

Statement of Environmental Effects

**Penrith Homemaker Centre - Domayne Building (Unit D)
at 13-23 Pattys Place and 301-335 Mulgoa Road, JAMISONTOWN NSW**

Lot 10 DP 1046110 and SP 72488

January 2019

Under instruction from

Harvey Norman (Calardu Penrith Pty Limited ACN 71 622 609)

For the purpose of

**Proposed extensions to Domayne Building (Unit D); reconfiguration of
Wolseley Road alignment and car park arrangements.**

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KFTP Reference: 18-023-3

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This report is current at the date of the development application only.

This report is to be read in its entirety and in association with other documentation submitted as part of the Development Application.

Contents

1.	Executive Summary	4
2.	Introduction	5
	2.1 Background	5
	2.2 Summary Details	6
	2.3 Proponent and Project Team	7
	2.4 Pre-Lodgement Advice	7
3.	Subject Site	8
	3.1 Site Location	9
	3.2 Penrith Homemaker Centre	9
4.	The Proposal	12
	4.1 Proposed Development	12
5.	Environmental Assessment	13
	5.1 Assessment of Planning Controls	13
	5.1.1 State Environmental Planning Policies	13
	5.1.2 Penrith City Council Local Environmental Plan 2010	18
	5.1.3 Penrith City Council Development Control Plan	20
6.	Section 4.15 Considerations	32
	6.1 Section 4.15 (1)(a)(i) The Provisions of any Environmental Planning Instrument,	32
	6.2 Section 4.15 (1)(a)(ii) The provisions of any Draft Environmental Planning Instrument	32
	6.3 Section 4.15 (1)(a)(iii) Any Development Control Plan	32
	6.4 Section 4.15 (1)(a)(iiia) Any Planning Agreement that has been entered into or any Draft Agreement	32
	6.5 Section 4.15 (1)(a)(iv) The Regulations	32
	6.6 Section 4.15 (1)(a)(v) Any Coastal Zone Management Plan	32
	6.7 Section 4.15 (1)(b) The likely impacts of that development,	32
	6.8 Section 4.15 (1)(c) The Suitability of the Site for the Development	35
	6.9 Section 4.15 (1)(d) Any submissions made	35
	6.10 Section 4.15 (1)(e) The Public Interest	35
7.	Conclusion	36

1. Executive Summary

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) to Penrith City Council for building alterations and additions, roadworks and carparking at the Penrith Homemaker Centre located at 301-335 Mulgoa Road, Jamisontown ("the site").

The proposed works include: alterations and additions to an existing *bulky goods retailing* premises (Domayne Building, Unit D), now defined as *Specialised Retail Premises*, to provide additional floorspace within the existing building undercroft; civil engineering, realignment of Wolseley Road and roundabout; reconfiguration of access and carparking, and additional landscaping works.

Details of the proposal include:

- ◆ Ground floor extension within the existing building undercroft (currently at-grade car parking) and closure of north-eastern loading dock to provide an additional 2,650 m² GFA of *Specialised Retail Premises* floorspace;
- ◆ Realignment of Wolseley Road and roundabout to improve vehicular access and movement:
 - Partial road closure and relocation of Wolseley Road;
 - Proposed purchase of former road reserve from Penrith City Council and boundary adjustment to incorporate former road reserve land within Homemaker Centre site;
 - Proposed dedication of land from Homemaker Centre site to create new Wolseley Road and roundabout locations.
- ◆ Reconfiguration of existing car parking areas;
- ◆ New carparking deck over existing stormwater detention basin; and
- ◆ Associated landscaping.

This SEE and accompanying specialist documentation describes the proposed development at the site and provides an environmental assessment against the relevantly applicable Environmental Planning Instruments and Policies, pursuant to Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979 (EP&A Act). The proposal also responds to feedback received during Pre-DA Meetings held with Council's officers.

The assessments carried out in this SEE demonstrates that the proposed development:

- ◆ would remain consistent with the relevantly applicable Environmental Planning Instruments and Policies;
- ◆ would remain in the public interest by improving the quality of *Specialised Retail Premises* facilities, vehicular access and car parking arrangements at the site;
- ◆ would contribute to the further economic development of Penrith City Council Local Government Area, both during the demolition/construction and operational phases; and
- ◆ is therefore worthy of Council's approval.

2. Introduction

2.1 Background

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) to Penrith City Council on behalf of Harvey Norman (Calardu Penrith Pty Limited ACN 71 622 609) for building alterations and additions, roadworks and carparking at the Penrith Homemaker Centre, located at 301-335 Mulgoa Road, Jamisontown ("the site"). The site has a secondary access via and 13-23 Pattys Place and a legal description of SP72488 and Lot 10 DP1046110.

The proposed works include: alterations and additions to an existing *Specialised Retail Premises* (Domayne Building, Unit D) to provide additional *Specialised Retail Premises* floorspace; the realignment of Wolseley Road and roundabout; and additional carparking.

Details of the proposal include:

- ◆ Ground floor extension within the existing building undercroft (currently car parking) and eastern loading dock areas, within existing first floor footprint above, to provide an additional 2,560 m² GFA of *Specialised Retail Premises* floorspace;
- ◆ Realignment of Wolseley Road and roundabout to improve vehicular access and circulation;
- ◆ Reconfiguration of existing car parking areas;
- ◆ New carparking deck over existing stormwater detention basin; and
- ◆ Associated landscaping.

This SEE and accompanying specialist documentation describes the proposed development at the site and provides an environmental assessment against the relevantly applicable Environmental Planning Instruments and Policies, pursuant to Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979 (EP&A Act). The proposal also responds to feedback received during Pre-DA Meetings held with Council's officers.

It is noted that the former '*Bulky Goods Retail*' land use definition has now been changed to '*Specialised Retail Premises*' to remove the requirement for a loading bay for goods pickup by customers.

Planning Circular PS 18-008 issued 31 August 2018 states purpose of the amendment as follows:

"Many specialised retailers no longer require the capacity to store large quantities of goods in their shops as customers order from the retailer and goods are dispatched from a central warehouse direct to the customer at a later date. This 'showroom style' model may also negate the need for customer loading facilities."

specialised retail premises means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires:

- (a) a large area for handling, display or storage, or*
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,*

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.

