

Department of Planning and Environment



Our ref: DA23/907

Planning Ministerial Corporation
C/- Leonard Slabbert
Level 8, 80 Mount Street,
North Sydney NSW 2060

6 April 2022

Subject: Request for Additional Information

Dear Mr Slabbert,

I refer to Response to Submissions (RtS) request issued by the Department dated 24 March 2023 for the Hadley Park Homestead Works (DA23/907). The Department has received additional correspondence from Penrith City Council regarding the proposal. In addition, having carefully reviewed the proposal, the Department requires that further information also be provided to address the issues raised in **Attachment A**.

You are requested to review the comments provided by Council and the issues raised in **Appendix A** and respond to the issues raised or notify the Department that the information will not be provided, to the department by **Friday 28 April 2028**. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

The Department requests a consolidated response to both the RtS and this RFI.

If you have any questions, please contact Chris Eldred on 02 8289 6855 or via email at christopher.eldred@planning.nsw.gov.au.

Yours sincerely,

Keiran Thomas

A handwritten signature in blue ink, appearing to be "K T" followed by a stylized flourish.

Director
Regional Assessments
Department of Planning and Environment

Appendix A

1. Aboriginal Heritage

The application was supported by an AHIMS search that was undertaken for the subject site. The Department notes that there are no known recorded Aboriginal sites or objects on the site, however the report has not considered the likelihood of unknown Aboriginal heritage sites or items.

The submitted Statement of Heritage Impact identifies that Hadley Park is part of a broader Aboriginal cultural landscape. Given the earthworks proposed in conjunction with the stormwater works, the Department requires the development to be considered against the *NSW Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*.

2. Stormwater quality

The application proposes to install a new stormwater system for the main dwelling and discharge the stormwater to Cranebrook Creek to the west of the building. The application has not included any details of the proposed stormwater treatment prior to disposal.

The Department requires details of how the proposed stormwater system and disposal is consistent with the *Penrith City Council Stormwater Drainage Policy*, particularly section 5.3 Rural Dwellings, Additions and Outbuildings.

3. Structural adequacy

The Department notes that the application was supported by drawings prepared by a structural engineer detailing the structural works to be undertaken.

The Department requires a statement from the structural engineer that confirms that the proposed works would result in the building being made structurally sound.

4. Vegetation Clearing

The application states that no native vegetation would be removed from the site however the Statement of Heritage impact details that vegetation is proposed to be removed.

The Department requires the full details of the vegetation to be removed from the subject site to facilitate the development, including the location and species. Should tree removal or works near trees be proposed, an Arborist report identifying the number, location, condition and significance of trees to be removed and retained is required.