



Our reference: P-596867-V3V2
Contact: Gavin Cherry
Telephone: (02) 4732 8125

28 November 2023

Attn: Andrew Watson

Email: Andrew.Watson@planning.nsw.gov.au

Dear Andrew Watson,

Council Response to Modification Report - DA9876-Mod-4 - Penrith Lakes Employment Lands Subdivision and Works at 14-98 Old Castlereagh Road, Castlereagh, NSW, 2749 (Nepean Business Park)

Thank you for providing Penrith City Council with the opportunity to comment on the abovementioned application and additional information received.

Council staff have reviewed the information referred for comment and provide the following advice for the Department's consideration in the assessment of the application.

- a) The proposed subdivision strategy complicates future subdivision of the site for a number of reasons, primarily associated with there being separate lot owners for the 3 existing lots:
- If road infrastructure not to be dedicated as public road, the creation of rights of carriageway over temporary turning heads between stages (including owner's consent from the separate lots owner) will be required. It must be demonstrated that each and every stage can operate independently in terms of access, entry and exit in a forward direction, manoeuvring, servicing and stormwater management.
 - Any drainage infrastructure constructed outside the extent of road to be dedicated as public road will require the creation of suitable drainage easements, with the corresponding owner's consent.
 - The proposed community title lots/staging do not align with existing lot boundaries, meaning singular lots will need to be created that bridge two existing land parcels.

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- Owner's consent would also need to be resolved during works for matters such as diversion swales to sediment basins on-site that cross lot boundaries.

- b) It is recommended that a condition similar to DA 9876 E6 be added to the consent if approved by the consent authority, that will address the enforce the above as required via the provision of registration of "matters" on title.

It is noted that the Department of Planning and Environment (as the applicable consent authority) must be suitably satisfied that the proposal is supportable prior to their determination.

Should you wish to discuss this matter further, please do not hesitate to contact me on (02) 4732 8125.

Yours sincerely,



Gavin Cherry
Development Assessment Coordinator