



MEMORANDUM

Reference: DA20/0367
To: Penrith Local Planning Panel
From: Lauren Van Etten – Development Assessment Planner
Date: 6 April 2021
Subject: Demolition of Existing Structures & Construction of Seniors Housing Development including Five (5) Self-Contained Dwellings at 8 Linksvue Avenue Leonay

I refer to the subject development proposal and the related assessment report that is scheduled for consideration by the Penrith Local Planning Panel on 7 April 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	How many extra trees are required by Condition No. 54	<p>Condition 54 requires the planting of 4 additional trees along the southern boundary to compensate for the trees proposed / required to be removed.</p> <p>This is in addition to at least 4 trees that are proposed to be planted elsewhere within the site, as per the landscape plan.</p> <p>Subject to this condition, the 8 trees proposed in total will adequately compensate for the 8 trees to be removed.</p>
2	Confirm Tree 10 to be retained by recommended conditions.	<p>The trees to be retained are T1, T2, T7, T10, T14, T15, N02 and N03. It is noted the assessment report states that 6 trees are to be retained on the property however Council's Arborist has since confirmed T12 can also be retained as per the recommendations within the arborist report. Therefore, 7 trees are to be retained on the property.</p> <p>Please find attached proposed amendments to Condition 61, 62 and 63 for consideration by the Panel.</p>

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		These amended conditions stem from further review by Council's Tree Management Officer.
3	Confirm no trees on adjoining sites are to be removed (the site plan indicates red circles on trees adjoining to the west – N02 and N03)	N02 and N03 are to be retained. Reference is made to the landscape plan, drawing number L1, which includes a legend identifying tree protection zones for trees to be retained.
4	Are cars able to pass when entering / exiting garage spaces to units 4 and 5	Based on the swept path within the traffic report, Council's Development Engineer confirmed that cars are not able to access the garages of units 4 and 5 simultaneously. Rather, there is space within the common driveway for one car to wait while the other manoeuvres. Council's Development Engineer raised no objections in this regard.
5	Please provide a copy of the proposed first-floor plan	Please find attached the first floor plan for Unit 2.
6	Recommended Amendment to Condition 1 – Additional Plans	Please find attached the demolition and erosion and sediment control plan(s) to be stamped and incorporated into Condition 1.

RECOMMENDED Revised Conditions:**Amend Condition 54**

Prior to the issue of a Construction Certificate, the landscape plan is to reflect the addition of 4 x trees which are to be provided within the southern setback with a mature effective height of 8m. These trees are to be deciduous to limit the shade in winter particularly to adjoining properties. All boundary fencing shall be timber paling and all balustrade fencing shall be timber picket fences. A balustrade shall be provided to the private open space of Unit 2.

Amend Condition 61

Prior to issue of a Construction Certificate amendments in design are to be undertaken to comply with Recommendations 1, 2 & 3 of the Tree Protection Plan (Specifications) as provided in the Arboricultural Impact Assessment Report (2020 Redesign), prepared by the Arborist Network, author Mark Hartley, Report No CD2001B, dated 9 June 2020 (page 10 of 32).

MEMORANDUM

- a. The Tree Protection Plan (Specifications) and Tree Protection Plan (Drawing) shall be amended to include the retention of Tree 12 as detailed in the abovementioned report.
- b. Design of the retaining wall adjacent to Trees 1, 2 and 7 (numbering in accordance with the abovementioned report) shall be constructed so that strip footings are not required and preferably using post and rail construction methods. Natural ground levels are to be retained within the Tree Protection Zone of trees to be retained [Page 11 of 32, Point 16 of the Tree Protection Plan (Specifications)].
- c. All construction plans are to be in accordance with the requirements of this condition, with all trees to be retained and protected together with their relevant Protection Zones marked on all demolition and construction drawings.

Amend Condition 62

Prior to the commencement of any works, an Arborist with a minimum AQF (Australian Qualification Framework) Level 5 shall be engaged for the duration of the approved works to ensure that tree protection measures on the site are implemented and complied with as per the Tree Protection Plan (Specifications) and Tree Protection Plan (Drawing) as provided in the Arboricultural Impact Assessment Report (2020 Redesign), prepared by the Arborist Network, author Mark Hartley, Report No CD2001B, dated 9 June 2020 and the conditions contained in this consent.

