



7 June 2012

Sam Haddad
Director General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: David Gibson

Dear Mr Haddad,

**North Penrith Defence Site, Stages 2B & 2C – State Significant Development
Request for Director General's Requirements**

Landcom is progressing with development of the North Penrith Defence site, with Stage 1 civil works well underway and the Stage 2A development application to be lodged shortly.

The purpose of this letter is to request the Director General's Requirements (DGR's) for the preparation of an Environmental Impact Statement (EIS) for the next phase of the North Penrith project being Stages 2B and 2C. Requests relating to the other remaining stages of the project are also being submitted concurrently to enable Landcom to proceed with planning for all future stages of the project.

A report prepared by JBA Planning is attached to this application which provides the necessary information in support of this request, including an overview of the proposed development; the statutory context; and the key environmental and planning issues associated with the proposal.

Stages 2B and 2C of the North Penrith project seeks to further implement the necessary infrastructure and public domain works to support future residential, community and recreational development as envisaged by the approved Concept Plan. North Penrith forms part of the State Government's commitment to deliver 10,000 lots in Western Sydney and the ongoing development of this project will make an important contribution to this target.

We trust that the information detailed in this letter is sufficient to enable the Director-General to issue the DGRs for the preparation of the EIS and look forward to receiving these in due course. Please feel free to contact me on 9841 8707 if any further information is required.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "MW", is placed above the printed name of the signatory.

Mike Williams
Acting Development Director

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NORTH PENRITH STAGE 2B AND 2C - COREEN AVENUE, NORTH PENRITH

1.0 INTRODUCTION

Landcom has recently commenced the Stage 1 subdivision and civil works and is in the process of finalising the Environmental Impact Statement for Stage 2A which will be lodged shortly. This report provides an overview of the proposed development of Stage 2B and 2C; the statutory context; and the key likely environmental and planning issues associated with the proposal. It supports Landcom's request for Director General's Requirements (DGR's) for the preparation of an Environmental Impact Statement (EIS) for this stage of the North Penrith project.

In addition, this report addresses Landcom's proposed Section 75W modification to the Stage 2C lands in particular. Current planning for this Stage has identified opportunities for design refinements to the superlot and road layout which is expected to necessitate a Section 75W Modification to the approved Concept Plan and Design Guidelines. Landcom intends to lodge the Section 75W concurrently with the Stage 2B and 2C DA and demonstrate through the EIS that the proposed modifications are generally consistent with the approved Concept Plan.

2.0 SITE DETAILS

The North Penrith site is located approximately 50 km from the Sydney CBD on the northern side of Penrith CBD (refer to Figure 1). It is legally described as follows (with Stages 2B and 2C being bolded):

Property Description	Area
Lot 1 in DP 1020994	4,815m²
Lot 2 in DP 1020994	1.357ha
Lot 4 in DP 1020994	987m²
Lot 5 in DP 1020994	1.863ha
Lot 6 in DP 1020994	1,179m²
Lot 3 in DP 1017480	2,795m²
Lot 4 in DP 1017480	446m²
Part Lot 1 in DP 33754	32.64ha
Lot 1 in DP 33753	1.977ha
Lot 1 in DP 532379	1.788ha
TOTAL AREA	40.6 ha

