

STATE SIGNIFICANT SITE & CONCEPT PLAN – PENRITH LAKES SCHEME – MP 06_0332
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project Description	Development of the Penrith Lakes Scheme for 1,500ha of parkland (including 700ha lakes), 325ha residential (4,900 dwellings), 60ha employment land and 25ha of rural conservation.
Capital Investment Value	\$2 billion
Site	Penrith Lakes
Proponent	Penrith Lakes Development Corporation (PLDC)
Date of Issue	5 February 2007
Date of Expiration	5 February 2009 (2 years from date of issue)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 30 January 2007.
State significant site Study requirements	<p>A State significant site Study will need to include (but not be limited to) the following:</p> <ol style="list-style-type: none"> (1) Address the criteria at Clause 8 (2) of the Major Projects SEPP; (2) Address the Criteria for State Significant Sites in the attached Draft Guideline dated 24 July 2006, with particular focus on criterion (a), (b) and (c), (3) Proposed land uses and suitability of the site for the proposed land uses taking into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any applicable State or regional planning strategy with particular regard to the 8 sustainability criteria; (4) The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning; (5) Detail the proposed land use controls (including zoning) and justify the necessity for these controls against the existing planning instruments; and (6) Indicate the future approval regime for development on the site you are seeking by identifying the circumstances when Part 3A or Part 4 (including exempt or complying development) would apply.
General requirements	<p>The Environmental Assessment (EA) for the Concept Plan must include</p> <ol style="list-style-type: none"> (1) an executive summary; (2) a description of the project including the: <ol style="list-style-type: none"> (a) need for the project; (b) alternatives considered; and (c) various components of the project; (3) a thorough site analysis and description of the existing environment; (4) justification of the project, taking into consideration the environmental impacts of the proposal, the suitability of the site and whether or not the project is in the public interest; (5) a consideration of all relevant statutory and non-statutory provisions and identification of any non-compliance with such provisions (especially Major Project SEPP, SEPP 11, SEPP55, SREP 11, Penrith LEP 1991 and Planning for Bushfire Protection); (6) a draft Statement of Commitments outlining commitments to public benefits, environmental management, mitigation and monitoring measures (especially in relation to flooding, biodiversity and stormwater) to be established on site and clear identification of who is responsible for these measures; (7) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and (8) the likely scope of developer contributions between the proponent, Council and

	<p>other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site or the LGA.</p>
Key Assessment Requirements	<p>Requirements of the Department and other agencies are as follows:</p> <p>Flooding</p> <ol style="list-style-type: none"> (1) A comprehensive flood analysis report should include, but not be limited to: <ol style="list-style-type: none"> (a) The impact of flooding on the development including the estimation of the extent of flood prone land (ie PMF), high hazard areas and floodways, the implications of the full range of floods and the safety of residents and users of the development. (b) The impact of the development on flood behaviour on and off site, include existing and planned development in the wider area. (c) The flood hazard in the area (including the hydraulic hazard, flood readiness, flood warning time, rate of rise of floodwater, flood duration and type of development) and access and evacuation issues; (d) Detail viable strategies to manage any adverse impacts of the development on flood behaviour; and (e) Demonstrate consistency with the aims and intent of the Floodplain Development Manual and relevant local and regional policies. <p>Lake Management</p> <ol style="list-style-type: none"> (1) Provide detailed description of water quality standards for each lake, their interaction and water quality management (including monitoring programs) particularly in relation to proposed land and lake uses, algae and mosquito control. Include any possible impact of the Nepean River on lake water quality as well as the quality and quantity issues associated with any water release to the Nepean River. (2) Discuss the supply of water to the lake system both in the short and long term. Consideration should be given to potential supply from the Nepean River, groundwater, stormwater and recycled water and any impact / management issues associated with these as well as effects and management of long term drought. (3) Consideration should be given to the management of lake shores including mosquito control or other possible health and safety issues that may become apparent at times of low water level. (4) Details should be provided in relation to the short and long term management of aquatic flora and fauna and maintenance of aquatic weeds. <p>Urban Design, development controls and land uses</p> <ol style="list-style-type: none"> (1) Demonstrate that development controls have evolved from a comprehensive site analysis of constraints and opportunities on the site and that the resulting development controls satisfy the objects of the Act and the aims and objectives of relevant planning instruments. (2) Demonstrate that development controls will both complement surrounding existing land uses, particularly those of the Sydney International Regatta Centre and the Whitewater Stadium. (3) Provide detail of how the development will incorporate the sites setting, landscape, landmark elements, view and vistas. (4) Provide a detailed contour plan to identify the finished contour levels of the site, with details provided on the earthworks required to achieve the finished contours. <p>Parklands</p> <ol style="list-style-type: none"> (1) Identify the management structure, timing and sustainable funding mechanism proposed for the parklands. (2) Discuss any edge effects between residential / commercial development with both parklands and the lakes and the management of these. (3) Explore linkages, access and integration of the parklands to the residential and commercial elements of the development as well as the wider community. This should include investigation of integration with the Nepean River and land to the west of the river.