Note.

Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies.

Specialised retail premises are a type of retail premises—see the definition of that term in this Dictionary.

2.2 Summary Details

Summary details of the proposal and the project site are provided in the Table below:

Table 1 Summary of the Existing and Proposed Development

Item	Existing	Proposed
GFA (Entire Centre)	66,577 m ²	69,137 m ²
Car Parking Spaces	1,629 Spaces	1,659 Spaces
Car Parking Ratio (Min. Requirement 1 space per 50 m ² GFA bulky goods)	1 space per 40 m ² GFA	1 space per 41.6 m ² GFA

2.3 Proponent and Project Team

Knight Frank Town Planning has prepared this SEE on behalf of the landowner. This SEE should be read in conjunction with, and has relied upon, the supporting specialist documentation. The members of the project team who produced the specialist documentation are listed in the Table below.

Table 2 Project Team

Specialist Discipline	Project Team Member
Proponent & Landowner's Consent	Harvey Norman (Calardu Penrith Pty Limited ACN 71 622 609)
Landowner's Consent for Roadworks	Penrith City Council
Statement of Environmental Effects	Knight Frank Town Planning
Architectural Drawings	Leffler Simes Architects
Wolseley Road Relocation - Area Calculation Drawings	Leffler Simes Architects
Traffic Impact Assessment	Arc Traffic and Transport
Transport & carpark signage drawings and Road Construction Management Plan	GTA
Stormwater Report & Civil Engineering Drawings	Henry & Hymas Consulting Engineers
Landscape Drawings	Site Image Landscape Architects
Arborist Report	Naturally Trees

2.4 Pre-Lodgement Advice

Pre-DA Meetings have been held with Penrith City Council's officers and this DA responds to feedback received at those meetings and discussions.

3. Subject Site



Figure 1 – Subject site

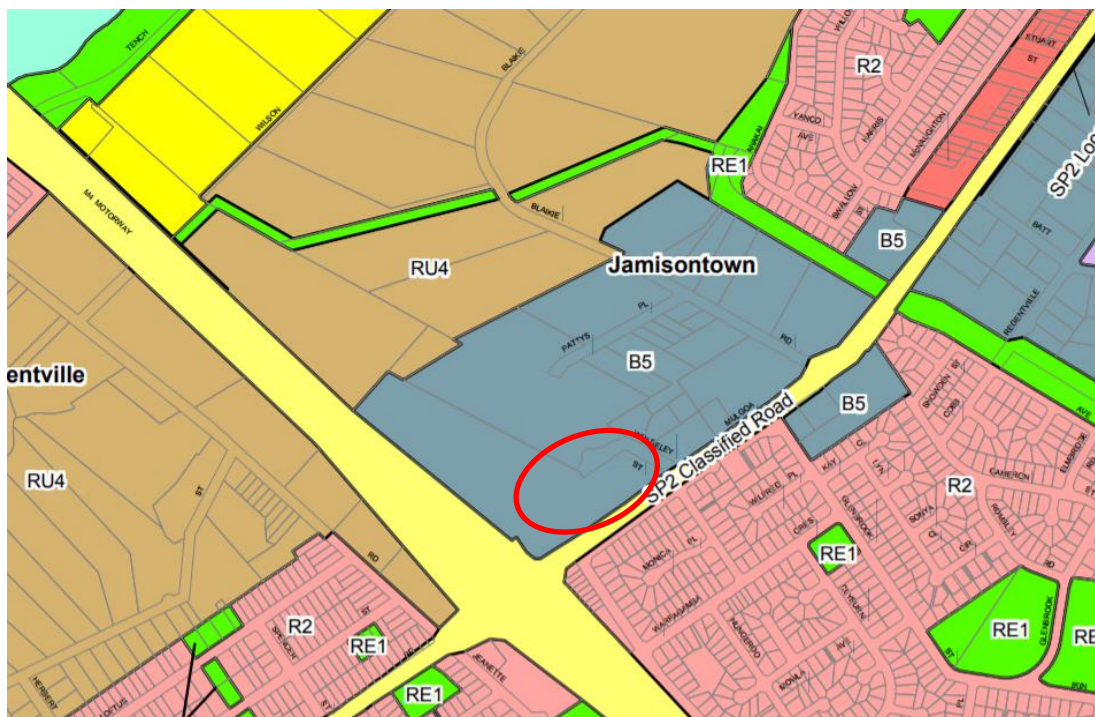


Figure 2 – Land Zoning Map – Subject Site

3.1 Site Location

The land to which the proposed development applies is comprised of:

- ◆ SP72488;
- ◆ Lot 10, DP1046110; and
- ◆ Wolseley Street road reserve

3.2 Penrith Homemaker Centre

The Penrith Homemaker Centre (the Centre) is a *Specialised Retail Premises* facility located west of Mulgoa Road, Jamisontown and north of the M4 Western Motorway. The Centre contains *specialised retail premises*, formerly defined as the *bulky goods retail* land use (furniture, white goods, home hardware, furnishings and manchester), 1,629 existing car parking spaces and café eateries. The Centre is accessed via Wolseley Street / Mulgoa Road and has secondary access via Pattys Place.

This SEE relates to the proposed Domayne building expansion, the realignment of Wolseley Road and roundabout, civil engineering, access and car parking realignment, and additional landscaping works.

The Centre's (including Domayne's) general trading hours (excluding any promotional periods) are:

Table 3 General Trading Hours

Day	Hours
Monday	9.00am – 5.30pm
Tuesday	9.00am – 5.30pm
Wednesday	9.00am – 5.30pm
Thursday	9.00am – 9.00pm
Friday	9.00am – 5.30pm
Saturday	9.00am – 5.00pm
Sunday	10.00am – 4.00pm

The proposal does not seek to alter the existing trading hours of the Centre.

Relevant particulars of this site are listed in the Table below.

