



Nigel White
PLANNING DIRECTION
12/417 Church Street
Parramatta, NSW 2150

By email: nigel@planningdirection.com.au

Dear Mr White

Subject: Consent to lodgement of a development application for proposed development at 1-23 Lenore Drive Erskine Park – Lot 1 and Lot 55 DP 1071114

We refer to the development application for Lot 1 and Lot 55 DP 1071114 (the "**Application**") to be made by Hy Cheng/Ark Express Design Pty Ltd on behalf of Rose Nicholas and Frank Nicholopoulos (together, the "**Applicant**").

The Planning Ministerial Corporation (the "**Corporation**"), a corporation constituted by the *Environmental Planning and Assessment Act 1979* (NSW), is the owner of Lot 24 DP 1120114 (the "**Corporation's Land**"), which adjoins Lot 55 DP 1071114.

The proposed development the subject of the Application includes the installation of stormwater services on the Corporation's Land. The Applicant has provided to the Corporation the **attached** drawings which outline the proposed design and placement of those stormwater services.

The Corporation hereby consents to the lodgement of the Application to the extent it relates to the Corporation's Land. This consent is given on the basis that the stormwater services are consistent with the **attached** drawings.

This consent is not given by the Corporation otherwise than to permit the lodgement of the Application and does not imply that the Application is made for, by, or on behalf of, the Corporation as owner. This consent is given on the basis that:

- it only applies to the Application;
- all costs associated with the Application and its lodgement are the responsibility of the Applicant, and
- any compliance with any conditions of approval is to be the responsibility of the Applicant.



This letter is not to be construed as:

- an approval or consent to carry out the works in connection with this Application or a permission to enter the Corporation's Land for the purposes of carrying out the works; or
- an agreement to grant the Applicant an easement (or rights to benefit from any existing easements) on the Corporation's Land.

Before the commencement of works on the Corporation's Land the Applicant must enter into a licence for access and to carry out the works (**Licence**) and must not commence works on the Corporation's Land without the consent in writing of the Corporation. The Corporation's Land is within the Erskine Park biodiversity corridor and the Licence will include a requirement that the Applicant will make good any damage or destruction to biodiversity on Corporation's Land.

If the Applicant wishes to obtain an easement over the Corporation's Land, please make a written application to the Corporation with details regarding this request.

This consent is issued as owner's consent to the Application and does not imply development approval for the proposed development by the Department of Planning, Industry and Environment or the Planning Ministerial Corporation.

Should you require any further clarification on this matter please do not hesitate to contact Ilse Lamers on 02 8275 1303.

Yours sincerely

Stephen Dewick

A/ Director
Office of Strategic Lands
Department of Planning, Industry and Environment