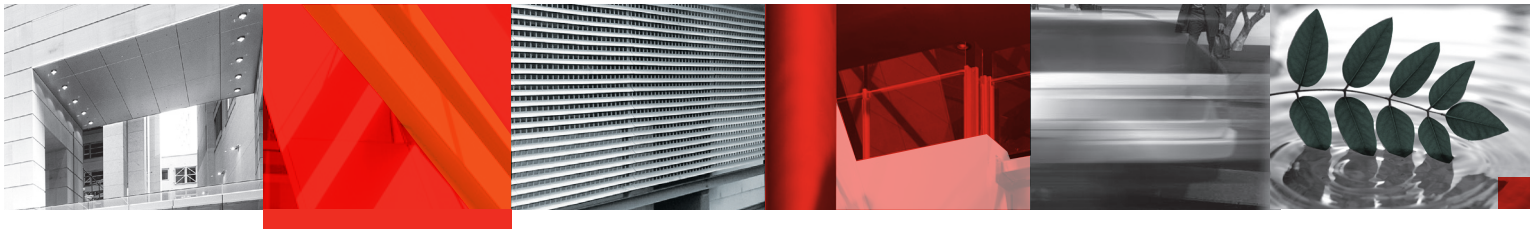


## Preferred Project Report



### Wet 'n' Wild Sydney

Submitted to NSW Department of Planning & Infrastructure  
On behalf of Prospect Aquatic Investments Pty Ltd

August 2011 ■ 09505

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Date 03/08/11

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## Attachments (A4 Reports)

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- A** Response to Public Submissions
- B** Response to Agency Submissions
- C** Supplementary Transport and Accessibility Impacts Report  
*ARUP*
- D** Heritage View Analysis Report  
*Richard Lamb & Associates*
- E** Baseline Historical Archeological Impact Assessment  
*AHMS*
- F** Revised Heritage Impact Statement  
*Graham Brooks & Associates*
- G** Sydney Water letter of agreement to relocation of easement  
*Sydney Water*
- H** Complying Development Code  
*JBA Planning*

## Attachments (A3 Plans)

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- I** Final Master Plan  
*White Water*
- Stage 1 Ride and Construction Plan  
*White Water*
- Stage 1 Support Facilities, Safety and Security Plan  
*White Water*
- Stage 1 Site Circulation Plan  
*White Water*
- Landscape Masterplan  
*Oculus*
- Entry Building Design Drawings  
*White Water*
- Civil engineering drawings including Bulk Earthworks Plan,  
Pond Details Plan, Erosion and Sediment Control Plan  
*Brown Consulting*

## 1.0 Introduction

This Preferred Project Report (PPR) has been prepared following the public exhibition of the Part 3A Application and Environmental Assessment Report (EAR) for the proposed development of a Wet'n'Wild Sydney water theme park submitted for the approval of the Minister for Planning under the Environmental Planning and Assessment Act 1979.

The Part 3A Application and EAR were placed on public exhibition by the Department of Planning and Infrastructure between 23 February 2011 and 25 March 2011. The Department received submissions on the Concept Plan from the public, Government agencies and Blacktown City Council.

The applicant, Prospect Aquatic Investments Pty Ltd, has reviewed and considered the submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), responds to the issues raised as described in this PPR. This Report sets out the proponent's response to the issues raised, and describes the revisions proposed in a Final Wet'n'Wild Development Proposal with Final Plans and Statement of Commitments.

This Preferred Project Report should be read in conjunction with the exhibited EAR for Wet'n'Wild Sydney prepared by JBA Planning and dated February 2011.

## 2.0 Response to Submissions

The Part 3A Application for Wet'n'Wild Sydney was placed on public exhibition by the Department of Planning between 23 February 2011 and 25 March 2011. The Department of Planning and Infrastructure advises that it has received submissions from the following bodies on the Project Application:

- 38 Public Submissions;
- Blacktown City Council;
- NSW Department of Environment and Climate Change;
- NSW Office of Water;
- Sydney Water;
- NSW Roads and Traffic Authority
- Transport NSW;
- Department of Planning Heritage Branch;
- NSW Land and Property Management Authority;
- NSW Rural Fire Service.

**Attachment A** to this PPR provides a detailed Response to Public Submissions. In summary, the number of public submissions supporting and opposing the proposed water theme park is as follows:

Type of public submission	Number of public submissions
Support	28
Oppose	10

Of the total 28 public submissions received in support, 21 public submissions give qualified support.

**Attachment B** to this PPR provides a detailed Response to Agency Submissions.

A summary of the responses to the main issues raised in submissions is provided in the following sections of this PPR.

## 2.1 Positive Benefits to the Local Community

The proponent agrees with the submissions that raise the positive benefits of the proposed water theme park to the local community including meeting the recreational needs of the people of western Sydney, boosting the local economy, and generating employment close to residents in the locality.