Table 4 Site Particulars

Site Particulars	
Site Address	301-335 Mulgoa Road, Jamisontown
Legal Description	SP72488
Parcel Size	72,979 sq m
Secondary Address	13-23 Pattys Place, Jamisontown
Legal Description	Lot 10, DP1046110
Parcel Size	64,777 sq m
Affected Roadway	Wolseley Street road reserve and roundabout
Land Use Zoning	B5 Business Development
Local Environmental Plan	Penrith Local Environmental Plan 2010
Development Control Plan	Penrith Development Control Plan 2014
Access	Mulgoa Road / Wolseley Street
Alternate Access	Pattys Place



Figure 3 – Subject Site



Figure 4 – Existing Wolseley Road carriageway and roundabout to be realigned



Figure 5 – Wolseley Street



Figure 6 Wolseley Street Roundabout

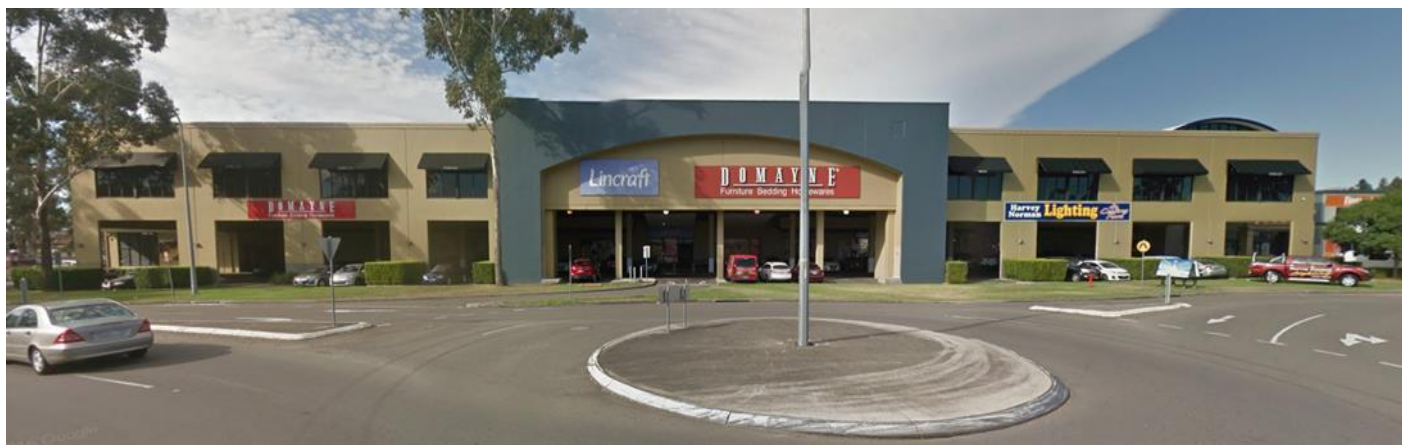


Figure 7 - Subject site looking South-West from Wolseley Street



Figure 8 - Subject site looking South Wolseley Street



Figure 9 - Subject site looking South-East Cnr of Wolseley Street and Mulgoa Road

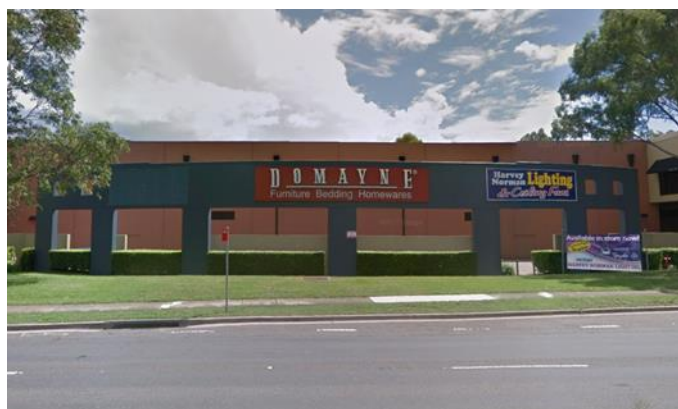


Figure 10 - Subject site looking west from Mulgoa Road



Figure 11 - Subject site looking North-West from Mulgoa Road

4. The Proposal

4.1 Proposed Development

The Architectural drawings prepared by Leffler Simes Architects that are appended to this report, provide details of the proposed development.

Details of the proposal include:

- ◆ Ground floor extension within the existing building undercroft (currently car parking) to provide an additional 2,560 m² GFA of *Specialised Retail Premises* floorspace;
- ◆ Realignment of Wolseley Road and roundabout (partial road closure and road opening);
- ◆ Reconfiguration of existing car parking areas;
- ◆ New carparking deck over existing stormwater detention basin; and
- ◆ Associated landscaping.

The key development standards of the proposal are provided in the table below.

Table 5. Summary of the Proposed Development

Item	Proposed
Existing GFA	66, 577 m ²
Proposed Additional GFA	2,560 m ²
Proposed Total GFA	69, 137 m ²
Land Use Zone	B5 Business Development
FSR	No FSR limit applies at the site
Car Parking Existing	1,629 spaces
Car Parking Proposed	1,659 spaces
Car Parking Ratio	1 space per 41.6 m ² GFA

The proposed development meets the objectives of the B5 Business Development zone of the site, as detailed in section 5 below.

5. Environmental Assessment

Knight Frank Town Planning has undertaken an assessment of the proposal against the relevant environmental planning legislation and guidelines to identify potential environmental impacts and mitigation measures. These are discussed below.

5.1 Assessment of Planning Controls

This SEE includes an assessment of the proposal in terms of the matters for consideration as listed under Section 4.15 Evaluation of the EP&A Act and should be read in conjunction with information annexed to this report as outlined on the contents page of this report.

5.1.1 State Environmental Planning Policies

State Environmental Planning Policy No. 64-Advertising and Signage

The application seeks consent for the installation of *business identification signage* as indicated on the drawings prepared by Leffler Simes Architects. Such signage would identify the existing and future businesses at the site. An assessment of the business identification signage, in accordance with State Environmental Planning Policy No. 64-Advertising and Signage (SEPP 64) has been carried out below.

