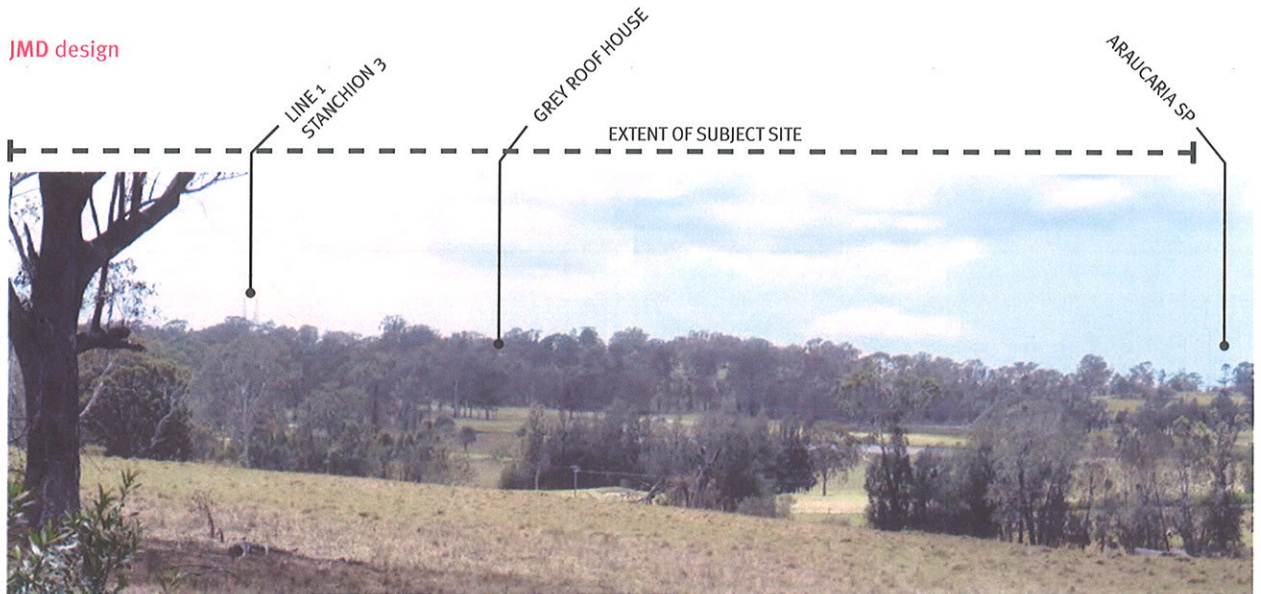


Appendix A

VISUAL ANALYSIS OF ALL VIEWPOINTS

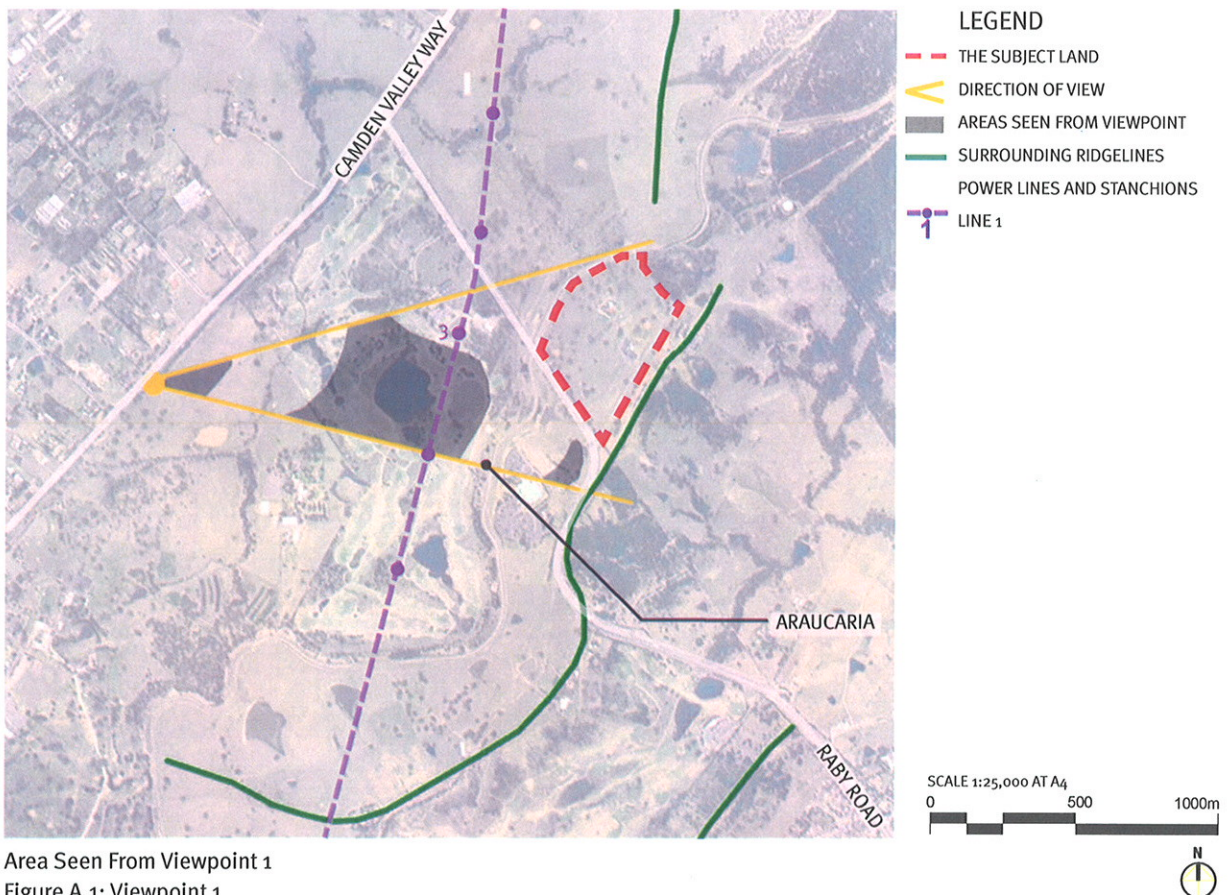
121 RABY ROAD, LEPPINGTON (SP37300)



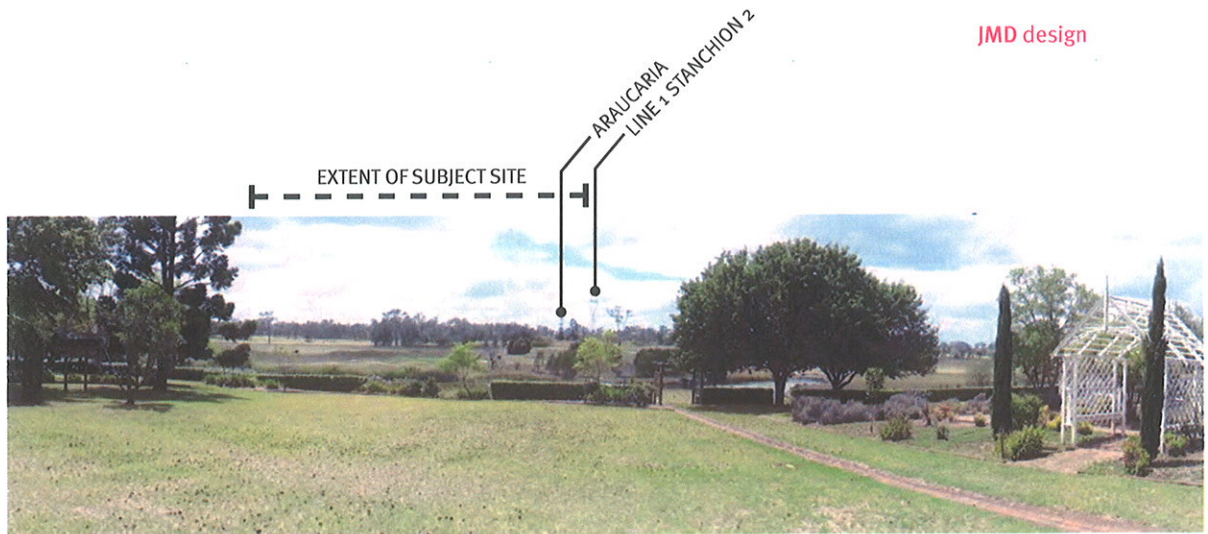


Viewpoint 1

View 1 – 1500m west of Subject Land from Camden Valley Way		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Camden Valley Way overlooking paddocks of Gledswood Historic House in the foreground that are falling away to Riley's Creek which is not visible from this point. Camden Lakeside Golf Course which is situated on the creek flats of Riley's Creek features in the mid ground and the Subject Land rising in the background and forming the visual catchment of the view. The roof of the large grey roofed house located at the high point of the site is just visible through the trees.	Small sections of the south facing portions of the Subject Land are visible through the trees.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.