## 2.2 Access, Transport and Traffic

A comprehensive Transport and Accessibility Study prepared by Arup was submitted with the Part 3A Application EAR. In response to submissions, the following additional information and revisions are provided in this PPR:

- A Supplementary Transport and Accessibility Impacts Report has been prepared by Arup and is included in **Attachment C** to this PPR to address the traffic generation, modelling, impacts and parking issues raised in submissions .
- The Statement of Commitments has been revised in this PPR to include a new commitment for an Operational Transport and Traffic Management Plan to be prepared in consultation with Transport NSW and Blacktown City Council within 6 months of the opening of the water theme park. The Management Plan is to address transport and access issues associated with the operation of the water theme park including the feasibility of shuttle bus services, special events, car park operation including the use of car park assist technologies, lighting and security in the car park, Travel Access Guide(TAG) for visitors, and a Workplace Travel Plan (WMP) for staff employed on site.
- The Statement of Commitments has been revised to include a new commitment for bicycle parking including a class 2 (high security) bike parking area for staff accommodating up to 20 bikes near the administration building, and class 3 (high to medium security) bike parking area for visitors catering for up to 200 bikes in a highly visible location near the main entry plaza.
- The Statement of Commitments has been revised to include a new commitment to ensure the detailed design of the car park meets relevant Australian Standards.
- The Statement of Commitment for a construction management plan to be prepared prior to commencement of works (which address construction traffic) has been revised in this PPR to ensure that it is prepared in consultation with Council.

The proponent has made a significant monetary contribution to the NSW Government towards road improvements as part of the terms of the lease for the land, and this fulfils the proponent's contributions towards road improvements. The RTA are investigating the detailed scope of road improvements to accommodate increased traffic volumes from developments in the subregion over the next 20 years including traffic from the proposed water theme park.

## 2.3 Heritage Significance and Visual Landscape

The Part 3A Application EAR notes that the site is within the area covered by the SEPP (Western Sydney Parklands) which allows a wide range of land uses and developments including recreational and entertainment facilities. The site is also nominated as a 'tourism hub' in the Plan of Management for the Western Sydney Parklands. The proposed development of a water theme park is entirely consistent with these NSW Government plans for the Western Sydney Parklands.

The Part 3A Application EAR includes a Heritage Impact Statement prepared by Graham Brooks and Associates (GBA) which finds that there are no heritage items on the site listed on the State heritage register or in Blacktown Local Environmental Plan. However, the Statement notes there a number of items of historic significance in the landscape which are proposed to be retained in the proposed development. This includes the retention of existing road alignments, retention of the former policeman's cottage and associated row of pine trees, and retention of view corridors between the former policeman's cottage and St Bartholomews Church in Prospect.

In response to submissions, the following additional information and revisions are provided in this PPR:

- Heritage View Analysis has been prepared by Richard Lamb & Associates and is included in **Attachment D**.
- Baseline Historical Archeological Impact Assessment has been prepared by AHMS and is included in **Attachment E**.
- Heritage Impact Statement in **Attachment F** has been revised to take into account submissions, particularly from Heritage Branch and Council.
- Landscape Masterplan in **Attachment I** has been revised to incorporate the recommendations of the Heritage View Analysis.
- The Statement of Commitments has been revised to include a new commitment for the following to be carried out as part of the future refurbishment and adaptive reuse of the former policeman's cottage:
  - a comprehensive fabric analysis and schedule of conservation works prepared by an experienced conservation architect; and
  - an archeological assessment by a qualified archaeologist.

The specialist Heritage View Analysis in Attachment D finds that the impacts on heritage items are not such that their significance will be unacceptably affected and the overall findings of the GBA Heritage Impact Statement lodged with the Part 3A Application EAR are valid and can be supported subject to conservation of particular view corridors and additional planting and regeneration of indigenous woodland vegetation in certain locations. The final Landscape Masterplan included in Attachment I has been revised to conserve view corridors and include additional planting and regeneration of woodland in line with the Heritage View Analysis.

The specialist Baseline Historical Archeological Impact Assessment included in Attachment E to this PPR concludes that it is unlikely potential historical archaeological 'relics' of significance survive on the site other than below the former policeman's cottage which is not affected by the proposed development at this stage. In accordance with the recommendations in the AHMS assessment, a new commitment is included in the final Statement of Commitments in this PPR for further archaeological investigations to be carried out as part of the future adaptive reuse and refurbishment of the former policeman's cottage.



## 2.4 Water Cycle Management

A Water Cycle Management Plan prepared by Brown Consulting for the proposed development is included in the Part 3A Application EAR. It provides a comprehensive plan for the management of water on the site including a stormwater management plan and rainwater reuse plan consistent with the principles of water sensitive urban design to achieve specific objectives for water quality and quantity adopted from Government agencies. It also includes a separate water management system for pools, rides, showers, kitchens and handbasins which requires a potable water supply in order to meet relevant health standards.

The water theme park will reuse stormwater collected from a stormwater detention pond and rainwater tanks to achieve 90% of the water requirements of landscape irrigation, toilets and washdown areas.