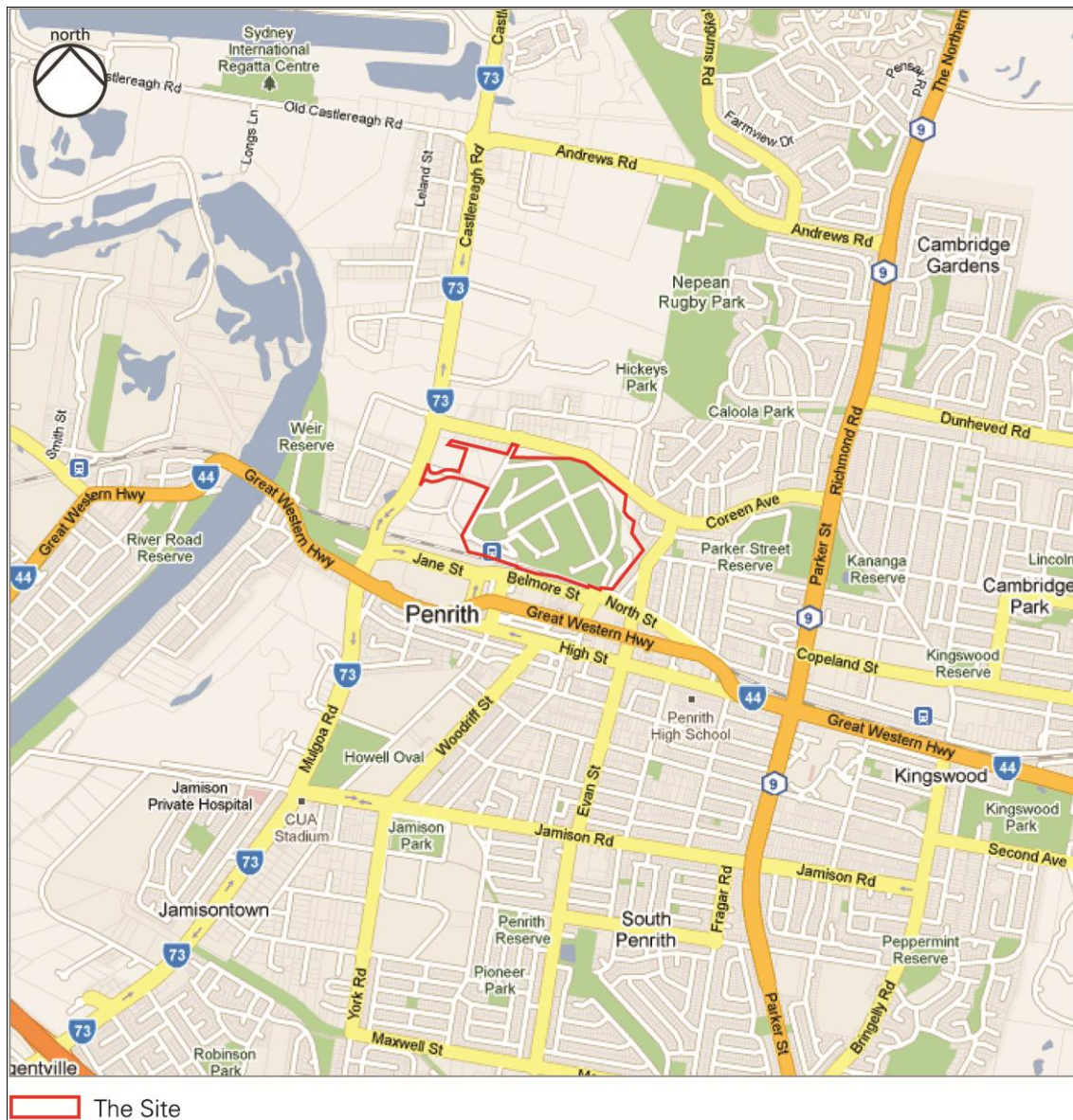


Figure 1 – North Penrith Site Location Plan

Situated in the mid western portion of the North Penrith site, the Stage 2B and 2C Site occupies a key component of the North Penrith site and is intended to be characterised by the waterways, residential uses and water quality control detention ponds (refer to Figure 2). Specifically the Stage 2B and 2C Site is bounded to the south and south-east by the future Village Centre (proposed Stages 3A and 3B) and Smith's Paddock. Future Stage 2D (residential development) and existing industrial uses including automotive repair workshops, building supplies warehousing/ retailing and the Mobile fuel storage depot are located to the north. The commuter car park site, Museum of Fire and existing commercial and retail uses are situated to the south and west.

