



22 February 2013

Heather Warton
Director Metropolitan and Regional Projects North
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Denise Robertson

Dear Heather

NORTH PENRITH STAGES 2B,2C,2D & 3B DEVELOPMENT APPLICATION - RESPONSE TO SUBMISSIONS

I refer to the three following State Significant Development Applications, which were publicly exhibited between Wednesday 21 November until Friday 21 December 2012:

- SSD 5346 Stages 2B and 2C for infrastructure, landscaping and subdivision works;
- SSD 5347 Stage 2D for infrastructure, landscaping and subdivision works; and
- SSD 5349 Stage 3B for infrastructure, landscaping and subdivision works.

The purpose of this letter is to respond to the issues raised during public exhibition in accordance with clause 85A of the Environmental Planning and Assessment Act 1979 (EP&A Act). UrbanGrowth NSW and its specialist consultant team have reviewed and responded to all issues raised in the 12 submissions received by the Department of Planning and Infrastructure during the recent exhibition period. The Mitigation Measures made by UrbanGrowth NSW within each exhibited EIS have also been reviewed and refined with the input of the consultant team to manage and minimise the potential impacts arising from the proposal.

Accordingly, please find enclosed:

- in relation to SSD 5346 Stages 2B and 2C and at **Attachment A**:
 - a table summarising the issues raised in each submission received by the Department of Planning and Infrastructure and UrbanGrowth NSW's response to each issue raised;
 - revised Mitigation Measures;
 - revised Engineering Plans prepared by J. Wyndham Prince;
 - revised Landscaping Plans prepared by PLACE.
- in relation to SSD 5347 Stage 2D and at **Attachment B**:
 - a table summarising the issues raised in each submission received by the Department of Planning and Infrastructure and UrbanGrowth NSW's response to each issue raised;
 - revised Mitigation Measures;
 - revised Engineering Plans prepared by J. Wyndham Prince;
 - revised Landscaping Plans prepared by PLACE.

- in relation to SSD 5349 Stage 3B and **Attachment C**:
 - a table summarising the issues raised in each submission received by the Department of Planning and Infrastructure and UrbanGrowth NSW's response to each issue raised;
 - revised Mitigation Measures; and
 - revised Engineering Plans prepared by J. Wyndham Prince;
- a revised Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques prepared by J. Wyndham Prince for Stages 2B and 2C, 2D and 3B (**Attachment D**).

We also note the Department of Planning and Infrastructure requested UrbanGrowth NSW confirm the dwelling target across the site of 900-1000 dwellings will be achieved as it applies to Stages 2B & 2C, 2D and 3B specifically, and as it will apply to the entire North Penrith site. The table below summarises the proposed lot and anticipated dwelling yields under the 3 DAs and indicates an estimated 371 dwellings will be delivered through the current DAs:

Lot Type	No. of Lots	Dwelling Yield
SSD 5346 Stages 2B and 2C		
Residential lots	44	44
Integrated housing lots	5	43
Super Lot (apartments)	2	60
Preferred ancillary dwellings	21	21
Stages 2B and 2C Subtotal	51	168
SSD 5347 Stage 2D		
Residential lots	86	86
Integrated housing lots	5	32
Preferred ancillary dwellings	10	10
Stage 2D Subtotal	91	128
SSD 5349 Stage 3B		
Super Lot (apartments)	3	75 estimated
Stage 3B Subtotal	3	75 estimated

The approved Concept Plan only approves a maximum number of dwellings for the entire North Penrith site (900-1,000) and does not approve a minimum or maximum lot yield. The Indicative Subdivision Plan that formed part of the approved Concept Plan provided an illustrative (but not definitive) urban layout for guidance purposes only. The Design Guidelines approved as part of the Concept Plan identify dwelling targets for each of the Development Blocks within the North Penrith site (Section 3.1 of the Design Guidelines). Landcom (as it was then known) identified the dwelling targets to ensure that the minimum residential densities approved by the Concept Plan would be achieved in recognition of the North Penrith site's proximity to public transport and the Penrith City Centre.

It should be noted that the Development Blocks do not align with the Staging Plan. Notwithstanding this, and with reference to the Dwelling Targets identified at Section 3.1 of the Design Guidelines:

- Development Blocks A1-A4 are collectively required to achieve a target of 128-142 dwellings. Stages 2B and 2C proposes to create 3 super lots capable of accommodating 60 dwellings

(i.e.: Development Blocks A1 and A2¹) and Stage 3B proposes to create 3 super lots (i.e.: Development Blocks A3, A4 and A5) which are estimated to yield 75 dwellings. The combined total of 135 dwellings is within the target of 128-142 dwellings.

- Development Blocks B1-B10 are collectively required to achieve a target of 181-313 dwellings. Stages 2B/2C and 2D are proposed to create 142 lots capable of accommodating 232 dwellings (adjusted to account for Development Blocks A1 and A2 already discussed above) - well within the target range established for the subject Development Blocks.
- Existing approvals can deliver approximately 280 dwellings. The Stage 1 Project Application has already approved subdivision for 120 lots which are proposed to accommodate at least 200 dwellings, whilst the recently approved Stage 2A Project Application will deliver 31 residential lots, ultimately capable of accommodating 79 dwellings.

Consequently, the total number of dwellings currently provided for is 650 (i.e.: 200 dwellings from Stage 1 + 79 dwellings from Stage 2A + at least 371 dwellings from Stages 2B/2C, 2D and 3B). The super lots distributed across the North Penrith Site, and particularly the future town centre (Stage 3A, yet to be lodged) collectively provide the opportunity to deliver higher densities to the overall 900-1000 dwelling target. Some additional dwellings are being achieved throughout Stage 1 by the inclusion of additional studio units, and delivering some larger detached lots as duplex/triplex units rather than a single detached dwelling. This is serving to further increase the overall diversity of housing in the development. UrbanGrowth NSW's current estimate is a total yield in the order of 970 dwellings at completion of the North Penrith Development.

In addition, the estimated number of full time jobs during construction for SSD 5346, 5347 and 5349 is approximately 395 (calculated using ABS multipliers).

In conclusion, this letter and supporting appendices in conjunction with the 3 EIS' have demonstrated that UrbanGrowthNSW's Development Applications for Stages 2B and 2C, Stage 2D and Stage 3B of the North Penrith Development will have minimal adverse environmental effects. The benefits of the proposed developments and the absence of any adverse environmental impacts confirm that these Development Applications are worthy of approval.

Should you have any queries about this matter, please do not hesitate to contact me on (02) 9409 4957 or sballango@jbaplanning.com.au.

Yours faithfully



Stephanie Ballango
Associate

cc: Michael Williams, UrbanGrowth NSW

¹ As modified by MP 10_0075 MOD 2