

Ms Maree Abood
Executive Director
Strategic Water Planning and Infrastructure
Infrastructure NSW
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16/14248

Dear Ms Abood

I am writing to seek comments on a planning proposal in the Penrith local government area for a site situated below the Probable Maximum Flood Area.

On 5 October 2016, the Department received a planning proposal to amend *Penrith Local Environmental Plan 2012* to rezone land at 92, 94, and 96 Victoria Street, Werrington, from R3 Medium Density to R4 High Density, allow a maximum building height of 15 metres, and impose a minimum lot size of 800sqm. The development may facilitate up to 170 dwellings.

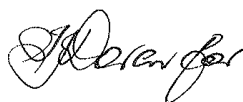
A copy of the proposal and associated documents (as provided by Penrith Council) are available at: <http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2720>

Based on previous advice from Infrastructure NSW, I am referring this proposal to seek early comments from the Hawkesbury – Nepean Valley Flood Management Taskforce.

I would appreciate it if you would arrange for a review of the proposal and provide a response no later than 14 days from the date of my letter to allow consideration to be given to a Gateway determination.

Should you wish to clarify the matter, I have asked Mr Stephen Gardiner of this Office to assist. Mr Gardiner can be contacted on telephone number (02) 9860 1536.

Yours sincerely



Catherine Van Laeren
Director
Sydney Region West
Planning Services

7 November 2016