



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 3B – 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 3B 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 3B 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 "M Williams".

Mike Williams
Acting Development Director

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NORTH PENRITH STAGE 3B - 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 3B; 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.

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 3B 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

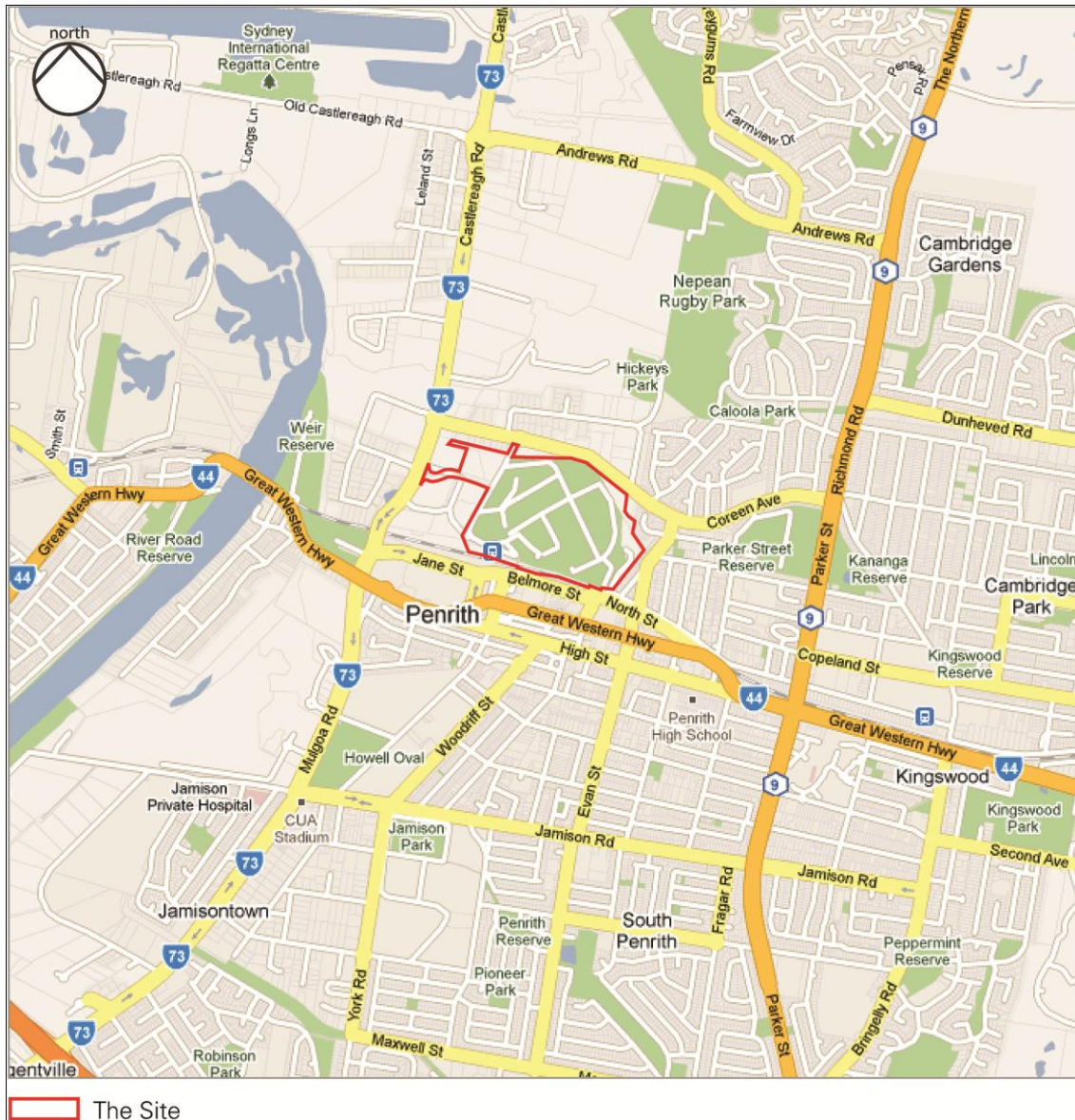


Figure 1 – North Penrith Site Location Plan

Situated in the mid western portion of the North Penrith site, the Stage 3B Site occupies a key component of the North Penrith site and is intended to form part of the Village Centre, supported by high density residential and employment uses (refer to Figure 2). The Site is the proposed location of the Opportunity Site and will provide an important interface to the Waterfront Park, a key public domain outcome for the North Penrith Development.