Proposed business identification signage includes a new corner tower integrated with the building façade to the Mulgoa Road frontage and new fascia signs internally within the homemaker centre. A new corner tower is proposed to the Mulgoa Road frontage to contain business identification signage within its north and west elevations, each elevation containing 11 x business identification signs comprising: 1 sign 5 m width x 2.25 m height and 10 signs 2.4 m width x 1.2 m height. Internally, within the homemaker centre comprising: 6 signs 7 m width x 1-1.2 m height; and 2 signs 9 m width x 2.7 m height signs are proposed. The signs are for business identification of existing and future tenants at the homemaker centre.

SEPP 64 – ADVERTISING AND SIGNAGE	RESPONSE
3 Aims, objectives etc (1) This Policy aims: (a) to ensure that signage (including advertising): (i) is compatible with the desired amenity and visual character of an area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and (b) to regulate signage (but not content) under Part 4 of the Act, and (c) to provide time-limited consents for the display of certain advertisements, and (d) to regulate the display of advertisements in transport corridors, and (e) to ensure that public benefits may be	<p>The proposed development includes the installation of business identification signage to advise customers of the type of businesses located at the premises.</p> <p>Consistent with the clause 3(1) aims of the Policy:</p> <ul style="list-style-type: none"> • The business identification signage is considered compatible with the desired amenity and visual character of the <i>Specialised Retail Premises</i> site; • Would Provide effective communication to customers at a suitable location upon entering the <i>Specialised Retail Premises</i> site; and • It would be of a high quality design and finish.

SEPP 64 – ADVERTISING AND SIGNAGE	RESPONSE
<p>derived from advertising in and adjacent to transport corridors.</p> <p>(2) This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.</p> <p>flood</p>	
<p>6 Signage to which this Policy applies</p> <p>(1) This Policy applies to all signage that:</p> <ul style="list-style-type: none"> (a) can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and (b) is visible from any public place or public reserve, except as provided by this Policy. <p>Note.</p> <p>Public place and public reserve are defined in section 4 (1) of the Act to have the same meanings as in the Local Government Act 1993.</p> <p>(2) This Policy does not apply to signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it, or that is exempt development under this Policy.</p>	<p>This Policy applies to the business identification signage being proposed by the development. An assessment against the Schedule 1 Assessment Criteria is below.</p>
<p>PART 3 ADVERTISEMENTS</p> <p>9 Advertisements to which this Part applies</p> <p>(1) This Part applies to all signage to which this Policy applies, <u>other than the following</u>:</p> <ul style="list-style-type: none"> (a) <u>business identification signs</u>, (b) <u>building identification signs</u>, (c) <u>signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it</u>, (d) <u>signage on vehicles</u>. 	<p>Architectural drawings included as part of this DA, show the location of proposed <i>business identification signage</i> to cater for existing and future tenants at the site.</p> <p>It is noted that Part 3 Advertisements of SEPP 64 (i.e. clauses 9 – 28) therefore does not apply to the <i>Business identification signage</i> being proposed.</p>
<p>Schedule 1 Assessment Criteria</p> <p>1 Character of the area</p> <ul style="list-style-type: none"> • Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? • Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? <p>2 Special areas</p> <ul style="list-style-type: none"> • Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? <p>3 Views and vistas</p> <ul style="list-style-type: none"> • Does the proposal obscure or compromise important views? 	<p>1 Character of the area</p> <p>The proposal is considered to remain compatible with the existing and desired future character of the area in which it is located. The existing and future tenants' business identification signage is considered consistent with existing business identification signage and appropriate for the <i>Specialised Retail Premises</i> centre location within which the site is located.</p> <p>2 Special areas</p> <p>It is considered that the proposed business identification signage locations proposed would enhance the site function, customer experience and would not result in any adverse impact upon any</p>

SEPP 64 – ADVERTISING AND SIGNAGE	RESPONSE
<ul style="list-style-type: none"> • Does the proposal dominate the skyline and reduce the quality of vistas? • Does the proposal respect the viewing rights of other advertisers? <p>4 Streetscape, setting or landscape</p> <ul style="list-style-type: none"> • Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? • Does the proposal contribute to the visual interest of the streetscape, setting or landscape? • Does the proposal reduce clutter by rationalising and simplifying existing advertising? • Does the proposal screen unsightliness? • Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management? <p>5 Site and building</p> <ul style="list-style-type: none"> • Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both? <p>6 Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> • Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? <p>7 Illumination</p> <ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? <p>8 Safety</p> <ul style="list-style-type: none"> • Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	<p>environmentally sensitive areas.</p> <p>3 Views and vistas</p> <p>The business identification signage does is integrated into the building's architectural designs and would not obscure or compromise important views, dominate the skyline or reduce the quality of vistas.</p> <p>4 Streetscape, setting or landscape</p> <p>The scale, proportion and form of the proposed business identification signage are considered appropriate for a large <i>Specialised Retail Premises</i> site of this size. Visual interest would be enhanced with the proposed signage, external materials and colours and architectural design, while assisting customers visiting the site to efficiently locate the businesses that they wish to patronise.</p> <p>5 Site and building</p> <p>The proposal is considered compatible with the scale, proportion and other characteristics of the site, the internal building fascia's and the new corner tower element to Mulgoa Road upon which the business identification signage is proposed. The signage respects and builds upon the existing architectural features of the site</p> <p>6 Associated devices and logos with advertisements and advertising structures</p> <p>There are no safety devices or platforms. The future tenancies' logos and colours would strengthen the business branding and provide guidance to customers upon entering the <i>Specialised Retail Premises</i> site.</p> <p>7 Illumination</p> <p>Illumination is not being proposed.</p> <p>8 Safety</p> <p>The proposal would not reduce public safety for any public road, pedestrians or bicyclists. The proposed business identification signage would form part of the building's architectural elements and not obscure sightlines from public areas.</p>

Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River

Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River (SREP 20) is a deemed State Environmental Planning Policy. The provisions of SREP 20 apply to the site as it falls within the Hawkesbury-Nepean River Catchment.

Clause 3 Aims of SREP 20 states that:

The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

Clause 6 of SREP 20 relevantly provides the following *Specific Planning Policies and Recommended Strategies* detailed in the table below.

