

Your reference: SSD 5348
 Our reference: ECM 4396078
 Contact: Robert Craig
 Telephone: (02) 4732 7593



4 November 2013

Ms Megan Fu
 Major Projects Assessment
 NSW Department of Planning & Infrastructure
 GPO Box 39
 SYDNEY NSW 2001



Dear Ms Fu

State Significant Development Application for Stage 3A Subdivision of North Penrith Defence Site (SSD-5348)

I refer to the Department's letter dated 6 September 2013 seeking comment from Penrith City Council regarding the subject State Significant Development Application.

Council officers have reviewed the Environmental Impact Statement and accompanying plans and reports submitted with the application. Comments and recommended conditions of consent in relation to key assessment issues for the proposal are detailed below.

Station Plaza

- The access between the station and the new plaza relies solely on the existing station elevator and staircase and consequently there is scope for better integration, particularly from the upper concourse, to take advantage of aspect, views, etc, as well as the eventual integrated north-south connection across the Station Precinct. While it is acknowledged that discussions are ongoing with Transport for NSW regarding the future configuration of the Station Precinct, it needs to be demonstrated that the plaza design could be adapted in the future to accommodate the future north-south connection.
- While it is also acknowledged that it may be some time before there is any station upgrade undertaken, in the interim period some improvement of the area should include lighting under the stairway to improve the appearance and safety of that space. Train service information boards could also be provided in the plaza to update residents and commuters regarding train services.
- Temporary hoardings shall be provided to frame the edge of the plaza as well as providing vertical elements and shade. Vertical elements are needed to balance the emphasis on the flat plane as well as to provide a reference to the high station concourse at the southern end.
- Provision shall be made for bicycle parking.
- The design shall be certified as DDA complaint.
- The pedestrian threshold should not be raised due to safety issues

ENGLISH	If you do not understand this, please contact the Telephone Interpreting Service on 131 450 and ask them to contact Penrith City Council on your behalf on (02) 4732 7777. Or come to the Council offices and ask for an interpreter.
ARABIC	إذا لم يكن بإمكانك قراءة النص أعلاه، الرجاء الاتصال بخدمات الترجمة الفورية الهاتفية (TIS) على الرقم 131 450 والطلب منهم الاتصال بدورهم بمجلس مدينة بنريث نيابة عنك على الرقم 4732 7777 (02). أو يمكنك الحضور إلى المجلس وطلب ترتيب مترجم فوري لك.
CHINESE	如果您无法阅读这些文字，请致电 131 450 联系电话传译服务中心，请他们代您拨打 (02) 4732 7777 联系 Penrith 市议会。您也可以亲自到市议会来并要求获得口译服务。
GREEK	Αν δεν μπορείτε να το διαβάσετε αυτό, τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δήμο Penrith (Penrith City Council) για λογαριασμό σας στον αριθμό (02) 4732 7777, ή ελάτε στη Δημαρχία και ζητήστε διερμηνέα.
HINDI	यदि आप इसे नहीं पढ़ पाते हैं, तो कृपया 131 450 पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे कहें कि वे आपकी ओर से पेनरथि सिटी काउंसिल से (02) 4732 7777 पर संपर्क करें. या आप काउंसिल आएँ और एक दुभाषिय की माँग करें.
ITALIAN	Se non riuscite a leggere questo, contattate il servizio telefonico di interpretariato al numero 131 450 e chiedetegli di contattare da parte vostra il comune di Penrith City al numero (02) 4732 7777 oppure venite in comune e richiedete un interprete.
MALTESE	Jekk ma tistax taqra dan, jekk jogħġbok, ikkuntattja lit-Telephone Interpreting Service fuq 131 450 u itlobhom biex jikkuntattjaw Penrith City Council f'ismek fuq (02) 4732 7777. Jew ejja l-Kunsill u itlob għal interpretu.
PERSIAN	اگر نمی توانید این مطلب را بخوانید، لطفاً به خدمات ترجمه تلفنی به شماره 131 450 زنگ بزنید و از آنان بخواهید با شورای شهر پنریت Penrith City Council به شمار ه 4732 7777 (02) از جانب شما تماس بگیرند. یا اینکه به شهرداری Council آمده و مترجم بخواهید.
SINGHALESE	ඔබට මෙය කියවීමට නොහැකි නම්, කරුණාකර දුරකථන අංක 131 450 ඔස්සේ දුරකථන පරිවර්තන සේවාව (Telephone Interpreting Service) අමතා ඔබ වෙනුවෙන් දුරකථන අංක (02) 4732 7777 අමතා පෙත්රින් නගර සභාව (Penrith City Council) හා සම්බන්ධ කර දෙන ලෙස ඉල්ලා සිටින්න. නැතිනම් නගර සභාව වෙත පැමිණ හඟා පරිවර්තකයකු ලබා දෙන ලෙස ඉල්ලා සිටින්න.
TAMIL	இதை உங்களால் வாசிக்க இயலவில்லை என்றால், 'தொலைபேசி உரைபெயர்ப்பு சேவை'யை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்ரித் நகரவை'யுடன் (02) 4732 7777 எனும் இலக்கத்தில் உங்கள் சார்பாக தொடர்பு கொள்ளுமாறு கேளுங்கள். அல்லது நகரவைக்கு விஜயம் செய்து உரைபெயர்ப்பாளர் ஒருவர் வேண்டுமெனக் கேளுங்கள்.
VIETNAMESE	Nếu quý vị không thể đọc được thông tin này, xin liên lạc Dịch Vụ Thông Dịch Qua Điện Thoại ở số 131 450 và yêu cầu họ thay mặt quý vị liên lạc với Hội Đồng Thành Phố Penrith ở số (02) 4732 7777. Hoặc hãy tới Hội Đồng và yêu cầu có thông dịch viên.

