

Requirement	Section of EAR the DGR is addressed in
<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 provide 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. 	<ul style="list-style-type: none"> - Page 2 - Sections 2.0, 6.0 and 6.12 - Sections 5.0, 8.1 and 8.2 - Consideration of Planning Controls, Strategies and Guidelines at Appendix W - Section 9.0 - Section 13.0 - Section 6.13 - Page 1 - Quantity Surveyors Certificates at Appendix C
<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1) Strategic land uses and strategic 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. 	<ul style="list-style-type: none"> - Section 2.0 - Sections 2.7 and 8.3 - Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.7 and 8.3 - North Penrith Land Use and Economic Assessment at Appendix I - Housing Assessment Report at Appendix BB - Section 8.3 - North Penrith Land Use and Economic Assessment at Appendix I - Sections 2.7 and 8.3 - North Penrith Land Use and Economic Assessment at Appendix I

<p>3) Provide details of how the proposal incorporates transit orientated development, including how it will integrate with the Penrith Railway Station.</p> <p>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.</p>	<ul style="list-style-type: none"> - Sections 2.8 and 8.7 - North Penrith Land Use and Economic Assessment at Appendix I - Sections 2.0, 3.14.1 and 6.0 - Concept Plan , Urban Design Plans and Urban Design Statement at Appendix A
<p>2) Urban design and built form</p> <p>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.</p> <p>2) Include an investigation of opportunities for high density development adjoining the station and Penrith town centre.</p> <p>3) Proposed controls and urban design guidelines to regulate the development, including development controls and management arrangements.</p> <p>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.</p> <p>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).</p> <p>6) Investigation of urban design measures to achieve integration with the proposed commuter car park.</p> <p>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</p> <p>8) Consideration of Crime Prevention through environmental design</p>	<ul style="list-style-type: none"> - Sections 3.0, 3.15 and 7.0 - Concept Plan , Urban Design Plans and Urban Design Statement at Appendix A - Sections 2.0 and 6.0 - Concept Plan , Urban Design Plans and Urban Design Statement at Appendix A - Section 7.7 - North Penrith Draft Development Control Plan at Appendix B - Section 3.0 - Section 6.8.4 - Sections 3.11 and 6.8 - North Penrith Draft Development Control Plan at Appendix B - Section 8.9 - Section 6.3
<p>3) Transport and Accessibility</p> <p>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 sits, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development.</p> <p>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:</p> <p>a) Impacts of the proposal on regional and local road networks;</p> <p>b) Opportunities to minimise traffic on sensitive road</p>	<ul style="list-style-type: none"> - Transport Mobility and Accessibility Plan (TMAP) at Appendix V - Sections 6.8 and 8.7 - Transport Mobility and Accessibility Plan (TMAP) at Appendix V

<p>frontages</p> <ul style="list-style-type: none"> 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. <p>The key intersections to be examined/modelled include:</p> <ul style="list-style-type: none"> – 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 <ul style="list-style-type: none"> 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. <p>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.</p> <p>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 link linking the northern and southern sides. Details should be obtained further consultation with key officers of the RTA and Transport NSW.</p> <p>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.</p> <p>5) Provide an estimate of the trips generated by the</p>	<ul style="list-style-type: none"> - Transport Mobility and Accessibility Plan (TMAP) at Appendix V - Concept Plan, Urban Design Plans and Urban Design Statement at Appendix A - North Penrith Draft Development Control Plan at Appendix B <ul style="list-style-type: none"> - Transport Mobility and Accessibility Plan (TMAP) at Appendix V - Concept Plan, Urban Design Plans and Urban Design Statement at Appendix A - North Penrith Draft Development Control Plan at Appendix B - Section 4.0 <ul style="list-style-type: none"> - Sections 6.8 and 8.7 - Transport Mobility and Accessibility Plan (TMAP) at Appendix V - Concept Plan, Urban Design Plans and Urban Design Statement at Appendix A - North Penrith Draft Development Control Plan at Appendix B <ul style="list-style-type: none"> - Sections 6.8 and 8.7
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<p>proposed development and proposed model 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.</p> <p>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.</p>	<ul style="list-style-type: none"> - Transport Mobility and Accessibility Plan (TMAP) at Appendix V - Sections 6.8 and 8.7 - Transport Mobility and Accessibility Plan (TMAP) at Appendix V
<p>4) Affordable Housing</p> <p>a) An assessment of the proportion of the local community subject to housing stress and defined as very low, low and moderate income households;</p> <p>b) Details of the proportion of affordable housing proposed to be provided in the development:</p> <ol style="list-style-type: none"> 1) Details of the housing product to be provided to accommodate affordable housing; and 2) Provide details of any proposed arrangements with social housing providers (if relevant). 	<ul style="list-style-type: none"> - Sections 2.1 and 2.4 - Housing Assessment Report at Appendix BB - Sections 6.5 and 8.3 - Housing Assessment Report at Appendix BB - N/A
<p>5) Heritage</p> <p>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</p> <p>2) The EA shall provide a Statement of Heritage Impact, that is to include:</p> <ol style="list-style-type: none"> 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 cartilages: 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. 	<ul style="list-style-type: none"> - Brief Reassessment of the Site (Aboriginal Cultural Heritage) at Appendix T - Aboriginal Cultural Heritage Management Plan for Site # 46-5-2491 at Appendix U - Sections 3.9 and 8.5 - Statement of Heritage Impact at Appendix Q - North Penrith Defence Site Concept Plan Heritage Interpretation Strategy at Appendix R - North Penrith Lands Non-Indigenous Archaeology at Appendix S - Brief Reassessment of the Site (Aboriginal Cultural Heritage) at Appendix T - Aboriginal Cultural Heritage Management Plan for Site # 46-5-2491 at Appendix U
<p>6) Drainage</p> <p>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.</p> <p>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.</p> <p>3) The EA shall address any impacts on groundwater</p>	<ul style="list-style-type: none"> - Section 3.7 - Stormwater and Drainage Report at Appendix N - Regional Flooding Assessment at Appendix O - Sections 3.7 and 8.12 - Stormwater and Drainage Report at Appendix N - Regional Flooding Assessment at Appendix O - Sections 3.4, 3.5, 3.6, 8.11 and 8.12 - Geotechnical and Groundwater