Specifically the Stage 3B Site is bounded to the east by the future Village Centre (proposed Stage 3A), whilst Landcom's future Stage 2B (Waterfront Park and residential development) is 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.

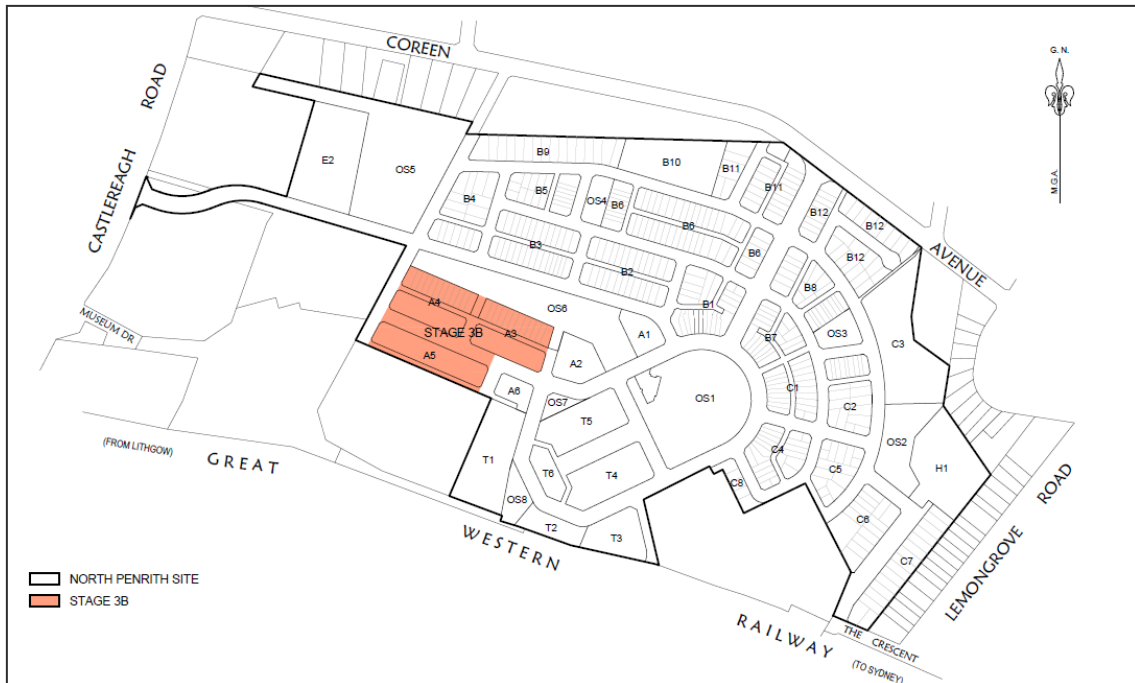


Figure 2 – Stage 3B Site Location Plan

The Stage 3B Site is predominantly flat and relatively unencumbered of constraints. It will be accessed by Daniel Woodriff Drive and Sydney Smith Drive, both new roads proposed to be delivered by Landcom under other stages, but will also share an interface with the commuter car park that is being constructed by Penrith City Council.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The application for SSD will seek development approval for:

- Subdivision of the Stage 3B site to create 28 standard residential lots and 46 integrated lots; and
- internal traffic and access arrangements.

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 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 3B Site is zoned B2 Local Centre under the provisions of PCCLEP (refer to Figure 3). Development for the purposes of a range of residential, retail, business, entertainment and community uses are permissible within the underlying land use zone. Accordingly, the proposed development is permissible with consent.

There are no other provisions in PCCLEP that apply to the Stage 3B 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 3B Development Application will be based. Under the approved Concept Plan, 10,625m² of commercial floor space and 4,500m² of retail floor space is permitted, and is expected to largely be provided within the new Village Centre. The Stage 3B Site makes up approximately half of the new Village Centre and therefore is intended to be developed for commercial and medium density and townhouse style residential development, but may be developed as the Opportunity Site for commercial uses if a suitable tenant expressed interest in taking up the site. Figures 4 and 5 illustrate the distribution of uses through the Concept Plan's Land Use Framework Plan and the Design Guidelines' Location of Preferred Uses Plan respectively.