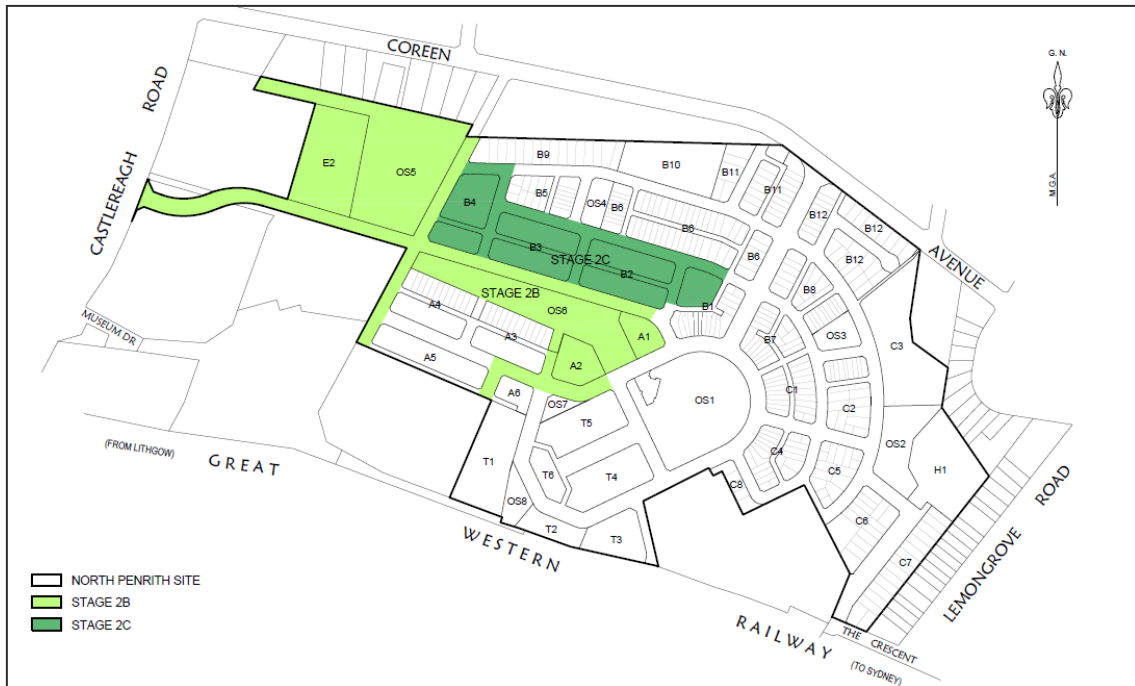


Figure 2 – Stage 2B and 2C Site Location Plan

The Stage 2B and 2C Site is predominantly flat. It benefits from access to Castlereagh Road and will provide access to/from Coreen Avenue and the commuter car park - see further discussion below. There are four artificial drainage lines present on site which the former Department of Environment, Climate Change and Water has confirmed are not riparian zones requiring 'controlled activity' approvals under the Water Management Act 2000. There are also scattered stands of woody vegetation along the Site's northern boundary and the central portion of the Site, however they are not considered significant or worthy of protection.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The application for SSD will seek development approval for:

- Bulk earthworks for all remaining stages;
- Subdivision of the Stage 2B and 2C site to create:
 - 66 standard residential lots;
 - 38 integrated lots;
 - 2 apartment superlots yielding approximately 60 apartments; and
 - 1 industrial lot;
- open space construction including:
 - 'Waterfront Park' – central canal feature;
 - 'Wetland Park' – detention basin / wetland;
- traffic and access arrangements comprising:
 - internal road network and streetscapes;
 - construction of the 2 road connections to the Penrith Station commuter car park;
 - upgrade to the existing roundabout and construction of the entry road from Coreen Ave to the commuter car park (i.e.: Daniel Woodriff Drive); and
 - construction of the entry road from Castlereagh Road into the Site including intersection upgrade (i.e.: Grace Drive).

4.0 PERMISSIBILITY AND STRATEGIC PLANNING

The following strategic plans are relevant to the proposal:

- Metropolitan Plan for Sydney 2036; and
- Draft North West Subregional Strategy.

The following legislation and planning instruments are relevant to the proposed development:

- *Environmental Planning and Assessment Act 1979*;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007; and
- Penrith City Centre Local Environmental Plan 2008.

Also relevant to the proposal are the North Penrith Concept Plan and North Penrith Design Guidelines, approved in November 2011.

4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the assessment framework for State Significant Development. Under Section 89D of the Act the Minister for Planning is the consent authority for State Significant Development. Section 78A (8A) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS).

4.2 State and Regional Development SEPP 2011

The State and Regional Development SEPP identifies development which is declared to be State Significant. Clause 11 of Schedule 2 of the Policy provides that a principal subdivision establishing major lots or public domain areas, or the creation of new roadways and associated works on the North Penrith site as described herein, is State Significant Development.

As the proposal is for the purposes of subdivision to create major lots and the Water's Edge and Common public domain areas, and also proposes the construction of roads and associated infrastructure, it would be considered SSD.

