

Director-General's Requirements

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

Major Project No.	MP 10-0075
Project	Concept Plan for (North Penrith Defence Site) comprising of a residential, commercial, retail, community, industrial and recreational development.
Site	North Penrith Defence Site, Penrith – Coreen Avenue and The Crescent, Penrith
Proponent	Landcom
Date of Issue	2 July 2010
Date of Expiration	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> (1) An executive summary; (2) A detailed description of the project including the: <ol style="list-style-type: none"> (a) strategic justification for the project; (b) alternatives considered; and (c) various components and stages of the project in detail (and should include infrastructure staging); (3) A consideration of the following with any variations to be justified: <ol style="list-style-type: none"> (a) all relevant State Environmental Planning Policies, (b) any relevant Council LEP and DCP instruments, including the Penrith Regional City Centre Plan, and (c) relevant legislation and policies, including the Metropolitan Strategy 2005 and the State Plan. (4) A draft Statement of Commitments, outlining commitments to the project's management, mitigation and monitoring measures with a clear identification of timeframes and who is responsible for these measures; (5) A detailed conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; (6) Identify the development contributions applicable to the site and, if relevant, and any public benefits to be provided with the development, consistent with any development contributions plans prepared to date; (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) A report from a quantity surveyor identifying the correct capital investment value for the concept plan.
Key Assessment Requirements	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Strategic land uses and strategic planning <ol style="list-style-type: none"> (1) Provide details of the strategic context and justification for the proposed concept, including: <ol style="list-style-type: none"> (a) Discussion how the concept plan will support the growth of Penrith as a Regional Centre including its important role in employment generation. (b) An analysis of potential market demand for the proposed land uses and alternatives considered; and (c) Address the economic impact of the proposal and include an investigation into the proposal's impact upon the retail, commercial and residential industry within the Penrith City Centre and the wider locality. (2) Consideration of employment generating development on the site (3) Provide details of how the proposal incorporates transit orientated development, including how it will integrate with the Penrith Railway Station. (4) Provide details of how the proposal will integrate with other relevant proposed and approved projects in the area such as the commuter car park.

2. Urban design and built form

- (1) Demonstrate that the type, bulk, scale, size and design quality controls for future development, including road layouts, building style, building heights, public domain and landscaping on the site will be able to respond to the location and sub-region appropriately.
- (2) Include an investigation of opportunities for high density development adjoining the station and Penrith town centre.
- (3) Proposed controls and urban design guidelines to regulate the development, including development controls and management arrangements.
- (4) Undertake a site analysis that identifies the relevant natural and built environmental features. The site analysis should form the basis for justifying the configuration of the development of the land and the mix of land uses.
- (5) Demonstrate how pedestrian and bicycle connectivity with the Penrith Railway Station and pedestrian and cycle links surrounding areas will be achieved. This should include bicycle parking at the train station and in residential, commercial and retail portions of the proposed development (including the provision of amenities for cyclists).
- (6) Investigation of urban design measures to achieve integration with the proposed commuter car park.
- (7) Provide a visual analysis of the proposal, including but not limited to projected view analysis, photomontages (local and context) with particular attention to vistas from the site to the Nepean River Escarpment and towards the site from Penrith City Centre.
- (8) Consideration of Crime Prevention through Environmental Design Principles.

3. Transport and Accessibility

- (1) Provide a Traffic Management and Accessibility Plan (TMAP) to identify the package of traffic and transport infrastructure measures required to support future development. It should identify regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development.
- (2) The TMAP shall be based on a Transport and Accessibility Impact Assessment, prepared with reference to the RTA's *Guide to Traffic Generating Developments* that satisfactorily addresses:
 - (a) Impacts of the proposal on regional and local road networks;
 - (b) Opportunities to minimise traffic on sensitive road frontages;
 - (c) Proposed access and circulation;
 - (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) 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;
 - (g) Details of service vehicle movements (including vehicle type and likely arrival and departure times);and
 - (h) Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). The impact assessment should consider the likely background growth of traffic volumes within vicinity of the site. Projects to be included in the calculation of background growth are to be agreed to by the RTA.