The water theme park is designed to minimise the amount of potable water usage including most significantly through the use of the most efficient water filters that require the minimum amount of water for backwash cleaning, and the design of pools and landings that recapture the initial main water runoff from people exiting water rides and attractions.

In response to submissions, the following additional information and revisions are provided:

- Revised Flood Detention, Wetland and Reuse Pond Area Details Plan is included at **Attachment I**.
- Letter of agreement from Sydney Water to an alternative easement route included as **Attachment G**.
- The Statement of Commitments has been revised to include a new commitment for the waste water system on site to include wet weather online storage of approximately 400 cubic metres.
- The Statement of Commitments has been revised to include a new commitment for the precise details of the new easement route to be established during future detailed design stage in consultation with Sydney Water and the Office of Strategic Lands.
- A detailed response to issues raised in submissions received by Office of Water and Sydney Water is included in **Attachment B**.

## 2.5 Ecology (Flora and Fauna)

The Biodiversity Impact Assessment prepared by Ecological Australia in the Part 3A Application EAR provides a comprehensive assessment and concludes that the impact on threatened species, populations and ecological communities, and in particular Cumberland Plain Woodland, is not significant, and a number of impact mitigation strategies have been included.

In response to submissions, the following additional information and revisions are provided

- The Statement of Commitments has been revised to ensure the commitment for a Construction Management Plan includes the fauna inspection and protection measures and the tree protection measures in Section 6.6 of the Biodiversity Impact Assessment in the Part 3A Application EAR.
- The Statement of Commitments has been revised to ensure the commitment for a Vegetation Management Plan is to include the selection of species to be used for regeneration of Cumberland Plain Woodland, and is to be prepared in consultation with the Office of Environment and Heritage.

- The final Landscape Masterplan included in **Attachment I** has been revised to include additional planting/regeneration of Cumberland Plain Woodland along the Reservoir Road frontage of the site to act as a buffer to Prospect Reservoir nature reserve on the opposite side of the road.

## 2.6 Aboriginal Heritage Significance

Aboriginal heritage was raised only in the one submission from the Department of Environment and Climate Change (now Office of Environment and Heritage) which was supportive of the assessment and approach to the management of aboriginal heritage in the Part 3A Application. In response to this submission, the following revisions are proposed in this PPR:

- The Statement of Commitments has been revised to include a new commitment for any aboriginal artefacts found on site to be deposited at the Australian Museum.
- The Statement of Commitments has been revised to include a new commitment for the DECCW 'Code of Practice for Archaeological Investigations of Aboriginal Objects in New South Wales' to be utilised as a guide in the test/salvage operations and subsequent reporting.

## 2.7 Noise impacts

A Noise and Vibration Assessment prepared by Renzo Tonin & Associates (NSW) Pty Ltd is included in the Part 3A Application EAR and adequately addresses noise from the operations, construction and traffic associated with the proposed water theme park.

The nearest residential neighbourhood is situated approximately 500m to the north of the subject site, on the other side of the M4 Motorway and Great Western Highway. Given these separation distances, residential neighbourhoods will not be significantly affected by noise from the proposed water theme park development.

The sensitive noise receivers nearby the site comprise a small number of rural residential dwellings and a church. The Noise and Vibration Assessment included in the Part 3A Application EAR finds that the operation of the water theme park will meet relevant noise criteria with the exception of potential for minor exceedances after 10pm. The Assessment also finds that construction activities will exceed relevant noise standards, but not reach the levels where sensitive receivers are being highly affected. The Assessment makes a number of recommendations for noise mitigation measures for both construction and operation of the water theme park. The implementation of these noise mitigation measures is included in the Statement of Commitments.

## 2.8 Bushfire Hazard Protection

A Bushfire Protection Assessment submitted with the Part 3A Application EAR prepared by Ecological Australia and shows that the proposed development complies with all the matters raised in the submission from the NSW Rural Fire Service (RFS).

In response to the submission from RFS, the Statement of Commitments has been revised to include additional commitments for the following to be prepared prior to the park opening for public use:

- Fire Management Plan; and
- Bushfire Emergency and Evacuation Plan.

## 2.9 Revisions to Part 3A Application

In response to submissions and further detailed design resolution, the Part 3A Application has been revised to include the following:

- Final Master Plans and Stage 1 Development Plans as described below in Section 3 and shown in the plans and drawings in **Attachment I** to this PPR;
- Final Statement of Commitments in Section 4 of this PPR which includes new and revised commitments in response to submissions;
- Final Complying Development Code in **Attachment H** with specified land uses revised to accord with the Standard Instrument definitions adopted in the State Environmental Planning Policy (Western Sydney Parklands) 2009.

## 3.0 Final Wet'n'Wild Development

The Part 3A Concept Plan Application seeks approval for the following:

- Stage 1 – Design, Construction and Operation; and
- Complying Development Code for the site including Future Expansion Stages.

