

Mark Yee

From: Natalie Stanowski <natalie.stanowski@penrith.city>
Sent: Thursday, 21 November 2019 4:48 PM
To: Mark Yee
Cc: Abdul Cheema; Natasha Borgia
Subject: SSC comments 1A Leonay Parade, Leonay

Hi Mark,

Please find below Council's comments in relation to the site compatibility certificate (SSC) for 1A Leonay Parade, Leonay.

Council's development services team currently has an active development application for seniors housing dwelling on the subject site (DA18/0663). It is our understanding that a SSC was previously issued for the subject site in July 2017. This certificate has now lapsed, therefore a new application for a certificate has been lodged.

We understand that a number of matters raised previously in the SCC are being addressed and assessed through the current DA.

It is also our understanding that a cumulative impact assessment is not currently required for this application, unless the panel requests such an assessment. This application does not seek any further additional dwellings, sought in the original (now lapsed) SSC.

Our response to the Clause 25(5) of SEPP (Housing for Seniors or People with a Disability) 2004 is as follows:

(i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development

The proposal has the potential to impact significant and established vegetation located along Leonay Parade, that currently separates the golf course from the street and residences opposite. Any future development must have regard to this vegetation, to incorporate existing trees into the development as far as possible and ensure future landscaping provides significant native vegetation in the form of appropriate landscaping to all interfaces.

The land is not identified as bushfire prone land, nor is the land impacted by flood related development controls.

The proposal is located opposite existing low density residential dwellings and the golf course. Any future development must be responsive and compatible to both land uses. This includes impacts on future traffic movements/driveway from the development and the potential impact of golf balls on the dwellings.

(ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the relevant panel, are likely to be the future uses of that land,

The future uses of the subject site are unlikely to change from private recreation (golf course). Council's current land use studies and strategies do not identify any future change to this existing land use.

(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,

Services and infrastructure are available within the broader locality of Leonay and Emu Plains to meet the demands of any future residents, however the applicant should demonstrate, pursuant to clause 26, that future residents have the ability to safely access bus stops in the vicinity of the development. Currently, there is no footpath on the development side of the road and the heavy vegetation impacts visibility and manoeuvrability.

- (iv) **in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,**
The subject site is zoned RE2 Private recreation and is currently used as a golf course. The development should not impact the function of the golf course, where designed accordingly. The proposal should ensure that there are no conflicts between any future development and the existing recreation uses.
- (v) **without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,**
The proposal is generally consistent with the character of residential accommodation in the vicinity of the site in respect to bulk and scale. The built form is typical for the locality.
- (vi) **if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the [Native Vegetation Act 2003](#)—the impact that the proposed development is likely to have on the conservation and management of native vegetation,**
The proposal shall ensure compliance with the Native Vegetation Act and the Threatened Species Conservation Act 1995.
- (vii) **the impacts identified in any cumulative impact study provided in connection with the application for the certificate, and**
No such study has been provided with the proposal. The proponent should ensure that the cumulative impacts of the proposal have been suitability addressed.

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