The key intersections to be examined/modelled include:

 - High Street / Castlereagh Road
 - Jane Street / Castlereagh Road
 - Coreen Avenue / Castlereagh Road
 - Coreen Avenue / Richmond Road / Parker Street
 - New Access/s / Coreen Avenue
 - New Access/s / Castlereagh Road
 - Any other intersections affected by the proposed development.
- (i) Assess the capacity of the rail services provided from the Penrith train station

to support the proposed development and identify measures to encourage use of the services.

- (2) Provide a road network plan identifying the proposed road hierarchy including cycleways, footpaths and car parking. The plan should identify public, private roads and typical cross sections and long sections.
- (3) The proposed development shall make provision for a public transport corridor through the site which shall include a grade separated road crossing of the railway line linking the northern and southern sides. Details should be obtained further consultation with key officers of the RTA and Transport NSW.
- (4) Demonstrate the provision of minimal levels of on-site car parking for the proposed development having regard to the appropriate parking codes, accessibility of the site and its proximity to public transport.
- (5) Provide an estimate of the trips generated by the proposed development and proposed modal split. Identify measures to manage travel demand, increase the use of public transport and non-car transport modes, and assist in achieving the objectives and targets set out in the *NSW State Plan 2010*.
- (6) Assess the implications of the proposed development for non-car travel modes (including public transport use, walking, and cycling) and the potential for implementing a location specific sustainable travel plan, such as a Workplace Travel Plan (WTP) for workers and a Travel Access Guide (TAG) for residents of the future site.

4. Heritage

- (1) The EA shall provide an archaeological and Aboriginal cultural heritage assessment in line with the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005*; and
- (2) The EA shall provide a Statement of Heritage Impact, that is to include:
 - (a) Detailed evaluation of any impacts that the development would have on the heritage significance of the site, in particular the heritage significance and setting of Combewood and Thornton Hall and Surrounds
 - (b) Intended future use of the Thornton Hall and public benefit to be derived
 - (c) Consideration of the cumulative impacts of the proposed works on all heritage items and their curtilages;
 - (d) Awareness of the possible existence of any archaeological relics which may be disturbed during the works that may require an archaeological assessment to be undertaken.

5. Affordable housing

- (1) The EA is to provide details of how affordable housing for low and moderate income earners is to be delivered on the site. This information is to include:
 - (a) An assessment of the proportion of the local community subject to housing stress and defined as very low, low and moderate income households;
 - (b) Details of the proportion of affordable housing proposed to be provided in the development;
 - (c) Details of the housing product to be provided to accommodate affordable housing; and
 - (d) Provide details of any proposed arrangements with social housing providers, if relevant.

6. Drainage, stormwater and groundwater management

- (1) The EA should provide details of and an assessment of impacts on any watercourses, wetlands and riparian land located on, and/or adjacent to the site. Details are to be provided as per the requirements of NSW Office of Water's advice dated 28 June 2010.
- (2) The EA should assess impacts on surface water. It should identify drainage, and stormwater management issues, including topography, on-site stormwater detention, water sensitive urban design measures, drainage infrastructure and water quality control measures.
- (3) The EA shall address any impacts on groundwater resources including any potential degradation to the groundwater resource and any impacts on ground water dependant ecosystems. Where impacts are identified, provide contingency measures to remediate, reduce or manage potential impacts. The EA needs to demonstrate that that ground

water is not connected to surface water.

- (4) Provide details on existing water and groundwater licences under the Water Act 1912 and any proposed surface water and groundwater extraction.
- (5) Prepare a Concept Stormwater Management Plan that outlines general measures for stormwater and effluent management in relation to climate, topography, soil types and local geology and identify potential risk issues. Measures to be incorporated on site, include (but not limited to) on site stormwater detention, water sensitive urban design measures, the impact on the quality of surface water and groundwater. A notional schedule of costs and recurrent maintenance costs should be included.
- (6) -Proposed static water bodies on site should be designed to be of minimum cost to Council and the community once operational
- (7) The EA shall provide an assessment of the full range of flood risks to people, property, infrastructure, and utilities from Nepean River and local flooding related to the proposal should be conducted in accordance with the NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual 2005 and Section 117 Direction (4:3 Flood Prone Land and relevant Section 117 Planning Circulars).
- (8) The EA shall address development controls needed to reduce property damage to socially acceptable and sustainable levels and any flood evacuation infrastructure upgrades required for the proposed development, ensuring that flood evacuation of existing communities is not compromised by the proposed development.