4.3 Infrastructure SEPP 2007

Under the Infrastructure SEPP development proposals on sites that have frontage to a Classified Road are required to be referred to the Roads and Maritime Services (RMS) for comment and/or concurrence. Castlereagh Road is a State classified road and accordingly any development application will need to be referred to the RMS for concurrence.

4.4 Current Zoning and Development Framework

Penrith City Centre Local Environmental Plan 2008

Penrith City Centre Local Environmental Plan 2008 (PCCLEP) currently applies to the site. The Stages 2B and 2C Site is zoned part R1 General Residential, part IN2 Light Industrial and part RE1 Public Recreation under the provisions of PCCLEP (refer to Figure 3). Development for the purposes of residential accommodation, light industrial uses, recreation areas, roads, water recreation structures, water reticulation systems and water storage facilities (amongst other uses) are permissible within the underlying land use zones. Accordingly, the proposed development is permissible with consent.

There are no other provisions in PCCLEP that apply to the Stage 2B and 2C Site.

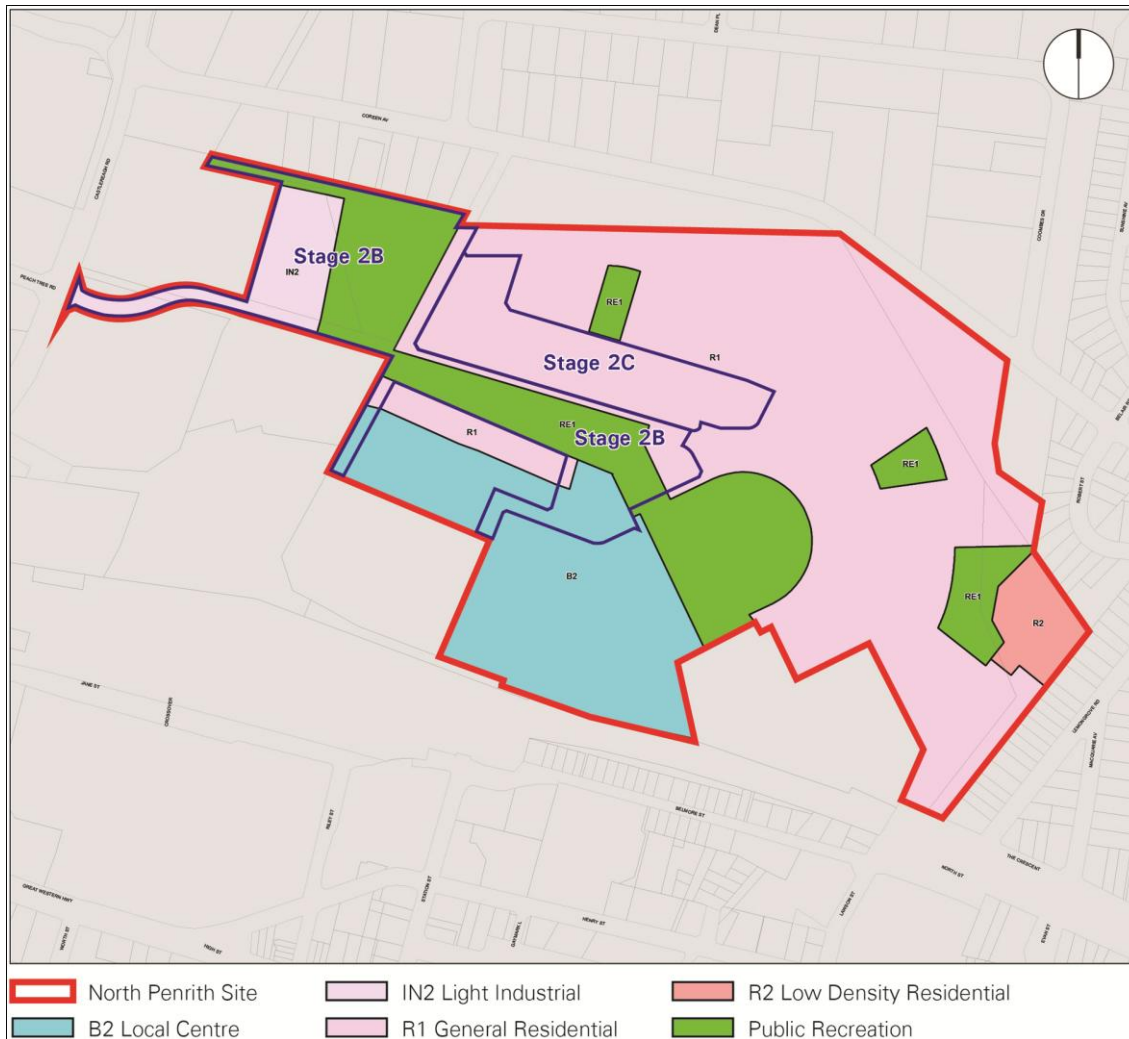


Figure 3 – Zoning Plan

North Penrith Concept Plan

The Minister for Planning approved the North Penrith Concept Plan on 9 November, 2011 (MP 10-0075). Landcom's approved North Penrith Concept Plan provides for a transit orientated and cohesive mixed uses development incorporating residential, retail, commercial, business, civic, community, industrial and recreational uses as broadly shown in the illustrative plan at Figure 4.

The Concept Plan provides the framework within which the proposed Stage 2B and 2C Development Application will be based. Stages 2B and 2C will be characterised by predominantly residential lots to facilitate medium density/townhouse development with some apartments. The western most part of the Stage 2B and 2C Site is zoned and approved for employment generating (light industrial) uses. The residential and employment uses will be underpinned by the Waterfront Park which extends west from Smith's Paddock, and Wetland Park, both of which will perform as part of the North Penrith Site's WSUD stormwater treatment system.



Figure 4 – North Penrith Illustrative Master Plan

North Penrith Design Guidelines

Development controls including target dwelling yields, minimum lot sizes, and set backs are controlled by the North Penrith Design Guidelines, approved as part of the Concept Plan.

Part 3.0, Section 3.10 of the Design Guidelines nominate Key Sites including the Opportunity Site and Waterfront/Canal Edge Lots which are situated immediately south of the Stage 2B and 2C Site. Whilst there are no specific requirements in the Design Guidelines that are triggered by Stage 2B and 2C, it is Landcom's intention to prepare the DA and EIS with regard for these Key Sites.