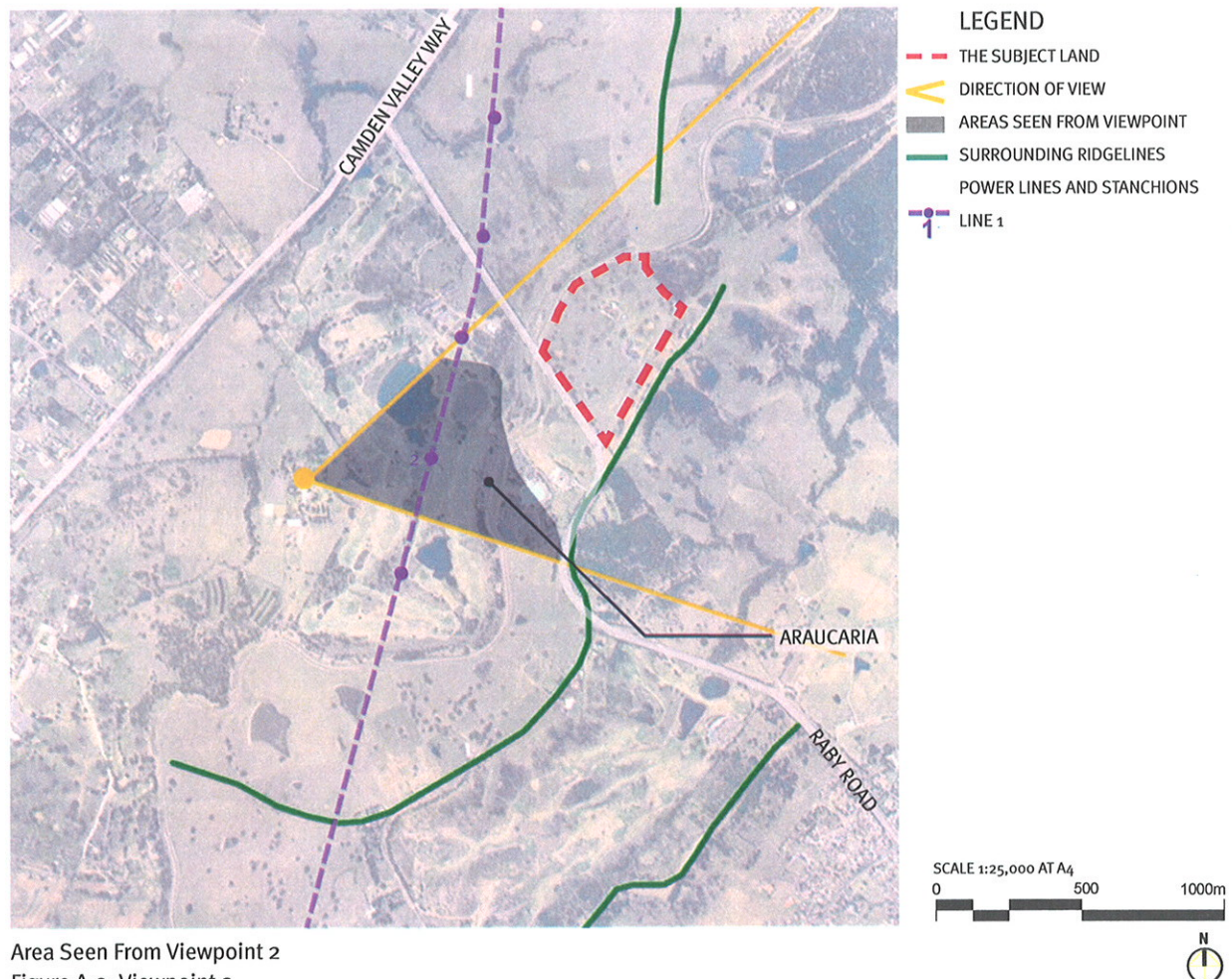


Area Seen From Viewpoint 1
Figure A.1: Viewpoint 1

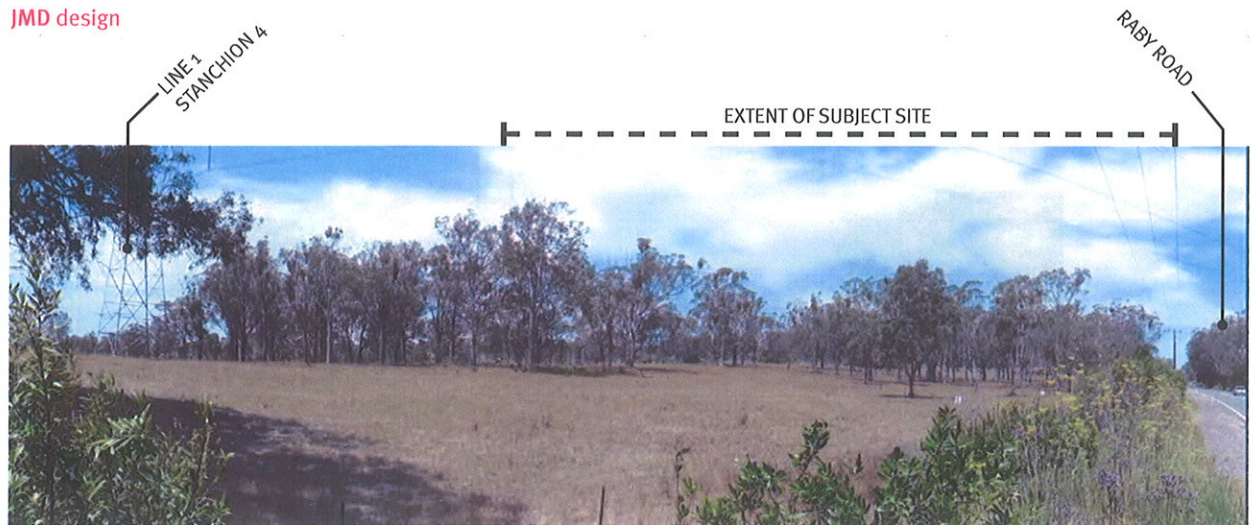


Viewpoint 2

View 2 – 1000m south west of Subject Land from grounds of Gledswood		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north east from gardens in Gledswood. The landform falls gently away to Riley's Creek then rises gently in all directions from the viewpoint. The Gledswood gardens feature in the foreground with Riley's Creek and Camden Lakeside Golf Course in the mid ground. The scattered clumps of vegetation and scattered trees on the golf course contain the view and the skyline is solidly vegetated.	Small sections of the south facing portions of the Subject Land are visible through the trees from Gledswood.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.