Biodiversity

- (1) Determine the impact on existing native flora and fauna, including identified threatened species.
- (2) Discuss the development of ecological corridors to link flora and fauna corridors both on and adjoining the site.
- (3) Assess any potential impact on surrounding waterways in terms of water quality and aquatic ecosystems. This should include but not be limited to:
 - (a) Onsite pollution such as accidental spills and sewer overflows;
 - (b) Risks such as weed invasion, encroachment and litter; and
 - (c) Vegetated buffer zones.

Hydrology, Water Management & Geotechnical

- (1) Identify the impacts of the development on the existing hydrology, hydrogeology and geology of the Site,
- (2) Identify the implications for development of slope stability, rehabilitation (compaction) and the presence of potential and actual acid sulfate soils if any. Outline actions, management and mitigation measures required.

Traffic/Transport

- (1) The environmental assessment needs to satisfactorily address:
 - (a) Impacts on regional road networks;
 - (b) Opportunities to minimise traffic on sensitive road frontages;
 - (c) Proposed access and circulation, car parking and drop off arrangements, specific consideration should be given to major events that may occur on site;
 - (d) Efficiency of emergency vehicle access/egress;
 - (e) Proposed access from the wider road network as well the opportunities and constraints of alternative vehicular access points;
 - (f) Measures to introduce and promote public transport usage and mode share; and
 - (g) Proposed pedestrian and cycle access within and to the site that connects to all relevant transport services and key off-site locations and measures to promote the use of these.
- (2) An appropriate traffic impact assessment in conjunction with the principles and methodology of a traffic management plan (TMAP) should be prepared in accordance with relevant RTA Guidelines.

Ecologically Sustainable Development (ESD)

- (1) The EA should demonstrate that all aspects of the concept plan satisfy the principles of ESD including compliance with BASIX.

Heritage

- (1) The heritage significance of the Penrith Lakes Scheme area and any impacts the proposal may have upon this significance should be assessed. This should include both indigenous heritage and non-indigenous heritage.
- (2) Consideration should be given to the short and long term management, maintenance and interpretation of heritage items and areas.

Contamination

- (1) Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance.

Drainage and Stormwater Management

- (1) The environmental assessment should address drainage and stormwater management issues, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure.

Bushfire Risk Assessment

- (1) Provide an assessment against the current version of Planning for Bush Fire Protection. The EA is to identify the ongoing management arrangements of any proposed APZs.

Utilities Infrastructure

- (1) Prepare a utility and infrastructure servicing report and plan for the Site that includes the identification of existing utility and infrastructure servicing the site such as the supply of water, sewerage, stormwater, gas, electricity and

	<p>telephone services and comply with the requirements of any public in regard to the connection to, relocation and/or adjustment of the services affected by the development.</p> <p>(2) Consideration should be given to technologies which may reduce the demand or need for servicing or provide for the supply of sustainable services.</p> <p>Social and Community</p> <p>(1) Demonstrate that the appropriate housing diversity and affordability are provided across the Site.</p> <p>Employment</p> <p>(1) Identify the proposed employment generating land uses.</p> <p>(2) Identify and address the employment needs of the incoming population and staging or employment areas in relation to housing.</p> <p>Development Staging</p> <p>(1) The issue of development staging should be clearly addressed in detail. This should include infrastructure staging.</p> <p>(2) Consider air, noise and vibration impacts of on-going quarrying operations on first stages of residential development, impacts from activities at the Regatta Centre and possible impacts from the Employment Lands.</p> <p>Resource Implications</p> <p>(1) If early exit is proposed,</p> <p style="padding-left: 40px;">(a) discuss the effect on efficiency in supply of construction material to the Sydney Region from various sources.</p> <p style="padding-left: 40px;">(b) provide detail of the utilisation of the remaining resource on site.</p> <p>Site History/Draft REP</p> <p>(1) The environmental assessment should include a discussion and justification of the variances from the draft REP.</p> <p>(2) The environmental assessment should include a discussion of the history of development of the site and the previous planning context of the proposal.</p>
Consultation Requirements	<p>During the preparation of the EA, you should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the Environmental Assessment. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented.</p>
Deemed refusal period	<p>120 days (see Clause 8E of the Environmental Planning & Assessment Regulation)</p>
Landowners Information	<p>The consent of the landowner is to be provided in accordance with s8F of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>