



22 June 2022

Mr Alexander Scott  
A/Director  
Freight Assessment and Management

Dear Mr Scott,

**Helipad Penrith Lakes (DA21/15298)**

I refer to the above Application currently before the Independent Planning Commission (**Commission**) for determination.

Following the questions posed by the Commission to the Department of Planning and Environment (**Department**) during its meeting with the Commission on 20 June 2022, the Commission would be assisted by the Department providing a response to the following questions:

1. Permissibility

- a) Beyond public access, what does the Department consider are the fundamental differences between a heliport and helipad? Please provide further detail in relation to how the Department is satisfied the proposal is a permitted use.
- b) Does the Department agree with all of the reasoning regarding the permissibility of the use put forward by the Applicant in the Supporting Legal Advice at Appendix P to the EIS? If not, which elements of that reasoning does the Department not agree with?

2. Hours of Operation

- a) The Commission notes the various acoustic assessments for this Project were prepared for hours of operation from 7am to 10pm. However, the recommended conditions allow operations from 6am to 10pm. Please clarify how sleep disturbance matters were considered for the conditioned hours of operation, in particular, from 6:00am to 7:00am.

3. Aboriginal Cultural Heritage

- a) The Commission notes an Aboriginal Heritage Due Diligence Assessment was provided to support this Application. How did the due diligence process confirm for the Department that there will be no impacts on tangible or intangible Aboriginal Cultural Heritage significance at the site or Aboriginal cultural heritage values? Further to this, on what basis did the Department waive the requirement for an ACHAR to be undertaken?

4. Flooding

- a) The Department notes the SEPP (Western Sydney Parklands) 2021 sets the flood planning level for the Site and that the proposed development is above this level.

Please confirm what the flood planning level is for this Site and what portions of the site are above that level?

- b) Noting the above question in relation to the flood planning level, can the Department confirm that recommended conditions F19 and F20 require all chemicals, fuels and oils to be stored above the flood planning level?

5. SES engagement

- a) Noting that the proposal would be an emergency hub, and is subject to flood risk, did the Department seek comment from the SES as to the site's suitability?

6. Tourism South Precinct

- a) What proportion of this precinct does this site take up? Will this development preclude the development of the remainder of the site for other uses and buildings permitted in the land use table?

7. Penrith City Council Green Grid Strategy

- a) Provide further detail of the Department's consideration of Penrith City Councils' Green Grid Strategy and the proposed pedestrian link between Great West Walk in Cranebrook and the Great River Walk through the Penrith Lakes site.

Please provide a written response by 5pm on **Monday, 27 June 2022**.

This letter and your written response will be made publicly available on the Commission's website.

If you require any clarification in relation to this request, please contact Ms Casey Joshua on 8289 6913 or [casey.joshua@ipcn.nsw.gov.au](mailto:casey.joshua@ipcn.nsw.gov.au).

Yours sincerely



Ms Casey Joshua

**Acting Planning Director**