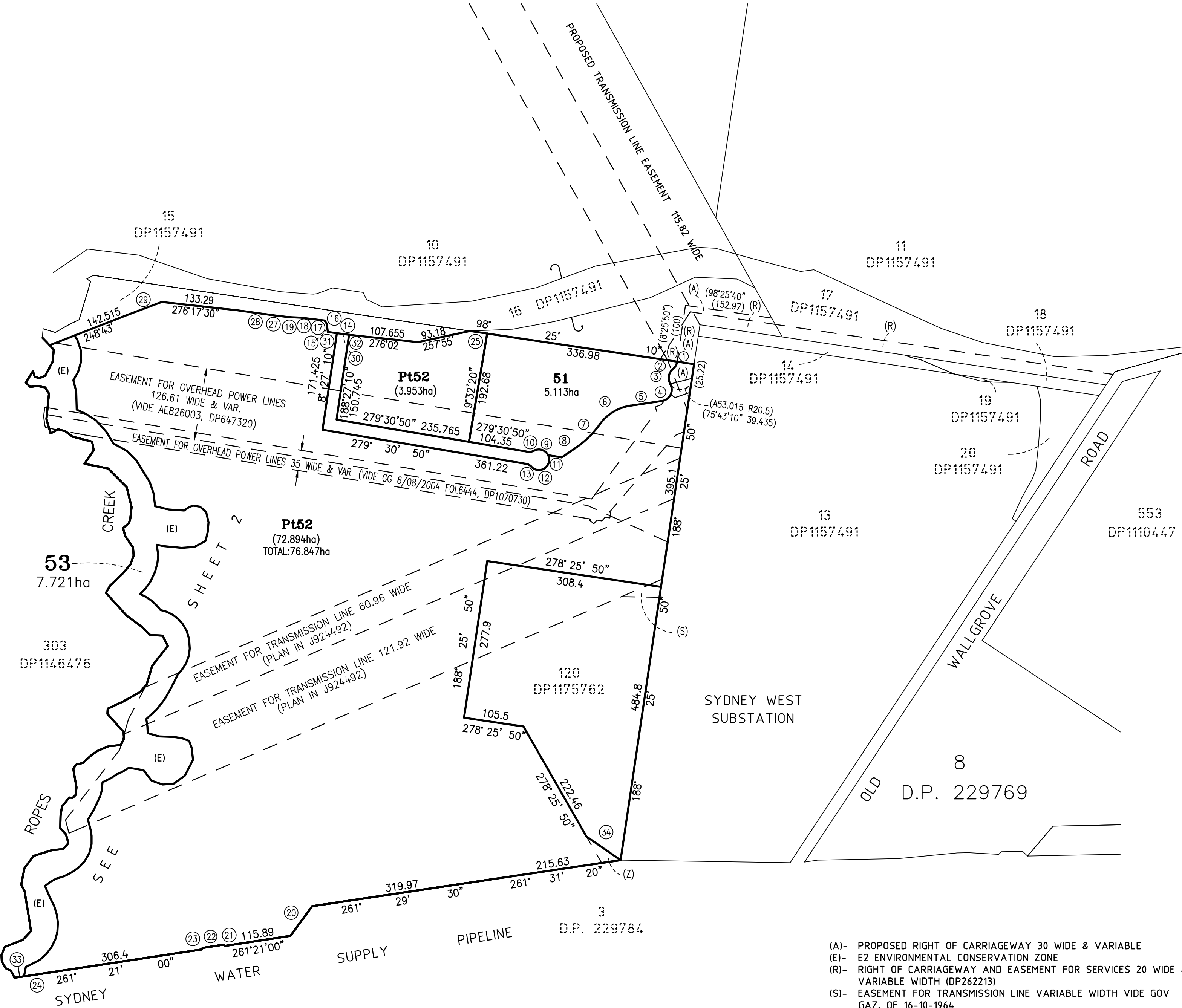
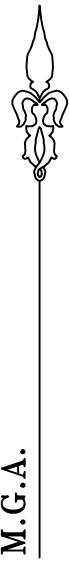


CONCEPT PLAN

Plan compiled from  
architectural CAD data and  
from information supplied  
by Land and Property  
Information NSW.

Plan is subject to a detail  
survey.

