

7th July 2021

Blacktown City Council

Re: Access Agreement for 971 Richmond Rd Marsden Park (SPP-20-00002)

To whom it may concern,

We are the owners of 223 Grange Ave Marsden Park and 999 Richmond Rd Marsden Park and have a Notice of Determination from the Land & environment Court dated 14th February 2017 in which the Development Application DA15/02765 was approved for the staged construction of buildings comprising residential apartments and ground level business/retail units; basement car parking comprising 1145 car parking spaces; associated landscaping and communal spaces, and civil engineering works including earthworks and stormwater works, over Lot 11 Section J in DP193074, Lot 110 in DP1200460, and Lot 12 in DP1190560, also known as 223 and 225 Grange Avenue, and 999 Richmond Road Marsden Park NSW 2765.

If the developer of the subject site is ready to commence works prior to 999 Richmond Rd having commenced works and finalised construction of new road 1, then we hereby give consent for the developer of the subject site's proposed DA works (if Approved by Council or the Court) to gain access through our land and to construct for that purpose the approved road way (New Road 1). This would connect the approved road known as (New Road 1) from Grange Ave to the subject's sites "new road 3".

We also provide our consent to the grant of an easement over the road known as (new road 1) in favour of the owner of 971 Richmond Road, Marsden Park until such a time that the road is dedicated to Council following a Subdivision Certificate release under DA15/02765.

For the purpose of cl 49(1)(b) of the EPA Regulation we provide our consent as owners to the application for works proposed on our site for the construction of new road 1 across the eastern side of our site boundary that grants access to Grange Road.

We also consent to the proposed battering works along the shared boundary known as (New Road 2) for the subject site when they build their half road.

All proposed works are to be undertaken to Local Authority standards.

Should you have any queries please don't hesitate to contact my project manager Ben Pomroy on 8045 2600.

Executed by HP Australian Properties Pty Ltd ACN 605 033 903 in accordance with Section 127 of the Corporations Act.



Sole Director

Print Name: Xijie Cao