



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, Stage 2D – 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 future stage 2D of the North Penrith project. 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.

Stage 2D 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 delivery 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", written over a light blue horizontal line.

Mike Williams
Acting Development Director

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NORTH PENRITH STAGE 2D - 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 2D; 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.

In addition, this report addresses Landcom's proposed Section 75W modification to the Stage 2D lands. Current planning for Stage 2D 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 2D 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 Stage 2D being bolded):

Property Description	Area
Lot 1 in DP 1020994	4,815m ²
Lot 2 in DP 1020994	1.357ha
Lot 4 in DP 1020994	987m ²
Lot 5 in DP 1020994	1.863ha
Lot 6 in DP 1020994	1,179m ²
Lot 3 in DP 1017480	2,795m ²
Lot 4 in DP 1017480	446m ²
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

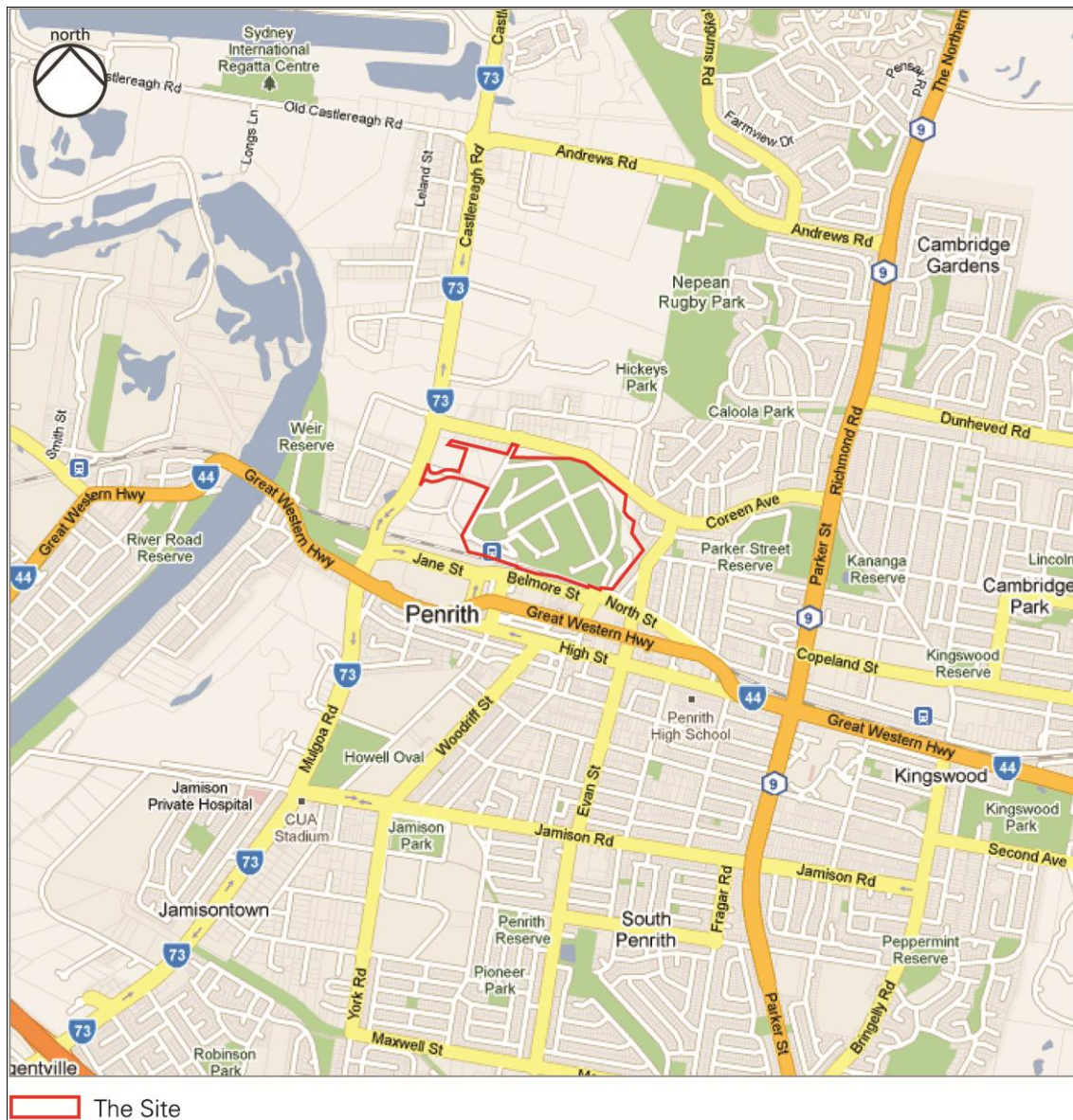


Figure 1 – North Penrith Site Location Plan

Situated in the mid western portion of the North Penrith site, the Stage 2D Site occupies the north western portion of the North Penrith site and is intended to be characterised by residential uses (refer to Figure 2). Specifically the Stage 2D is bounded to the south and south-east by the future Stage 1 and Stage 2B and 2C residential uses. Existing industrial uses including automotive repair workshops, building supplies warehousing/ retailing and the Mobile fuel storage depot are located to the north. The Wetland Park proposed under Stage 2B is situated to the west.