In addition, the Design Guidelines also contain controls in relation to building envelopes, open space and landscaping, and building envelopes on industrial lands which will be addressed in the DA and EIS as relevant.

5.0 PRELIMINARY IMPACT IDENTIFICATION AND RISK ASSESSMENT

The Concept Plan comprehensively addressed a wide range of environmental issues associated with the development. The following issues are considered directly relevant to the Stage 2B and 2C DA, and are discussed further below:

- urban design;
- heritage (Coombewood interface only);
- public domain and landscaping;
- water cycle management;
- traffic and access; and

- construction impacts.

The following issues were sufficiently addressed in the Concept Plan and are not considered directly relevant to Stage 2B and 2C:

- Aboriginal heritage;
- noise and vibration; and
- ecological issues (flora and fauna).

The following impacts and risks associated with the proposal are summarised below and will be addressed in detail in the EIS. Overall, the risks from the proposal are minimal and can be appropriately managed.

5.1 Urban Design and Built Form

The proposed Stage 2B and 2C Site subdivision layout is a key component of the over North Penrith master plan. The Stage 2B and 2C Site will be designed to provide the densities and housing choice, and the employment generating uses approved under the Concept Plan and Design Guidelines. The Stage 2B and 2C Site DA will also seek approval for the Waterfront (central canal) and Wetland Park (detention/water basin), being key public domain areas.

The Stage 2B and 2C DA/EIS will therefore identify, address and provide an urban design solution for:

- well designed spaces that engage and activate the community;
- interfaces with, and relationships to, the approved Stage 1 area (including Smith's Paddock), existing industrial, commercial and retail uses and the commuter car park, as well as the adjoining future Stage 2D, Stage 3A, and Stage 3B lands;
- providing well connected linkages, nodes and destinations that integrate with the proposed water bodies; and
- delivering diverse, yet cohesive, housing products that allow adaptability.

The Stage 2B and 2C Site design is being formulated to manage any impacts on the built form and landscape values of the site, while the relationship between this particular stage of the North Penrith Development and adjoining Key Sites approved under the Concept are also being considered by the designers. As outlined above, the Stage 2C site design has identified some design refinements that will necessitate a Section 75W to the approved Concept Plan. Landcom intends to provide an assessment of compliance for the proposed modification against the approved Concept Plan, SEPPs and other relevant planning instruments into the Stage 2B and 2C EIS. Accordingly, the risk of negative impacts is considered to be very low.

