



WEDNESDAY, FEBRUARY 16, 2022

Lauren Van Etten
E | lauren.vanetten@penrith.city
T | +612 4732 8222
M | PO Box 60, PENRITH NSW 2751

HIGHLAND VIEWS STAGES 7 & 8 – DA20/0782
BIODIVERSITY CORRIDOR PLANTING WORKS – VPA AMENDMENT

Dear Lauren,

Pursuant to the First Voluntary Planning Agreement for Glenmore Park Zone 2, we are writing to inform you that it is our intention to request a VPA amendment to modify the extent of the biodiversity corridor planting works as per Item 5 (c) of the current agreement. The current agreement notes the following:

<p>ITEM 5. BIODIVERSITY CORRIDOR PLANTING WORKS</p> <p>The Biodiversity Corridor Planting Works means those works referred to in section 5.2 of the Glenmore Park Stage 2 Development Contributions Plan 2007, being those works detailed on the concept sketches set out in Annexure D and to be carried out by Lensworth, Norwest, Vianello and Mint Holdings.</p>	<p>(c) in respect of any Biodiversity Corridor Planting Works to be carried out on that part of the Land owned by Vianello, by Vianello prior to the date on which a Subdivision Certificate is issued that refers to the 225th Residential Lot to be created in respect of any part of the Land owned by Vianello; and</p>
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Item 5 (c) requires planting to the southern zone boundary. DA20/0782 initially proposed the delivery of stages 7 – 9 which would have completed the road layout originally proposed in the Vianello Holdings GP2 concept plan. However, Council have requested that stage 9 be removed from this DA to allow for flexibility in future rezoning. Furthermore, whilst the Local Infrastructure Contributions Working Group has confirmed that a 20m buffer from the southern zone boundary would be permissible, they have since noted that a VPA amendment will need to be made to facilitate this.

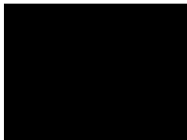
In summary, our VPA amendment will result in the following:

- Reduction of the planting area to reflect the 20m from the zone boundary as approved by LICWG
- Further reduction in planting to allow for the future east-west road reserve for Road 108 (stage 9 southern road)

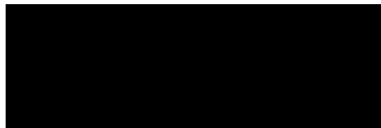
It is our intention to deliver DA20/0782 in substages being 7A, 7B, 8A, 8B. By seeking a subdivision certificate for 7A only, the trigger for the biodiversity planting will not yet be applicable (this will reach 213 lots and the trigger is 225). This will allow sufficient time to finalise the VPA amendment prior to a subdivision certificate being issued for lot 225 (triggered by stage 7B).

Please find enclosed supporting documentation related to this matter. Should you have any queries regarding the above, please contact the undersigned directly.

Kind regards,



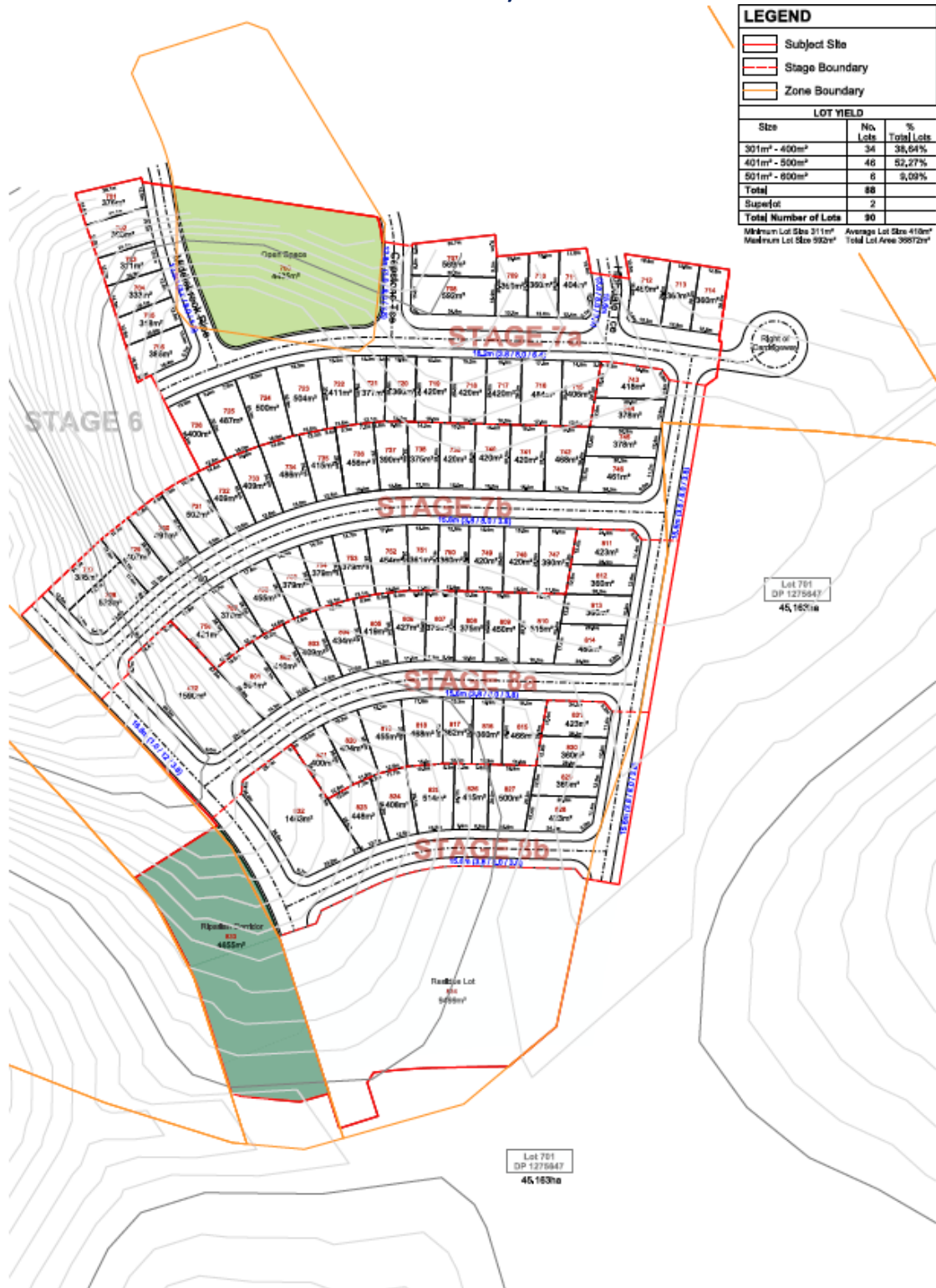
Rachell Hewitt
DEVELOPMENT MANAGER



Emilio Vianello
VIANELLO HOLDINGS PTY LTD



**APPENDIX 1 – DA20/0782_CURRENT SUBDIVISION PLAN
(20M BUFFER FROM SOUTHERN BOUNDARY)**





**APPENDIX 2 – DA20/0782_PROPOSED VPA AMENDMENT
(20M BUFFER FROM SOUTHERN BOUNDARY & REDUCTION OF FUTURE EAST-WEST ROAD)**