7. Geotechnical and contamination

- (1) Geotechnical report assessing matters such as the suitability of the site for the proposed land uses, slope stability, erosion hazard, proposed earthworks and retention methods.
- (2) Assess the suitability of the site for the proposed land uses in accordance with *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55).

8. Noise and vibration assessment

- (1) The EA shall address the issue of noise and vibration impacts from the railway corridor and provide details of how this will be managed and ameliorated through the design of buildings, in compliance with relevant Australian Standards and the Department's *Development near Rail Corridors and Busy Roads – Interim Guidelines*.

9. Open space and community facilities

- (1) A community profile and analysis of the needs of future residents to ensure that the nature and scale of proposed infrastructure accurately reflects the characteristics and likely needs of the intended population;
- (2) Details of the proposed open space and community facilities and the ongoing maintenance of open space and such facilities.
- (3) Provide details of any arrangements with Council for public use of such facilities.

10. Staging and site preparation works

- (1) Provide a Staging Plan that:
 - (a) Identifies the sequencing of the development and demonstrates how each precinct will be developed in a coordinated manner; and
 - (b) Provides details as to the proposed timing/phasing of the development. Including the potential phasing for delivery of facilities and infrastructure to be provided and what will trigger their provision.
- (2) Provide a preliminary site preparation report that includes (but is not limited to):
 - (a) a detailed survey showing existing and proposed levels and proposed quantities of cut and fill necessary for site preparation works;
 - (b) details on the source of fill including types of materials and their source.
- (3) A geotechnical study is to identify any constraints on the site including slope analysis.
- (4) Provide a contaminated land report that identifies and assesses any land contamination.
- (5) Provide a Construction Traffic Management Plan (CTMP) to mitigate any potential impacts to public transport, walking and cycling accessibility, amenity, and safety during construction.

	<p>11. Developer contributions</p> <p>(1) The EA should identify and address the additional demand created by the development on existing public facilities. The likely scope of any planning agreement and/or developer contributions between the proponent, Council and other agencies are to be detailed.</p> <p>12. Ecologically sustainable development</p> <p>(1) Demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases.</p> <p>13. Utilities and infrastructure</p> <p>(1) Prepare a utility and infrastructure servicing report and plan for the site that includes (but is not limited to):</p> <ul style="list-style-type: none"> (a) Identification and assessment of the capacity of existing utility and infrastructure servicing the site; (b) Identification and assessment of all necessary augmentation works to service the site; (c) How infrastructure will be managed by each stage of development. <p>(2) Identify the proposed sources of water supply for the development including any reliance on groundwater or local catchments</p> <p>(3) Address water sustainability and efficiency principles including opportunities for waste water re-use within the development.</p> <p>(4) Identify projected recurrent costs for any elements of infrastructure likely to be managed by Council on an ongoing basis.</p>
<p>Consultation Requirements</p>	<p>An appropriate and justified level of consultation should be undertaken with the following relevant parties during the preparation of the environmental assessment, having regard to any previous consultation:</p> <p><i>a) Agencies and other authorities:</i></p> <ul style="list-style-type: none"> • Penrith City Council; • RailCorp; • NSW Department of Environment, Climate Change and Water; • NSW Office of Water; • NSW Roads and Traffic Authority; • NSW Transport; and • All utility providers. <p><i>b) Adjoining Landowners</i></p> <p>Consultation with adjoining landowners is to be undertaken to discuss and address, where appropriate, the cumulative impact of new development upon the existing township including potential impacts upon existing and proposed regional and local infrastructure.</p> <p><i>c) Public</i></p> <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p><i>d) Aboriginal Communities</i></p> <p>The EA should clearly demonstrate that effective community consultation with Aboriginal communities has been undertaken in determining and assessing impacts, developing options and making final recommendations.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
<p>Test of Adequacy</p>	<p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>

Deemed refusal period	120 days (see Clause 8E of the Environmental planning and Assessment Regulation)
Landowner's Consent	Landowner's consent is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000.