Table 6 SREP 20 Hawkesbury-Nepean River

Specific Planning Policies and Recommended Strategies	Response
<p>1 – Total Catchment Management</p> <p>Policy: Total Catchment Management is to be integrated with environmental planning for the catchment.</p>	<p>The works propose replacement of the existing 1,460 m³ above-ground detention basin combined with twin ø1,200 mm piped storage both up-stream and downstream of this basin with a 1,800 m³ in-ground detention tank with twin ø1,200 mm piped storage both up-stream and downstream of this basin. This system has been designed and sized so as to exceed the detention storage provided by the existing system, as well as to meet the requirements stipulated in the 2014 Penrith City Council Development Control Plan; specifically that the peak discharge from the site in its post-developed state for all storm events up to and including the 100 year ARI event is limited to the magnitude of runoff in the sites pre-developed state for the corresponding storm event.. The proposed development will therefore remain consistent with Council's total Catchment Management Policy.</p>
<p>2 – Environmentally Sensitive Areas</p> <p>Policy: The environmental quality of environmentally sensitive areas must be protected and enhanced through careful control of future land use changes and through management and (where necessary) remediation of existing uses.</p>	<p>N/A, there are no environmentally sensitive areas affected by the proposed development.</p>
<p>3 – Water Quality</p> <p>Policy: Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic</p>	<p>The proposal is not considered likely to adversely impact upon water quality of the Nepean River.</p>

Specific Planning Policies and Recommended Strategies	Response
ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy.	
4 – Water Quantity Policy: Aquatic ecosystems must not be adversely affected by development which changes the flow characteristics of surface or groundwater in the catchment.	See response as per 1 above.
5 – Cultural Heritage Policy: The importance of the river in contributing to the significance of items and places of cultural heritage significance should be recognised, and these items and places should be protected and sensitively managed and, if appropriate, enhanced.	The proposed development would remain consistent with this policy.
6 – Flora and fauna Policy: Manage flora and fauna communities so that the diversity of species and genetics within the catchment is conserved and enhanced.	Landscape Plans accompanying the proposal show enhancements to site landscaping are included.
7 – Riverine Scenic Quality Policy: The scenic quality of the riverine corridor must be protected.	The proposal relates to ground level development only and does not affect the scenic quality of the riverine corridor.
8 – Agriculture/aquaculture and fishing Policy: Agriculture must be planned and managed to minimise adverse environmental impacts and be protected from adverse impacts of other forms of development.	The proposed works are considered unlikely to result in any adverse environmental impacts.
9 – Rural residential development Policy: Rural residential development should not reduce agricultural sustainability, contribute to urban sprawl, or have adverse environmental impacts (particularly on the water cycle or on flora or fauna).	N/A. The proposal does not involve rural residential development, nor contribute to urban sprawl.
10 – Urban Development Policy: All potential adverse environmental impacts of urban development must be assessed and controlled.	This SEE assesses the potential environmental impacts of the proposed development and finds the proposal to be acceptable.
11 – Recreation and tourism Policy: The value of the riverine corridor as a significant recreational and tourist asset must be protected.	N/A. It is considered that the proposal would not impact upon the riverine corridor's value as a significant recreational and tourist asset.
12 – Metropolitan Strategy Policy: Development should complement the vision, goal, key principles and action plan of the Metropolitan Strategy.	The proposal would remain complementary with the Metropolitan Strategy.

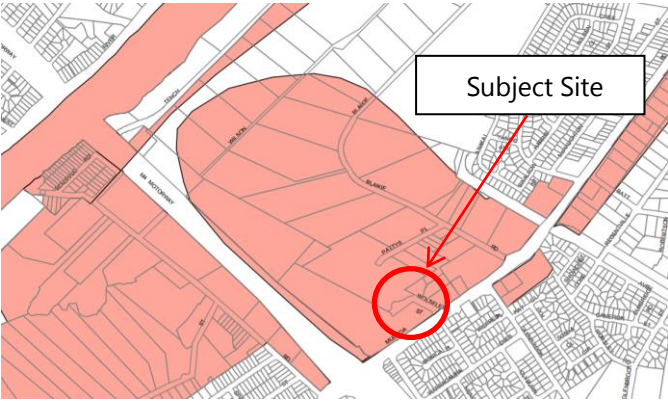
The site is located within the city centre and is not within a scenic corridor of the Nepean River. It is also considered that the proposal would not adversely impact the water or scenic qualities of the Nepean River environment and is therefore consistent with the planning strategies and aims of SREP 20.

5.1.2 Penrith City Council Local Environmental Plan 2010

The Penrith City Council Local Environmental Plan 2010 (LEP) is the relevant Environmental Planning Instrument that applies to development within the Penrith Local Government Area. The proposed development is assessed in detail against the relevant provisions of the LEP within the table below.

Table 7: Penrith Local Environmental Plan 2010

LEP 2010 CLAUSE	PROVISION	RESPONSE
Land Use Table	<p><i>Zone B5 Business Development</i></p> <p><i>1 Objectives of zone</i></p> <ul style="list-style-type: none"> <i>• To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.</i> <i>• To maintain the economic strength of centres in Penrith by limiting the retailing of food, groceries and clothing.</i> 	The proposed increased GFA at the existing <i>Specialised Retail Premises</i> will remain consistent with the objectives of the B5 Business Development zone and does propose the retailing of food, groceries or clothing.
4.3 Height of Building	<i>The maximum height of building permitted on this site is 12 metres.</i>	The proposed development does not seek to increase building height, as it relates to the infill of the undercroft and eastern loading dock areas that are located at ground level.
7.5 Protection of Scenic Character and Landscape Values	<p><i>(1) The objectives of this clause are as follows:</i></p> <p><i>(a) to identify and protect areas that have scenic value either from major roads, identified heritage items or other public places,</i></p> <p><i>(b) to ensure development in these areas is located and designed to minimise its visual impact.</i></p> <p><i>(2) This clause applies to land identified as "Land with scenic and landscape values" on the Scenic and Landscape Values Map.</i></p> <p><i>(3) Development consent must not be granted for any development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development, to minimise the visual impact of the development from major roads and other public places.</i></p>	The site has been identified on the 'Scenic and Landscape Values Map Sheet SLV_006' (extract below) as containing scenic and landscape values. The proposal involves works to an existing <i>Specialised Retail Premises</i> building, carpark and vehicular access arrangements. It is considered that the revised proposal, which retains existing established trees and proposes additional landscaping with large trees would positively impact the scenic and

