



CREATIVE**PLANNING**SOLUTIONS

Statement of Environmental Effects

Section 96(1A) Modification to Development Consent No. S38/1/95
Proposed maintenance shed and associated compound

Sydney International Regatta Centre
153-233 Old Castlereagh Road, CASTLEREAGH NSW 2748
Lot 21 in Deposited Plan 1092147

Project No: C238
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1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to the Department of Planning and Environment (DPE) as part of a Section 96(1A) modification to development consent No. S38/1/95 approved by the then Department of Urban Affairs and Planning (DUAP) in 1995.

The proposed modifications seek consent for the construction of a maintenance shed and associated compound at the SIRC, which is located at 153-233 Old Castlereagh Road, Castlereagh. The new maintenance shed and compound is to replace an informal maintenance area which is currently comprised of shipping containers and machinery generally stored in a cleared area of the site.

Specific details of the proposed development are provided under Section 3 of this SEE.

The proposed development will provide a much needed upgrade to the SIRC that will better enable the Office of Sport to maintain one of the best rowing and sprint kayak courses in the world, as well as SIRC's event facilities including the outdoor and undercover exhibition areas, spectator pavilions, function rooms, village green, natural amphitheatre, walking and cycling tracks, and parking areas.

This SEE has been prepared by Creative Planning Solutions Pty Limited (CPS) on behalf of the NSW Government's Office of Sport, and is based on the architectural plans and information prepared by Obrien Design + Drafting and other supporting documentation included in the Section 96(1A) package.

This SEE acknowledges that pursuant to clause 8(3) of the recently amended *State Environmental Planning Policy (Penrith Lakes Scheme) 1989* (PLS SEPP), DPE cannot consent to the carrying out of development for the purposes of implementing the Penrith Lakes Scheme unless the SEE covers the matters specified in Schedule 2 of the PLS SEPP. Accordingly, this SEE has been prepared having regard to the matters specified in Schedule 2 of the PLS SEPP.

1.1 Project Team

The following project team has been formed to deliver the proposal:

Table 1. Project Team

Project Role	Company
Applicant	Office of Sport
Architect	Obrien Design + Drafting
Urban Planning	Creative Planning Solutions
Landscape Architect	Creative Planning Solutions
Engineers	Lyndsay Dynan Consulting Engineers
Surveyor	Richard Hogan & Co.

1.2 Background

The following provides a background on the development consents that have been granted for the infrastructure facilities and uses at the SIRC.

In November 1989 development consent was granted for the construction of the regatta course. The consent arrangements did not include provision for infrastructure facilities, such as boat sheds, parking areas and grandstands, and previous consents did not extend to the use of the SIRC.

As such, development application No. S38/1/95 was lodged with the then Department of Urban Affairs and Planning (DUAP) on 15 August 1995 for the ongoing use of the Sydney International Regatta Centre and associated facilities.

The following details the facilities that were proposed to permit the ongoing use of the site:

Permanent facilities proposed include a grandstand (up to 2000 seats), with offices and hospitality facilities; 3 boat sheds; boat and oar racking storage; terraced seating areas near the finish line; a control point to the island near the western bridge; finish tower and presentation pontoon/moorings; starting tower, timing towers and bow holding facilities at the starts; distance markers/turnaround areas along the course; course land markers and start pontoons; 6 boat launching pontoons; toilet/change room building near boat sheds; car parking for 60 cars and 33 trailers on the island; car parking areas to accommodate 3050 vehicles; a bus setdown and parking area; the upgrading of access points to the site from Castlereagh Road, provision of emergency access from Cranebrook Road; 2 boat ramps with mooring facilities; access road and bicycle track; lights; communications facilities and air line1.4 beneath finish line; and petrol bunding.

Proposed temporary structures for the major events include grandstands for 8000 persons; 2 boat sheds; amenities and tents.

Development consent for S38/1/95 was subsequently granted by DUAP in 1995.

On 20 October 2004, DA 85-4-2004 was approved by the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration). The approval granted Development Consent for the use of the SIRC for recreation purposes for a period of five years from the date of the consent. The proposal has been modified on one occasion as follows:

On 16 October 2009, DA 85-04-2004 MOD 1 was approved by the Acting Executive Director, Major Development Assessment which amended Condition A3 to extend the use for a further five year period from the date of the modification.

DA 85-04-2004 MOD 2 sought to delete the conditions permitting use of the site for a nominated period from the approval under Section 96(1A) of the Environmental Planning and Assessment Act 1979 (the Act), however the applicant withdrew this application.

DA 85-04-2004 MOD 3 sought approval to delete the condition permitting the use for a nominated period, in effect meaning the SIRC could be used permanently for recreational purposes. This application was approved by the Minister for Planning on 27 April 2017.

1.3 Project Justification

As required by clause 1(a) of Schedule 2 of the PLS SEPP, this SEE must provide a justification of the proposed development in the context of the PLS SEPP.

The SIRC was developed for the Sydney 2000 Olympic Games as the foundation for Penrith Lakes Parkland and a centre for sport and recreation. As identified within the Penrith Lakes Parkland – Draft Vision Plan prepared by the Office of Sport in 2014, the SIRC is a world class facility which currently attracts over 500,000 visitors a year.