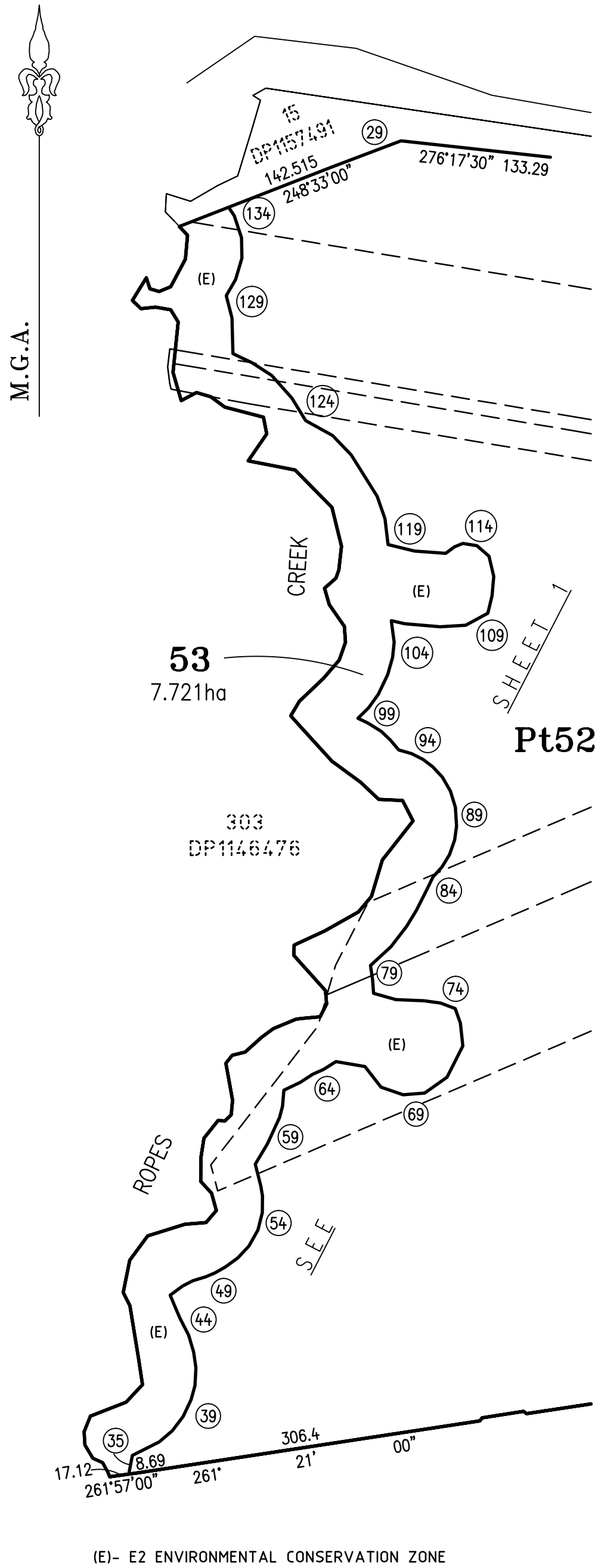
PRINTED 04 DEC 2012  
ISSUE C



SCHEDULE of SHORT & CURVED BOUNDARIES				
No.	BEARING	DIST.	ARC	RAD.
1	98°25'10"	30		
2	29°55'30"	14.655	15.005	20
3	8°25'50"	26.81	29.235	20.5
4	205°41'10"	33.12	39.015	20
5	81°34'25"	55.625		
6	58°39'15"	63.87	65.605	82
7	225°43'25"	58.985	101.52	170
8	55°42'50"	29.28		
9	107°40'40"	25.53	23.38	18
10	81°00'45"	11.425	11.625	18
11	99°30'50"	24.52		
12	54°40'45"	35.635		
13	118°00'55"	11.425	11.625	18
14	277°18'30"	51.805		
15	353°07'40"	14.705		
16	324°38'40"	6.705		
17	277°00'20"	42.445		
18	271°49'00"	15.515		
19	274°51'00"	10.025		
20	216°02'00"	64.56		
21	306°14'20"	3.51		
22	261°09'10"	37.2		
23	215°41'20"	3.33		
24	261°57'00"	8.69		
25	98°25'10"	30.43		
27	276°39'00"	20.015		
28	278°00'30"	66.425		
29	249°14'00"	66.495		
30	97°18'30"	21.505		
31	97°18'30"	16.165		
32	97°18'30"	14.135		
33	261°57'00"	17.12		
34	304°40'50"	72.68		