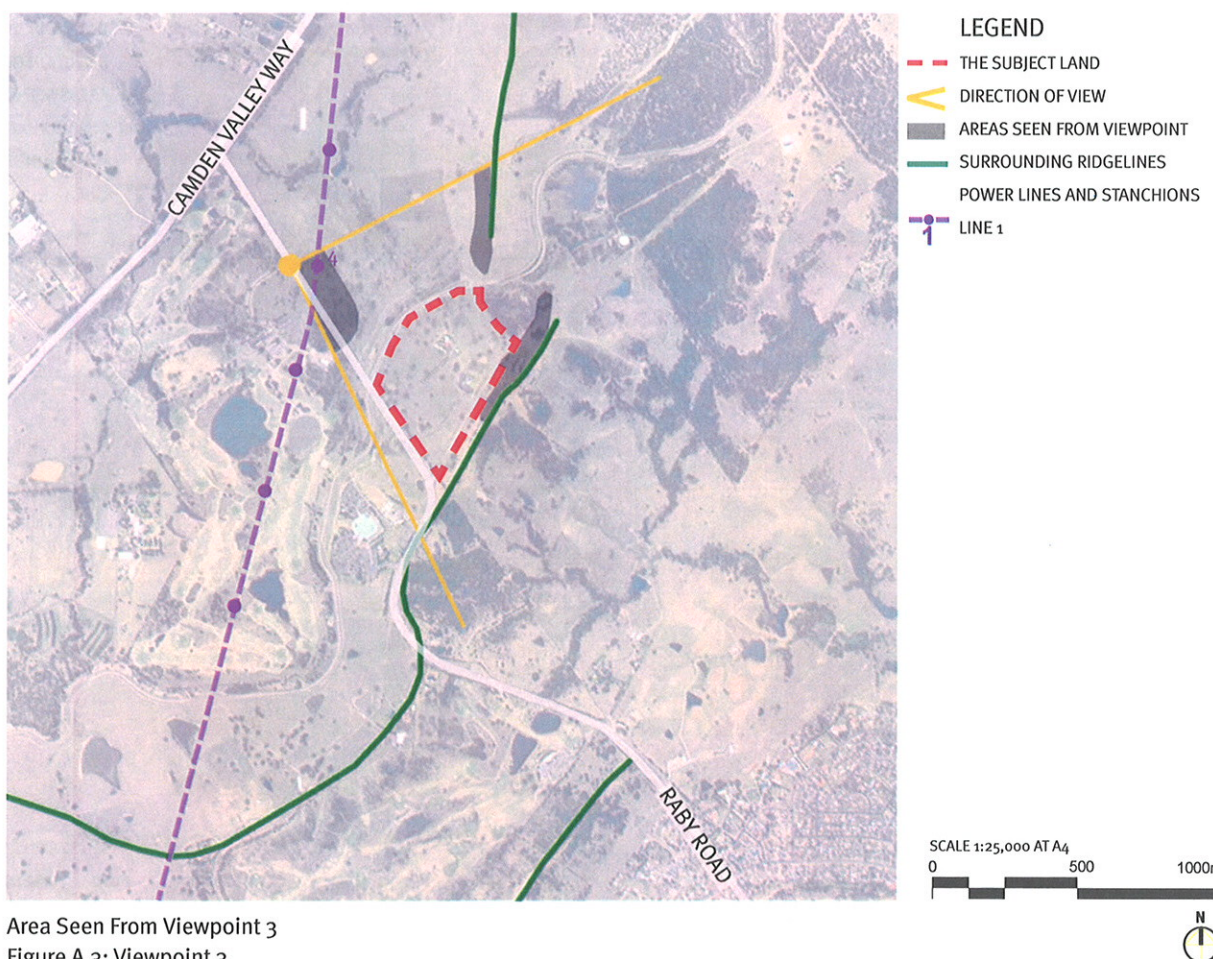


Area Seen From Viewpoint 2
Figure A.2: Viewpoint 2



Viewpoint 3

View 3 – 500m north west of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south east from northern side of Raby Road. The landform is rising constantly away from the viewpoint. The foreground is dominated by the slashed paddocks belonging to the Emerald Hills property. The mid ground is scattered Cumberland Plain Woodland eucalypts which form a dense screen to the Subject Lands.	The Subject land is not visible from this viewpoint due to the existing vegetation between the viewpoint and the Subject Land.	Views to the Subject Land from this location will be further limited once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property.

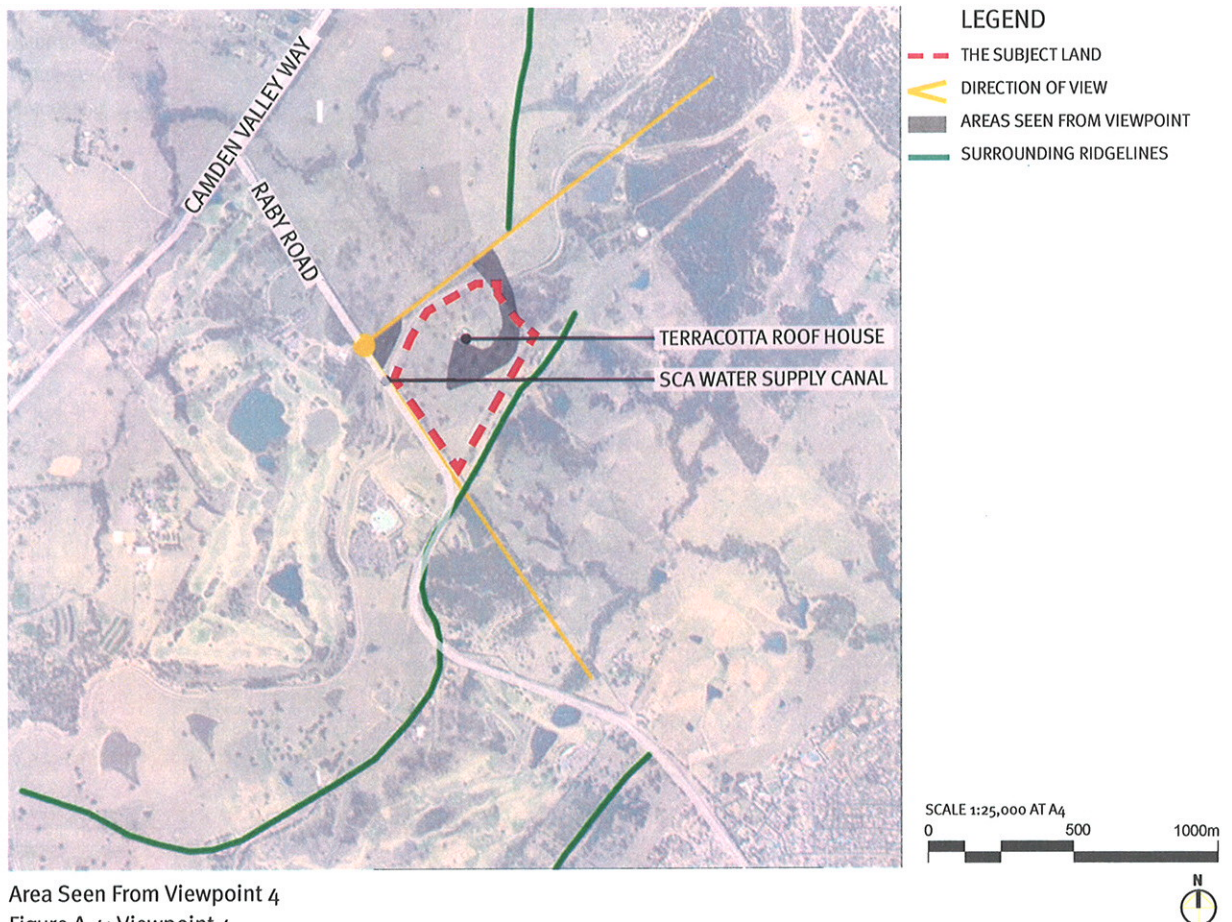


Area Seen From Viewpoint 3
Figure A.3: Viewpoint 3

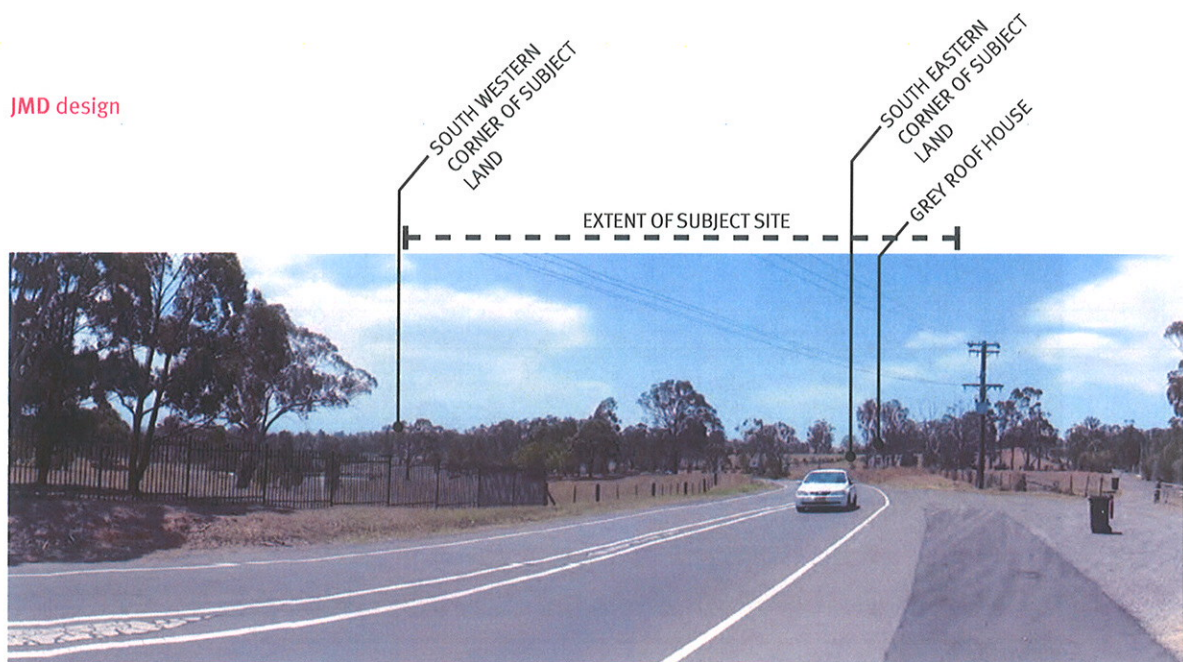


Viewpoint 4

View 4 – 200m west of Subject Land from Raby Road		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Raby Road at entry to maintenance sheds of Camden Lakeside Golf Course. The foreground is dominated by Raby Road and kerbside vegetation. The landform rises gradually away to the Subject Land. The power lines of Line 2 (132kV line) are visible in the mid ground. The house with the terracotta roof on the Subject Land is visible in the middle of the view. The southern end of the site is not visible from this location due to the rise in Raby Road over the Sydney Water Canal.	Small sections of the west facing portions of the Subject Land are visible through the trees from this location.	Views to the Subject Land from this location will be further limited once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property.



