



RL/AH  
14176  
7 October 2014

Gavin Cherry  
Principal Planner  
Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Attention: Aimee Lee, Senior Planner

Dear Gavin

**DA14/0935 – RESUBMISSION OF PLANS  
JORDAN SPRINGS VILLAGE 5 SUBDIVISION**

I write to you on behalf of Lend Lease, the applicant of DA14/0935 for the *Subdivision - Creation of 271 x Residential Lots, 1 x Residue Lot, 1 x Lot (Future Open Space) and Associated Road Construction, Drainage, Earthworks and Landscaping Works*. I also refer to the letter from Aimee Lee, Senior Environmental Planner, dated 18 September 2014, requiring additional information and for the plans to be modified in relation to batters, roadways, and stormwater management.

The purpose of this letter is to submit revised Development Application plans to reflect new staging arrangements for the subdivision, to respond to the additional information requirements of the abovementioned letter, and to ensure the project description for the application is correct in response to these updates.

**1.1 Revised Staging Arrangements**

Development Application DA14/0935, lodged 29/07/2014, proposed the subdivision of Village 5 in three stages, being Stages 5A, 5B and 5C, shown in **Figure 1**.

Due to management and delivery timeframes, Lend Lease lodged revised plans on 21 August 2014 outlining their intention to deliver the subdivision in four (4) sub-stages, being Stages 5A, 5B, 5C and 5D shown in **Figure 2**.

Following a meeting with held between Council and Lend Lease on 11 September 2014 Lend Lease wish to modify the plans to create five (5) substages, being Stages 5A – 5E, with Stage 5E allocated as residue lots for future integrated housing allotments, shown in **Figure 3**.

The revised subdivision arrangement will enable Lend Lease to undertake an integrated development model in four allotments (Proposed Lots 5247-5250) fronting the future East Lake in Village 5 (Proposed Lot 5246). These lots will be developed as integrated sites as part of a separate future DA(s).

The revised subdivision reflects the market demand for dwelling types in this location, and allow a greater diversity and a more affordable housing mix within Jordan Springs. Additionally the revised layout will allow for a better design outcome with a consistent frontage along the lake with integrated housing facing the adjoining future open space and public walkways. This will ensure greater security and the ability to ensure the future development on these residue lots have a direct interface and outlook to the adjoining open space and lake



Source: Lend Lease



Source: Lend Lease



**Figure 3 – Revised Development Staging submitted 7/10/14**  
*Source: RPS*

As seen in the above images, the lot layout remains the same as the detail lodged on 29/07/2014 and revised plans submitted 21/8/14, with only the staging being altered, and the lots around the lake becoming residue lots. The following appendices to the submitted SEE have been revised to reflect these changes:

## Appendices

### A Development and Concept Plans

*Lend Lease*

### B Plan of Subdivision

*RPS*

### C Existing Conditions Plan

*Lend Lease*

### H Engineering Plans

*J Wyndham Prince*

A CD with these revised appendices and 3 x hard copies are enclosed with this letter.

The result of these amendments now sought do not alter the assessment of the proposed DA or bring about additional environmental impacts beyond that contemplated in the original SEE submitted with the DA.

## 1.2 Additional Information Request

Council's letter dated 18 September 2014 requested additional information and for the plans to be modified in relation to batters, roadways, and stormwater management. Each of the points raised in the letter have been reviewed by Lend Lease and J Wyndham Prince, and the Engineering Plans (Appendix H) have been revised accordingly to reflect these issues.

Attached is a spread sheet prepared by AT&L Project Managers on behalf of Lend Lease addressing each of the individual issues raised by Council. It is understood that Lend Lease and AT&L have liaised with Council Engineers Steve Masters and Luke Calleja in the preparation of this response.

## 1.3 Project description

As a consequence of the proposed re-staging of the project, the project description is to be revised to read as follows:

The subject DA for Village 5 seeks development consent for:

- the staged subdivision of:
  - Stage 5A: Lot 3997 DP 1179646 to 15 residential lots (proposed Lots 5001 - 5015) and two residue lots (proposed Lots 5000 and 5016).
  - Stage 5B: Proposed Lot 5016 into 38 residential lots (proposed Lots 5016 - 5053) and one residue lot (proposed Lot 5054) and construction of part roads.
  - Stage 5C: Proposed Lot 5054 into 78 residential lots (proposed Lots 5054 – 5131), one open space lot (proposed Lot 5132), and one residue lot (proposed Lot 5033) and construction of part roads.
  - Stage 5D: Proposed Lot 5133 to create 123 residential lots (proposed Lots 5133-5245) and construction of part roads.
  - Stage 5E: Proposed Lot 5000 to create one open space lot (proposed Lot 5246) and four superlots for future integrated development housing (proposed Lots 5247 - 5250).
- design and construction of pedestrian and cycle ways, road reserve landscaping, services and stormwater drainage infrastructure;
- continued utilisation of the temporary sediment and detention basin on the site;



- provision of temporary piping / channelling connecting the permanent stormwater infrastructure to the temporary sediment and detention basin;
- bulk earthworks for the grading of residential lots and roads; and
- associated tree removal and landscaping.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [rlockart@jbaurban.com.au](mailto:rlockart@jbaurban.com.au).

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R. Lockart'.

Rebecca Lockart  
*Urban Planner*