

Stuart McIntosh

From: Tessa Parmeter
Sent: Thursday, 18 May 2017 4:38 PM
To: Mark Dennett
Cc: Terry Doran
Subject: FW: Penrith Council comments on application for site compatibility certificate relating to part of Lot 110 DP 1135581 at Leonay Parade, Leonay

Importance: High

From: Joel Carson [mailto:Joel.Carson@penrith.city]
Sent: Thursday, 18 May 2017 4:35 PM
To: Tessa Parmeter <Tessa.Parmeter@planning.nsw.gov.au>
Cc: Abdul Cheema <Abdul.Cheema@penrith.city>
Subject: Penrith Council comments on application for site compatibility certificate relating to part of Lot 110 DP 1135581 at Leonay Parade, Leonay
Importance: High

Dear Tessa,

Thank you for providing Penrith City Council with an opportunity to comment on an application received for a site compatibility certificate relating to part of Lot 110 DP 1135581 at Leonay Parade, Leonay (part of the Leonay Golf Club) under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Council's comments in relation to the application are provided below.

1. Leonay Golf Club may need to consider undertaking a scoping exercise informed by a detailed site analysis to determine whether there are other more appropriate locations on the site for the proposal. This would include preparation of a broader masterplan for the golf course.
2. It must be established that the site is suitable for the proposed Seniors Housing dwellings based on the site compatibility criteria under Clause 25(5)(b) of the Seniors Housing SEPP. The proposed removal of the significant and established stand of trees along Leonay Parade, which are part of the established local character of the area and significantly contributes to neighbourhood amenity, should be re-considered.
3. The Leonay Parade vegetation is mapped as being River Flat Eucalypt Forest which is an endangered ecological community and Council acknowledges the submitted flora and fauna assessment. Council maintains that the retention of this vegetation is important for amenity and community wellbeing as well as for maintaining biodiversity and ecosystem health in our city.
4. Although being primary DA matters, there are further elements to be considered in determining the suitability of the proposal in the context of the site, being:
 - a. It is important that the proposed development is not excessive and is compatible with the existing grain and form of development in the locality. In this regard please re-consider the proposed widths of the duplex forms.
 - b. It is important that the streetscape presentation is not monotonous and is compatible with the locality's character. In this regard please re-consider the streetscape presentation of the duplex forms.

- c. To enable a reduced number of driveway crossings and enable sufficient areas for landscaping consistent with the established garden setting of the locality it is recommended that the proposed site proportions are re-considered, in particular the depth of the site so as to enable a larger front setback with a shared driveway configuration.
- d. Other matters for consideration include:
 - i. Siting of dwellings relative to the golf course needs to ensure safety for residents in terms of stray golf balls and the like.
 - ii. On-site communal waste storage and bulky waste storage areas will be required as per Penrith DCP 2014.
 - iii. Provision is to be made for on-site visitor car parking.
 - iv. A contamination assessment report will be required if previous investigations have not demonstrated the subject site is suitable for residential purposes. If remediation works are required, consent should be sought concurrently with the DA (all remediation works require consent in the Penrith LGA due to the provisions of SEPP 55 and SREP 20).
 - v. An access report will be required with all recommendations reflected in the architectural plans.
 - vi. Council's WSUD Policy applies to the proposal. A WSUD strategy and MUSIC modelling will be required.

Should you have any questions please contact me.

Thank you,

Joel Carson
Senior Planner

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PENRITH
CITY COUNCIL



From: Tessa Parmeter
Sent: Friday, 28 April 2017 2:58 PM
To: Abdul Cheema <Abdul.Cheema@penrith.city>
Subject: Application for a site compatibility certificate - seniors housing - Leonay Golf Club (email 1 of 2)

Hi Abdul

The Department has received an application for a seniors housing site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 at Leonay Golf Club (Lot 110 DP 1135581). A copy of the application is attached, and an additional email will be sent with further attachments.

A copy of the letter and application is also being posted to Council. If we could please have any comments within 21 days of receipt of this letter, it would be appreciated.

Please contact me if you would like to discuss the application.

Thank you.

Kind regards

Tessa

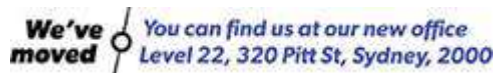
Tessa Parmeter

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