

Appendix E Consideration of:

Issues Raised In Submissions From Public Agencies for Stages 2B & 2C, 2D and 3B North Penrith Development Site

Issue Raised by:	Summary of Issues – Stages 2B and 2C
3.2.1 Penrith City Council	<u>Access, Traffic and Transport</u> • The length of the right turn bay on Grace Drive should be extended; • It is unclear if a shared path is provided on Thornton Drive; • Concern the intersection of Combewood Avenue and Thornton Drive will not cater for traffic volumes. A roundabout intersection should be provided; and • A right turn bay from Richmond Road into Coreen Avenue and a seagull treatment on Coreen Avenue at the eastern intersection with Coombes Drive is requested. <u>Water Cycle Management</u> • Details of the type and sizing of the gross pollution traps (GPTs) required. GPTs are to remove coarse sediment loads and not to increase flooding upstream; and • Council to be given opportunity to review and approve the proposed GPTs. <u>Canal</u> • Concern that the channel will have a limited water quality benefit due to design and lack of vegetation; • Adequate access for maintenance and removal of sedimentation and litter is to be provided; and • Detailed operational and management manual of pumps, aerators, reticulation systems need to be submitted to Council for approval prior to handover of assets. <u>Wetland</u> • Flow, water level and velocities are important. A macrophyte zone outlet orifice sized for a detention time of 72 hours is required; • Monitoring is to be undertaken during the three year maintenance period to demonstrate the wetland achieved adequate detention time and • A mosquito habitat management to be detailed; and • a detailed operation and maintenance plan is to be developed and provided. <u>Water Quality Monitoring Program</u> • A program is to provide for monthly sampling of water during maintenance stage and reporting to Council; and • A range of indicators have been requested to be included in the program. <u>Operation and Maintenance Plan of the Canal and Wetland</u> • An operation and maintenance plan is to be provided for Council approval for the Canal and Wetland. A detailed checklist of items to be included in the plan has been provided; and

- A minimum of three years management of the canal and wetland is to be undertaken by the applicant prior to handover to Council.

Environmental Matters

- Management of road traffic noise on future dwellings; and
- Management of railway noise on future dwellings. *(NB: these matters will be dealt with at a later stage when applications for the construction of dwellings are submitted to Council.)*

Environmental Management during construction

- Issue of sediment laden water is to be addressed in CEMP; and
- The frequency of the regular environmental audits is to be addressed in the CEMP.

Public Health Matters

- Condition of consent was provided in relation to temporary food stalls;
- A condition of consent was provided in relation to request that potable water be supplied to fountains and fountains maintained in good working order; and
- Potential for legionella to be addressed in the operation of the aeration devices for the water feature.

Safety, Security, Crime Prevention

- Surveillance of rear laneways to be considered.

Canal and Wetland

- Surfaces of open space furniture, walls, paving etc to be anti-graffiti coated;
- Pedestrian walkways to have good sight lines and natural surveillance;
- Adequate pedestrian level lighting is required;
- Vegetation to have high canopies or low for good surveillance;
- Clear definition to be provided between public and residential space;
- All shelters positioned for good surveillance; and
- Public furniture to be durable and vandal resistant.

Social Planning Matters

- Address housing for older people and affordable housing. *(NB: these matters will be dealt with at a later stage when applications for the construction of dwellings are submitted to Council.)*

Public Art

- Structural engineering details required to be provided for public art.
- List of requirements provided by Council in relation to the glass elements; and
- Art works to be inspected by Council prior to handover to Council.

Flooding

- Concern the Penrith Lakes Scheme may compromise the flood planning levels for surrounding land.

Engineering Matters

- Coreen Avenue roundabout to be widened to accommodate turning for large vehicle. Land acquisition of the Mobil fuel