Final plans of Wet'n'Wild Sydney are in **Attachment I**.

### 3.1 Vision

Prospect Aquatic Investment's vision as stated in the Part 3A Application EAR is to create an exceptional, world-class water theme park, entertainment and recreational destination known as Wet 'n' Wild Sydney. Wet 'n' Wild Sydney is expected to become one of the world's top 10 water theme parks by attendance and will have a spectacular array of the world's most state of the art water theme park rides and attractions providing the residents of western Sydney with a beach like destination they can call their own, and enhancing the lifestyle of the community in Greater Western Sydney.

Wet'n'Wild Sydney will deliver to the residents a water theme park that is set to make its mark as an iconic piece of social infrastructure across the Sydney landscape. It will provide the youth of Sydney with a single venue for all their fun and entertainment in a secure environment. For the young, it will become a 'cool' place to be seen, providing all the action and entertainment, aquatic and otherwise, they could imagine - plus more - and for parents it will become an exciting, entertaining environment where they can relax and unwind in the peace of mind of a safe environment for the whole family. Tourists from overseas and around Australia alike will make Wet 'n' Wild Sydney a "must do" part of their holiday. The business and corporate market will also be accommodated with an unrivalled environment for staff parties, picnic days and special event functions.

Wet'n'Wild Sydney will provide quality amenities set amongst striking architecture, landscaping and foliage. Water parks are about good, healthy, exhilarating outdoor fun and entertainment for the young and old alike. There will be specialised areas for groups including families, children and teenagers along with corporate function facilities, hospitality, food & beverage and retail offerings. The park is to offer unique full day experiences and will promote repeat visitation from locals. Complementing the core water theme park activities will be a strong events calendar reinforcing the destination status of the park.

The proposal is to create an environment which embodies and is reflective of a theme of **Australian Surf-Beach Culture** which has a universal image to which teenagers and families have a strong affinity. This theme is to be manifest in the architecture of building structures, landscaping, artistic murals, paved surfaces, internal advertising of surf/beach brands, banners, display vehicles, piped music, competitions and activities, iconic red and yellow caps/flags/notice boards/buoys, open fires, live music and concerts.

Wet'n'Wild Sydney - Stage 1 is envisaged to open in time for summer 2013 contingent upon approval, design and construction processes.

## 3.1 Stage 1 Water Theme Park Development

The Part 3A Application and this PPR seek approval for the design, construction and operation of Wet'n'Wild Sydney - Stage 1 which includes the following:

- Water theme park rides and attractions;
- Ancillary park support facilities;
- Landscaping;
- Access and parking;
- Water cycle management;
- Utility services;
- Signage;
- Site preparation works - earthworks, demolition and tree removal;
- Environmental management plan; and
- Operating hours and carrying capacity.

The final Stage 1 Plans are included at **Attachment I** to this PPR.

### 3.1.1 Rides and Attractions

The Wet'n'Wild Sydney water theme park will include a range of rides and attractions that can be separated into three broad categories or themes for children, families and teenager thrills as described in the Part 3A Application EAR. The final Stage 1 rides are shown in the plans and drawings in **Attachment I** and comprise the following:

- |  |  |
|--|--|
| ▪ 'Boomerang Bay' Surf Wave Pool           | ▪ Double Flowrider   |
| ▪ Lazy/ Adventure River                    | ▪ Innertube Slides with Superbowl/Rattler/ High-Speed Drop/Constrictor |
| ▪ Giant Rainfortress Waterplay on Wet Deck | ▪ Family Boomerango and Abyss Raft Ride                                |
| ▪ Whizzard Mat Racer (6 Lanes)             | ▪ Sky Coaster  |
| ▪ Duelling Master Blaster Tube Ride        |  |
| ▪ Zip Line                                 |  |

### 3.1.2 Ancillary Park Support Facilities

A wide range of building structures and facilities will be constructed to house the functions typically required for a major water theme park operation and to provide support, safety and security for park users as described in the Part 3A Application EAR. The final Stage 1 facilities are shown in the plans including the Stage 1 Support Facilities, Safety and Security Plan at **Attachment I**, and comprise the following:

- |   |                                  |
|---|----------------------------------|
| ▪ Entry Plaza                           | ▪ Life guards and security       |
| ▪ Turnstiles                            | ▪ Sails Fabric Shade Structure   |
| ▪ Guest Support                         | ▪ Beer Garden                    |
| ▪ Ticketing/ Group Sales (Under Canopy) | ▪ Fast Food                      |
| ▪ Park Entry Overview                   | ▪ Terraced Sand Beach Lounging   |
| ▪ Fencing                               | ▪ Rental Cabanas                 |
| ▪ Guest Services/First Aid              | ▪ Smoking Area                   |
| ▪ Retail Shop/ Park Exit                | ▪ Restrooms                      |
| ▪ Change Rooms/ Showers/ Lockers/       | ▪ Plaza With Iconic Giant Geyser |