LEP 2010 CLAUSE	PROVISION	RESPONSE
		<p>landscape values of the locality through the provision of additional greenery, shading and cooling impacts.</p> <p>As requested by Council officers, engineering redesign has been able to realign the proposed relocated Wolseley Street to retain the large gum trees at site entrance northern alignment of Wolseley Road. The revised drawings show better coordination of green and grey infrastructure and that only one existing tree Wolseley Street tree, located on the southern side, is proposed to be removed.</p> <p>The revised landscape plans also show the provision of large 200 L – 800 L pot size trees to facilitate immediate greening and shading of the site through the establishment of large canopy trees to allow opportunities for shading in accordance with Council's 'Cooling the City Strategy'. The amended proposal would therefore enhance the visual impact, landscape and scenic character values of the site and broader district.</p>

LEP 2010 CLAUSE	PROVISION	RESPONSE
7.6 Salinity	<p>(1) <i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to protect natural hydrological systems by minimising soil disturbance and ensuring appropriate land use management,</i></p> <p>(b) <i>to avoid the adverse effects of rising salinity on land, including damage to infrastructure and buildings, loss of productive agricultural land and other adverse environmental effects.</i></p> <p>(2) <i>Development consent must not be granted to any development unless the consent authority has considered:</i></p> <p>(a) <i>whether or not the proposed development is likely to have an impact on salinity processes, and</i></p> <p>(b) <i>whether or not salinity is likely to have an impact on the proposed development, and</i></p> <p>(c) <i>appropriate measures that can be taken to avoid or reduce any undesirable effects that may result from the impacts referred to in paragraphs (a) and (b).</i></p>	The amended proposal includes for retention of the existing mature gum trees along Wolseley Street and additional landscaping including large trees of between 200 L to 800 L pot sizes. It is considered that the proposal would not adversely impact upon salinity processes.
7.7 Servicing	<p>(1) <i>The objective of this clause is to ensure that development of land to which this Plan applies reflects the availability of services.</i></p> <p>(2) <i>Before granting development consent for development on any land to which this Plan applies, the consent authority must be satisfied that:</i></p> <p>(a) <i>the development will be connected to a reticulated water supply, if required by the consent authority, and</i></p> <p>(b) <i>the development will have adequate facilities for the removal and disposal of sewage, and</i></p> <p>(c) <i>if the development is for seniors housing, the development can be connected to a reticulated sewerage system, and</i></p> <p>(d) <i>the need for public amenities or public services has been or will be met.</i></p>	The site contains an existing <i>Specialised Retail Premises</i> and has sufficient capacity in existing services to cater for the proposal.

5.1.3 Penrith City Council Development Control Plan

Table 8: Penrith Development Control Plan 2014 – Chapter A 1.2: Introduction

DCP 2014 Chapter A Introduction	PROVISION	RESPONSE
clause 1.2 e	<i>To foster development that responds appropriately to the natural and built environment, in particular, vegetation, biodiversity corridors, significant waterways, riparian land, significant</i>	As requested by Council officers, engineering redesign has been able to realign the proposed relocated Wolseley Street to retain the large gum trees at site entrance northern alignment of Wolseley

DCP 2014 Chapter A Introduction	PROVISION	RESPONSE
	<i>buildings and gardens, and scenic landscapes and views.</i>	<p>Road. The revised drawings show better coordination of green and grey infrastructure and that only one existing tree Wolseley Street tree, located on the southern side, is proposed to be removed. Additional tree plantings as indicated on the drawings prepared by Site Image shall mitigate the amenity impact of tree removals.</p> <p>The revised landscape plans also show the provision of large 200 L – 800 L pot size trees to facilitate immediate greening and shading of the site through the establishment of large canopy trees to allow opportunities for shading in accordance with Council's 'Cooling the City Strategy'.</p>
clause 1.2 g	<i>To ensure the quality of development in the City of Penrith is of a high standard.</i>	The proposal represents a significant investment in quality Architectural and Civil Engineering design of the Domayne Building expansion and Wolseley Road relocation works.

DCP 2014 Chapter C2 Vegetation Management	PROVISION	RESPONSE
Chapter C2 2.1 Preservation of Trees and Vegetation	<p><i>Trees and New Development</i></p> <p><i>6. Site Planning and Design</i></p> <p><i>a) The siting and layout of a development should consider, at the initial concept stage, the location of trees and other vegetation and favour their retention.</i></p> <p><i>l) Wherever trees or vegetation are removed (with consent) as a consequence of the development, an equal or greater number of replacement trees that grow to a similar or greater height or canopy should, where practical, be incorporated into the landscaping design of the new development.</i></p>	<p>The amended DA includes an Arborist Report and revised landscape design documentation that responds to Council's feedback to include retention of existing mature gum trees along Wolseley Street and the planting of additional large trees of between 200 L to 800 L pot size.</p> <p>The revised DA retains existing established vegetation along the north-eastern side of Wolseley Street and would result in additional canopy tree planting in accordance with the DCP and Council's Cooling the City Strategy. The retention of the established mature trees would enhance the existing landscaped characteristics of the site.</p>