	depot site required; and • A range of recommended conditions from Council including supplying works as executed drawings to Council, a Road Safety Audit to be undertaken and compliance issues. <u>Subdivision Matters</u> • Council proposes that Penrith City Council be appointed PCA for subdivision; and • A range of recommended conditions including service authority clearances to be submitted and 88B instruments for zero lot lines etc and contributions to be paid prior to issue of subdivision certificates. <u>Landscape and Public Domain</u> • A maintenance plan is to be provided for landscape elements; • Details for upgrade of existing Coreen Avenue roundabout to be provided; • Street cross sections are inconsistent with Council standards; • Street trees are not to compromise lighting levels; • Tree species and planting methods are to be supplied to Council for Waters Edge (canal); • Fencing details are to be provided; • Design of Combewood Avenue should integrate with existing conditions adjacent to the car park site; • Materials and pavement palette, specifications and construction details required to be provided for Council approval; <u>Heritage</u> • Recommend the Non-Indigenous Archaeological Testing results by Casey & Lowe dated October 2012 be implemented as part of Stage 2B.
3.2.2 Office of Environment & Heritage (OEI)	• Protocols are recommended to be developed in the event evidence of Aboriginal occupation is encountered during work on site; • Development controls are advised for all development below the flood of record (i.e. 1867 flood) or the 200 year flood level; • A rising grade is required to provide a retreat from floodwaters; and • The SES should be consulted to determine the acceptability of any car based evacuation strategy.
3.2.3 Department of Primary Industries (NSW Office of Water)	• Advised that in the event ground water is intercepted or extracted a licence may be required under Part 5 of the <i>Water Act 1912</i>.
3.2.4 Roads & Maritime Services (RMS)	• RMS grants concurrence under Section 138 of the <i>Roads Act, 1993</i>, subject to the Department's approval, to the proposed access to the development at the Castlereagh Street/Peachtree Road intersection; • Includes conditions for inclusion in any determination including the following: • all works at no cost to RMS;

	- the developer to be responsible for all public utility relocation works; and - the design of the modified intersection and traffic to be amended to lengthen right turn lane in Grace Drive; certified copies of the design plans to be submitted to RMS for consideration; the developer may be required to enter into a Works Authorisation Deed for these works.
3.2.5 Department of Trade and Investment, Regional Infrastructure and Services (DTIRIS)	The Mineral Resources Branch of the DTIRIS raised no concerns or objection.
3.2.6 Environment Protection Authority (EPA)	- Emphasised that environmental protection licences may be required in respect of infrastructure which is intended to be connected to Sydney Water sewage treatment system and extractive activities; - Recommended erosion and sediment controls and - Noise and vibration controls; - The sewerage reticulation system is to be completed to a standard necessary to comply with Sydney Water's environmental protection licence; and - Future impacts of rail noise to residential development to be considered.
3.2.7 Transport for NSW	- Applicant to demonstrate appropriate management of construction traffic impacts with regard to the commuter car park; - Applicant to consult Transport for NSW in preparation of the CEMP; - Roads and intersections are to be designed to accommodate future bus routes; and
3.2.8 Sydney Water	The applicant is requested to engage a Water Servicing Coordinator to obtain a s.73 Certificate and manage the servicing aspects of the project.
3.2.9 Heritage Council	Requested a Heritage Interpretation Study be undertaken by an appropriately qualified consultant prior to the approval of this project and in accordance with the requirements of the DGR's for all stages under consideration. NB: A Heritage Interpretation Strategy was subsequently submitted by the applicant. The Heritage Council considered it very limited and did not assist in the interpretation of the site history.

Issue Raised by:	Summary of Issues – Stages 2D
3.2.1 Penrith City Council	<u>Environmental Matters</u> • Management of road traffic noise on future dwellings; and • Management of railway noise on future dwellings. <i>(NB: these matters will be dealt with at a later stage when applications for the construction of dwellings are submitted to Council.)</i> <u>Environmental Management during construction</u> • Issue of sediment laden water is to be addressed in CEMP; and • The frequency of the regular environmental audits is to be addressed in the CEMP. <u>Land Use Conflict – Residential Dwellings & Fuel Storage Depot</u> • Concerns of conflict between residential dwellings and adjoining Mobil fuel storage depot. <u>Public Health Matters</u> • Condition of consent was provided in relation to temporary food stalls; • A condition of consent was provided in relation to request that potable water be supplied to fountains and fountains maintained in good working order. <u>Safety, Security, Crime Prevention</u> • Surveillance of rear laneways to be considered. <u>Howell Park (Stage 2D)</u> • Surfaces of open space furniture, walls, paving etc to be anti-graffiti coated; • Pedestrian walkways to have good sight lines and natural surveillance; • Adequate pedestrian level lighting is required; • Vegetation to have high canopies or low for good surveillance; • Clear definition to be provided between public and residential space; • All shelters positioned for good surveillance; and • Public furniture to be durable and vandal resistant. <u>Social Planning Matters</u> • Address housing for older people and affordable housing. <i>(NB: these matters will be dealt with at a later stage when applications for the construction of dwellings are submitted to Council.)</i> <u>Waste Management</u> • Access to bin collection to lot 2327 Lambeer Place to be addressed. <u>Flooding</u> • Concern the Penrith Lakes Scheme may compromise the flood planning levels for surrounding land. <u>Engineering Matters</u> • A range of recommended conditions from Council including supplying works as executed drawings to Council, a Road Safety Audit to be undertaken and compliance issues. <u>Subdivision Matters</u>