Currently there are no formalised structures or facilities established at the SIRC for the maintenance of this facility. Maintenance staff are left to utilise an informal area which is currently comprised of shipping containers and machinery generally stored in a cleared portion of the site – refer **Figure 1** to **Figure 10** below.

The proposed development will provide a much needed upgrade to the SIRC that will better enable the Office of Sport to maintain one of the best rowing and sprint kayak courses in the world, as well as SIRC's event facilities including the outdoor and undercover exhibition areas, spectator pavilions, function rooms, village green, natural amphitheatre, walking and cycling tracks, and parking areas.



Figure 1 – Existing maintenance area for the SIRC.

Source: Office of Sport



Figure 2 – Existing maintenance area for the SIRC.
Source: Office of Sport



Figure 3– Existing maintenance area for the SIRC.
Source: Office of Sport



Figure 4 – Existing maintenance area for the SIRC.
Source: Office of Sport



Figure 5 – Existing maintenance area for the SIRC.
Source: Office of Sport



Figure 6 – Existing maintenance area for the SIRC.
Source: Office of Sport



Figure 7 – Existing maintenance area for the SIRC.
Source: Office of Sport



Figure 8 – Existing maintenance area for the SIRC.
Source: Office of Sport



Figure 9 – Existing maintenance area for the SIRC.
Source: Office of Sport



Figure 10 – Existing maintenance area for the SIRC.
Source: Office of Sport

2.0 Site Analysis

The following section of the SEE provides a description of the existing environment likely to be affected by the proposed development, as required by clause 1(d) of Schedule 2 of the PLS SEPP.

The subject site, which is known as the Sydney International Regatta Centre (SIRC), is located at 153-233 Old Castlereagh Road, Castlereagh. The site is within the Penrith City Council local government area. An aerial image of the subject site is provided in **Figure 11** below.

The subject site is legally described as Lot 21 in Deposited Plan 1092147, and is currently in the ownership of 'The Minister Administering the Environmental Planning and Assessment Act, 1979' as identified on the certificate of title.

Immediately adjoining the subject site to the north, west and south is unzoned land under the PLS SEPP which is currently waterway and curtilage areas of Penrith Lakes. A small portion of land to the north-west is however zoned for tourism purposes under the PLS SEPP.

To the east of the subject site is the Castlereagh Road alignment, with residential areas located beyond. It is noted however that these residential areas are approximately 2.5km east of the site for the proposed maintenance shed.



Figure 11 – Aerial image of the subject site along with the proposed location of the new maintenance shed and compound, the location of the existing informal maintenance compound and surrounding road network.

Source: sixmaps.nsw.gov.au (edited by CPS)



Figure 11A – Aerial image of the south-western corner of the subject site and the proposed location of the new maintenance shed and compound. Also shown is the land located to the southwest of the site where the new maintenance shed is to be located.

Source: sixmaps.nsw.gov.au (edited by CPS)