- a. The Project Arborist shall clearly identify those trees to be removed (Trees 3, 4, 5, 6, 8, 9, 11 & 13) as detailed in the arborist report.
- b. The project Arborist shall ensure that all tree removal works comply with the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW) and Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia 2016).

The appointed Project Arborist shall:

- a. Ensure that the appropriate Tree protection measures are imposed on the site as per the approved Tree Protection Plan (Specifications) and Tree Protection Plan (Drawing) and any relevant conditions of consent.
- b. Undertake inspections not less than monthly and at the critical checkpoints listed in the Tree Protection Plan (Specifications) (Point 27, page 12 of 32, Arboricultural Impact Assessment Report (2020 Redesign), prepared by the Arborist Network, author Mark Hartley, Report No CD2001B, dated 9 June 2020 (page 10 of 32).
- c. Ensure all TPZs are maintained as per AS 4970 - 2009, Section 4.6. Access to the TPZ is permitted to undertake necessary maintenance such as mowing, watering & weed control.
- d. Keep a written record (e.g. field notes and photos) to provide evidence of compliance with the approved Tree Protection Plan (Specifications) and Tree

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Protection Plan (Drawing) at times when they are present on site and when inspection at critical checkpoints is required.

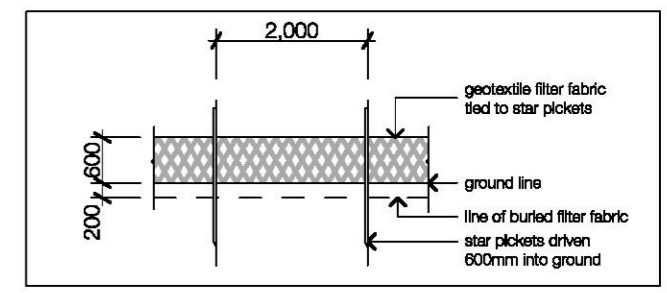
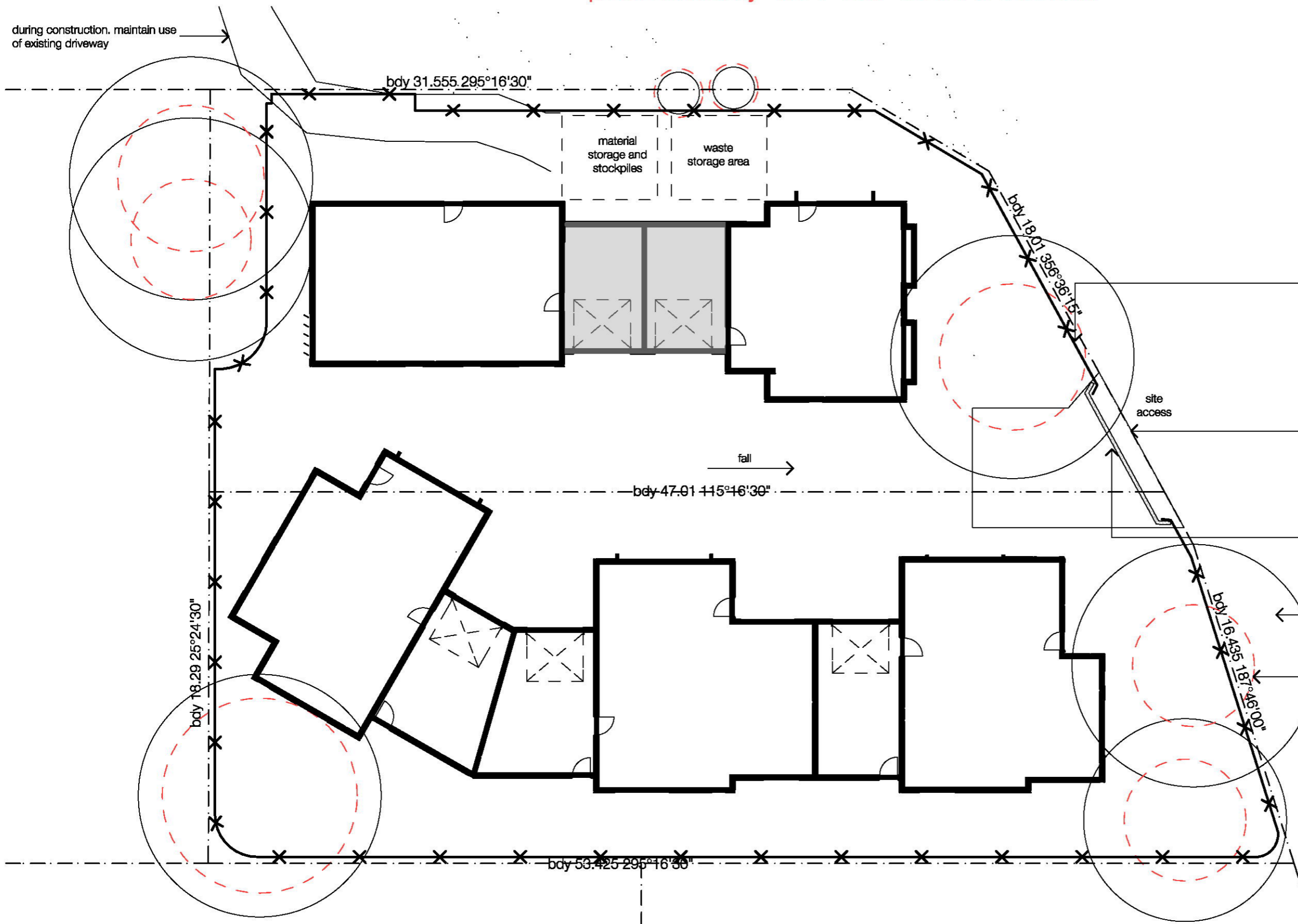
- e. Forward the written record of inspection to the Principal Certifying Authority within 1 week of that inspection occurring.
- f. Where there is a breach of the Tree Protection Plan, the project arborist must specify any remedial works and the timeframe in which these works must be completed.
- g. If an inspection reveals that there has been a significant breach of the Tree Protection Plan (specifications), inspections from then on must be carried out weekly.