<p>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 ground water is not connected to surface water.</p> <p>4) Provide details on existing water and groundwater licences under the Water Act 1912 and any proposed surface water and groundwater extraction.</p> <p>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 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.</p> <p>6) Proposed static water bodies on site should be designed to be of minimum cost to Council and the community once operational.</p> <p>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 Director (4:3 Flood Prone Land and relevant Section 117 Planning Circulars).</p> <p>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,</p>	<p>Assessment at Appendix M</p> <ul style="list-style-type: none"> - Section 3.7 - Geotechnical and Groundwater Assessment at Appendix M - Sections 6.9, 6.13 and 8.12 - Stormwater and Drainage Report at Appendix N - Sections 6.9 and 6.13 - Sections 3.7, 6.9 and 8.12 - Regional Flooding Assessment at Appendix O - Consideration of Planning Controls, Strategies and Guidelines at Appendix W - Sections 3.7, 6.9 and 8.12 - Regional Flooding Assessment at Appendix O
<p>7) Geotechnical and contamination</p> <p>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.</p> <p>2) Assess the suitability of the site for the proposed land uses in accordance with Date Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)</p>	<ul style="list-style-type: none"> - Section 3.5 - Geotechnical and Groundwater Assessment at Appendix M - Civils Report at Appendix EE - Sections 3.5 and 8.11 - Contamination Report at Appendix K - Site Auditor Statements at Appendix L
<p>8) Noise vibration assessment</p> <p>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.</p>	<ul style="list-style-type: none"> - Section 8.10.2 - Noise and Vibration Assessment at Appendix DD
<p>9) Open space and community facilities</p> <p>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;</p> <p>2) Details of the proposed open space and community facilities and the ongoing maintenance of open space and such facilities.</p>	<ul style="list-style-type: none"> - Section 3.12 - Social and Community Planning Assessment at Appendix AA - Sections 6.7 and 8.4 - Concept Plan, Urban Design Plans and Urban Design Statement at Appendix A - North Penrith Village Environmental Assessment Landscape Concept Report at

3) Provide details of any arrangements with Council for public use of such facilities.	Appendix X - Open Space Maintenance Schedule at Appendix Y
10) Staging and 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 slop 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.	- Section 6.12 - Civils Report at Appendix EE - Site Survey at Appendix J - Section 3.5 - Geotechnical and Groundwater Report at Appendix M - Contamination Report at Appendix K - Site Auditors Statements at Appendix L - Construction Traffic Management Plan at Appendix HH
11) Developer Contributions 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.	- Section 6.13
12) Ecologically sustainable development 1) Demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases.	- Sections 2.9 and 6.11 - North Penrith Draft Development Control Plan at Appendix B
13) Utilities and infrastructure 1) Prepare a utility and infrastructure servicing report and plan for the site that includes (but is not limited to): 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. 2) Identify the proposed sources of water supply for the development including any reliance on groundwater or local catchments. 3) Address water sustainability and efficiency principles including opportunities for waste water re-use within the development.	- Sections 2.6, 3.13, 6.10 and 8.13 - Utilities Services Report at Appendix H - Sections 2.6, 3.13, 6.10 and 8.13 - Utilities Services Report at Appendix H - Sections 2.6, 3.13, 6.9, 6.10, 8.12 and 8.13 - Utilities Services Report at Appendix H