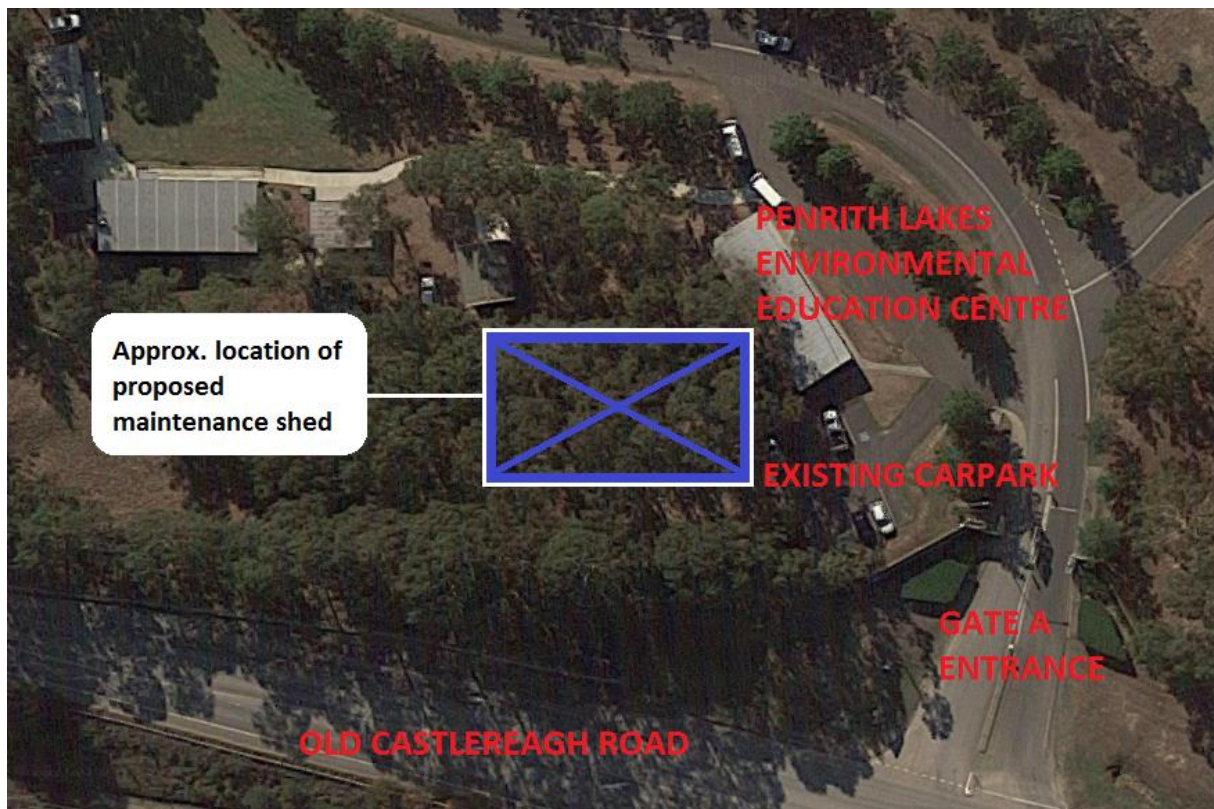


Figure 12 – Aerial image of the proposed location of the new maintenance shed and compound.

Source: sixmaps.nsw.gov.au (edited by CPS)

As indicated in **Figure 11**, **Figure 11A** and **Figure 12** above, the proposed maintenance shed and compound is to be located in the south-western corner of the SIRC, adjacent to the Gate A entrance off Old Castlereagh Road. The maintenance shed will be positioned next to a small car parking area in this location, as shown in the photographs in **Figure 13** to **Figure 16** below.

As also shown in **Figure 13** to **Figure 16** below, the existing environment at the location of the proposed maintenance shed and compound is largely a man-made landscaped area between the Old Castlereagh Road boundary and the existing buildings which accommodate the Penrith Lakes Environmental Education Centre.

As part of the design phase for the proposal, a consultant arborist has been engaged to undertake an assessment of the vegetation in the location of the proposed maintenance shed and compound. The results of the arboricultural assessment has found that the aforementioned landscaped area is made up of planted tree specimens which form a vegetative buffer to the Old Castlereagh Road alignment. Within this area, those trees located closer to Old Castlereagh Road were identified as having a higher retention value, and those to the north having a lower retention value.

This advice has informed the positioning of the proposed maintenance shed in its currently proposed location to the north of those more significant trees that are located adjacent to the Old Castlereagh Road alignment.

The following additional statements are made in relation to the description of the existing environment for the subject site. These statements have been informed by a Section 149(2) and (5) Planning Certificate which has been obtained for the site from Penrith City Council (Certificate No. 13/02144).

- The subject site is not land which includes or comprises critical habitat;
- The subject site is not land that is in a conservation area (however described);
- The subject site does not include an item of environmental heritage (however described);
- The land is not affected by the operations of Section 38 or 39 of the Coastal Protection Act 1979, to the extent that council has been notified by the Department of Public Works;
- The land is not proclaimed to be in a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961;
- The land is not affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding);
- Development on the land is subject to flood related development controls.
- The subject site is not reserved for acquisition under any environmental planning instrument;
- The land is not certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).
- The subject site is not land to which a bio banking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates.
- The subject site is not land to which a property vegetation plan under the Native Vegetation Act 2003 applies.
- Council has not been notified that an order has been made under the Trees (Disputes between Neighbours) Act 2006 applies.
- No Site Compatibility Certificates relating to seniors housing, infrastructure or affordable rental housing applies to the land.
- The land is not the subject of any matters relating to land contamination under the Contaminated Land Management Act 1997;



Figure 13 – The maintenance shed is to be located beyond the small car parking space adjacent to Gate A. Some tree removal will be required to accommodate the proposed building footprint and compound area.

Source: googlemaps.com.au



Figure 14 – The maintenance shed is to be located beyond the small car parking space adjacent to Gate A. Some tree removal will be required to accommodate the proposed building footprint and compound area.

Source: googlemaps.com.au



Figure 15 – The maintenance shed is to be located beyond the small car parking space adjacent to Gate A. Some tree removal will be required to accommodate the proposed building footprint and compound area.

Source: googlemaps.com.au



Figure 16 – The maintenance shed is to be located beyond the small car parking space adjacent to Gate A. Some tree removal will be required to accommodate the proposed building footprint and compound area.

Source: googlemaps.com.au

3.0 Proposed Development

The following provides a full description of the proposed development, as required by clause 1(b) in Schedule 2 of the PLS SEPP.

The proposed development is for the construction of a new maintenance shed and compound area. To facilitate the construction of the proposal, a number of ancillary works is required. This includes, tree removal, site grading, stormwater drainage works, compensatory tree planting, hard and soft landscaping treatments, and fencing.

Further details of the proposed development are provided as follows:

- **Site preparation works**

- To accommodate the proposed development, the removal of twenty-one (21) trees will be required. However as outlined earlier in this report, the trees to be removed are of lower significance, being planted trees to form part of a landscape buffer between the SIRC and Old Castlereagh Road. The positioning of the maintenance shed and compound has been informed on the advice of a consultant arborist so as to minimise impact on existing vegetation.
- Some site grading will be required to facilitate the proposed maintenance shed and compound. The proposed maintenance shed is to include a finished floor level (FFL) of RL22.7. This will necessitate fill up to approximately 600mm in the north-western corner of the building, and be at grade within the south-eastern corner of the building.
- The area of the compound will have a FFL between RL22.68 and RL22.5. This will necessitate around 30mm of cut within the south-eastern portion of the compound and 400mm of fill in the north-western portion of the compound area.

