



Our reference: P-377007-W2L9  
Contact: Gavin Cherry  
Telephone: (02) 4732 8125

29 September 2022

Department of Planning and Environment  
Attn: Lewis Demertzi

Email: [Lewis.Demertzi@planning.nsw.gov.au](mailto:Lewis.Demertzi@planning.nsw.gov.au)

Dear Lewis Demertzi,

**DA22/5820 – Response to Submissions – Telecommunications Tower at Penrith Lakes**

Thankyou for providing Penrith City Council with the opportunity to comment on the amended information received from the applicant for the above Development Application

It is noted that a number of matters raised requested a position be formed by the Department as the assessment and consent authority. The response received does not include a position from the Department and as such, this response only refers to the information submitted from the applicant.

The additional flooding information has been reviewed by Council's Engineers and while no objections or concerns are raised, the following conditions are recommended / requested to be imposed in any determination for approval:-

- *Prior to the issue of any Construction Certificate or any works commencing, the Certifier must ensure that the structure/s below 1% AEP flood level have been detailed with flood compatible building components in accordance with the publication 'Reducing the Vulnerability of Buildings to Flood Damage' produced by the Hawkesbury-Nepean Floodplain Management Steering Committee.*
- *Prior to the issue of any Construction Certificate or any works commencing, the Certifier must ensure that the structure/s can withstand the forces of floodwater, including debris and buoyancy, up to the 1% Annual Exceedance Probability event in accordance with the requirements of the Building Code of Australia (BCA).*
- *Prior to the issue of any Construction Certificate or any works commencing, the Certifier must ensure that all electrical services associated with the proposed building works are adequately flood proofed in accordance with Penrith City Council's Development Control Plan relating to flood liable land. Flood sensitive equipment shall also be located above the 1%AEP flood level where possible.*

Should you require any further information regarding the comments, please contact me on (02) 4732 8125.

Regards,

**Gavin Cherry**  
**Development Assessment Coordinator**