	• Council proposes that Penrith City Council be appointed PCA for subdivision; and • A range of recommended conditions including service authority clearances to be submitted and 88B instruments for zero lot lines etc and contributions to be paid prior to issue of subdivision certificates. <u>Landscape and Public Domain</u> • A maintenance plan is to be provided for landscape elements; • Street cross sections are inconsistent with Council standards; • Street trees are not to compromise lighting levels; • Fencing details are to be provided; • Materials and pavement palette, specifications and construction details required to be provided for Council approval; • Howell Park sunken plaza to be accessible and wheelchair space provided; • Prior to dedication of public domain areas a public liability insurance policy to be provided to Council by the applicant for the duration of the maintenance period plus 12 months.
3.2.2 Office of Environment & Heritage (OEH)	• Protocols are recommended to be developed in the event evidence of Aboriginal occupation is encountered during work on site; • Development controls are advised for all development below the flood of record (i.e. 1867 flood) or the 200 year flood level; • A rising grade is required to provide a retreat from floodwaters; and • The SES should be consulted to determine the acceptability of any car based evacuation strategy.
3.2.3 Department of Primary Industries (NSW Office of Water)	• Advised that in the event ground water is intercepted or extracted a licence may be required under Part 5 of the <i>Water Act 1912</i>.
3.2.4 Roads & Maritime Services (RMS)	• RMS grants concurrence under Section 138 of the <i>Roads Act, 1993</i>, subject to the Department's approval, to the proposed access to the development at the Castlereagh Street/Peachtree Road intersection; • Includes conditions for inclusion in any determination including the following: • all works at no cost to RMS; • the developer to be responsible for all public utility relocation works.
3.2.5 Department of Trade and Investment, Regional Infrastructure	• The Mineral Resources Branch of the DTIRIS raised no concerns or objection.

and Services (DTIRIS)	
3.2.6 Environment Protection Authority (EPA)	• Emphasised that environmental protection licences may be required in respect of infrastructure which is intended to be connected to Sydney Water sewage treatment system and extractive activities; • Recommended erosion and sediment controls and • Noise and vibration controls; • The sewerage reticulation system is to be completed to a standard necessary to comply with Sydney Water's environmental protection licence; and • Future impacts of rail noise to residential development to be considered.
3.2.7 Transport for NSW	• Applicant to demonstrate appropriate management of construction traffic impacts with regard to the commuter car park; • Applicant to consult Transport for NSW in preparation of the CEMP; • Roads and intersections are to be designed to accommodate future bus routes; and
3.2.8 Sydney Water	• The applicant is requested to engage a Water Servicing Coordinator to obtain a s.73 Certificate and manage the servicing aspects of the project.
3.2.9 Heritage Council	• Requested a Heritage Interpretation Study be undertaken by an appropriately qualified consultant prior to the approval of this project and in accordance with the requirements of the DGR's for all stages under consideration. NB: A Heritage Interpretation Strategy was subsequently submitted by the applicant. The Heritage Council considered it very limited and did not assist in the interpretation of the site history.