- **New maintenance shed – 24m x 12m – height of 8m**

- Open shed floor area with three roller doors opening out onto the compound area. The main shed floor area will include bunded chemical cabinets, pallet racking, and a small workshop with a work bench and storage cupboard. Select areas within the maintenance shed will be delineated via a 2.4m high cage. A single window is proposed on the northern wall adjacent to the small workshop. An external door is also located on the northern wall adjacent to the small workshop;
- Lunch room with kitchen. Two sliding windows are to be included to the lunch room, one window on the southern elevation, and one window on the eastern elevation. Access to the lunch room is to be made available via an external door on the eastern elevation, and also an internal door on the western side of the lunch room;
- A bathroom with shower, toilet and wash basin is located adjacent to the lunch room. This bathroom is to have a window on the northern wall;
- Separate water closet is located between the aforementioned lunch room and the bath room. This water closet is to have a window on the eastern wall;
- Workshop with work benches, storage cupboard and pallet racking. A window to this workshop is located on the northern wall;
- Storeroom with pallet racking and a roller door opening out on the compound area
- Fuel storeroom with a roller door opening out onto the compound area;

- **New compound area – 24m x 7m**

- The new compound will be a hardstand area to the south of the proposed maintenance shed. The hardstand area will have dimensions of 24m x 7m.
- A new 3m wide driveway is proposed adjacent to the existing car park to allow access to the compound area.
- A 1.2m wide pathway adjacent to the new driveway is proposed for access to the new maintenance shed.
- A 1m wide path is located along the eastern and northern elevations of the maintenance shed.
- An outdoor safety shower is located adjacent to the fuel storeroom on the southern elevation of the proposed maintenance shed.
- New 2.1m high wire fencing between the new compound area and the SIRC boundary with Old Castlereagh Road is proposed to restrict access to the maintenance area.

- **External works**

- The proposed will include a comprehensive replanting scheme to ameliorate the impact of tree loss that will result as part of the proposed development. This will include new canopy tree planting, shrub planting, ground cover planting, and CPW grass planting. For details on the proposed species selection and location of this new vegetation planting, reference should be made to the submitted landscape plan – i.e. C241_LA_01 – Rev. P1 dated 1 March 2017 prepared by CPS.
- Stormwater drainage works are included as part of the proposal. All roof water is to be directed to the surface as no gutters have been provided. All run off from pavements and the roof is directed via sheet flow to a subsurface drainage system. All pits and pipes are directed to a headwall and discharged into the existing stormwater network. For further details of the proposed stormwater drainage arrangements, reference should be made to the stormwater drainage plan submitted – Drawing No. DA03 – Rev. B dated 27 July 2017 prepared by Lindsay Dynan Consulting Engineers.

4.0 Assessment of Environmental Impacts

4.1 Section 79C(1)(a) – Compliance with Planning Instruments and Controls

The proposed modification to development consent number S38/1/95 is sought pursuant to Section 96(1A) of the Act.

In accordance with Section 96 - Modification of consent – generally the Consent Authority must consider:

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

Comment: The consent authority, being DPE has advised they are satisfied the proposed modification is of minimal environmental impact.

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

Comment: The proposal is to formalise the existing maintenance arrangements at the SIRC. The proposed Maintenance Shed is not considered a new use structure on the Sydney International Regatta Centre Site, but rather an amalgamation and formalisation of several existing structures. There will be no additional staff hired as a result of the Maintenance Shed, nor will there be additional storage with existing shipping containers etc being removed. The Maintenance shed will provide:

- Storage for vehicles and plant, already stored in various locations,
- Storage of chemicals and equipment, already stored in various locations,
- Workspace and amenities for existing maintenance staff,
- Lunch room for existing maintenance staff.

(c) it has notified the application in accordance with:

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

Comment: Noted. This will be the responsibility of the consent authority – i.e. the Minister, with DPE under delegation.

(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

Comment: Noted. This will be the responsibility of the consent authority – i.e. the Minister, with DPE under delegation.

(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 79C (1) as are of relevance to the development the subject of the application.

Comment: The environmental impacts of the proposed modification are discussed in detail in the assessment of the matters of consideration under S79C(1) further below.

State Environmental Planning Policy (Penrith Lakes Scheme) 1989

The environmental planning instrument relevant to the subject Section 96(1A) application is *State Environmental Planning Policy (Penrith Lakes Scheme) 1989* (PLS SEPP) – which was amended on 20 January 2017.

Pursuant to clause 6 of the PLS SEPP, the consent authority for the purposes of the PLS SEPP land zoned Parkland is the Minister. However it is acknowledged that the Executive Director, Key Sites and Industry Assessments, may determine the application under delegation if the relevant local council does not make an objection, a political disclosure statement has not been made, and limited public submissions in objection to the proposal are made.