- (A)- PROPOSED RIGHT OF CARRIAGEWAY 30 WIDE & VARIABLE  
(E)- E2 ENVIRONMENTAL CONSERVATION ZONE  
(R)- RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 20 WIDE & VARIABLE WIDTH (DP262213)  
(S)- EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH VIDE GOV GAZ. OF 16-10-1964  
(Z)- PROPOSED EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (DP1175762)

Surveyor: CAMERON PHILLIP MILES Date of Survey: Surveyor's Ref: SYDW 104650DP	PLAN OF SUBDIVISION OF LOT 121 DP1175762	LGA: BLACKTOWN Locality: ROPES CREEK Subdivision No: Lengths are in metres. Reduction Ratio 1:5000	REGISTERED	DP
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SCHEDULE OF SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	No.	BEARING	CHORD
1	10°45'10"	16.86	54	7°38'40"	12.4
2	63°15'00"	26.87	55	356°21'30"	16.75
3	49°25'30"	15.08	56	343°09'10"	14.99
4	37°00'00"	15.96	57	329°53'30"	14.32
5	25°37'30"	16.53	58	317°31'50"	12.46
6	14°51'50"	12.92	59	307°05'50"	10.82
7	3°06'50"	15.8	60	297°17'30"	11.58
42	352°14'40"	14.06	61	285°43'10"	11.77
43	343°19'10"	15.62	62	320°00'10"	11.37
44	332°54'50"	17.44	63	313°33'20"	11.23
45	336°54'10"	21.67	64	302°12'40"	13.92
46	53°31'10"	13.67	65	294°59'50"	10.01
47	62°30'50"	10.35	66	45°29'20"	13.32
48	73°22'20"	11.74	67	35°59'00"	14.77
49	66°39'40"	9.06	68	25°12'30"	19.42
50	60°31'20"	10.93	69	15°45'40"	16.03
51	53°44'00"	13.57	70	5°44'30"	13.44
52	42°51'20"	14.29	71	352°43'50"	19.16
53	29°08'00"	16.38	72	102°36'00"	12.06
54	14°02'10"	15.91	73	95°00'50"	31.69
55	0°33'00"	14.6	74	86°37'30"	22.6
56	351°04'30"	9.09	75	61°27'50"	22.41
57	345°39'30"	19.94	76	13°26'00"	15.87
58	30°36'50"	21.18	77	5°05'10"	17.29
59	24°48'30"	25.43	78	346°49'20"	18.49
60	15°15'10"	10.5	79	311°11'50"	14.26
61	4°55'30"	14.33	80	278°46'10"	12.6
62	64°16'00"	16.04	81	247°59'20"	8.03
63	57°02'30"	13.03	82	234°00'20"	9.71
64	65°49'50"	10.72	83	274°00'50"	27.55
65	57°43'10"	13.03	84	283°48'00"	24.35
66	99°36'20"	26.13	85	353°12'20"	22.94
67	142°04'00"	23.16	86	340°58'10"	21.27
68	109°08'50"	20.67	87	328°04'10"	43.28
69	85°33'50"	19.19	88	315°59'20"	23.94
70	54°44'20"	24.36	89	298°53'00"	27.28
71	26°43'10"	31.08	90	328°27'50"	23.43
72	354°02'50"	20.4	125	318°24'30"	27.03
73	340°04'00"	13.67	126	303°00'30"	20.55
74	291°06'30"	13.96	127	295°10'50"	18.93
75	277°49'50"	14.9	128	358°31'30"	31.72
76	272°09'40"	24.89	129	345°42'00"	20.53
77	285°53'10"	20.6	130	30°26'50"	16.55
78	356°31'20"	11.97	131	15°56'50"	19.84
79	351°39'10"	12.89	132	358°58'50"	18.11
80	47°34'10"	24.55	133	341°43'00"	20.5
81	37°32'00"	22.97	134	326°33'30"	9.08
82	30°50'20"	16.74	135	42°26'50"	20.12
83	27°04'50"	21.07	136	56°10'50"	31.65
84	25°22'40"	11.62	137	52°26'50"	19.24
85	41°30'30"	12.26	138	35°43'30"	18.1
86	31°33'30"	12.73			
87	19°32'50"	13.73			

CONCEPT PLAN

Plan compiled from architectural CAD data and from information supplied by Land and Property Information NSW.

Plan is subject to a detail survey.

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