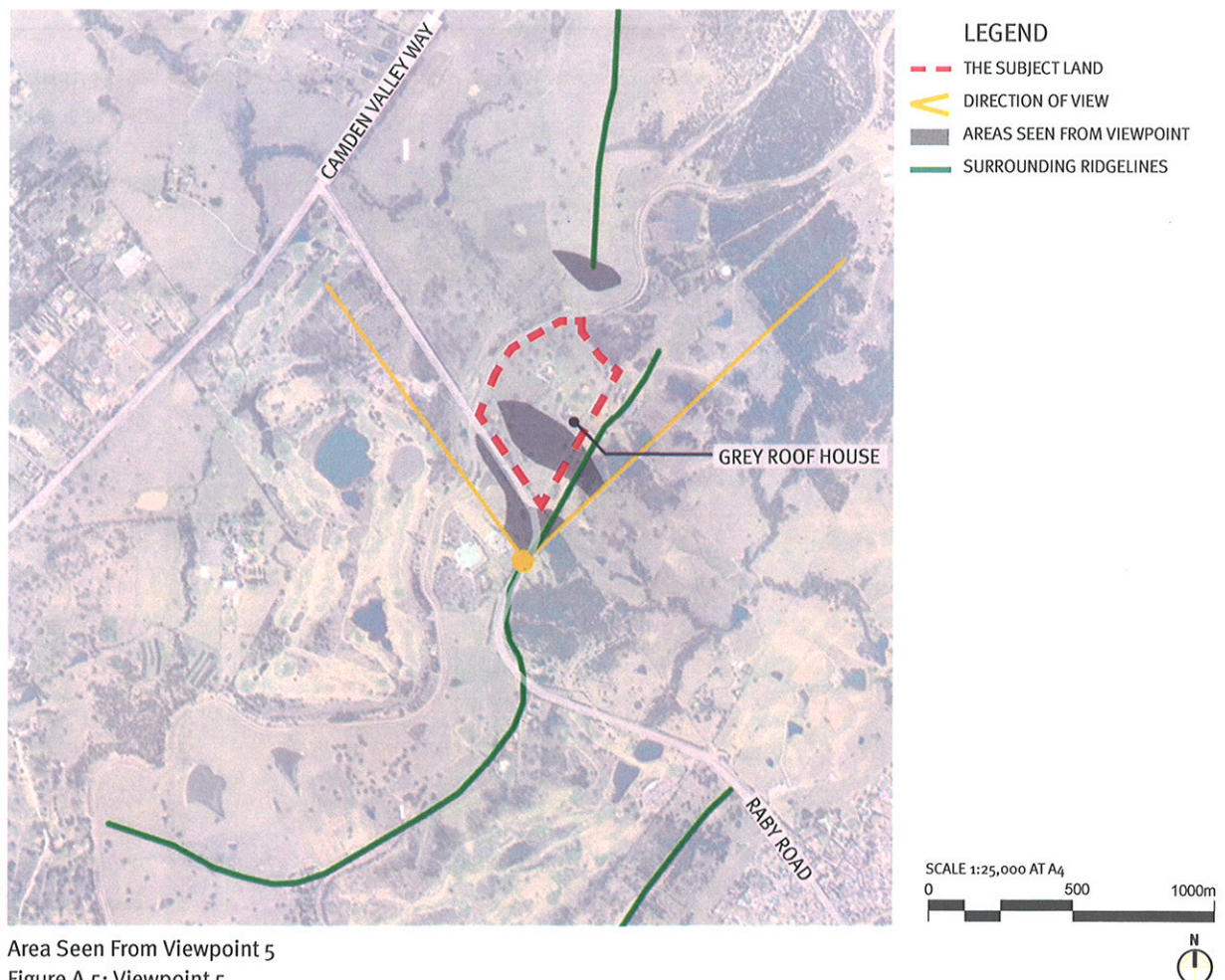
Area Seen From Viewpoint 4
Figure A.4: Viewpoint 4



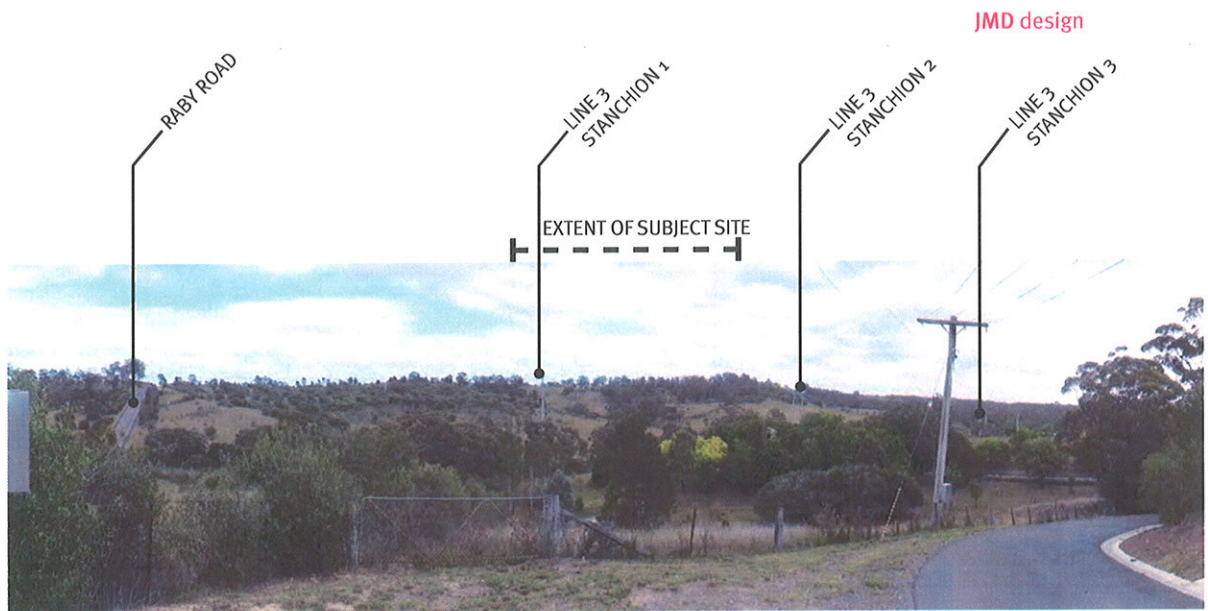
Viewpoint 5

View 5 – 300m south of Subject Land from Raby Road

Description of view	Visual sensitivity of view	Visual impact of development of site
View north from Raby Road. The site is very apparent at this point as Raby Road is elevated and looking directly into the site. The large house with the grey roof is very visible due to the lack of tree cover and the light coloured walls of the house. The gravel drive in the RHS of the view is along the top of the ridgeline marking the western edge of the Scenic Hills.	The Subject Land is very visible from this location. More than likely the viewer will be in a vehicle and views will be fleeting.	Views to the Subject Land from this location will be limited once the proposed buffer planting along Raby Road and the eastern boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour.