The portion of the site where the proposed maintenance shed and compound is located is zoned Parkland under the provisions of the PLS SEPP. The objectives of this zone are:

- To enable land to be used for open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

The proposal is considered to be consistent with the above objectives of the PLS SEPP as the development will improve the Office of Sport's ability to maintain the SIRC open space for recreational purposes, as well as assist in the provisions of a range of recreational settings and activities at the SIRC. The minor scale of the development, appropriate design, landscaping treatments, and ongoing work by maintenance staff will help ensure the natural environment is suitably sustained for recreational purposes.

The following is an assessment of the environmental impacts of the proposed development including explanations of how the proposal seeks to minimise any impacts. This assessment has been structured in line with Schedule 2 of the PLS SEPP, with each of the clauses listed below followed by a comment by CPS on how the proposal performs against each clause.

Schedule 2 - Matters to be included in the statement of environmental effects

Part 1

The following matters:

(a) justification of the proposed development in the context of State Environmental Planning Policy (Penrith Lakes Scheme) 1989,

Comment: A justification of the proposed development in the context of the PLS SEPP is contained within Section 1.4 of this SEE.

(b) a full description of the proposed development,

Comment: A full description of the proposed development is contained within Section 3 of this SEE.

(c) a statement of the objectives of the proposed development,

Comment: The objectives of the development is to provide a maintenance facility for the SIRC that is commensurate to the scale and importance of this world class sporting and recreation centre.

(d) a full description of the existing environment likely to be affected by the proposed development if carried out,

Comment: A full description of the existing environment likely to be affected by the proposed development is contained in Section 2 of this report.

(e) identification and analysis of the likely environmental interactions between the proposed development and the environment,

Comment: The proposal is considered to be a relatively minor development, particularly when having regard to the scale of the SIRC. The built form structure will be largely non-habitable spaces for the formalised storage of maintenance equipment used for the SIRC. The maintenance shed will replace an informal open air maintenance compound that is unsealed and made up of scattered shipping containers.

As such, the improved and enhanced ability to maintain the SIRC can be seen as a positive outcome for better interactions with the environment at the SIRC. Further the decommissioning of the existing unsealed, open area maintenance area in lieu of the new formalised maintenance compound can be regarded as a significant environmental improvement to site as such factors as erosion, sediment run-off, soil contamination etc. will be ameliorated.

(f) analysis of the likely environmental impacts or consequences of carrying out the proposed development (including implications for use and conservation of energy),

Comment: The key environmental impacts of the proposal will include the removal of twenty-one (21) trees, as well as any flood implications associated with the construction of the new building.

With regard to tree removal, and as outlined earlier in this report, the proposed maintenance shed location has been carefully informed by a qualified arborist. This has been done so as to minimise the impacts on those trees with higher retention values. It is however noted that all trees to be impacted upon are identified as under-mature planted species, and as such have lower retention values.

The proposal is to include a comprehensive replanting schedule to compensate for the removal of this vegetation. Reference should be made to the submitted landscape plan for details of the proposed landscaping arrangements.

With regard to flooding, Lindsay Dynan Consulting Engineers (LDCE) have been engaged by Office of Sport to undertake the design and documentation of the proposed maintenance shed. The following comments are essentially extracts from the formal flood letter prepared by LDCE and included as part of the application to DPE.

As part of the submission, it was requested that a comment be made with regard to building on flood affected land.

In order to provide comment, LDCE requested flooding information from Penrith City Council (PCC) and NSW Department of Planning and Environment (DPE). Based on this, the following information was obtained:

- The site is located in a flood affected area.*
- It is anticipated that flood levels during the 1% Annual Exceedance Probability (AEP) event would be approximately 24.3m - 24.8m AHD.*
- As the proposed Maintenance Shed finished floor level (FFL) is 22.7m AHD, the flood level is anticipated to be approximately 1.6m – 2.1m above the FFL.*
- PCC could not provide a report outlining where the proposed flood levels were taken from, and that this report is in the process of being prepared. As such, updated flood levels cannot be provided.*

Based on the above information, and following a meeting with Tristan Stevenson of NSW OoS, LDCE propose the following approach with regard to the Maintenance Shed design.

- Provide advice outlining the impact of the proposed Maintenance Shed with regard to the current available flooding information, and*
- Prepare a Flood Emergency Response Plan that should be implemented on the site until such time as the revised flood levels are provided.*

Impact of the proposed Maintenance Shed with regard to the current available flooding information.

The proposed Maintenance Shed is not considered a new use structure on the Sydney International Regatta Centre Site, but rather an amalgamation and formalisation of several existing structures. There will be no additional staff hired as a result of the Maintenance Shed, nor will there be additional storage with existing shipping containers etc being removed. The Maintenance shed will provide:

- Storage for vehicles and plant, already stored in various locations,*
- Storage of chemicals and equipment, already stored in various locations,*
- Workspace and amenities for existing maintenance staff,*
- Lunch room for existing maintenance staff.*

As such, any risks associated with the construction of the Maintenance Shed within a flood affected area is equal to (or less than) the risks that already exist on the site.

Prepare a Flood Emergency Response Plan that should be implemented on the site until such time as the revised flood levels are provided

In the interim, until additional flood levels can be provided by PCC or DPE, a Flood Emergency Response Plan (FERP) has been prepared for the Maintenance Shed. This report has been provided separately to this letter.