DCP 2014 Chapter C3 Water Management	PROVISION	RESPONSE
Chapter C3 Water Management General Objectives	<p><i>a) To adopt an integrated approach that takes into account all aspects of the water cycle in determining impacts and enhancing water resources;</i></p> <p><i>b) To promote sustainable practices in relation to the use of water resources for human activities;</i></p> <p><i>c) To minimise water consumption for human uses by using best practice site planning, design and water efficient appliances;</i></p> <p><i>d) To address water resources in terms of the entire water catchment;</i></p> <p><i>e) To protect water catchments and environmental systems from development pressures and potential pollution sources;</i></p> <p><i>f) To protect and enhance natural watercourses, riparian corridors, wetlands and groundwater dependent ecosystems;</i></p> <p><i>g) To protect, conserve and enhance surface and groundwater resources;</i></p> <p><i>h) To integrate water management with stormwater, drainage and flood conveyance requirements; and</i></p> <p><i>i) To utilise principles of Water Sensitive Urban Design in designing new developments or infill development in existing areas.</i></p>	<p>The proposal remains consistent with these objectives and is accompanied by Stormwater Management and Civil Engineering Design drawings prepared by Henry & Hymas Consulting Engineers.</p> <p>The works propose replacement of the existing 1,460 m³ above-ground detention basin combined with twin ø1200 mm piped storage both up-stream and downstream of this basin with a 1,800 m³ in-ground detention tank with twin ø1200 mm piped storage both up-stream and downstream of this basin. This system has been designed and sized so as to exceed the detention storage provided by the existing system, as well as to meet the requirements stipulated in the 2014 Penrith City Council Development Control Plan; specifically that the peak discharge from the site in its post-developed state for all storm events up to and including the 100 year ARI event is limited to the magnitude of runoff in the sites pre-developed state for the corresponding storm event.. The proposed development will therefore remain consistent with Council's total Catchment Management Policy.</p>
3.2 Catchment Management and Water Quality	<p><i>Catchment management requires protecting water systems from:</i></p> <p>...</p> <ul style="list-style-type: none"> <i>• Soil erosion and sedimentation from poor construction/land use practices;</i> <p>...</p> <ul style="list-style-type: none"> <i>• Stormwater run-off and surface pollution.</i> 	<p>The proposal remains consistent with these objectives and is accompanied by Soil Erosion and Sediment Control Civil Engineering Design drawings prepared by Henry & Hymas Consulting Engineers.</p>
Catchment Management	Objectives	As above

	<i>b) To prevent direct pollution of existing groundwater or surface water systems;</i>				
3.2 Water Sensitive Urban Design	<i>g) To protect and enhance natural land and water systems such as creeks and rivers, particularly water quality.</i> <i>h) To maintain and restore the natural water balance;</i> <i>i) To make more efficient use of water resources by conserving water, particularly potable (drinking) water;</i> <i>j) To reduce flood risk in urban areas;</i> <i>k) To reduce erosion of waterways, slopes and banks;</i> <i>l) To control stormwater pollution and improve water quality in waterways and groundwater;</i> <i>m) To integrate stormwater management with water supply and waste water treatment; and</i> <i>n) To integrate stormwater treatment into the landscape so as to maximise the visual and recreational amenity of urban development.</i>	As above			
4) Council Approval Requirements for WSUD Systems					
<i>Land Use</i>	<i>Development Type</i>	<i>Water Conservation</i>	<i>Stormwater Quality</i>	<i>Water Quality Flow</i>	<i>Refer to appended Stormwater Report and Civil Engineering Drawings from Henry & Hymas Consulting Engineers.</i>
<i>Commercial and Industrial</i>	<i>All new commercial, retail, mixed use and industrial development greater than 2,500m² total site area.</i>	<i>√ - WELS</i>	<i>√</i>	<i>√</i>	
	<i>Alterations and additions where the increase in roof area and impervious area* is equal to or greater than 250m².</i> <i>*Additional impervious area includes building footprint (including roof area), vehicle accessways and parking spaces.</i>	<i>√ - WELS</i>	<i>√</i>	<i>√</i>	
	<i>Commercial, retail, mixed use and industrial development not addressed above.</i>	<i>√ - WELS</i>	<i>No</i>	<i>No</i>	

DCP 2014 Chapter C5 Waste Management	PROVISION	RESPONSE
C5 Waste Management	<p><i>General Objectives</i></p> <p><i>a) To facilitate sustainable waste management within the City of Penrith in accordance with the principles of Ecologically Sustainable Development.</i></p>	The proposal is accompanied by a Waste Management Plan prepared by Leffler Simes Architects, that is appended to this SEE and summarised below.
<p>Response</p> <p>Demolition material types and volumes are specified in the Waste Management Plan appended to this SEE.</p> <p>Existing waste management for the Penrith Homemaker Centre generally comprises: 2m³, 3m³ and 4.5m³ waste bin/skips located in dedicated waste bin areas adjacent to rear service/loading dock areas behind the various tenancies. Waste is separated into 'general' waste and 'recycle' (ie: paper and cardboard) waste categories and collected by private waste contractors at regular intervals, several times each week. The Centre adopts an initiative of minimising 'general' waste by recycling paper, cardboard, plastic, etc. and separating green waste.</p> <p>The existing 2-storey building located adjacent to Mulgoa Road, proposed to be altered with this DA application, currently has 3 x 3 m³ and 2 x 2 m³ 'general' waste bin/skips, plus 4 x 3 m³ and 1 x 2 m³ 'recycle' waste/bin skips, located in the rear service/loading dock areas, as noted in section 3 above. Current waste generation/collection schedule is as follows: 'General' waste = 13 m³ (collected weekly) = 13 m³/week 'Recycle' (paper & cardboard) waste = 14 m³ (collected weekly) = 14 m³/week Proposed increased waste generation for this Building is subject to confirming selected tenant's requirements. However, this is envisaged to increase (based on relative floor area increase), as follows: 'General' waste = 15 m³ (weekly collection) = 15 m³/week 'Recycle' (paper & cardboard) waste = 16m³ (weekly collection) = 16m³/week.</p>		

DCP 2014 Chapter C6 Landscape Design	PROVISION	RESPONSE
C6 Landscape Design	<p><i>B. Objectives</i></p> <p><i>a) To promote landscape design and planning as part of a fully integrated approach to site development;</i></p> <p><i>b) To ensure landscape design takes into account the site's context, landscape and visual character, existing landscape features and amenity;</i></p> <p><i>d) To encourage the retention of existing trees and vegetation to enhance landscape character;</i></p>	The amended proposal is accompanied by an Arborist Report and amended Landscape Plans. The revised documentation demonstrates that the proposal responds to Council's feedback to include retention of existing mature gum trees along Wolseley Street site entrance and the planting of additional large trees of between 200 L to 800 L pot size.