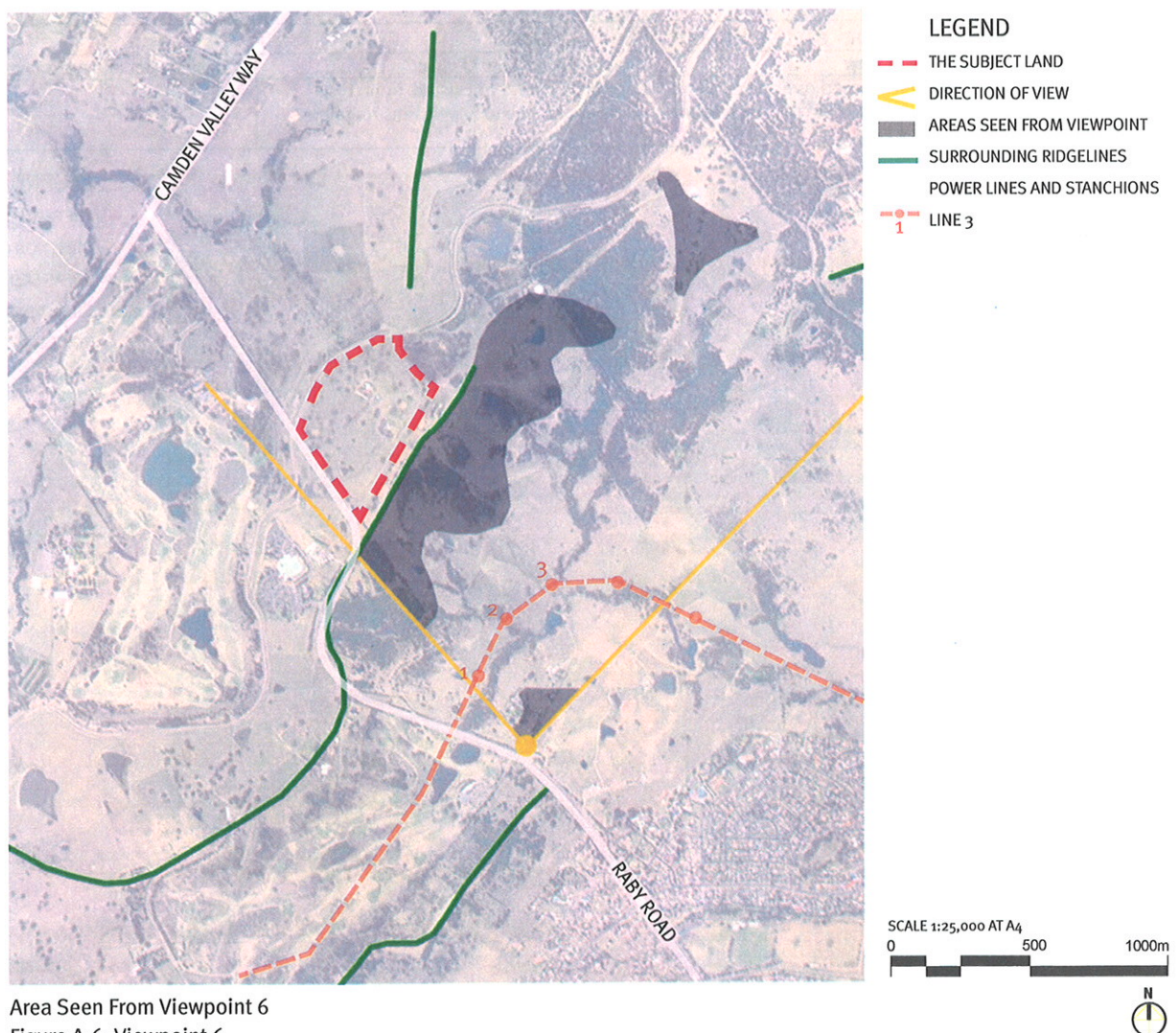


Area Seen From Viewpoint 5
Figure A.5: Viewpoint 5

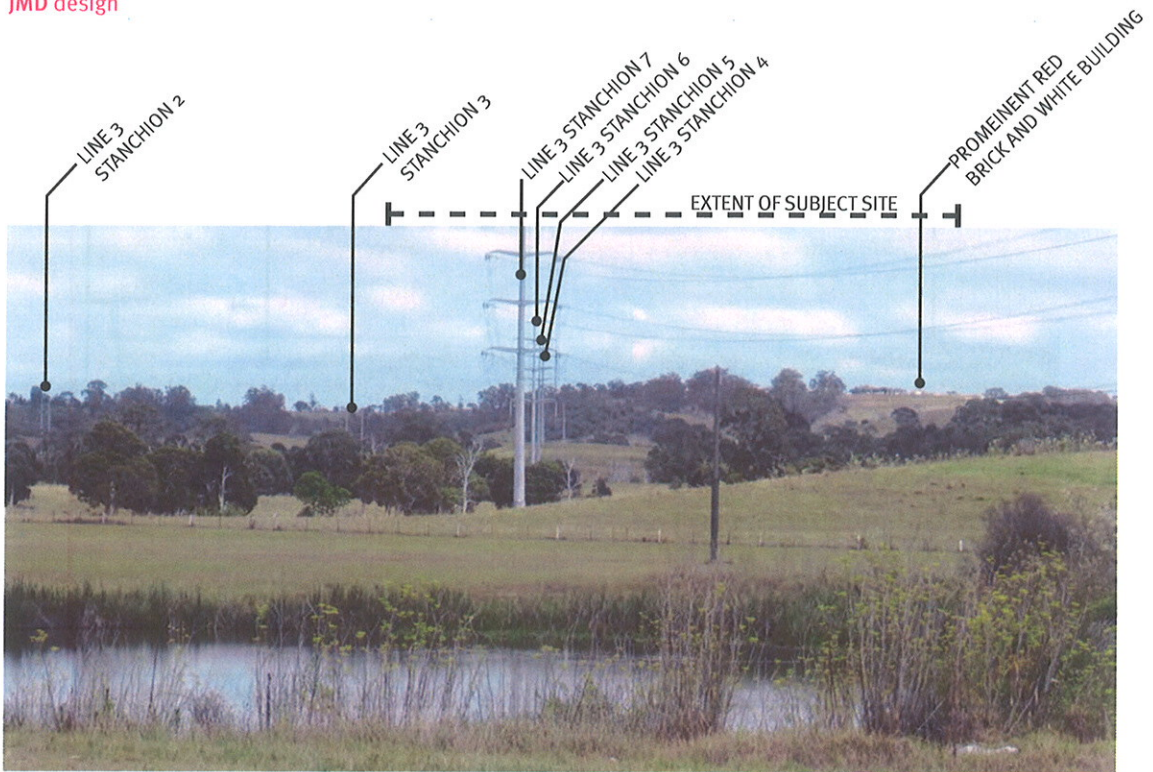


Viewpoint 6

View 6 – 1200m south east of Subject Land from Raby Road at Farmhouse Entry		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north west across a broad rural valley to the western edge of the Scenic Hills.	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	Nil

