

Our Ref: Statement of Environmental Effects - Capitol Hill, Stage 10
JS:js

17 Aug 2021

Penrith City Council

PO Box 60
Penrith NSW 2751

PO Box 4366
Penrith Westfield 2750
02 4720 3300
jwp@jwprince.com.au
www.jwprince.com.au



Attn: Wendy Connell

Subject: Statement of Environmental Effects: Capitol Hill, Stage 10 - DA02/1711.03

Dear Wendy,

We refer to the Stage 10 approved Development Application DA02/1711.03. This Development Application currently permits a 60-lot rural residential subdivision in 2 stages, being a 2-lot subdivision under Stage 1 and a 59-lot subdivision of one of the Stage 1 lots as Stage 2.

Under Section 4.55 (1A) of the Environmental Planning and Assessment Act, we are applying to modify the approved Development Application. The impacts of this modification on the environment are negligible as Stage 1 is purely a procedural subdivision.

The proposed modifications to Stage 1 are as follows –

- Reconfigure the 2-lot subdivision (Lot 1059 and 1060) to a 3-residue lot subdivision (Lot 1059, 1060 and 1061) as shown on the attached Plan of Subdivision by Ross Wales (Surveyor) (REV D-120821). The balance of the Subdivision will be undertaken as the 58 rural-residential lots within Lot 1061 (created by Stage 1).
- Amend Condition 1 to read: "The Development must be implemented substantially in accordance with the plans numbered 23-210-A-DA10/G Sheets 1 and 2 dated 14/09/2010 by Conics Consulting Surveyors, and in 2 stages (original Lot into Lots 1059-1061 as shown in Plan Rev-D 120821 by Ross Wales Surveyor, and Lot 1061 from Stage 1 into 58 Lots as per Conics Plan) except as may be amended by the following conditions. Compliance is required for the following conditions for each Stage:
 - Stage 1 - Condition 5 (with all lots as "residue")
 - Stage 2 - All conditions.

Should you have any queries regarding this matter please do not hesitate to contact me.

Yours faithfully,

JARED SISAY

Project Manager