

MEMORANDUM

Reference: DA21/0361
 To: Penrith Local Planning Panel
 From: Lawrence Ligato – Senior Building Surveyor
 Date: 21 June 2021
 Subject: Demolition of Existing Building at 7 Reserve Street Penrith

I refer to the subject development proposal and the related assessment report that is scheduled for consideration by the Penrith Local Planning Panel on 23 June 2021.


This memorandum provides a response to questions from the Local Planning Panel ahead of the upcoming Local Planning Panel meeting.

No.	Question	Response
1	<i>What is preventing the proposal being Exempt/Complying?</i>	The proposed demolition is not considered Exempt Development under Subdivision 13 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The proposal may have been assessed as Complying Development under Part 7 (Demolition Code) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, however, the applicant chose to obtain approval through lodgement of a Development Application.
2	<i>Do Council normally require details/concept of a new building when demolition is proposed – are there any controls encouraging this?</i>	No – there are no controls regarding this.
3	<i>Is there any information on why the building is being demolished without a replacement?</i>	The submitted SOEE states that the site has a history of vandalism, homelessness, and anti-social behaviour with fencing unable to secure the site long term, therefore demolition is being pursued. A site inspection has confirmed that the building in its current state is not safe to occupy.

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Furthermore, please note that there is an error in condition 2 and the condition has been amended to be worded as below:

The existing building on 7 Reserve Street PENRITH NSW 2750 is to be demolished as part of the approved work.



Lawrence Ligato
Senior Building Surveyor