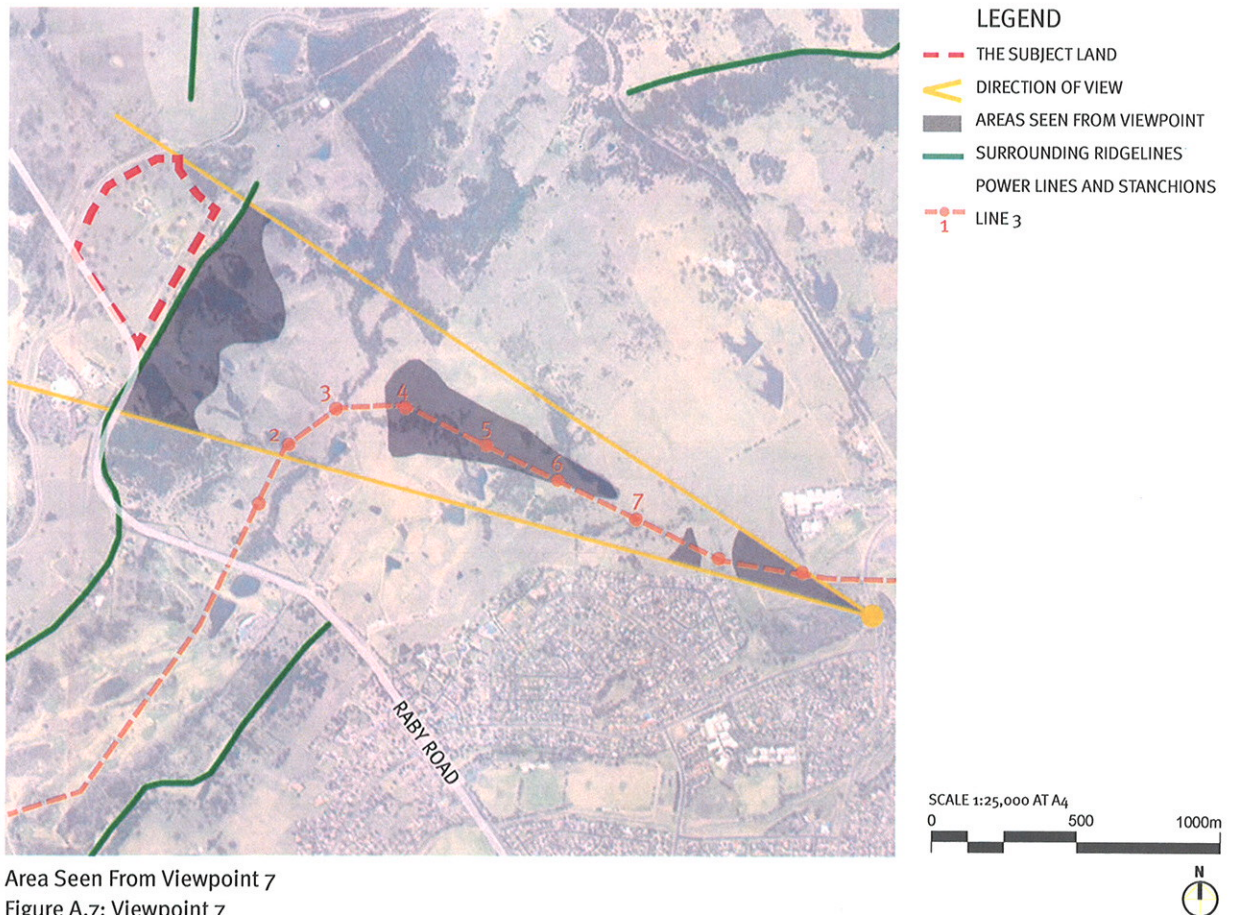


Area Seen From Viewpoint 6
Figure A.6: Viewpoint 6



Viewpoint 7

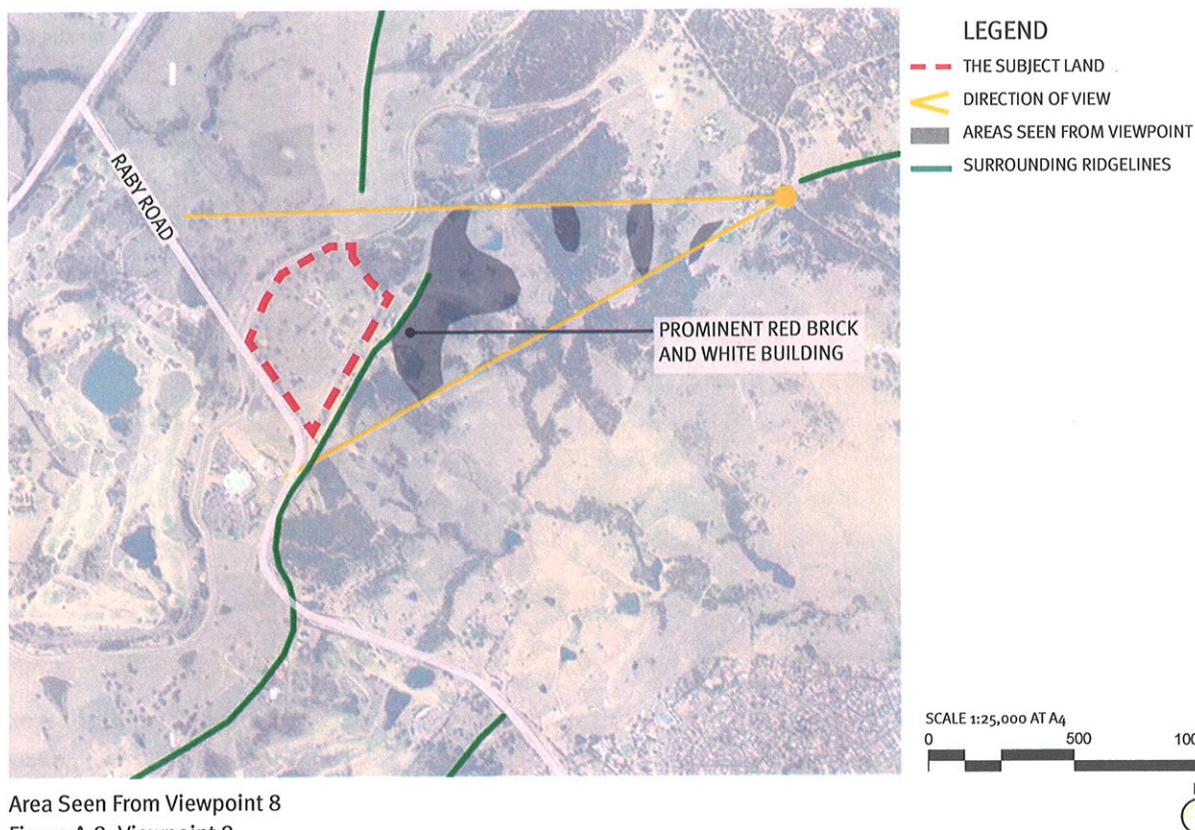
View 7 – 2200m east south east of Subject Land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View west up a broad rural valley along power Line 3 (330kV) to the western edge of the Scenic Hills.	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	Nil





Viewpoint 8

View 8 – 1600m east of Subject Land from St Andrews Drive at the Carmel of Mary and Joseph Monastery		
Description of view	Visual sensitivity of view	Visual impact of development of site
View west from entry to monastery on St Andrews Road on an elevated treed ridgeline across numerous small rural valleys to the Subject Land.	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline and the dense vegetation to the northern end of the site.	Nil



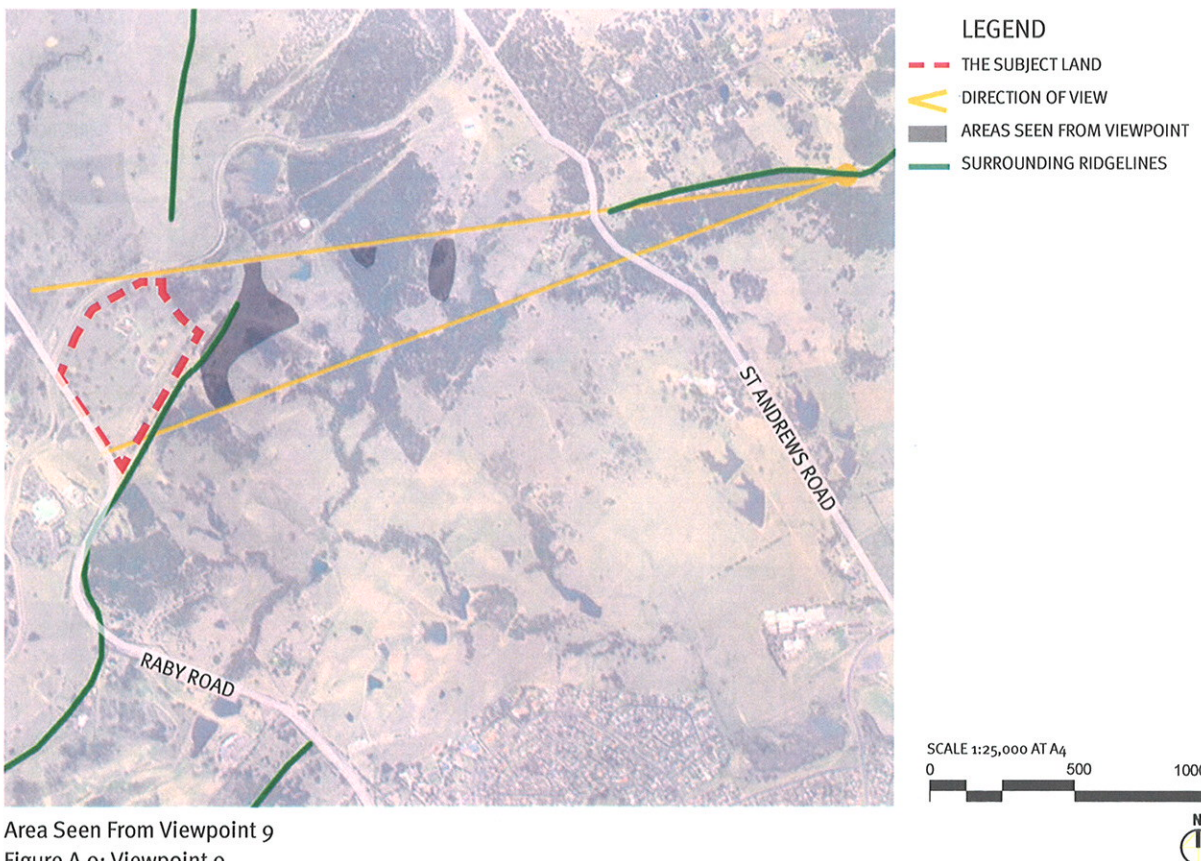
Area Seen From Viewpoint 8
Figure A.8: Viewpoint 8

JMD design



Viewpoint 9

View 9 – 2400m east of Subject Land from Smiths Hill Trigpoint		
Description of view	Visual sensitivity of view	Visual impact of development of site
Elevated view west from a public reserve known as Smiths Trig off St David's Road Varroville Elevation 153m AHD. The viewpoint looks down across rural properties within the Scenic Hills area towards the Subject Land with Camden fading into the background.	Whilst the tree canopy of the Subject Land is just visible this location is very remote	Nil