5.2 Heritage, Views and Vistas

Stage 2B and 2C is adjacent to Coombewood House, a local heritage item, listed under the Penrith Local Environmental Plan (Urban Land) 1995 and Penrith Local Environmental Plan (Environmental Heritage Conservation) 1991. Coombewood House is also listed on the Register of the National Estate.

The key heritage issues for the proposal are inseparable from the urban design issues and include:

- the spatial relationship to Coombewood;
- the landscape character of the western portion of the site; and

- the architectural relationship of new buildings to the existing heritage listed Coombewood landholding.

The design of the proposed development has been informed and guided by the heritage expertise of Tanner Architects who have been heritage advisors to Landcom during preparation of the Concept Plan and through the detailed design of subsequent stages. The Conservation Management Plan and Heritage Impact Statement for the North Penrith Site set the parameters for future development and provide measures for the long term protection and management of the heritage values of the site and adjoining items.

The risks to the heritage values Coombewood are considered to be low given the approved parameters of the Concept Plan and Design Guidelines, and the active and ongoing involvement of heritage experts.

5.3 Public Domain and Landscaping

As outlined above, the proposal involves the creation of the Waterfront Park and Wetland Park. The approved Concept Plan contains conceptual Landscape Plans for both parks which will be further refined as part of the Stage 2B and 2C DA/EIS. It will also provide a detailed analysis of how the proposed landscaping is consistent with the approved Conceptual Plans for these key open space areas.

5.4 Water Cycle Management

The Waterfront Park and Wetland Park are intended to perform key stormwater management functions for the North Penrith site. These works will extend upon those approved under the Stage 1 Project Application to then provide an integrated water management system that will provide the necessary infrastructure to support the built form development across the site.

The Stage 2B and 2C stormwater management system will address the Stormwater Management Strategy and Stormwater Management Report approved under the Concept Plan. The proposed works will be designed to comply with the targets for annual post development loads, water quality and water quantity established by the Concept Plan.

5.5 Traffic and Access

Under the approved Concept Plan and accompanying TMAP, Landcom has committed to contributing 57% of the value of the upgrade of the Castlereagh Road/Grace Avenue/Peachtree Road intersection as part of the Stage 2B and 2C works. Landcom and the RMS have agreed to also refine the exact scope of works and cost of works/upgrades required for the intersections, which will be undertaken as part of the design process for the DA documentation.

The impacts on the surrounding road network and the functioning of other nearby intersections were modelled and approved under the Concept Plan approval and TMAP. Notwithstanding this, the DA will reaffirm that the approved traffic and access arrangements remain valid through an updated to the approved TMAP that will accompany the EIS. Accordingly, the risks of the proposal are considered to be small.

5.6 Construction Impacts

Noise, dust and traffic impacts will obviously result from construction. However, these are short term impacts and ones that will be managed in accordance with standard practice. It is intended that the construction works be programmed to coincide to reduce impacts and increase economies in disposal of cut/fill.

The risk of disruption from the proposal is small and will be managed through augmentation of the existing Environmental Management Plan(s) in place on the site, in accordance with relevant Australian Standards and Occupational Health and Safety legislation.

6.0 CONSULTATION

The EIS will detail consultation with key stakeholders and relevant authorities. In preparing the proposal, Landcom has already commenced consultation with relevant officers of Penrith City Council and will continue to do so as the project evolves through regular project meetings.

During preparation of the DA/EIS, Landcom and its consultant team will also engage with the following stakeholders as relevant:

- Roads and Maritime Services;
- Office of Water;
- Office of Environment and Heritage; and
- Surrounding landowners.

7.0 CONCLUSION

Stage 2B and 2C of the North Penrith project seeks to further implement the necessary infrastructure and public domain works to encourage and support future residential, community and recreational development as envisaged by the approved Concept Plan. Furthermore, the delivery of the next phase of the North Penrith site's development helps to demonstrate Landcom's commitment and willingness to realise the built vision established by the Concept Plan and deliver upfront infrastructure for the future community of the North Penrith site. We trust that the information detailed in this letter is sufficient to enable the Director-General to issue the DGRs for the preparation of the EIS.