- Restrooms
- Rentals
- Main Food Service
- Dining Area Under Shade Canopy
- "All You Can Eat" Dining
- Sloping Lawn
- Mechanical Space
- Administration and Staff Buildings
- Maintenance/Storage/Service Area
- Central Overlook Plaza
- Tube Storage

### 3.1.3 Landscaping

A Landscape Masterplan and detailed Landscape Plans prepared by Oculus are included in the Part 3A Application EAR. The landscape master concept for the water theme park is to have various landscape zones and spaces that integrate with native woodland around the site perimeter and reinforce the character of different precincts proposed within the water theme park. This includes a park entry celebrated with iconic avenue trees, surf wave pool with landscape material normally found around beaches on the eastern seaboard, a sub tropical rainforest for shade and an intimate experience around the children's water play area as well as the river rides and cabanas, supplementing existing woodland areas with plantings of Cumberland Plain Woodland species, and planting of native wetland species around the water detention pond. The final Stage 1 Landscape Plan is included in **Attachment I** to this PPR.

### 3.1.4 Access and Parking

A Stage1 Site Circulation Plan is included in **Attachment I**. The proposed access arrangements for Stage 1 are as follows:

#### Vehicle Access

The proposed vehicle access arrangements comprise the following:

- Visitor access road off a new signalised intersection with turning lanes off Reservoir Road to parking on the west side of the site as shown in the intersection works plans in the Part 3A Application EAR;
- Back-of-house loading access off Watch House Road on the north east side of the site; and
- Emergency vehicle access around the site and emergency egress from each side of the site.

#### Vehicle Parking and Loading

The proposed Stage 1 development includes parking for vehicles as follows:

- Main visitor car park with 1,857 sealed car spaces including 42 spaces for the disabled, plus 12 bus coach spaces, 6 mini-bus spaces, 20 motorcycles spaces, bicycle parking and drop-off/ pick-up zone on the west side of the site,
- Staff car park (unsealed) on the north east corner of the site;
- Loading / back-of-house area on the north east side of the site.

#### Pedestrian and Disabled Access

The proposed Stage 1 development includes sealed pedestrian and disabled access paths throughout the Stage 1 site.

### 3.1.5 Water Cycle Management

A Water Cycle Management Plan prepared by Brown Consulting for the proposed development is included in the Part 3A Application EAR and includes the following components:

- **Objectives for water quality and quantity** adopted from Blacktown City Council DCP, NSW DEC publication *Managing Urban Stormwater: Harvesting and Reuse*, and requirements of the Upper Parramatta River Catchment Trust in the *On-site Stormwater Detention Handbook, Fourth Edition December 2005*, and Environmental Management Guidelines for the development prepared by the Western Sydney Parklands Trust.
- **Stormwater management plan** including vegetated water treatment swales throughout the car park; roof water collection in tanks for reuse; pits and underground pipes through the main water park areas; gross pollutant traps (GPTs) prior to discharge into wetland; water treatment wetland; stormwater detention and reuse pond; overflow discharge into Blacktown Creek.
- **Rainwater Use Plan** that includes the harvesting and use of rainwater for irrigation from the detention and reuse pond, and for toilet flushing and washdown water from roof water collection tanks following UV disinfection and filtration of sediment.
- **Pools, Rides, Kitchens, Showers and Handbasins** water management system involving the use of a potable water supply from Sydney Water in order to meet relevant health standards, and discharge of waste water from them into the Sydney Water sewer.

The Water Cycle Management Plan included in the Part 3A Application EAR is proposed to be implemented in the Stage 1 development subject to the revised final Flood Detention, Wetland and Reuse Pond Area Details Plan in **Attachment I**.

### 3.1.6 Utility Services

The Utility Services Strategy prepared by Brown Consulting and included in the Part 3A application EAR is proposed for Stage 1 and includes the following:

- **Water Supply:** A new 250mm diameter main replacing the existing 100mm diameter main fronting the site in Reservoir Road and connecting to the existing 300mm diameter main approximately 350m to the east in Reservoir Road/Picrite Close, and relocation of the proposed Sydney Water easement as shown in the letter from Sydney Water at **Attachment G**.
- **Sewerage:** A new gravity fed 225mm diameter main and easement connecting to the existing 300mm diameter sewer main in Norman Street, Prospect approximately 800m to the north of the site.
- **Gas:** A new gas main and easement connecting to the existing gas main in Hampton Crescent, Prospect approximately 600m to the north of the site.
- **Electricity:** A new 125mm diameter underground conduit with 11kV power line connecting to the existing substation approximately 1,200m to the southeast of the site near Reconciliation Drive on the edge of the Greystanes industrial estate.
- **Telecommunications:** Connection to the existing Telstra fibre network in Reservoir Road, and any network upgrades resolved with Telstra.

### 3.1.7 Signage

The Part 3A Application EAR includes the Signage Guidelines prepared by the Western Sydney Parklands Trust, Access and Directional Signposting Strategy prepared by Arup, and signs shown on the architectural drawings of building structures and the landscape masterplan.

