

Our reference: P-924266-X8R0
Contact: Tania Shephard
Telephone: (02) 4732 7797

13 June 2025

ATTN: Daniel Neely
Email: Daniel.neely@dpie.nsw.gov.au

Dear Daniel Neely,

Council Response to Notice of Exhibition – DA25/5786 (PAN-516629) – Nepean Business Park – Revised Subdivision Layout – 14-28 & 30-68 Old Castlereagh Road Penrith 2750 (Lot 1-3 DP 1263486)

Thank you for providing Penrith City Council the opportunity to comment on the abovementioned application.

Council Officers have reviewed the information on exhibition, referred on 29 May 2025. The following advice is provided for the Department's consideration:

1. Planning Considerations

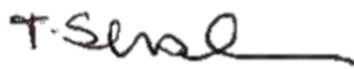
- a) Noting that that this is an application for an amending DA, not a modification, the consideration for substantially the same development is removed. However, it is important to understand the rationale for this amendment, how it will relate to the current approval and the possible implications of larger lots (and likely land uses) within the business park.
- b) Council is presently considering a Planning Proposal for additional permitted land uses within the employment zone. Many of the proposed land uses are considered inappropriate in the zone and in the location. Question is raised as to whether the purpose of this amended subdivision layout is to permit larger lots to accommodate anticipated land uses that may not presently be permissible within the zone. This would not be appropriate and would compromise planning processes.

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- c) Concern is raised about the removal of connecting Road 02 within the subdivision to be replaced with a cul-de-sac. This has repercussions for access, travel paths, on street parking, street tree planting and lot widths.
- d) Lots 81 and 82 are limited in size and frontage that will restrict development opportunities, as well as opportunities for landscaping to maintain street presentation. Consideration should be given to the consolidation of these lots.
- e) Question is raised about the reasons for the access handle to Road 03 from Lot 23. The reason for this seems unclear, noting particularly the irregular form of this connection. The provision of this access handle indicates that the lot may be designed for a pre-determined land use, the appropriateness of which has not been considered.
- f) The quantity of additional fill material should be limited. Any proposal for additional fill needs to be assessed by the Consent Authority with regard to regional flooding impacts.
- g) The Flood Impact Statement prepared by Martens, dated 18 November 2024, as an addendum to the Flood Emergency Response Plan prepared by Molino Stewart, is watermarked DRAFT and therefore cannot be relied upon. It also does not reference the current proposed plan of subdivision.

Should you wish to discuss this matter further, please contact me on (02) 4732 7797.

Yours sincerely,



Tania Shephard
Principal Planner