

MEMORANDUM

Reference: DA21/0163

To: Penrith Local Planning Panel

From: Robert Walker – Senior Development Assessment Planner

Date: 20 July 2021

Subject: Demolition of Two Sheds, Removal of 36 Trees, Construction of a (New / Additional Multi-Purpose) School Hall, Construction of a (Maintenance Type) Shed, Relocation of Existing Gas Tanks and Associated Earthworks and Landscaping at 115-119 Great Western Highway, Emu Plains

I refer to the subject development proposal and the related assessment report that is scheduled for consideration by the Penrith Local Planning Panel on 21 July 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>Is SEPP 19 relevant as the site adjoins an Open Space zone?</i>	The land adjoining the site zoned 'RE1 – Public Recreation' (located to the south-east of the proposed development, at No. 127 Great Western Highway, Emu Plains) is free of any bushland. Accordingly, there are no relevant provisions of State Environmental Planning Policy No. 19 – Bushland in Urban Areas, which apply to the subject application.
2	<i>It is noted the arborist and ecologist made recommendations and there are conditions. Confirm all recommendations by the applicant's own consultants are reflected in conditions.</i>	Consideration was given in the assessment of the application to the both the accompanying Arboricultural Impact Assessment Report and Flora & Fauna Assessment Report. The recommended conditions have been developed following the assessment, which included input from Council's 'Environmental – Biodiversity' and 'Environmental Management' officers, and consultation with Council's Tree Management Officer.
3	<i>Any feedback on conditions by Crown applicant?</i>	The Applicant has recently provided approval, pursuant to Section 4.33 of the Environmental Planning & Assessment Act 1979, to the imposition of the



MEMORANDUM

		recommended conditions (refer to attached email).
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Robert Walker
Senior Development Assessment Planner