

15 October 2021

Dear Ms. Connell,

RE: 4 Retreat Drive, Penrith

Development Application No.: DA18/0999.07

Proposed Development: 4:55(1A) Modifications to Stage 2B (Buildings D & E) of Approved Mixed Use Residential & Retail Development including Changes to Unit Mix, RLs, Layout, Finishes & Materials & Inclusion of Adaptable Units

In relation to RFI letter issued on 10th September 2021 by council with regards to the submitted S4.55, please find attached below our response to the points raised.

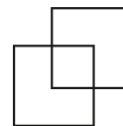
- The above modification application is a duplicate, with additional RL changes, to a current modification application already under assessment with Council, being DA18/0999.06. Should the above modification application supersede the previously submitted modification application you will be required to withdraw DA18/0999.06.

- As mentioned earlier, we were unaware that the previous S4.55 submitted in December 2020 was not withdrawn. I apologise for the confusion. It was withdrawn from Planning Portal on 13st September 2021.

Completed work

Reference number	Submitted Date	LGA Name	Site address	Status	Days Elapsed	Application type
PAN-56975	24/12/20	PENRITH	123 MULGOA ROAD PENRITH 2750	Withdrawn	-8	Modification

- The architectural plans submitted do not include a site plan showing the overall development scheme. This site plan will be required prior to the commencement the public exhibition.
 - Please refer to S4.55-02 Site Plan
- Please provide a Table showing which stamped approved plans under condition 1 of the Notice of Determination is proposed to be modified by this application.
 - Please refer to S4.55-01 S4.55 SCHEDULES
- Please provide an overall update of the development scheme, including changes under this modification application. The following Tables have been used previously and for consistency it is recommended to do the same.
 - Please refer to S4.55-01 S4.55 SCHEDULES
- Please provide an explanation how the below highlighted basement change can be achieved when the adjoining approved basement for Stage 3 requires this area for car parking.
 - We have amended the area in question for S4.55 Stage 2B to capture the latest approved basement extents of Stage 3. Please refer to S4.55-101 BASEMENT FLOOR PLAN
- Please provide a cross section which shows the level changes within the pool area,



URBAN LINK

- Please refer to S4.55-0300 Sections A & B showcasing the driveway, swimming pool above and the proposed clearance achieved in the basement.

Yours Sincerely,

Georgy Rajan
NSW ARB 11021