Amend Condition 63

The Project Arborist shall also be required to be present on site to supervise when:

- a. There are works undertaken within an area designated by a Tree Protection Fence
- b. Any in ground work within a TPZ is to be undertaken (fenced or unfenced)
- c. There is a requirement for a change the alignment of tree protection fences, and
- d. At any other times that the approved Tree Protection Plan (Specifications) and Tree Protection Plan (Drawing) prescribes.

preliminary not for construction



erosion & sediment control fence

note: all sediment, waste & materials to be kept clear of footpaths and neighbouring properties

erosion and sediment control fence to perimeter of site boundary (as per detail above)

new driveway location and footpath, ensure that appropriate barriers in place for construction

diversion bank and truck wash down bay at entry to site

nature strip to be kept clear at all times, retained and undisturbed

contractor to provide tree protection measures to all retained trees in accordance with arborist report

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- general notes**
- figured dimensions take precedence over scaled drawings
 - contractors to check and verify all levels datum and dimensions on site
 - all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SAA codes
 - conflicting information to be brought to notice of the architect and clarification sought before processing with any works
 - all drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.

finishes

BDRY	boundary	FB	face brick
BOE	brick on edge	FC	fibre cement
BPB	bagged paint brickwork	FFL	finished floor level
CGR	corrugated steel roof	F	food glass
CF	colorbond fascia	FGL	finished ground line
CFC	comp. fibre cement	GM	gas meter
CONC	concrete	HWS	hot water service
CJ	control joint	PB	plasterboard
CT	ceramic tile	PCR	painted cement render
CPT	carpet	PFB	painted face brick
CRT	concrete roof tile	PFC	painted fibre cement
COG	colorbond quad gutter	PWB	painted weatherboard
DP	downpipe	SC	solder course
DP&S	downpipe & spreader	TFB	timber floor boards
EGL	existing ground line	TTC	tarmacotta roof tile
EMB	electrical meterboard	WM	water meter

fixtures

b	basin	rh	rangehood
b/head	bulkhead	sc	solid core door
cs	cavity sliding door	sh	soap holder
cdy	dryer	ss	stainless steel sink
dw	dishwasher	st	stove
edf	exhaust fan	shwr	shower
fr	freezer	t	tub
fw	floor waste	tr	towel rail
hc	hollow core door	trh	toilet roll holder
hr	handrail	typ.	typical
lb	letterbox	wc	water closet
m	mirror	wm	washing machine
mw	microwave	v	vinyl
oh	overhead	vp	vent pipe
p	pantry	uo	under bench oven
ref	refrigerator	wc	wall oven