<p>4) Identify project recurrent costs for any elements of infrastructure likely to be managed by Council on an ongoing basis.</p>	<p>- Open Space Maintenance Schedule at Appendix Y</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>a) <i>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>b) <i>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>c) <i>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>d) <i>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. The consultation process and the issues raised should be described in the Environmental Assessment.</p>	<ul style="list-style-type: none"> - Sections 4.0 and 8.6 - Utilities Servicing Report at Appendix H - Aboriginal Heritage Management Plan for Site # 45-5-2491 at Appendix U - Transport Mobility and Accessibility Plan (TMAP) at Appendix V

Requirement	Section of EAR the DGR is addressed in
<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) details of and justification for works proposed; b) consistency with the proposed Concept Plan c) alternatives considered; and d) 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, and c) relevant legislation and policies. 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 plan 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; 	<ul style="list-style-type: none"> - Page 2 - Sections 10.0 and 11.0 - Section 5.0 - Consideration of Planning Controls, Strategies and Guidelines at Appendix W - Section 12.0 - Section 13.0 - Section 6.13 - Page 1
The Environmental Assessment must address the following key issues.	
<p>1) Subdivision</p> <ol style="list-style-type: none"> 1) Identify the existing ownership and titling arrangements. 2) Detailed subdivision layout, including covenants 3) Detailed design of infrastructure including roads (including typical cross sections and long sections), drainage, open space, pedestrian and bicycle infrastructure. 	<ul style="list-style-type: none"> - Section 3.2 - Stage 1 Project Application Drawings at Appendix E - Section 10.0 - Stage 1 Project Application Drawings at Appendix E - North Penrith Village Environmental Assessment Landscape Concept at Appendix X

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2) Staging 1) Provide an overview of the site preparation works to be undertaken in each stage of the development including how this contributes to the development of the whole site with reference to the staging plan submitted with the Concept Plan application.	<ul style="list-style-type: none"> - Section 10.0 - Stage 1 Project Application Drawings at Appendix E
3) Geotechnical 1) Provide a detailed 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.	<ul style="list-style-type: none"> - Section 11.6 - Geotechnical and Groundwater Assessment at Appendix M - Civils Report at Appendix EE - Stormwater and Drainage Report at Appendix N
4) Earthworks 1) Provide a detailed survey showing existing and proposed levels and proposed quantities of cut and fill necessary for proposed works. 2) Details on the source of fill including types of materials and their source. 3) Details of the location for the disposal of excess cut and the methodology of transportation to this location. 4) Provide a sediment and erosion control plan.	<ul style="list-style-type: none"> - Stage 1 Project Application Drawings at Appendix E - Civils Report at Appendix EE - Stormwater and Drainage Report at Appendix N
5) Site Rehabilitation Works 1) Identify and detail any measures to be undertaken to appropriately remediate the site in accordance with State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55).	<ul style="list-style-type: none"> - Section 11.6 - Contamination Report at Appendix K
6) Heritage 1) With reference to the Heritage Impact Assessment submitted as part of the Concept Plan application, the EA shall include. a) Detail of measures to address impacts that this stage of the development may have on the heritage significance of the site. b) 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.	<ul style="list-style-type: none"> - Section 11.3 - Statement of Heritage Impact at Appendix Q - North Penrith Defence Site Concept Plan Heritage Interpretation Strategy at Appendix R - Stage 1 Project Application Drawings at Appendix E - North Penrith Lands Non-Indigenous Archaeology at Appendix S - Brief Reassessment of the Site (Aboriginal Cultural Heritage) at Appendix T - Aboriginal Cultural Heritage Management Plan for Site # 46-5-2491 at Appendix U

Requirement	Section of EAR the DGR is addressed in
7) Drainage, stormwater and groundwater Management 1) With reference to the Stormwater Management Plan submitted as part of the Concept Plan application, provide detail of measures to be implemented to manage and address impacts on drainage, stormwater and groundwater.	- Section 10.8 - Stormwater and Drainage Report at Appendix N
8) Noise and vibration assessment 1) The EA shall address the issue of noise and vibration impacts from the construction works and provide details of how this will be managed and ameliorated in compliance with relevant Australian Standards.	- Section 11.7 - Noise and Vibration Assessment at Appendix DD
Ecologically sustainable development 1) Demonstrate how this stage of the development will commit to ESD principles in design and construction.	- Section 11.8
9) Traffic Management Plan 1) Provide an updated Construction Traffic management Plan (CTMP) to mitigate any potential impacts to public transport, walking and cycling accessibility, amenity, and safety during construction. The CTMP should identify vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.	- Section 11.2 - Transport Mobility and Accessibility Plan (TMAP) at Appendix V

Requirement	Section of EAR the DGR is addressed in
<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>a) <i>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>b) <i>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>c) <i>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>d) <i>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. The consultation process and the issues raised should be described in the Environmental Assessment.</p>	<ul style="list-style-type: none"> - Sections 4.0 and 8.6 - Utilities Servicing Report at Appendix H - Aboriginal Heritage Management Plan for Site # 45-5-2491 at Appendix U - Transport Mobility and Accessibility Plan (TMAP) at Appendix V