This FERP is intended to provide consideration of the potential hazards and risks associated with inhabiting a facility that will be affected by the 1% AEP flood water. This report has been prepared to address the following;

- Likely flood behaviour for the site,*
- Flood readiness and warning systems,*
- Evacuation and procedures, and*

- *Effective flood access and egress to the site.*

The FERP is included as part of the application package submitted to DPE for this Section 96(1A) modification.

(g) justification of the proposed development in terms of environmental, economic and social considerations,

Comment: A justification of the proposed development is contained within Section 1.4 of this SEE.

As outlined within the Office of Sport's Penrith Lakes Scheme – Draft Vision Plan, urban parks are acknowledged as providing critical and diverse social, ecological and economic benefits to cities. They improve liveability, amenity and public health. They deliver important ecosystem services by assisting with moderating air temperatures, conserving habitat, and cleaning and storing water. They enhance community interaction and create a sense of identity and belonging. Finally, they increase amenity and property values and diversify recreational, educational, tourism and leisure opportunities.

Penrith Lakes Parkland's strongest attraction could be water based activities that cannot be provided anywhere else in the western part of the city including sailing, rowing, white-water rafting, paddle boarding and other water sports. This new parkland could also be a recreation, tourism and environmental education destination between Sydney and the Blue Mountains and complement the existing mosaic of national parks and reserves in Western Sydney.

The importance of maintaining this parkland, both now and into the future, therefore becomes ever more important.

The proposed maintenance shed will significantly improve the Office of Sport's ability to better maintain and service the SIRC. Given the SIRC is a world class public facility which currently attracts over 500,000 visitors a year, it is clear the improved maintenance arrangements for this facility will have environmental, economic and social benefits.

(h) measures to be taken in conjunction with the proposed development to protect the environment and an assessment of the likely effectiveness of those measures,

Comment: Given the relatively minor nature of the proposed works, it is anticipated that any environmental impacts resulting from the proposed development can be satisfactorily ameliorated through the imposition of DPE's standard conditions of consent, and those existing conditions of consent which apply under S38/1/95.

The proposal itself has sought to protect the environment through careful positioning of the built forms to minimise impacts on the more significant vegetation located closer to Old Castlereagh Road. Compensatory tree planting is considered to be an effective measure to offset the vegetation loss from the proposed development.

Until such time that revised flood levels are provided, the Flood Emergency Response Plan prepared by LDCE is considered to be an effective interim measure to provide consideration of the potential hazards and risks associated with inhabiting a facility that will be affected by the 1% AEP flood water.

(i) energy requirements of the proposed development,

Comment: The proposal will essentially transfer the existing informal maintenance set up at the SIRC into a new formalised maintenance shed structure and compound. The efficiencies in consolidating the maintenance facilities into a single shed and compound is considered to deliver energy efficiencies to the proposed development.

(j) any feasible alternatives to the carrying out of the proposed development and the reasons for choosing the latter, and

Comment: The alternative to formalising the maintenance arrangements at the SIRC via the proposed maintenance shed and compound would be to continue utilising the existing informal arrangements that are currently in place at the SIRC. These existing informal arrangements are depicted in photographs contained in **Figure 1** to **Figure 10** earlier in this report.

Given the status of the SIRC as a world class facility which currently attracts over 500,000 visitors a year, it is simply not feasible to continue maintaining such a facility from such poor maintenance arrangements.

There is a considerable public interest in ensuring this public sport and recreation area is maintained to a standard that is commensurate to its status as an international regatta centre.

For these reasons, the alternative of this proposal, being the ongoing maintenance of the SIRC from a in formalised compound is unfeasible.

(k) the consequences of not carrying out the proposed development.

Comment: The consequences of not undertaking the proposed development would mean that maintenance machinery and equipment is continued to be stored in an open area and unsealed environment. This is considered to have impacts on not only the natural environment, but also the occupational health and safety of the maintenance staff working at the SIRC.

Without the proper, formalised maintenance arrangements outlined within this proposal, the Office of Sport will continue to struggle to maintain the SIRC to a standard that is appropriate for an international facility that attracts over 500,000 visitors each year.

Part 2

In addition to the matters listed in clause 1, particular regard must be given to the following matters:

(a) relationship and extent of the proposed development to the completed scheme,

Comment: The proposal is not considered to have any significant negative impact on the completed Penrith Lakes Scheme. Any environmental impacts associated with the proposed development are considered to be short term, and will quickly be neutralised once the existing informal unseal and open air maintenance arrangements are decommissioned in lieu of the proposed formalised maintenance shed and compound.

The proposal is considered to contribute to the realisation of the completed scheme by improving the Office of Sport's ability to maintain the SIRC, which was developed for the Sydney 2000 Olympic Games and as the foundation for the Penrith Lakes Parkland.

(b) where appropriate, the integration of the proposed development with development previously carried out,

Comment: The proposed development is to be located within the existing SIRC at a location which has been selected so as to be efficient in terms of maintaining the facility, but also to not impede on the existing sport and recreational activities carried out at the SIRC.

Given the proposal is for the sole purpose of maintaining the existing facilities at the SIRC, it can be argued that the proposal will inherently integrate with the existing developments at the SIRC.

(c) the sequence of extraction and rehabilitation where the proposed development is for or includes an extractive industry,

Comment: The proposed development is not for the purposes of an extractive industry.