date **issue** **amendment**

22/5/20	AA	issue for consultant co-ordination
5/6/20	AB	ISSUE FOR DA

erosion & sediment control

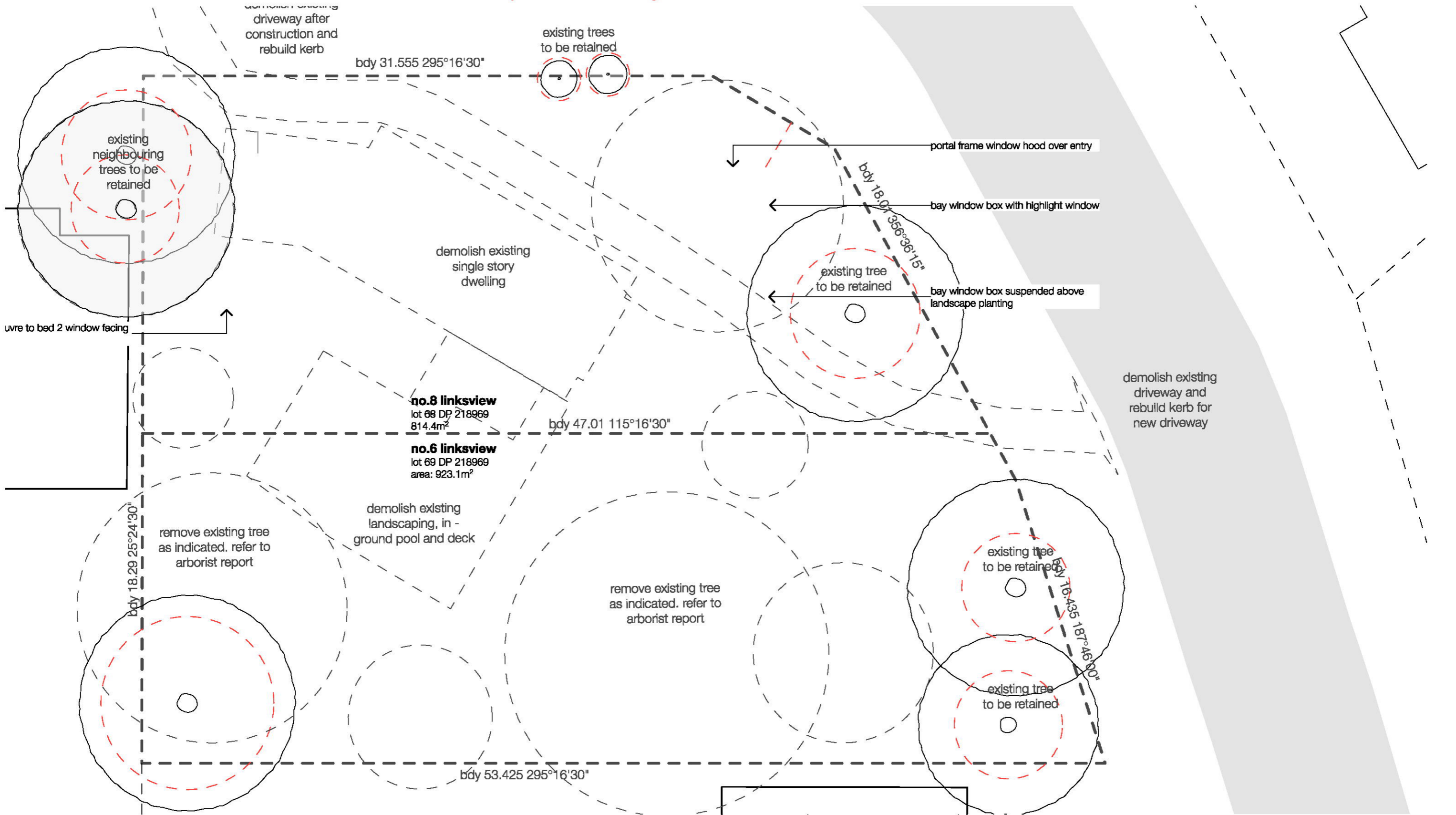
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3

DA 0101

issue AB

preliminary not for construction



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hc	hollow core door	trh	toilet roll holder
hr	handrail	typ	typical
lb	letterbox	wc	water closet
m	mirror	wm	washing machine
mw	microwave	v	vinyl
oh	overhead	vp	vent pipe
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ref	refrigerator	wo	well oven

date

22/5/20
5/6/20

issue amendment

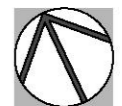
AA issue for consultant co-ordination
AB ISSUE FOR DA