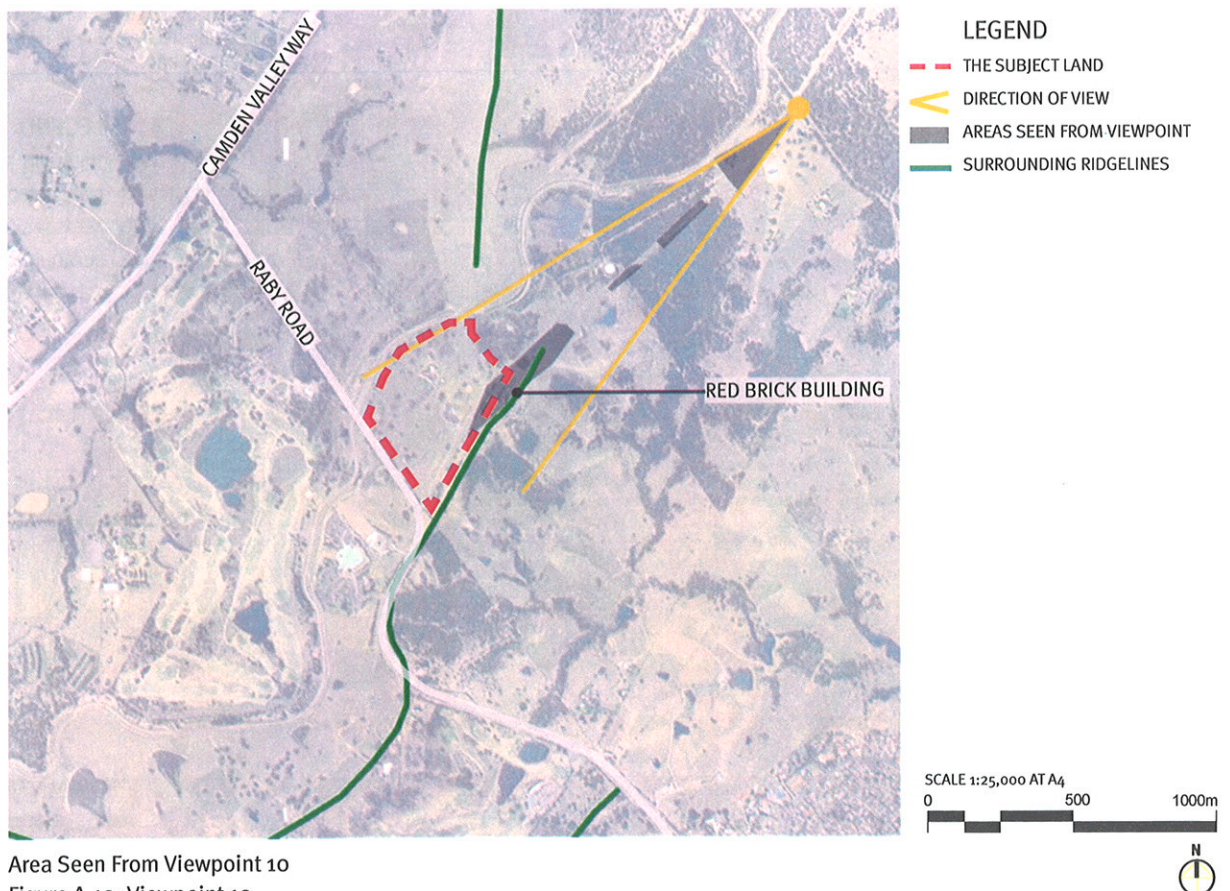
Area Seen From Viewpoint 9
Figure A.9: Viewpoint 9



Viewpoint 10

View 10 – 1400m north east of Subject Land from St Andrews Drive

Description of view	Visual sensitivity of view	Visual impact of development of site
View south west along the cleared Jemena gas easement across rural paddocks and bushland from St Andrew's Road towards the property to the east of the Subject Land. The Subject Land is not visible from this point due to the dense CPW screening the site.	The Subject land is not visible from this viewpoint due to Scenic Hills ridgeline and the dense vegetation to the northern end of the site.	Nil

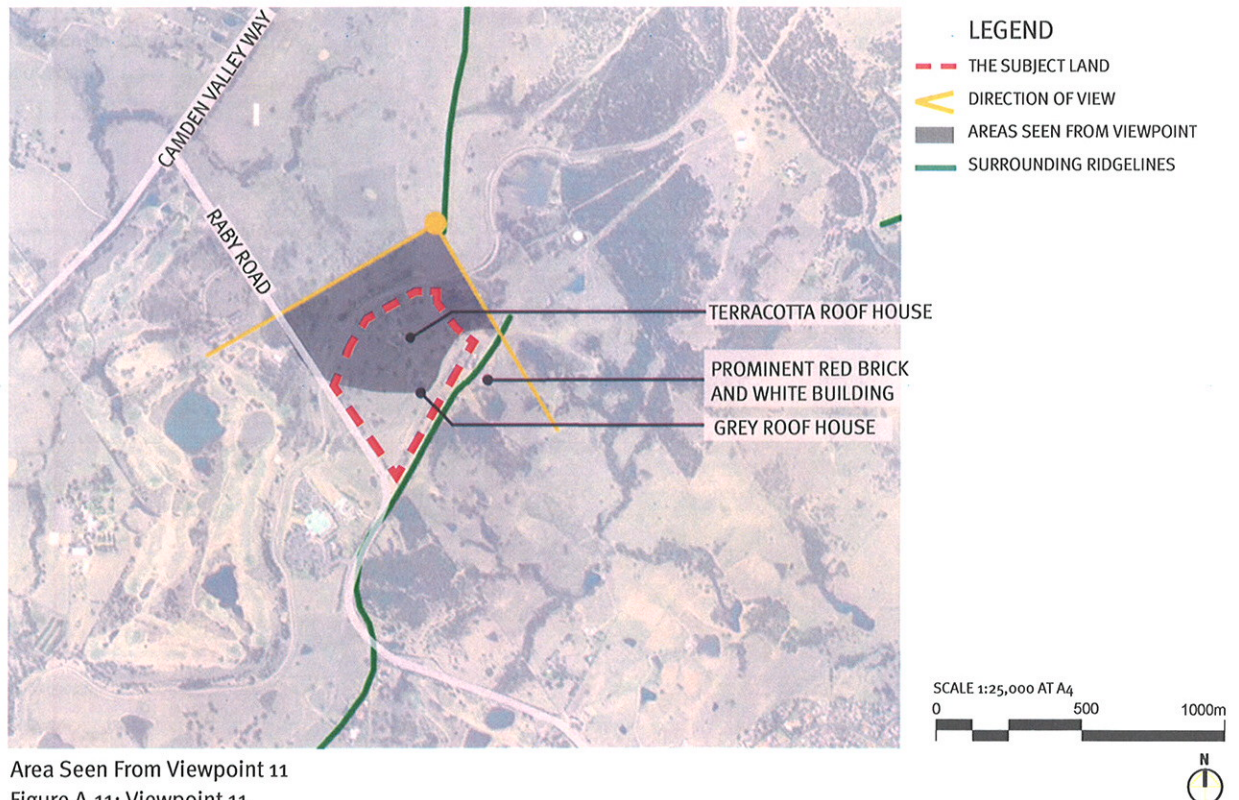


Area Seen From Viewpoint 10
Figure A.10: Viewpoint 10

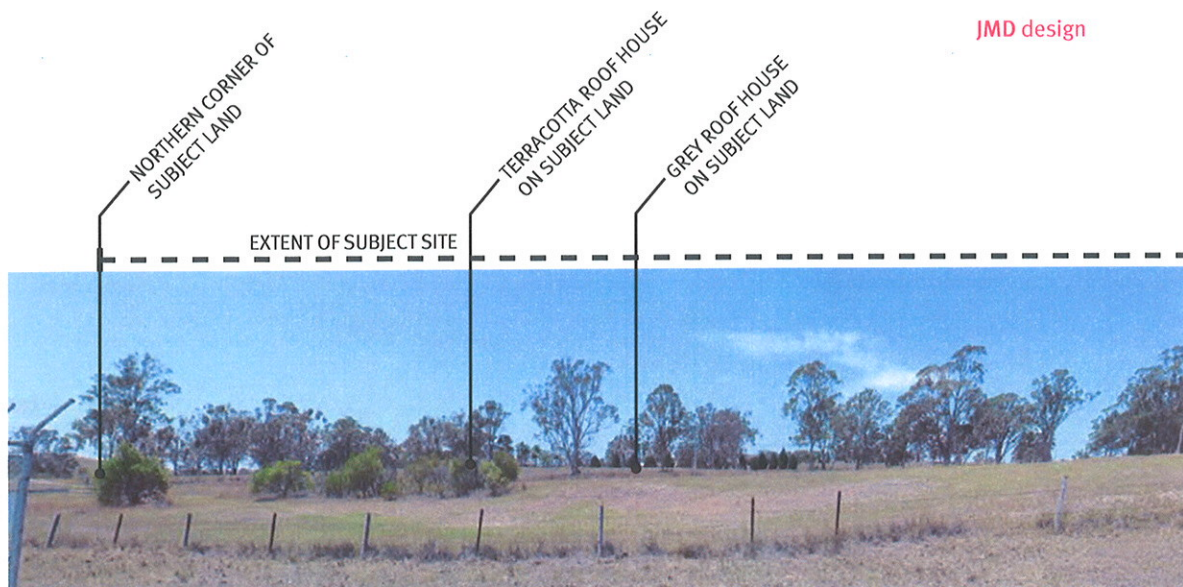


Viewpoint 11

View 11 – 300m north of Subject Land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south from an elevated hilltop within the Emerald Hills property. The view is across open paddocks onto the Sydney Water Canal and the north westerly facing slopes of the Subject Land. The dense vegetation to the north east of the site is prominent and the red brick building on the property east of the Subject Land is visible through the trees. Both existing houses on the Subject Land are visible.	The Subject Land is quite visible from this location with the north west facing slopes being exposed.	Views to the Subject Land from this location will be reduced once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. Views to the Subject Land will be further screened by the proposed future development of the Emerald Hills property as it is proposed to have detached housing between the Viewpoint and the Subject Land.

