

## Amar Saini - Site Compatibility Certificate Application - Emu Plains Sporting & Recreation Club

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**From:** Craig Robert <rcraig@penrithcity.nsw.gov.au>  
**To:** "amar.saini@planning.nsw.gov.au" <amar.saini@planning.nsw.gov.au>  
**Date:** 12/11/2012 3:26 PM  
**Subject:** Site Compatibility Certificate Application - Emu Plains Sporting & Recreation Club  
**CC:** Lemm Paul <plemm@penrithcity.nsw.gov.au>

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Amar,

I refer to your request for comment from Penrith City Council in relation to an application for a Site Compatibility Certificate under SEPP (Housing for Seniors or People with a Disability) 2004 for Lot 110 DP 1135581, Leonay Parade, Leonay.

Please find following Council's comments pursuant to Clause 25(5)(a) of the SEPP.

1. The subject portion of the site appears to offer the best opportunity for redevelopment given that it is relatively flat, is not extensively vegetated, has direct access to Leonay Parade and existing services and is not affected by flooding.
2. The proposed development site adjoins "Leo Buring Cottage" which is listed as a local heritage item under Penrith LEP 1991 (Environmental Heritage Conservation). The site compatibility certificate application should be supported by a heritage impact statement which assesses the impact of the proposal on the heritage significance of this heritage item.
3. The permissibility of the proposed infill self-care housing is queried in view of the provisions of Clause 17 of the SEPP.
4. The site vegetation is mapped as "River-Flat Eucalypt Forest" which is listed as an endangered ecological community under the Threatened Species Conservation Act 1995. While the site is not extensively vegetated, the ecological impacts of the proposal will need to be investigated by the proponent.
5. In relation to the proposed concept design, the front setback area appears to contain excessive hardstand driveway area. In addition, the amenity of future residents will need to be safeguarded so that they are not adversely impacted by the encroachment of the golf course, particularly golf balls.
6. The proposed driveway access points are in close proximity to a road bend and dip (Leonay Parade) and nearby intersection (Fairways Avenue). The suitability of these driveway locations will need to be investigated by the proponent.

Thank you for providing Council with the opportunity to comment on this matter. I apologise for the delay in responding.

Should you require any further information or would like to discuss this matter further, please do not hesitate to contact me on (02) 4732 7593.

**ROBERT CRAIG**  
**PRINCIPAL PLANNER (SOUTH) - DEVELOPMENT SERVICES**

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