

13 July 2016



Mr Vince Hardy
Cityscape Planning Projects
PO Box 127
Glenbrook, NSW 2773

By Email: vhardy@cityscape.net.au (Original by mail)

Dear Mr Hardy,

Re: Lot 1 in DP1181666 - Corner Castlereagh Road and West Wilchards Rd

I am writing in response to your request for PLDC's comments in relation to earthworks carried out by the owner on the abovementioned privately owned lot. PLDC has reviewed the documentation that you provided (including the STS Geotechnical Report) and carried out a visual inspection of the completed works on that lot.

Firstly, I confirm that this lot was sold by PLDC with the understanding that it has a dwelling entitlement under IDO 93 and is located wholly within SEPP (Penrith Lakes Scheme) 1989 and within the relevant DA4/1998 area.

Second, following review of the documentation you provided to PLDC and our inspection I can state that:

- the land restoration and landform works at Lot 1 are considered to consistent with the DA4/1998 consent and its subsequent amendments;
- the subject land was nominated formally by PLDC as "Urban Land" pursuant to provisions of the 1987 Deed of Agreement between PLDC and the State;
- compliance of works under DA4/1998 has always been the responsibility of the NSW Department of Planning & Environment pursuant to SEPP (Penrith Lakes Scheme) 1989 and the consent conditions of DA4/1998;
- based on the recent STS Geotechnical Report PLDC is satisfied the landform works are consistent with the standards and methodology that PLDC would apply in carrying out similar works to a residential standard;
- the 2012 Water Management Plan for the Penrith Lakes Scheme (approved by the Minister for Planning) is in close alignment with Council's flood planning level of RL20.6AHD and the earthworks are well above these levels;
- the Penrith Lakes Scheme digital terrain modelling includes landform generally consistent with the finished landform on Lot 1 and hence there is no adverse flooding impact from Lot 1; and
- provisions of the SEPP and the 1987 Deed require the floor of residential buildings to be at or above the upper limit of the 1% probability flood level which Council has advised is RL20.6AHD. Based on your documentation that the proposed single storey will have an on-ground slab construction with top of slab at RL22.8AHD it will therefore comfortably comply.

Penrith Lakes Development Corporation Ltd

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We trust this information addresses the matters on which you sought clarification.

Yours sincerely,
Penrith Lakes Development Corporation Limited



Mick O'Brien
Chief Executive Officer

Penrith Lakes Development Corporation Ltd

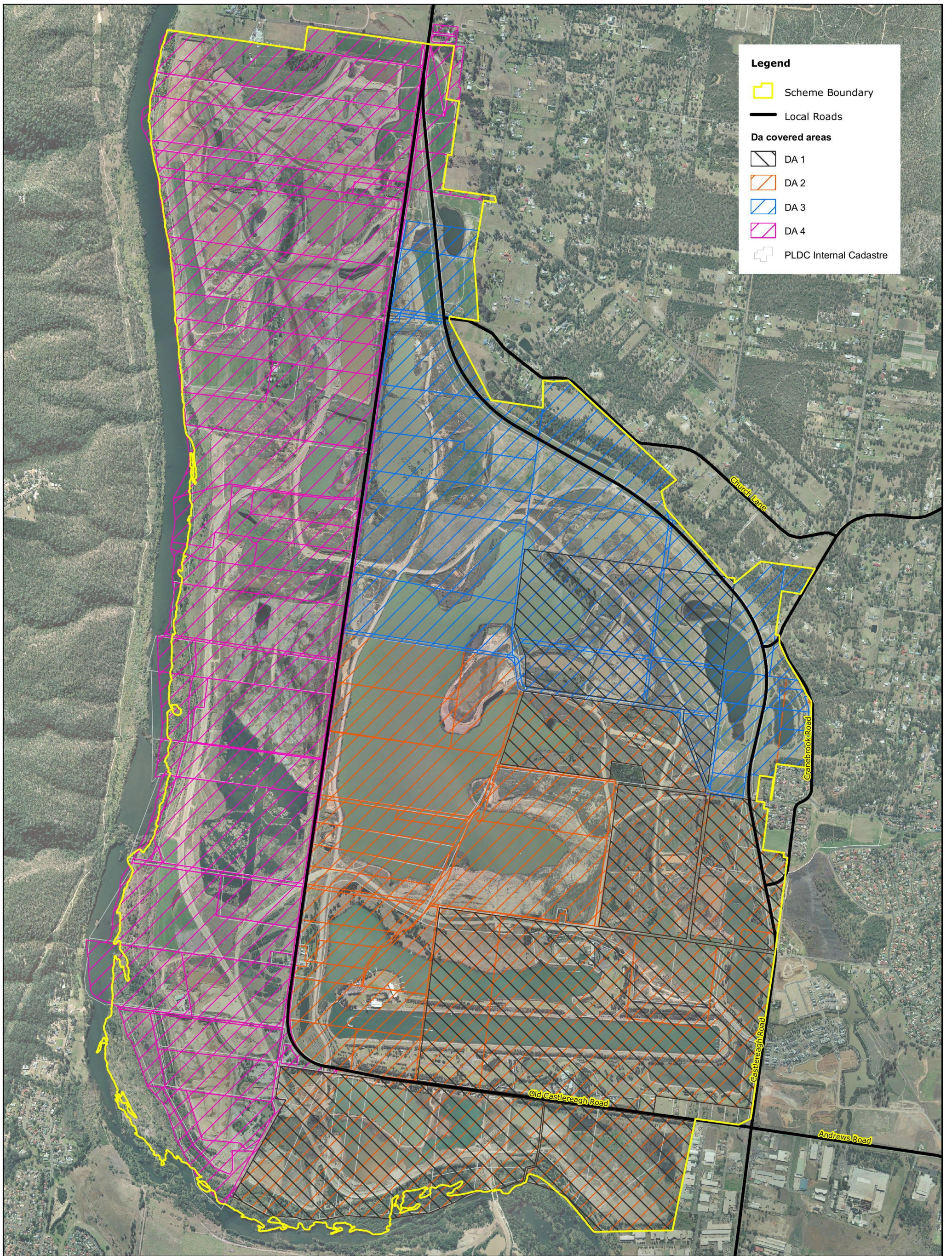
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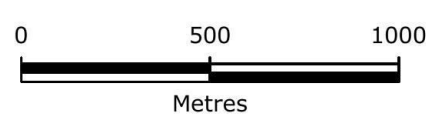
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Legend

-  Scheme Boundary
-  Local Roads
- Da covered areas**
-  DA 1
-  DA 2
-  DA 3
-  DA 4
-  PLDC Internal Cadastre

Disclaimer
 The information contained in and by this map has been compiled from various sources and may contain errors or omissions. No warranty or representation, expressed or implied, is made with respect to the accuracy of this information or its suitability for any purpose.



Extent for DA Approvals
 MAP 1
 25 January 2011
 For Information Only

