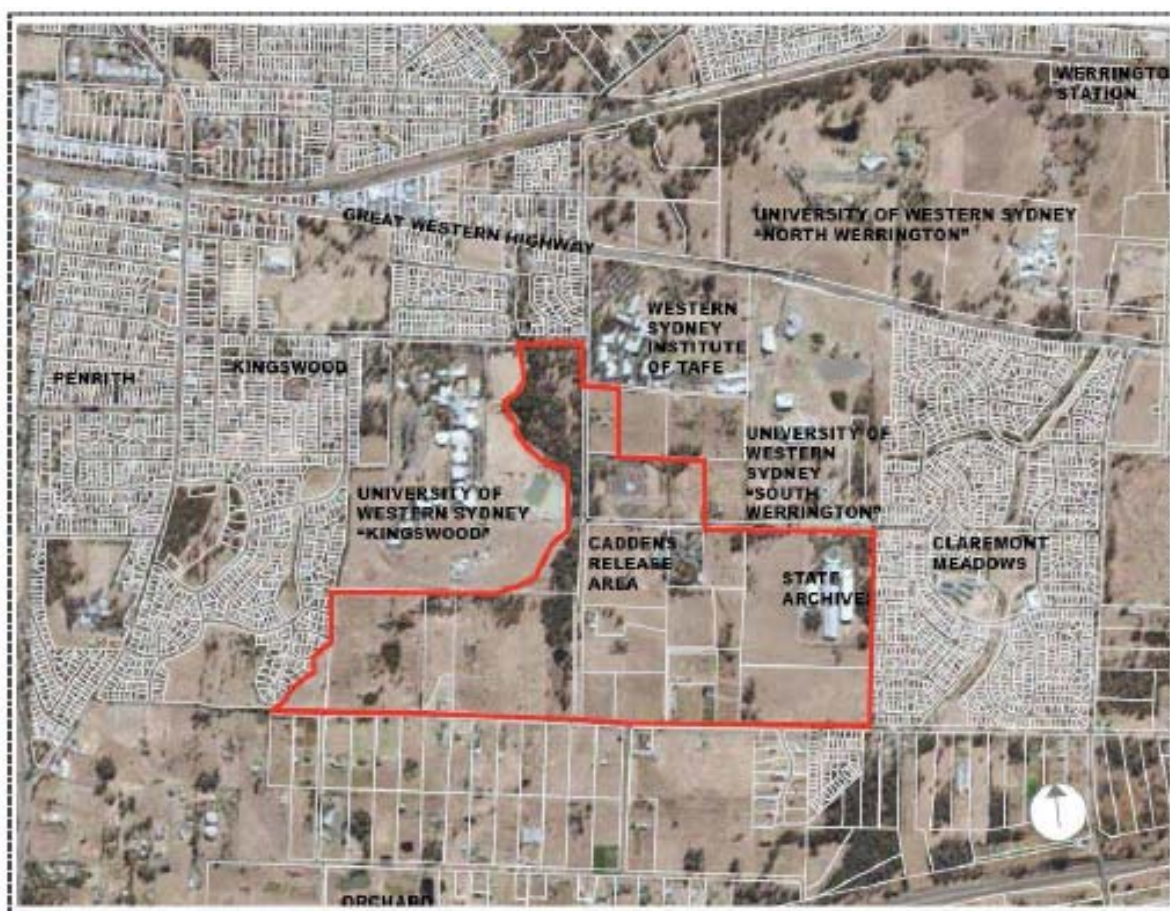


JRPP Ref. No.:	2011SYW035
DA No.:	DA11/0139
PROPOSED DEVELOPMENT:	Staged subdivision of Caddens Release Area stages 1-7 into 346 residential lots and 1 residual lot, construction of the Western Linear Park, Western Hilltop Park, works in the Riparian Corridor
APPLICANT:	Landcom
REPORT BY:	Deepa Randhawa, Senior Environmental Planner, Penrith City Council