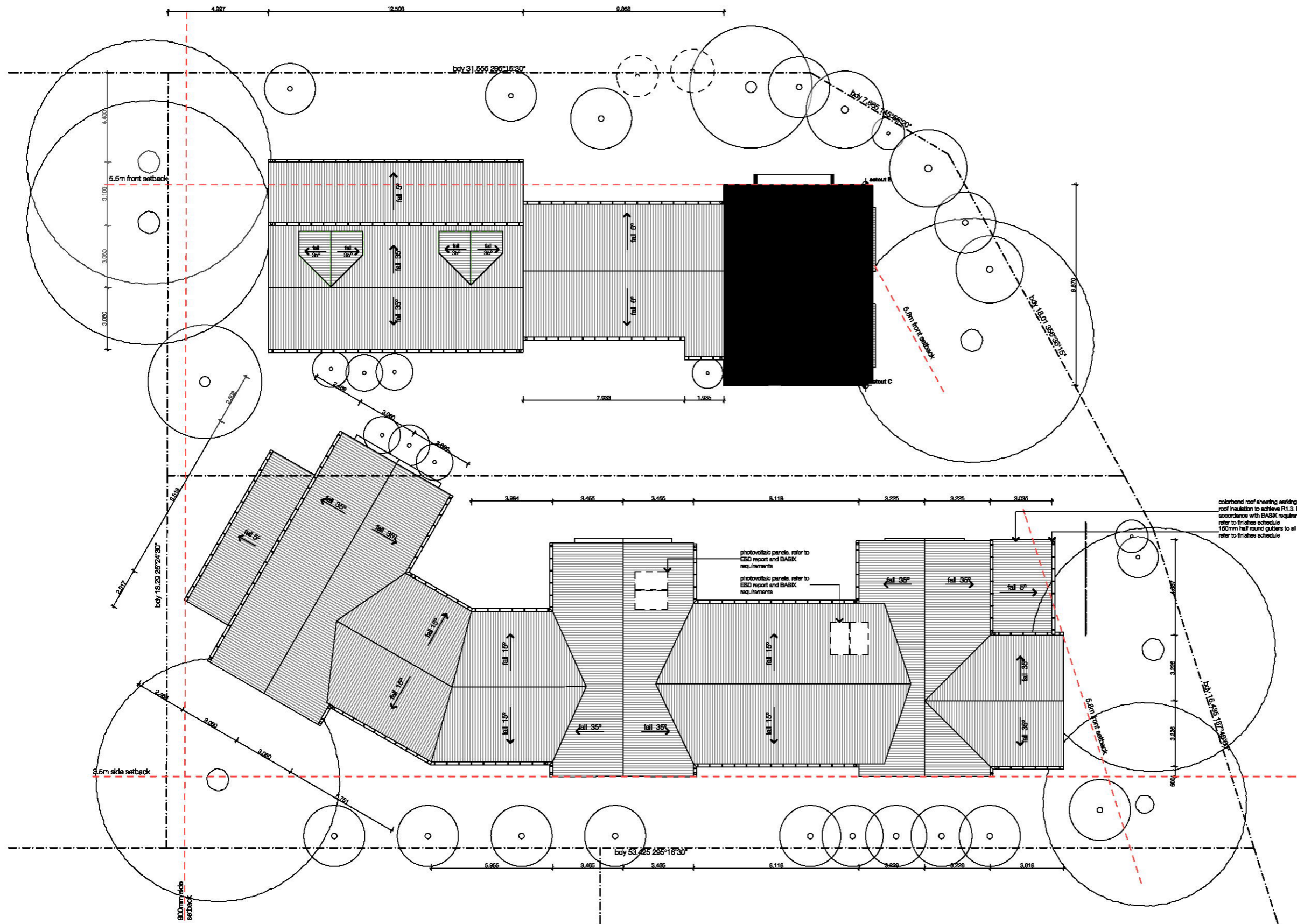
title

demolition plan

multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3





colorbond roof sheeting asking and roof insulation to achieve R1.5 in accordance with BASIX requirements. refer to finishes schedule 100mm half round gutters to all roofs. refer to finishes schedule

