

Our Ref: M190009

7 July 2025

Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

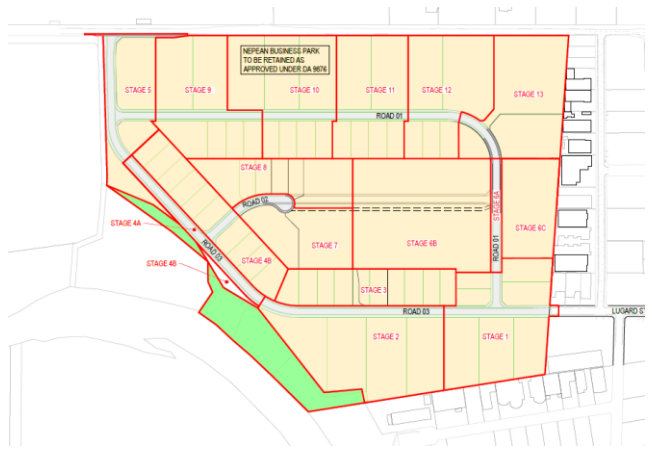
Attention: Tony Liu

Dear Tony,

**RESPONSE TO REQUEST FOR INFORMATION
NEPEAN BUSINESS PARK BOUNDARY ADJUSTMENT (DA23/17598 Mod 1)**

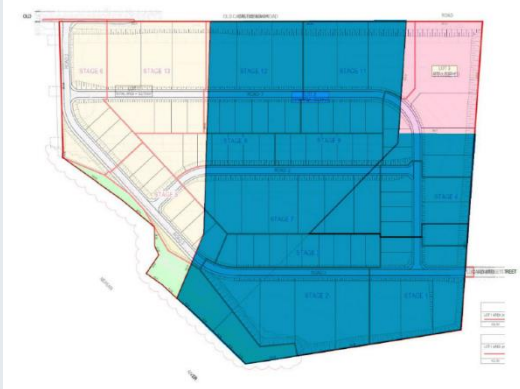
We act as town planning consultants to the owners of the above property and prepared the original Statement of Environmental Effects, with regard to DA 23/17598 Mod 1. Specifically, we have been instructed to respond to issues raised in the RFI letter dated 17 June 2025.

We thank The Department for providing us with the opportunity to address these concerns and look forward to working to achieve a positive outcome for the site. The issues raised by The Department are addressed below.

Summary of Issues and Responses	
Issue Raised:	Response
Rationale for Modification	
<p>... the proposed boundary adjustment does not appear to align with any subdivision or identified staging under DA 9876, as illustrated in Figure 1 below. Additionally, the application does not provide a justification for the boundary realignment.</p> <p>To assist in our assessment, could you please provide the following information:</p> <ul style="list-style-type: none"> • The primary reason for the boundary adjustment and how it supports the intended development. • Confirmation of how the adjustment aligns with the staging of DA 9876, particularly in relation to the approved subdivision framework. 	<p>The proposed boundary adjustment is sought to align the parent lot boundaries with the staging proposed under the Amending DA-25/5786, currently being assessed by The Department. The staging plan in accordance with DA-25/5786 is provided below:</p>  <p>The image below depicts the approved staging boundary in accordance with DA 9876 specifically between Stages 12 and 3 and Stage 6.</p>



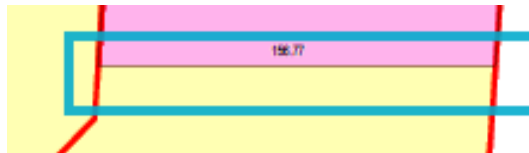
Summary of Issues and Responses



By comparison, the proposed staging plan under the Amending DA-25/5786 intends to alter the alignment of the boundary between Stage 6A and 13 (as depicted in the blue box). A snippet of the staging plan associated with DA 25/5786 is provided below.



As depicted in the image below, the proposed boundary adjustment between the parent lots aligns with amended staging alignment, the subject of DA25/5786.



The proposed boundary adjustment is therefore sought to facilitate the commencement of Stage 6C works in accordance with DA9876 and DA25/5786. This will be achieved by ensuring Stage 6C of the community title subdivision is contained entirely within proposed Lot 2 parent lot after the boundary adjustment.

The sequence of the forthcoming approvals is recommended as follows:

1. Approval of the boundary adjustment between the two existing Torrens title parent lots and registration of this boundary adjustment;
2. Approval of Amending DA25/5786, including the new staging; and
3. Modification to the DA9876 Mod 6 to match DA25/5786, including modifying the staging plan to match DA25/5786.



CONCLUSION

We consider that the additional details and justifications submitted with this response letter addresses the concerns raised by in the letter of 17 June 2025. For the reasons discussed in the RFI response by *Planning Ingenuity*, the proposal is considered to be satisfactory against the relevant planning controls and/or their objectives.

If you have any questions, please do not hesitate to contact the undersigned on 9531 2555.

Yours faithfully,

Planning Ingenuity Pty Ltd

Charlotte Startari
SENIOR PLANNER