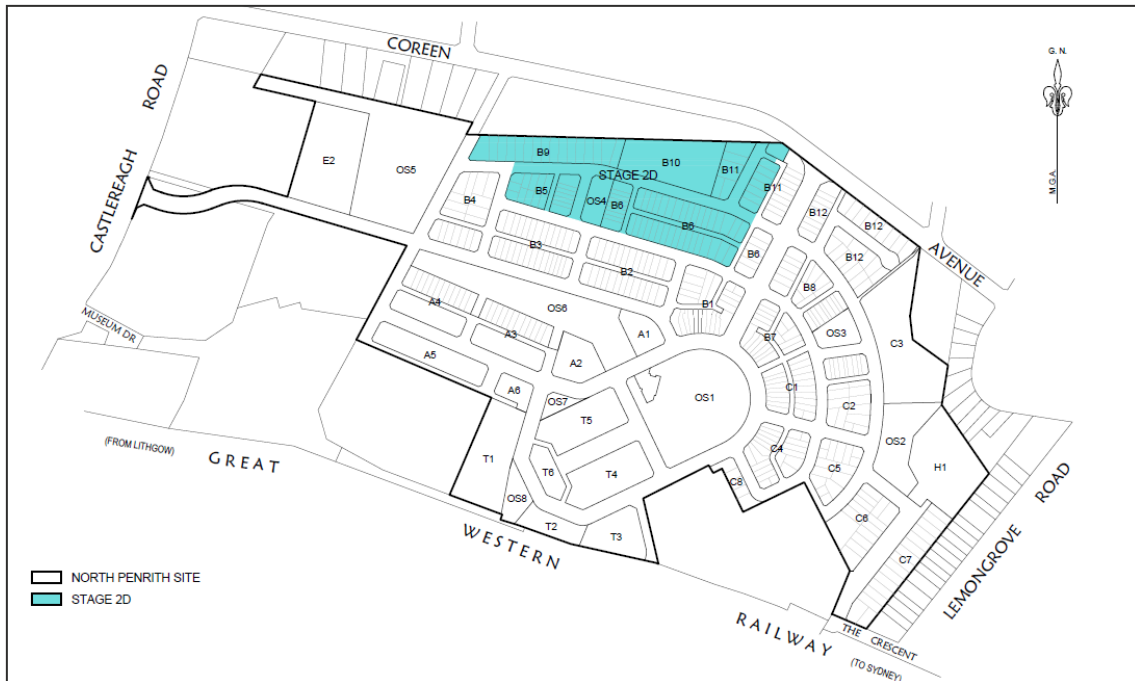


Figure 2 – Stage 2D Site Location Plan

The Stage 2D Site is predominantly flat. It will be accessed from The Speedway Circuit and Daniel Woodriff Drive; both new roads which will be constructed under Stage 2B and 2C. There are artificial drainage lines present on site which the former Department of Environment, Climate Change and Water has conformed 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:

- subdivision of the Stage 2D site to create:
 - 60 standard residential lots;
 - 47 integrated lots; and
 - 1 superlot yielding approximately 18 villas;
- construction of the internal road network and streetscapes; and
- construction of Howell Park, a pocket park located centrally within the site.

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; 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 also proposes the construction of roads and associated infrastructure, it is considered SSD.

4.3 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 Stage 2D Site is zoned part R1 General Residential and part RE1 Public Recreation under the provisions of PCCLEP (refer to Figure 3). Development for the purposes of residential accommodation, roads, and public recreation 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 2D 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 2D Development Application will be based. Stage 2D will be characterised by predominantly residential lots to facilitate medium density/townhouse development. Howell's Park, a pocket park for passive and active recreation comprising a children's playground and space for quiet contemplation is also proposed.



Figure 4 – North Penrith Illustrative Master Plan

North Penrith Design Guidelines

Development controls including target dwelling yields, minimum lot sizes, setbacks, open space and landscaping are controlled by the North Penrith Design Guidelines, approved as part of the Concept Plan. Landcom will prepare the DA/ EIS with regard for these controls.

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 2D DA, and are discussed further below:

- urban design;
- 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 2D:

- European and 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 2D Site subdivision will be designed to provide the densities and housing choice and facilitate Howell's Park, as approved under the Concept Plan and Design Guidelines. The Stage 2D 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, existing industrial, commercial and retail uses, as well as the adjoining future Stage 2B and 2C lands;
- providing well connected linkages that integrate with the adjoining stages; and
- delivering diverse, yet cohesive, housing products that allow adaptability.

As outlined above, the Stage 2D 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 2D EIS. Accordingly, the risk of negative impacts is considered to be very low.

5.2 Public Domain and Landscaping

As outlined above, the proposal involves the creation of Howell Park. The approved Concept Plan is supported by a conceptual Landscape Plan which will be further refined as part of the DA/EIS. It will also provide a detailed analysis of how the proposed landscaping is consistent with the approved Conceptual Plan.

5.3 Water Cycle Management

The Stage 2D 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.

5.4 Traffic and Access

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/EIS 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.

5.5 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 relevant stakeholders, including adjoining landowners, as relevant.

7.0 CONCLUSION

Stage 2D of the North Penrith project seeks to further implement the necessary infrastructure and public domain works to encourage and support future residential and recreational development as approved by the Concept Plan. 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 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.