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issue

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amendment

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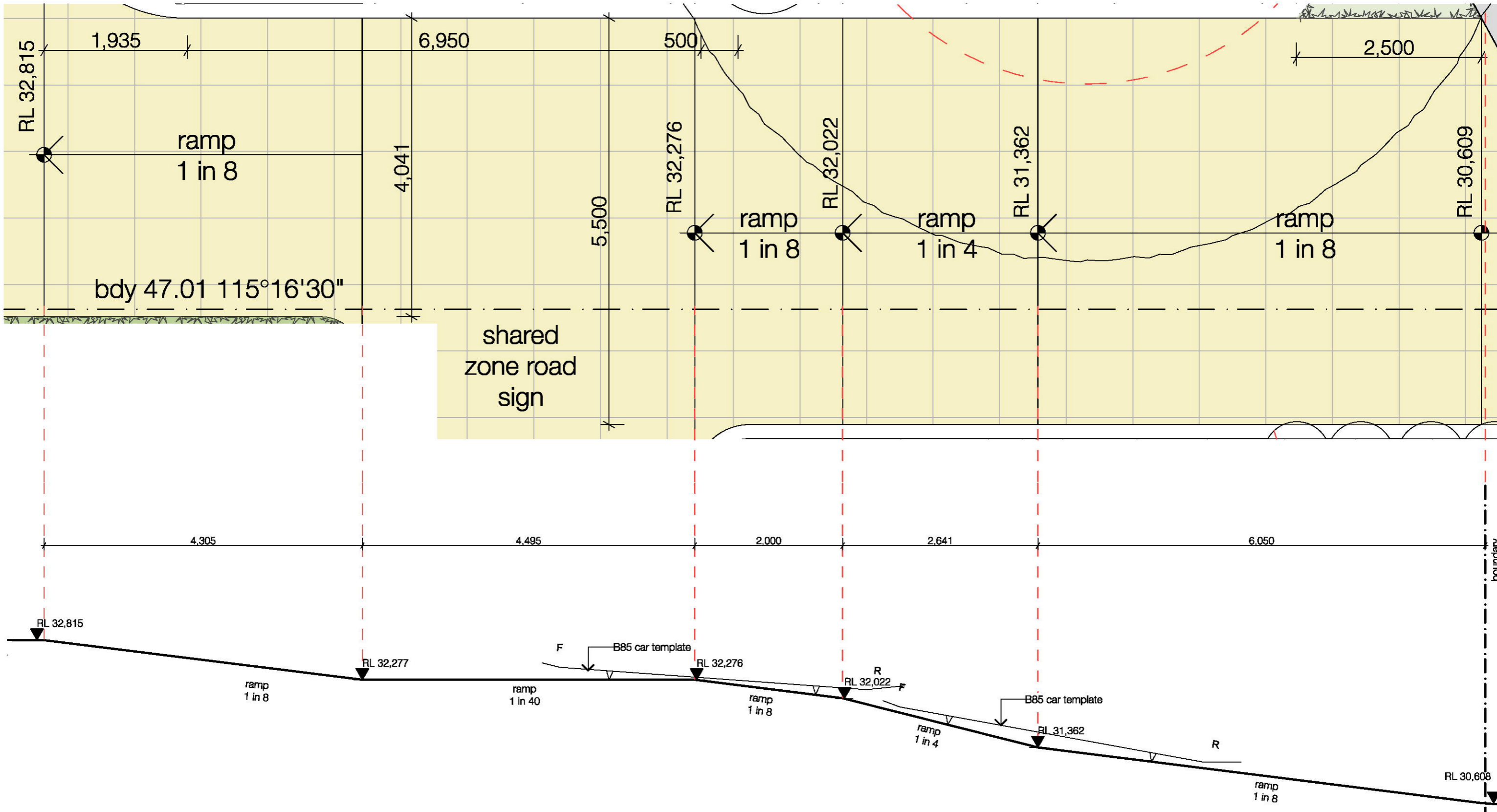
title

level 1 plan
multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:200 @ a3

DA 1101
issue AB

preliminary not for construction



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date	issue	amendment
22/5/20	AA	issue for consultant co-ordination
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title

driveway section

multi-dwelling development
glenstone group | 8 linksview ave, LEONAY

project ref: GLE18074
drawn: TG | SL
checked: AE
scale: 1:50 @ a3



DA
9200

issue
AB