



Our Ref | HOG12/62291

DA Ref | DA/634/2012

Sydney West Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001
Attention: Dean Hosking

Dear Mr Hosking,

CROWN DEVELOPMENT APPLICATION: DA/634/2012
LOTS 50-52 DP35665 No 8-12 BUNGAREE ROAD TOONGABBIE

Thank you for giving the Land and Housing Corporation the opportunity to provide comments on Council's recommendation for the abovementioned development application to be considered by the Sydney West Joint Regional Planning Panel (JRPP) on 8th August 2013.

As the JRPP is aware, Council at its meeting on 13 May 2013 resolved to seek the Minister's refusal of the proposed development. The Corporation has reviewed the reasons for refusal and considers that it has adequately addressed the majority of these matters in the submitted Statement of Environmental Effects and in a letter addressed to Council dated 6 March 2013.

In relation to the matter relating to the River Peppermint (*Eucalyptus Elata*) tree on site, this tree is not considered to be a hazard as suggested by Council. The Arborist report prepared for this site and dated 10 February 2011 states that the tree is in a "fair condition" and should be "retain(ed) and protect(ed) within a Tree Protection Zone (TPZ) as per the Tree Protection Plan". The submitted landscape plan indicates that the subject tree (T4) will be retained and "Tree protection fence to be installed during site set up. Located to maximise Protective Tree Zone whilst allowing for excavation and construction of car park surface and surrounding kerb".

The Corporation considers that all matters of concern raised by Council have been addressed appropriately. In addition, the Corporation has previously responded to the draft conditions imposed by Council and have agreed to the majority of these conditions. I trust the above comments will assist the JRPP in making a recommendation to approve the application to allow this important social housing project to proceed.

Please contact Howard Taylor, on 8753-8036, by fax on 8753 8015 or via email at howard.taylor@services.nsw.gov.au if you have any enquiries regarding this letter.

Yours sincerely

Anna Tomas
A/Manager Planning, Technical Services
30 July 2013