The proposed Stage 1 Wet'n'Wild water theme park development includes the following signage:

- Three freestanding signs along the M4 Motorway and Reservoir Road frontages, including one freestanding sign on the car park entry road, at locations shown on the Stage 1 Landscape Plan at **Attachment I**;
- Signs on rides, attractions and building structures; and
- Information/ directional signage through the park.

### 3.1.8 Environmental Management Plan

An Environmental Management Plan (EMP) for the proposed water theme park prepared by Sustainable Built Environments is included in the Part 3A Application EAR and will be implemented in the Stage 1 development. The EMP ensures that the water theme park will be constructed and operated in accordance with environmentally responsible best practices and will seek to incorporate the latest technologies and environmental standards. The EMP is based on Environmental Management Guidelines prepared by the Western Sydney Parklands Trust as part of the lease agreement for the land. It includes objectives, actions, indicators and performance targets for the following environmental performance categories:

- water use and conservation;
- energy use and conservation;
- materials and waste;
- traffic and transport;
- environmental quality and emissions;
- land and biodiversity; and
- social amenity.

### 3.1.9 Operating Times

The proposed operating times for the Wet'n'Wild Sydney water theme park are as follows:

Months	Operating Hours
December and January	9am to 11pm; and to 12 midnight for special events
February to April	9am to 6pm weekdays 9am to 10pm weekends
May to August	9am to 5pm as weather and circumstances permit; and Temporary Closures for Upgrades
September to November	9am to 6pm weekdays 9am to 10pm weekends



### 3.1.10 Site Preparation Works

The Stage 1 development includes the following site preparation works:

- **Bulk Earthworks** as shown in the cut and fill diagram included at **Attachment I**;
- **Demolition** of the existing building structures on the site comprising 4 of the 5 dwelling houses and associated garages, outbuildings and sheds (with retention of the former policeman's cottage in the southwest corner of the site); and
- **Tree Removal** involving the removal of approximately 0.78 hectares of Cumberland Plain Woodland on the site mainly within the natural drainage depression area on the site to enable the development of the stormwater detention and reuse pond and associated water treatment wetland. (The trees removed in the development are proposed to be replaced in the landscaping of the site).
- **Grading, draining and turfing** stabilisation of Future Expansion Stages areas also shown in the cut and fill diagram included at **Attachment I**.

### 3.1.11 Phasing of construction certificates

Separate construction certificates are proposed to be issued for each phase of construction in Stage 1 beginning with the first phase of site preparation works.

## 3.2 Future Expansion Stages

The progressive development of the Future Expansion Stages will see the addition of water rides and dry rides and associated attractions, entertainment facilities, recreation facilities and ancillary support facilities which will continue the ongoing appeal and build on the park themes in providing entertainment and recreation for children, families and teenagers. The progressive expansion of Wet'n'Wild Sydney will endeavour to capture a number of "world firsts".

An indicative list of wet and dry rides envisaged for the Future Expansion Stages includes the following:

- |   |  |
|---|--|
| ▪ Extreme River                             | ▪ Double Aqualoop, Freeloop and Freefall |
| ▪ Tots Island Slides Pool                   | ▪ Water Walkway With Interactive Sprays  |
| ▪ Tots Island Giant Spray Pad               | ▪ Flying Coaster                         |
| ▪ Family Double Python and Family Raft Ride | ▪ Stand up Coaster                       |
| ▪ River Grotto/Waterfalls                   | ▪ Rocket Coaster                         |
| ▪ Wide Dive Coaster                         | ▪ Mega Coaster                           |
| ▪ Plummet Slides                            |  |

An indicative list of associated and ancillary facilities envisaged for the Future Expansion Stages includes the following:

- |  |   |
|--|---|
| ▪ Group Entry  | ▪ Additional Life Guards and Security   |
| ▪ Additional Change Rooms/ Showers/ Lockers/ Restrooms | ▪ Additional Food and Beverage Services |
| ▪ Rentals  | ▪ Special Events Lawn                   |
| ▪ Group Picnic Pavilions                               | ▪ Rental Cabanas                        |
| ▪ Amusement Centre                                     | ▪ Lounging Shade Structures             |
| ▪ Entertainment Facilities                             | ▪ Additional Storage and Plant          |
| ▪ Recreation Facilities                                |   |

### 3.3 Complying Development Code for Future Development

The Part 3A Concept Plan Application seeks approval for the Draft Complying Development Code included at **Attachment H** for future development of recreation and entertainment facilities on the site including the Future Expansion Stage areas.

Complying Development would be approved through the issue of a Complying Development Certificate by either Blacktown City Council or an accredited private certifier for future development on the site that meets the development standards prescribed in the Complying Development Code. Development that does not meet the complying development standards in the Code would need to be the subject of a Development Application to Blacktown City Council.

