



Contact: Ray Lawlor
Phone: 02 9228 6468
Fax: (02) 9228 6455
Email: ray.lawlor@planning.nsw.gov.au

Mr Tim Blythe
Urbis
Level 21, 321 Kent Street
SYDNEY NSW 2000

Our ref.: MP09_0192

Dear Mr Blythe

Subject: Supplementary Director-General's Requirements for a Mixed Use Development at 164 Station Street, Penrith (MP09_0192)

The Director-General's Requirements (DGRs) for the above project were issued on 8 September 2010. Following your recent request for the department to consider amendments to the proposed development, the department has prepared supplementary DGRs for the preparation of an Environmental Assessment (EA) for the project.

A copy of these supplementary DGRs is attached (Attachment A) and these should be read in conjunction with the DGRs originally issued on 8 September 2010.

The supplementary DGRs have been prepared based on the information provided to date, and under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, where the Director-General may alter these requirements at any time.

Prior to exhibiting the EA that you submit for the project, the department will review the document to determine if it adequately addresses the DGRs. The department may consult with other relevant government authorities in making this decision.

I note that you will need to submit an EA for the project that is adequate, before 8 September 2012. You should therefore aim to submit an EA to the department in August 2012 for an adequacy review.

Please provide one hard copy and one electronic copy¹ of the Environmental Assessment to assist this review.

If the Director-General considers that the EA does not adequately address the DGRs, the Director-General may require you to revise the EA.

Once the Director-General is satisfied that the DGRs have been adequately addressed, the EA will be made publicly available for at least 30 days.

In preparing the EA you should ensure that you consult fully with Penrith City Council and that you document this in detail in the EA.

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

Your contact officer for this proposal, Ray Lawlor, can be contacted on the details listed above. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in blue ink, followed by the date 6/6/12.

Richard Pearson
Deputy Director General
Development Assessment &
Systems Performance

ATTACHMENT A

Supplementary - Director-General's Requirements (Supplementary DGRs)

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 09_0192 – Concept Plan
Project	Concept Plan Application (as amended) for a mixed use development (residential, neighbourhood shops, bulky goods, hardware and building supplies and garden centre, food and drink premises, hotel and tavern); and Stage 1 works involving construction of 13,500m ² of hardware and building supplies/garden centre/bulky goods retail, and a maximum of 400 parking spaces.
Location	164 Station Street, Penrith
Proponent	Parkview Pty Limited
Date original DGRs issued	8 September 2010
Date supplementary DGRs issued	6 June 2012
Additional Key issues – Supplementary DGRs	<p>In addition to the key issues as advised by the department in the original DGRs issued on 8 September 2010 (copy attached), the Environmental Assessment (EA) must address the following additional key issues:</p> <p>1. Strategic Context</p> <ul style="list-style-type: none">• Consideration of the strategic planning implications of the proposed retail floor space on this site (beyond 3,000m² permissible under Penrith City Centre LEP 2008) having regard to consistency with land use plans and policies for Penrith City, and current relevant planning proposals.• Consideration of potential alternative sites for the retail component of the proposal, including the bulky goods retail premises. Justification for the location of the bulky goods retail premises at this site having regard to other zoned sites currently available within Penrith City local government area and within neighbouring local government areas.• Consideration of the impact of the proposal on providing high density residential development in the Penrith City Centre and any broader implications for meeting Council's housing targets in the Penrith City Centre under the Metropolitan Plan. Justification for not including any residential component in Stage 1, in the context

of the site's zoning for high density residential development.

2. Economic Impact Assessment

(in addition to matters raised in the original DGRs)

- The economic impact of the proposal on existing retail floor space and future potential zoned retail floor space in the Penrith city centre, including consideration of current relevant planning proposals. This is to address the full extent of proposed retail floor space, including the proposed neighbourhood shops.

3. Net Community Benefit

- Prepare a net community benefit test, in accordance with criteria set out in the department's Draft Centres Policy.

4. Built Form and Urban Design

(in addition to matters raised in the original DGRs)

- The suitability of the built form and design of the retail component of the development (including the bulky goods retail premises) and associated parking and access areas, at a gateway location and key site in relation to Penrith City Centre. Implications for built form and urban design of the residential component of the proposed development being located at the north of the site, at the rear of the proposed bulky goods retail premises.

5. Environmental and Residential Amenity

(in addition to matters raised in the original DGRs)

- The design of the residential component of the development and the means of ensuring suitable environmental and residential amenity having regard to the location of the residential component at the north of the site, between the proposed bulky goods retail premises and the existing Centro Nepean shopping centre on the neighbouring property.

6. Transport & Accessibility Impacts (Construction and Operational)

(in addition to matters raised in the original DGRs)

- The Traffic and Accessibility Impact Study to be provided with the EA must also consider cumulative traffic and accessibility impacts, having regard to traffic and accessibility impacts arising from other current planning proposals in the locality.