Figure 4 – North Penrith Concept Plan Land Use Framework Plan

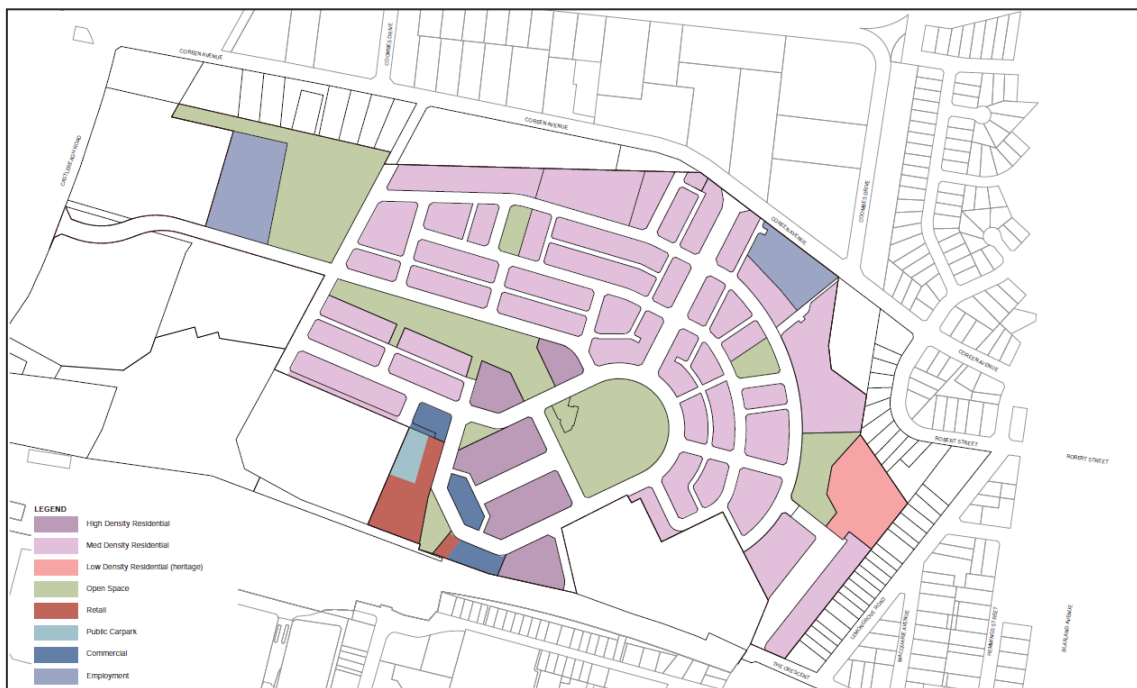


Figure 5 – North Penrith Design Guidelines - Stage 3B Preferred Uses

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 Canal Edge Lots which are situated within the Stage 3B Site (Figure 6). The DA/EIS will therefore address the relevant controls with regard for these Key Sites.