The Draft Code essentially allows the following types of development to be carried out as Complying Development on the site subject to meeting prescribed standards and conditions:

- Ride structures up to a height of 35m above finished ground level; and
- Buildings used for recreation, entertainment and ancillary facilities up to a height of 12 metres above finished ground level with a maximum footprint of 1,000m<sup>2</sup>.

The prescribed standards and conditions in the Draft Complying Development Code relate to building heights and setbacks; structural integrity and safety of rides; relevant codes and standards for building construction, food premises and demolition; limitations to earthworks and tree removal; and consistency with the Part 3A Concept Plan for Wet'n'Wild Sydney.

## 4.0 Final Statement of Commitments

Project Component		Environmental Outcome (Commitment)	Measure (Commitment)	Timing for Completion
1.	<b>Approved Plans and Design Quality</b>	Development is carried out in accordance with approved plans and documents.	Development will be carried out generally in accordance with plans and documents in the Part 3A Application EAR and as amended in this PPR.	All stages of the project.
		Buildings exhibit design quality.	Buildings are designed taking into account the Australian surf culture theme and ESD design quality principles in the Environmental Management Plan in the Part 3A Application EAR.	Preparation of construction design drawings for buildings.
2.	<b>Transport and Access</b>	Equitable access is provided for the water theme park.	An Operational Transport and Traffic Management Plan will be prepared in consultation with Transport NSW and Blacktown City Council and is to address transport and access issues associated with the operation of the water theme park including, but not limited to: the feasibility of shuttle bus services; special events; operation of the car park including use of car park assist technologies; lighting and security in the car park; Travel Access Guide(TAG) for visitors; and a Workplace Travel Plan (WMP) for staff employed on site.	To be completed within 6 months of the opening of Stage 1 of the water theme park.
			Bicycle parking is to be provided including a class 2 (high security) bike parking area for staff accommodating up to 20 bikes near the administration building, and class 3 (high to medium security) bike parking area for visitors catering for up to 200 bikes in a highly visible location near the main entry plaza.	To be included in the construction of Stage 1.
			The detailed design of the car park is to meet relevant Australian Standards.	To be included in construction drawings and implemented in construction.
			Access for the disabled will be provided in accordance with relevant standards and recommendations in the Access Review in Appendix H of the Part 3A Application EAR.	To be included in construction drawings and implemented in construction.
			A contribution towards the upgrade of the local road network is to be provided to the NSW Government in accordance with the terms of the lease agreement for the land.	Prior to construction certificate.
			A Construction Traffic Management Plan will be prepared in consultation with Blacktown City Council and implemented.	To be prepared prior to works commencing and implemented during construction.

	Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Timing for Completion
3.	<b>Ecological Sustainability</b>	The operation and construction of the water theme park is in accordance with the principles of ecological sustainability.	The actions in the Environmental Management Plan (EMP) in Appendix I of the Part 3A Application EAR will be implemented.	As stated in the EMP.
4.	<b>Safety and Security</b>	A safe and secure environment is provided in the water theme park.	The facilities in the Support Facilities, Safety and Security Plan in the Part 3A Application will be implemented.	During construction and ongoing operation of the water theme park.
			The site will be maintained and kept in a clean state including prompt removal of any graffiti and rectification of any vandalism.	Ongoing operation of the water theme park.
			A Security Management Plan and Code of Practice for the licensed premises will be prepared and implemented.	To be prepared as part of an application for a liquor licence, and implemented in the operation of the park.
			An Emergency Management Plan will be prepared for the water theme park.	Prior to opening of the water theme park.
5.	<b>Heritage</b>	Items of heritage significance on the site are conserved.	The building known as the former policeman's cottage will be retained.	Ongoing.
			The future refurbishment and adaptive reuse of the former policeman's cottage is to be subject to the following: <ul style="list-style-type: none"> <li>■ a comprehensive fabric analysis and schedule of conservation works prepared by an experienced conservation architect; and</li> <li>■ an archaeological assessment by a qualified archaeologist.</li> </ul>	As part of the future refurbishment and/or adaptive reuse of the cottage.
			The tall pines in the immediate vicinity of the former policeman's cottage will be retained.	Ongoing.
			Any archaeological relics found in the immediate vicinity of the former policeman's cottage will be conserved.	Ongoing.
			A visual link between the immediate vicinity of the former policeman's cottage and St Bartholomew's Church in Prospect will be retained.	Ongoing.
			The alignments of Reservoir Road and Watch House Road will be retained.	Ongoing.

	Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Timing for Completion
5.	<b>Heritage continued...</b>	Items of heritage significance on the site are conserved.	The recommendations in the Aboriginal Heritage Assessment in Appendix L of the Part 3A Application EAR for the collection of artefacts found on the site will be implemented.	Prior to, during and after earthworks.
			An Aboriginal Heritage Management Plan will be prepared and implemented for the area identified as an area of potential archaeological deposits (PAD) in the Part 3A Application EAR.	To be prepared prior to commencement of earthworks in the PAD area, and implemented as specified in the Plan.
			Any aboriginal artefacts found on the site are to be deposited at the Australian Museum.	As soon as possible after the finding.
			The DECCW 'Code of Practise for Archaeological Investigations of Aboriginal Objects in New South Wales' will be utilised as a guide in the test/salvage operations and subsequent reporting.	During test/salvage operations and reporting.
6.	<b>Geotechnical</b>	Geotechnical hazards are managed in the construction of the water theme park.	The recommendations in the Geotechnical Investigation and Salinity Management Plan for construction methods in Appendix N of the Part 3A Application EAR will be implemented.	During construction.
7.	<b>Flora and Fauna</b>	Impacts on native vegetation and habitat are mitigated.	The mitigation measures in the Biodiversity Impact Assessment in Appendix O of the Part 3A Application EAR will be implemented.	Prior to and during construction.
			A Vegetation Management Plan will be prepared by a suitably qualified ecologist in consultation with the Office of Environment and Heritage and implemented for the planting and regeneration of Cumberland Plain Woodland on the site, and it will determine the selection of plant species.	To be prepared prior to completion of landscaping and implemented for at least 5 years.
			Approximately 1.5 hectares of Cumberland Plain Woodland species will be planted and regenerated as part of the landscaping of the site.	During landscaping.
8.	<b>Noise</b>	Noise impacts on surrounding properties are ameliorated.	The recommendations in the Noise and Vibration Assessment in Appendix J of the Part 3A Application EAR for ameliorating construction noise and amplified noise will be implemented.	During construction and operation of the development.
9.	<b>Bushfire protection</b>	Bushfire protection measures are implemented in the water theme park.	The bushfire protection measures in the in the Bushfire Protection Assessment in Appendix P of the Part 3A Application EAR will be implemented.	All stages of development and ongoing operation of the theme park.

	Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Timing for Completion
9.	<b>Bushfire protection continued...</b>	Bushfire protection measures are implemented in the water theme park.	A Fire Management Plan will be prepared and implemented.	To be prepared prior to park opening with ongoing implementation.
			A Bushfire Emergency and Evacuation Plan will be prepared and implemented.	To be prepared prior to park opening with ongoing implementation.
10.	<b>Hazardous materials</b>	Hazardous materials are managed in accordance with relevant Australian Standards, regulations and guidelines.	The recommendations in the Hazardous Substance Audits in Appendix Q of the Part 3A Application EAR will be implemented in the demolition of existing buildings.	During the demolition of existing buildings.
			Chemicals associated with the operation of the water theme park will be stored in accordance with the relevant standards and guidelines specified in Section 4.17 of the Part 3A Application EAR.	Ongoing operation of the theme park.
11.	<b>Construction management</b>	Construction activities will be carried out in accordance with a plan of management.	A Construction Management Plan will be prepared in consultation with Blacktown City Council and implemented including the matters described in Section 4.18 of the Part 3A Application EAR, and the fauna inspection and protection measures and tree protection measures in Section 6.6 of the Biodiversity Impact Assessment in the EAR.	To be prepared prior to commencement of works and implemented during construction activities.
12.	<b>Signage</b>	Signage is in accordance with the WSPT signage guidelines.	Signage plans will be prepared for the water theme park and approved by the Western Sydney Parklands Trust in consultation with the Roads and Traffic Authority and Blacktown City Council.	Prior to opening of the theme park.
13.	<b>Water cycle management</b>	Water cycle calculations are accurate.	Water cycle calculations in the Water Cycle Management Plan in Appendix B of the Part 3A Application EAR will be reviewed.	Prior to Construction Certificate.
			The waste water system on site will include wet weather online storage of approximately 400 cubic metres.	During detailed design and construction of the waste water system on site.
14.	<b>Consultation</b>	Project stakeholders are consulted in the planning of the water theme park development.	The 3 stages of consultation specified in the Consultation Report in the Part 3A Application EAR will be implemented.	As specified in the Consultation Report.
			Sydney Water and The Office of Strategic Lands will be consulted in finalising the relocation of Sydney Water easements.	As part of the finalisation of Sydney Water easement locations.

## 5.0 Conclusion

Given the circumstances and the response to the submissions described in this Preferred Project Report, the proposed Wet'n'Wild water theme park development satisfies the legal planning assessment requirements of the EP&A Act and the Director-General, and is considered to be consistent with the principles of ecologically sustainable development. Given these planning merits, we request that the Minister or his delegate:

- approve the Part 3A Concept Plan for the Wet'n'Wild water theme park concept plan under Section 75O of the EP&A Act;
- approve the carrying out of Stage 1 of the Wet'n'Wild water theme park development under Section 75J of the EP&A Act;
- determine under Section 75P(1)(c) of the EP&A Act that no further environmental assessment or applications are required for Stage 1 to proceed to construction certification;
- issue an Order under Section 75P(2)(d) of the EP&A Act to implement the Complying Development Code for future development of facilities for recreation, entertainment and ancillary purposes on the site in future stages of development.