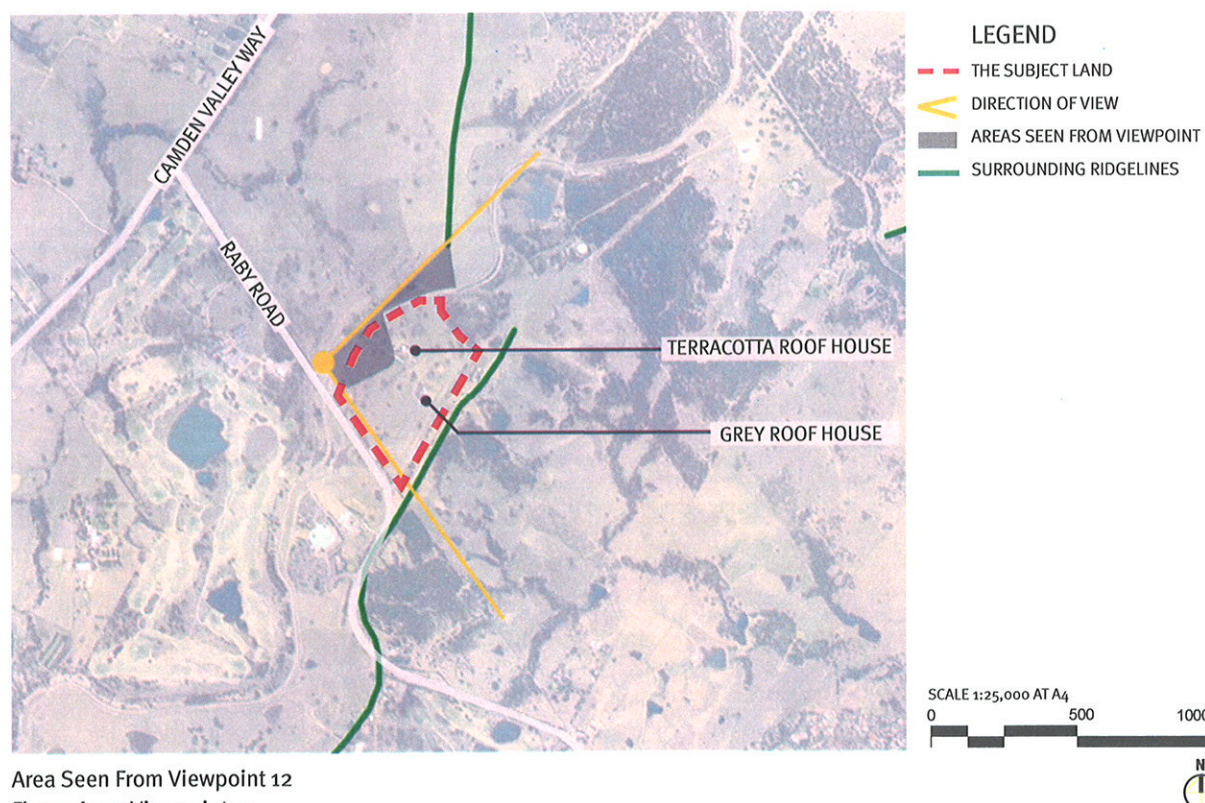


Area Seen From Viewpoint 11
Figure A.11: Viewpoint 11



Viewpoint 12

View 12 – 150m west of Subject Land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from Jemena Gas easement. The landform rises gradually away to the Subject Land. The Sydney Water Canal is just visible in the LHS of view and the chainwire fence is protecting Jemena Gas infrastructure. The house with the terracotta roof on the Subject Land is visible in the middle of the view and a small portion of white wall of the grey roofed house is just visible through the trees. The ground line of the southern end of the site is not visible from this location due to the rise in Raby Road over the Sydney Water Canal however the tree canopy is visible.	Whilst the Subject Land is very visible from this location access to this area is limited.	Views to the Subject Land from his location will be reduced once the proposed buffer planting along the western boundary is completed and established. Additionally it is recommended that building materials for all future new buildings shall be recessive in colour. The viewpoint is located within the development area of the Emerald Hills in an area proposed as hillside lots.



Area Seen From Viewpoint 12
Figure A.12: Viewpoint 12

February 2013

Appendix B

Jemena gas Network (NSW) Ltd Landowner Information

121 RABY ROAD, LEPPINGTON (SP37300)





Jemena Gas Networks (NSW) Ltd

JEMENA GAS NETWORKS (NSW) LTD

LANDOWNER INFORMATION

This document has been formulated by the Company to advise you with:

- information regarding the pipeline and the pipeline affectation area which traverses the property;
- controlled activities in relation to the pipeline affectation area.

The Pipeline

The pipeline was constructed and operates as a licensed pipeline under the NSW Pipelines Act 1967. It is constructed of high-tensile steel pipe with welded joints and is either 864mm (34 inch O.D.) or 508 mm (20 inch O.D.) or 355.6mm (14 inch O.D.) or 273mm (10.75 inch O.D.) diameter.

The pipeline is protected from corrosion by a cathodic protection system, and a continuous polyethylene coating.

The pipeline cover varies according to the location and topography, and changes in the surface level after installation. As such, we are unable to advise a standard depth of cover for any properties.

The pipeline carries natural gas for use in Sydney, Newcastle and Wollongong. The pipeline is capable of supplying enough gas each day to fill a domestic sewer pipe (100mm diameter) from earth to the moon four times, or cover 2500 football fields 1 metre deep.

Pipeline Affectation Area

An affectation has been acquired through the property, under the Pipelines Act, 1967. The affectation is generally 24.385 meters wide although in some locations this width varies. The pipeline is generally located approximately 6 metres from the western side (left hand side heading north) of the pipeline affectation.

Pipeline warning signs are placed at regular intervals including road crossings, some fence crossings, creek crossings, etc., and generally indicate the location of the pipeline. In addition, through rural areas, boundary fence posts straddling the pipeline are painted white. Nevertheless, we do not rely on the pipeline being directly below the warning signs or being in a straight line between the warning signs, but physically locate the pipeline before approving work in the vicinity.

Access for Maintenance

Jemena or persons authorised by Jemena have a right of access through parts of your property to patrol the pipeline and affectation area and carry out any necessary maintenance. Jemena's appointed patrol officer will normally make prior arrangements with the landowner or occupier before entering the property. The local patrol officer will make direct contact with you regarding specific local activities or issues affecting your property.

Controlled Activities

The licensed pipeline operates at high pressure and whilst this is completely safe under normal circumstances, third party interference to the pipeline is unlawful and dangerous.

Soil erosion or third party interference along the affectation area can affect the safe operation of the pipeline. Should you observe such occurrences Jemena would appreciate it if you contact us as soon as possible on our emergency telephone number **132 909**.

Under the terms and conditions of the pipeline affectation, and to maintain the integrity and safe operation of the pipeline it is necessary for Jemena to control a number of activities including:

- a) Carrying out any excavation, blasting or earthworks within the affectation pipeline area.
- b) Altering or disturbing existing levels, gradients or contours of the land within the pipeline affectation area.
- c) Constructing any improvements or installations on the affectation area.
- d) Using the pipeline affectation area for transport or parking of any heavy vehicles or equipment (e.g. vehicles with axle loading in excess of 8 tonnes per axle), and
- e) Planting or cultivating trees of any kind upon the pipeline affectation area within 5m of the pipeline.

Further Advice and Information

Should you wish to carry out any excavations, earthworks or development on or near the pipeline affectation area, a pipeline patrol officer can call on you, without charge, to give you information or advice and to monitor any approved earthworks. To arrange a site meeting, please contact the Pipeline Patrol Officer for your area:

Anthony Slater	0402 060 370	Hawkesbury R. to Kooragang Is.
Peter Smith	0402 060 374	Windsor to Hawkesbury R.
Mick Rawiri	0402 060 373	Leppington to Windsor
Mick Hollins	0427 310 649	West Hoxton to Wollongong

For further information and advice regarding the pipeline or affected area's terms and conditions please do not hesitate to contact the Land Services Department on telephone **(02) 9397 9000**

Yours faithfully
Jemena Gas Networks (NSW) Ltd