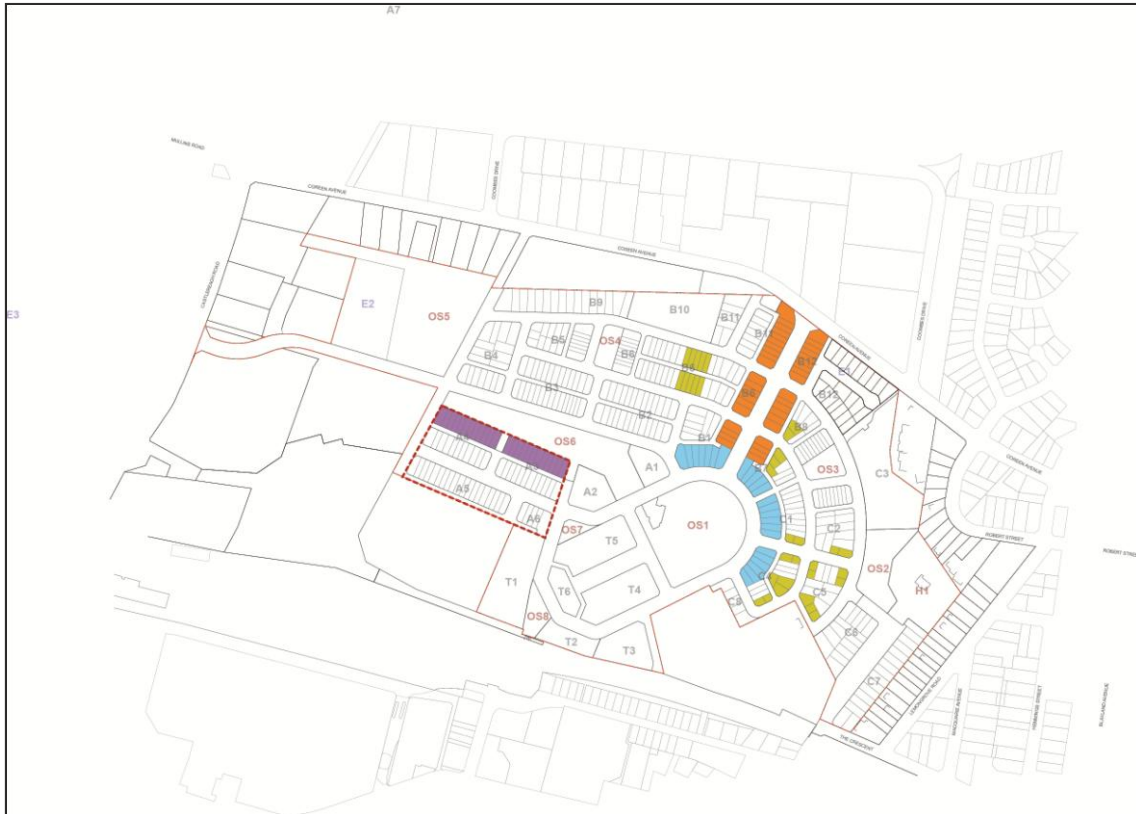


Figure 6 – North Penrith Design Guidelines Key Sites

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 3B DA/EIS, and are discussed further below:

- land uses, urban design and key sites;
- 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 3B:

- 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 Land Uses, Urban Design and Key Sites

The proposed Stage 3B Site subdivision layout is a key component of the over North Penrith master plan. It will be designed to support the Village Centre and provide the densities and housing choice, and contribute towards the employment generating uses approved under the Concept Plan and Design Guidelines.

The Stage 3B DA/EIS will therefore identify, address and provide an urban design solution for:

- well designed spaces that are vibrant and activate the community;
- interfaces with, and relationships to, the commuter car park and the adjoining future Stage 2B and Stage 3A lands;
- well connected linkages that integrate with the existing and proposed pedestrian, vehicular and cyclist circulation networks;
- diverse, yet cohesive, medium housing products that allow adaptability; and
- achievement of the Key Site outcomes as relevant.

The Stage 3B Site design is being formulated to balance the built form and landscape values of the site, while also considering the relationship between this particular stage of the North Penrith Development and the Key Sites approved under the Concept Plan. Accordingly, the risk of negative impacts is considered to be very low.

It is noted that Landcom and Penrith City Council are continuing negotiations regarding the Memorandum of Understanding (MoU) to jointly explore higher order employment outcomes on the Opportunity Site. However, the approved Concept Plan's Statements of Commitment identify that any such impacts associated with this 'additional' development above the quantified amounts of floor space specified in the Concept Plan will be investigated and determined prior to submission of a DA for built form development. The MoU has no bearing on the current subdivision, civil and public domain works proposed by the Stage 3B DA/EIS.

5.2 Flooding and Water Cycle Management

The approved Statement of Commitments indicate that Landcom will construct all final ground surfaces at or above the regional 100 year ARI flood level of RL 25.4m (AHD).

The Stage 3B 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.

5.3 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 will reaffirm that the approved traffic and access arrangements remain valid through an updated to the approved TMAP that will accompany the DA/EIS. Accordingly, the risks of the proposal are considered to be small.

5.4 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.

7.0 CONCLUSION

Stage 3B of the North Penrith project seeks to further implement the necessary infrastructure and subdivision works to encourage and support future residential and commercial development as envisaged by the approved Concept Plan. The delivery of this next phase of the North Penrith development demonstrates 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 report is sufficient to enable the Director-General to issue the DGRs for the preparation of the EIS.