Issue Raised by:	Summary of Issues – Stages 3B
3.2.1 Penrith City Council	<u>Environmental Matters</u> • Management of road traffic noise on future dwellings; and • Management of railway noise on future dwellings. <i>(NB: these matters will be dealt with at a later stage when applications for the construction of dwellings are submitted to Council.)</i> <u>Environmental Management during construction</u> • Issue of sediment laden water is to be addressed in CEMP; and • The frequency of the regular environmental audits is to be addressed in the CEMP. <u>Public Health Matters</u> • Condition of consent was provided in relation to temporary food stalls; • A condition of consent was provided in relation to request that potable water be supplied to fountains and fountains maintained in good working order.. <u>Safety, Security, Crime Prevention</u> • Surveillance of rear laneways to be considered. <u>Radcliffe Place (Stage 3B)</u> • Surfaces of open space furniture, walls, paving etc to be anti-graffiti coated; • Pedestrian walkways to have good sight lines and natural surveillance; • Adequate pedestrian level lighting is required; • Vegetation to have high canopies or low for good surveillance; • Clear definition to be provided between public and residential space; • All shelters positioned for good surveillance; and • Public furniture to be durable and vandal resistant. <u>Social Planning Matters</u> • Address housing for older people and affordable housing. <i>(NB: these matters will be dealt with at a later stage when applications for the construction of dwellings are submitted to Council.)</i> <u>Flooding</u> • Concern the Penrith Lakes Scheme may compromise the flood planning levels for surrounding land. <u>Engineering Matters</u> • A range of recommended conditions from Council including supplying works as executed drawings to Council, a Road Safety Audit to be undertaken and compliance issues. <u>Subdivision Matters</u> • Council proposes that Penrith City Council be appointed PCA for subdivision; and • A range of recommended conditions including service authority clearances to be submitted and 88B instruments for zero lot lines etc and contributions to be paid prior to issue of subdivision certificates. <u>Landscape and Public Domain</u>

	• A maintenance plan is to be provided for landscape elements; • Street cross sections are inconsistent with Council standards; • Street trees are not to compromise lighting levels; • Tree species and planting methods are to be supplied to Council for Woodrow Way; • Fencing details are to be provided; • Materials and pavement palette, specifications and construction details required to be provided for Council approval; • Sufficient luminance contrast to Radcliffe Place through site link; and • Prior to dedication of public domain areas a public liability insurance policy to be provided to Council by the applicant for the duration of the maintenance period plus 12 months.
3.2.2 Office of Environment & Heritage (OEH)	• Protocols are recommended to be developed in the event evidence of Aboriginal occupation is encountered during work on site; • Development controls are advised for all development below the flood of record (i.e. 1867 flood) or the 200 year flood level; • A rising grade is required to provide a retreat from floodwaters; and • The SES should be consulted to determine the acceptability of any car based evacuation strategy.
3.2.3 Department of Primary Industries (NSW Office of Water)	• Advised that in the event ground water is intercepted or extracted a licence may be required under Part 5 of the <i>Water Act 1912</i>.
3.2.4 Roads & Maritime Services (RMS)	• RMS grants concurrence under Section 138 of the <i>Roads Act, 1993</i>, subject to the Department's approval, to the proposed access to the development at the Castlereagh Street/Peachtree Road intersection; • Includes conditions for inclusion in any determination including the following: • all works at no cost to RMS; • the developer to be responsible for all public utility relocation works.
3.2.5 Department of Trade and Investment, Regional Infrastructure and Services (DTIRIS)	• The Mineral Resources Branch of the DTIRIS raised no concerns or objection.
3.2.6 Environment Protection Authority	• Emphasised that environmental protection licences may be required in respect of infrastructure which is intended to be connected to Sydney Water sewage treatment system and extractive activities;

(EPA)	• Recommended erosion and sediment controls and • Noise and vibration controls; • The sewerage reticulation system is to be completed to a standard necessary to comply with Sydney Water's environmental protection licence; and • Future impacts of rail noise to residential development to be considered.
3.2.7 Transport for NSW	• Applicant to demonstrate appropriate management of construction traffic impacts with regard to the commuter car park; • Applicant to consult Transport for NSW in preparation of the CEMP; • Roads and intersections are to be designed to accommodate future bus routes; and • Widths of some roads in 3B inadequate for bus manoeuvrability.
3.2.8 Sydney Water	• The applicant is requested to engage a Water Servicing Coordinator to obtain a s.73 Certificate and manage the servicing aspects of the project.
3.2.9 Heritage Council	• Requested a Heritage Interpretation Study be undertaken by an appropriately qualified consultant prior to the approval of this project and in accordance with the requirements of the DGR's for all stages under consideration. NB: A Heritage Interpretation Strategy was subsequently submitted by the applicant. The Heritage Council considered it very limited and did not assist in the interpretation of the site history.