(d) unless the land is to be dedicated to the Crown, the proposed control and management of the land,

Comment: The proposal is to take place on land that is in the ownership of the Crown – refer to Section 2 of this SEE which includes more details on land ownership.

(e) the management and control of water resources including:

(i) the source of water in order to fill any lake (including the quality and quantity of water from that source),

Comment: No filling of any lakes is proposed as part of this development. Water will be sourced from the existing reticulation systems on the site.

(ii) water reticulation systems from the Nepean River to any lake, from lake to lake and from any lake to the Nepean River,

Comment: No new water reticulation systems are included as part of the proposed development.

(iii) the water quality of any lake (including the aquatic ecosystem),

Comment: The proposal is for a maintenance shed which seeks to improve the maintenance arrangements at the SIRC. This is considered to have a positive impact on the water quality of the lakes in the local area given the existing arrangements which are informal and on an unsealed area.

(iv) water treatment facilities,

Comment: The proposal does not include, nor is it considered to impact on any water treatment facilities.

(v) water depth of any lake,

Comment: The minor nature of the proposed works is not considered to impact on the depth of any lake.

(vi) flood control,

Comment: Included within the submission is a letter of flood emergency advice and Flood Evacuation Response Plan prepared by LDCE to appropriately deal with the flood hazards on site for the proposed development.

(vii) storm water control,

Comment: Stormwater drainage works are included as part of the proposal. All roof water is to be directed to the surface as no gutters have been provided. All run off from pavements and the roof is directed via sheet flow to a subsurface drainage system. All pits and pipes are directed to a headwall and discharged into the existing stormwater network. For further detailed of the proposed stormwater drainage arrangements, reference should be made to the stormwater drainage plan submitted – Drawing No. DA03 – Rev. B dated 27 July 2017 prepared by Lindsay Dynan Consulting Engineers

(viii) the effect that development would have upon the quantity and quality of the existing groundwater as well as the level of the existing groundwater table,

Comment: The proposal is considered to have a positive impact on ground water as machinery and maintenance equipment will no longer be stored in the informal and unsealed open compound, but rather a covered, and concrete sealed maintenance shed and compound.

(ix) lake usage,

Comment: The development is proposed to help maintain the SIRC in a better, safer, more efficient, and more environmentally friendly nature. This is considered to have positive impacts on lake usage.

(x) staged development of the lakes and their usage during staged development,

Comment: The proposal is not for staged development.

(xi) the need to monitor the water quality of the lakes having regard to their intended use, and

Comment: The proposal is for a facility that will help the Office of Sport better maintain the lakes and water quality of the SIRC. It is noted that a sediment and erosion control plan has been prepared by LDCE and is included as part of the application submission.

(xii) the effect upon the Hawkesbury/Nepean River system,

Comment: The proposal is considered to have no significant impacts on the Hawkesbury/Nepean River system that isn't otherwise ameliorated to acceptable levels via the imposition of standard consent conditions.

(f) the rehabilitation and reconstruction of the land including:

Comment: The proposal includes a comprehensive landscape planting design around the maintenance shed and compound to ensure the construction site and curtilage areas are satisfactorily rehabilitated following completion of the development.

(i) landscape design,

Comment: The proposed will include a comprehensive replanting scheme to ameliorate the impact of tree loss that will result as part of the proposed development. This will include new canopy tree planting, shrub planting, ground cover planting, and CPW grass planting. For details on the proposed species selection and location of this new vegetation planting, reference should be made to the submitted landscape plan – i.e. C241_LA_01 – Rev. P1 dated 1 March 2017 prepared by CPS.

(ii) the structural stability and soil compaction of landforms (including, where appropriate, the land shown on the structure plan as future urban),

Comment: All geotechnical investigations necessary to confirm the capability of the subject site in accommodating the proposed development will be carried out by the project team.

(iii) the stability and impermeability of the Nepean River embankment,

Comment: The works are not located within the vicinity of the embankment of the Nepean River, and as such no impacts on the stability of this embankment is envisaged.

(iv) soil conservation, and

Comment: A sediment and erosion control plan has been prepared by LDCE and is included as part of the application submission.

(v) revegetation,

Comment: The proposed will include a comprehensive replanting scheme to ameliorate the impact of tree loss that will result as part of the proposed development. This will include new canopy tree planting, shrub planting, ground cover planting, and CPW grass planting. For details on the proposed species selection and location of this new vegetation planting, reference should be made to the submitted landscape plan – i.e. C241_LA_01 – Rev. P1 dated 1 March 2017 prepared by CPS.

(g) any effect upon a locality, place or building not listed in Schedule 3 having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations,

Comment: As identified in Section 2 of this SEE, the subject site has not been identified as including any heritage items.

(h) measures to be taken to conserve and preserve items of environmental heritage listed in Schedule 3 including, where appropriate, a conservation plan, and

Comment: As identified in Section 2 of this SEE, the subject site has not been identified as including any heritage items.

(i) access to, the supply of water from any existing service to, and the supply of and access to municipal and utility services to, land to which this Policy applies other than that part of that land the subject of the application.

Comment: The proposal is not anticipated to impact negatively on the access to, or the supply of water from any existing service to, and the supply of and access to municipal and utility services to, land to which the PLS SEPP applies.