Appendix 1 – Location Plan



Appendix 2 – Aerial View of the Site



Appendix 3 – Structure Plan



UNIVERSITY OF WESTERN SYDNEY

EXISTING SUBDIVISION

EXISTING DEVELOPMENT

STAGE 1

STAGE 2

STAGE 3

STAGE 4

STAGE 5

STAGE 6

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 5

ROAD 6

ROAD 7

ROAD 8

ROAD 9

ROAD 10

ROAD 11

ROAD 12

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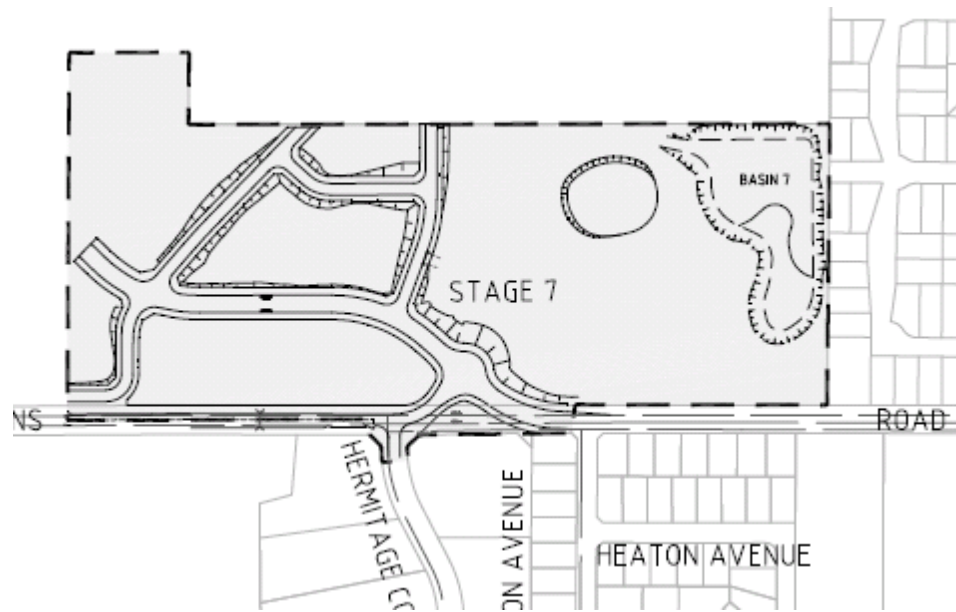
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Appendix 5 – Landscape Concept Plan



Appendix 6 – Section 94 Contributions Schedule



Penrith City Council

ABN 43 794 422 563
PO Box 60, Penrith NSW 2751
Phone: 0247 32 7777 Fax 0247 32 7958
Email: pencit@penrithcity.nsw.gov.au
www.penrithcity.nsw.gov.au

Section 94 Assessed Charges (Revised Plans)

Application ID: DA11/0139.01

15 July 2011

Landcom
100 Joynton Avenue
ZETLAND NSW 2017

55-71 Caddens Road KINGSWOOD NSW 2747

Facilities	Qty	Rate	Amount
Caddens Werrington Creek Comm Fac Land	22.6171	\$7,787.00	\$176,119.00
Caddens Werrington Creek Comm Facilities	22.6171	\$15,113.00	\$341,812.00
Caddens Werrington Creek O/S Land	22.6171	\$214,438.00	\$4,849,965.00
Caddens Werrington Creek Open Space	22.6171	\$117,823.00	\$2,664,814.00
Caddens Werrington Creek Plan Admin	22.6171	\$3,691.00	\$83,479.00
Caddens Werrington Creek Roadworks	22.6171	\$41,124.00	\$930,105
CW - Cultural Facilities	1035	\$115.00	\$119,025.00
CW - District Open Space	1069.5	\$808.00	\$864,156.00
Total Contributions			\$9,945,996

	Hectares	Lots	C/W Per Person	O/Space Per Person	Commercial Office Sqm	Industrial/Warehouse Sqm	Retail Sqm	Multiple Dwellings	Seniors Living	Carpark	Square Metres
Existing			3	3.1							
Proposed	22.6171		1038	1072.6							

Note to Applicant: These figures are correct at date of issue and are subject to change in accordance with the relevant Section 94 Contribution Plans.
Please contact Penrith City Council prior to payment to obtain the current outstanding amount.