particularly for the vision impaired.

- Landscaping shall be provided with consideration to the position of lighting so that mature planting does not reduce lighting levels.
- Graffiti-resistant coatings shall be applied to sandstone and other surfaces to prevent damage caused by tagging.
- Public seating and other proposed street furniture shall be sturdy to prevent malicious damage. This includes litter bins which shall be provided at key activity nodes (e.g. bus stops, seating, outside kiosk, etc) to minimise litter.
- External lighting levels shall be in accordance with AS/NZ 1158. P3 category lighting shall be provided to the station plaza and adjoining footpaths and cycle ways to enhance security for users, particularly as future access will be provided to car parking areas, the train station and bus stops.
- Signage shall be provided to indicate the location of facilities, hours of use and emergency contact information.
- Prior to the issue of a Construction Certificate, detailed plans and specifications for the Station Plaza, including materials, finishes, landscaping, lighting and the like shall be submitted and approved by Council.

Kiosk Facility

- The subject Development Application should not be restricted to the built form only of the kiosk. Consent for the proposed use of the kiosk should form part of the subject proposal.
- Council is exploring a number of program-based funding options for the kiosk facility. Council's Property Department may consider part funding the kiosk but beforehand would need to review a business plan and consideration of the viability of the kiosk given future competition from adjoining uses.
- The kiosk building (including toilets) shall be well lit with sturdy under-awning lighting provided to achieve lighting levels in accordance with relevant Australian Standards. Internal lighting shall also be provided.
- The toilet facilities shall be fitted with sturdy locks so that they can be securely locked after hours and to prevent opportunities for malicious damage. Stainless steel fixtures are recommended. MLAK locks shall be fitted to the accessible toilet to enable access only for persons with a disability.
- Toilet cubicle doors shall be fitted to remain open when not in use so that people can clearly observe the cubicle prior to entry and vice versa. These design principles have been applied in Council's own Public Toilet Replacement Program and promote safer use of public amenities.

Water Cycle Management

- The development shall be undertaken in accordance with the proposed management actions outlined in the 'North Penrith Stages 2B-3B Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques' dated 17 October 2012 and prepared by J. Wyndham Prince.

Noise Impacts

- Noise impacts on future proposed residential developments from traffic

noise, the kiosk and other commercial/retail uses within the area have not been identified or considered in the application documentation. It is recognised that the siting, layout and configuration of future built form for the subdivision has not been confirmed, however it should be noted that future noise impact assessment will be required when development consent is sought for such uses.

Waste Management

- Access to future commercial and multi-unit residential developments needs to be taken into consideration for waste and recycling collections. Development design needs to include accessible waste and recycling infrastructure for both residents and tenants and for collection contractors. A minimum of 66% (or more) of waste is required to be diverted from landfill through recycling, composting or alternative processes to meet State Government targets and to meet the intent of Council's Waste Strategy.

It is strongly recommended that the key assessment issues are addressed prior to determination of the application and that the recommended conditions of consent are imposed should approval of the application be granted.

Thank you for providing Council with the opportunity to comment on this proposal. Should you require any further information or would like to discuss the matters raised in Council's submission further, please do not hesitate to contact me on (02) 4732 7593.

Yours sincerely



Robert Craig
Principal Planner