4.2 Section 79C(1)(b) – Likely impacts of the development

4.1.1 Impacts on the Natural Environment

It is anticipated that any natural environmental impacts that may result from the development that has not already been addressed in this report would be the result of the construction process. Likely impacts such as dust, noise, vibration and soil run-off can be satisfactorily mitigated against with appropriate conditions of consent and the implementation of submitted erosion and sediment control plan.

4.2.2 Impacts on the Built Environment

Given the isolated location on the proposed maintenance shed, and the fact that it will be effectively screen from the public domain and within the SIRC by existing vegetation and buildings, it is expected that the proposed maintenance shed and compound will have little visual impact on the built environment.

The proposal is located over 2.5km from any sensitive land uses (i.e. residential accommodation) and as such will not impact on the built environment by way of noise, dust, emissions, overshadowing/loss of solar access, or ventilation opportunities etc.

4.2.3 Economic Impacts

The proposed development is likely to positively contribute to a range of economic benefits as a result of the following:

- More efficient use of land resources, existing infrastructure and existing services;
- Employment of tradesmen and other construction-related professionals;
- On-going employment for maintenance staff at the SIRC; and,
- Cost savings associated with improved energy and water efficiency of the new maintenance facility over that of the previous informal maintenance arrangements on the site.

4.2.4 Social Impacts

As outlined within the Office of Sport's Penrith Lakes Scheme – Draft Vision Plan, urban parks are acknowledged as providing critical and diverse social, ecological and economic benefits to cities. They improve liveability, amenity and public health. They deliver important ecosystem services by assisting with moderating air temperatures, conserving habitat, and cleaning and storing water. They enhance community interaction and create a sense of identity and belonging. Finally, they increase amenity and property values and diversify recreational, educational, tourism and leisure opportunities.

Penrith Lakes Parkland's strongest attraction could be water based activities that cannot be provided anywhere else in the western part of the city including sailing, rowing, white-water rafting, paddle boarding and other water sports. This new parkland could also be a recreation, tourism and environmental education destination between Sydney and the Blue Mountains and complement the existing mosaic of national parks and reserves in Western Sydney.

The importance of maintaining this parkland, both now and into the future, therefore becomes ever more important.

The proposed maintenance shed will significantly improve the Office of Sport's ability to better maintain and service the SIRC. Given the SIRC is a world class public facility which currently attracts over 500,000 visitors a year, it is clear the improved maintenance arrangements for this facility will have environmental, economic and social benefits.

4.3 Section 79C(1)(c) – Suitability of the Site

The proposed development is to be located within the existing SIRC at a location which has been selected so as to be efficient in terms of maintaining the facility, but also to not impede on the existing sport and recreational activities carried out at the SIRC.

The location of the proposed maintenance shed has also been informed with the advice of a consultant arborist to ensure the impacts on vegetation are minimised, and those trees which are to be impacted upon are capable of being offset with compensatory planting.

The assessment contained within this SEE has demonstrated that the environmental impacts of the proposal can be satisfactorily mitigated to within acceptable limits in the location of the proposed maintenance shed.

For the above reasons, the site is therefore considered suitable for the proposed development.

4.4 Section 79C(1)(d) – Submissions

Any public submissions received in response to the Section 96(1A) modification application are required to be considered in the assessment of the application.

4.5 Section 79C(1)(e) – Public Interest

The Office of Sport's Penrith Lakes Parkland – Draft Vision Plan acknowledges that the Penrith Lakes Parkland could evolve over the next 20 years to become one of the largest water based recreational urban parklands in Australia. It will be similar in scale to the eastern side of Sydney Harbour and feature a unique range of infrastructure, landforms, vistas, and experiences.

Furthermore it is acknowledged in this plan that the established water based activity at SIRC could be expanded and diversified through the creation of a Sports and Events Precinct.

To cater for the current and future visions anticipated for the SIRC, it is imperative that facilities are put in place to help maintain this critical asset in the region.

There is also a general public interest in ensuring the relevant planning controls applying to development is upheld. In this regard, this SEE has appropriately demonstrated that the proposed development will satisfactorily comply with the relevant development standards and controls applying to the proposed development on the subject site.

For the reasons above, the proposal is considered to be in the public interest, and therefore should be supported.

5.0 Conclusion

The proposed development has been assessed against the provisions of Section 79C of the *Environmental Planning and Assessment Act, 1979*. On balance, it is considered the development is satisfactory and warrants development consent, having regard to the following matters:

- The proposed development will provide a much needed and formalised maintenance facility to the SIRC;
- The proposed development is permitted with consent in the Parkland zone under the PLS SEPP;
- The proposed development is considered to be consistent with the range of strategic planning documents and objectives for the Penrith Lakes Parkland region, while at the same time having strong regard to the relevant state environmental planning controls under the PLS SEPP.
- The proposed development is anticipated to have a positive impact on the surrounding community through the Office of Sport's enhanced ability to maintain the world class SIRC and its associated sport and recreational areas;
- No unreasonable external impacts will result from the development;
- It is considered the proposal is in the public interest as it is generally consistent with the planning controls for the site.

Given the above, it is recommended that DPE grant consent to the Section 96(1A) application.