DCP 2014 Chapter C6 Landscape Design	PROVISION	RESPONSE
		The revised DA retains existing established vegetation along the north-eastern side of Wolseley Street and would result in additional canopy tree planting in accordance with the DCP and Council's Cooling the City Strategy. The retention of the established mature trees would enhance the existing landscaped characteristics of the site.

DCP 2014 Chapter C8 Public Domain	PROVISION	RESPONSE
<i>B. General Objectives</i>	<i>a) To enhance the quality of the public domain;</i> <i>b) To enhance the natural setting and landscape character of Penrith;</i> <i>c) To ensure that the public domain is attractive, safe, interesting, connected, comfortable, readily understood and easily accessed;</i> <i>d) To ensure that the public domain is enhanced by the built form adjoining it; and</i> <i>e) To ensure that the principles of Universal Design are considered when designing the public domain.</i>	The proposed Wolseley Road relocation will maintain the quality of the public domain and remain consistent with this clause. Vehicular and pedestrian access, including universal design shall be maintained.
8.1 Pedestrian Amenity B. Objectives	<i>In addition to the general objectives of this section, the objectives of this section are to:</i> <i>a) Encourage future links through sites at ground level, as new development occurs;</i> <i>b) Improve the permeability of large sites when they are redeveloped for more intensive uses;</i> <i>c) Ensure active street frontages address the street that will promote pedestrian activity, safety and passive surveillance in the public domain;</i> <i>d) Ensure that all forms of personal mobility, excluding cycling and cars, are considered when designing access routes;</i> <i>e) Ensure the provision of awnings and street furniture to facilitate pedestrian movement;</i> <i>f) Identify the location for and encourage provision of street tree planting in the City; and Public Domain</i> <i>g) Ensure that landscaping, public art and place-making principles have an integrated approach and are</i>	The proposed reconstructed Wolseley Road would maintain the public access to the site. Other internal car parking works are designed to deter through-traffic using the site as a through-link between Pattys Place and Mulgoa Road, to reduce speeding vehicles and enhance pedestrian safety within the public domain and car parking areas at the site.

DCP 2014 Chapter C8 Public Domain	PROVISION	RESPONSE
	<i>incorporated in the design of the public domain.</i>	
2) Active Street Frontage and Address	<i>Active street frontages promote an interesting and safe pedestrian environment.</i>	The proposal is an infill development within the building undercroft and the north-eastern loading bay areas that would activate the building and create a safer pedestrian environment with opportunities for casual surveillance.
3) Awnings	<i>Awnings should be an integral component of new developments, including alterations and additions.</i>	The proposal incorporates awnings to the ground floor to provide shelter and enhance pedestrian amenity.
4) Landscape in the Public Domain and Street Tree Planting	<i>a) The landscape design for the development should incorporate the public domain, including those areas of the site not physically accessed but visible from the street and other locations.</i> <i>b) Street trees should not compromise water and energy conservation measures or the accessibility, safety and security of the development and public domain.</i> <i>c) Street trees are to be shown on the landscape plan and should include details of the species and be appropriate to the streetscape. Required street trees for the public domain must be at an advanced growth stage, minimum 25 to 45 litre pot size and generally a minimum of 1.5m in height.</i> <i>d) Landscape plans accompanying the development application will be required for certain types of development.</i>	The proposal is accompanied by Landscape Plans prepared by Site Image Landscape Architects, that are appended to this SEE. The proposed landscaping allows for new street trees, grasses and groundcover planting at the site, including along the relocated Wolseley Street and internal car parking areas. The amended landscape plan allows for the planting of additional large trees plus retention of existing large trees via the sensitive realignment of Wolseley Road. This would improve visual amenity, shade and reduce heat island

DCP 2014 Chapter C8 Public Domain	PROVISION	RESPONSE
		effects – consistent with Council's 'Cooling the City Strategy'.

DCP 2014 Chapter C9 Advertising and Signage	PROVISION	RESPONSE
C. General Objectives	<p><i>a) To permit the appropriate display of information concerning the identification of premises, name of the occupier and the activity conducted on the land;</i></p> <p><i>b) To ensure that all advertising achieves a very high level of design quality in terms of graphic design, its relationship to the architectural design of buildings and the character of streetscapes, landscapes and vistas.</i></p> <p><i>c) To permit the appropriate display of information concerning the identification of premises, name of the occupier and the activity conducted on the land;</i></p> <p><i>d) To provide a consistent approach to the control, location and design of advertisements;</i></p> <p><i>e) To promote and encourage an integrated design approach to all signage which is in character with the locality, together with its architectural and landscape features and results in a high quality advertising sign and structure;</i></p> <p><i>f) To ensure that all signage to be displayed on a building's facade complements the architectural features, colour scheme and external finish of the building;</i></p> <p><i>g) To prevent the proliferation of signage;</i></p> <p><i>h) To ensure that signage does not constitute a traffic hazard to motorists and pedestrians; and</i></p> <p><i>i) To foster a consistent approach to the design and assessment of advertising signs and structures within the City.</i></p>	<p>The application involves some reconfiguration of existing tenancy signage and the installation of additional tenancy signage, as can be seen on architectural Drawings DA09 and DA10 from Leffler Simes Architects. The proposed signage is considered to be sympathetic to the architectural features of the building, complimentary to the existing external signage strategy at the Homemaker Centre, appropriate for the <i>Specialised Retail Premises</i> uses, and consistent with the requirements of DCP 2014.</p>

DCP 2014 Chapter C10 Transport, Access and Parking	PROVISION	RESPONSE
A. General Objectives	<p><i>a) To integrate transport planning and land use to promote sustainable development and greater use of public transport systems;</i></p>	<p>This SEE is accompanied by an appended Traffic Impact Assessment</p>

DCP 2014 Chapter C10 Transport, Access and Parking	PROVISION	RESPONSE
	<i>b) To minimise the impacts of traffic generating developments and manage road safety issues;</i> <i>c) To ensure that access paths and driveways are integrated in the design of developments and minimise impacts on road systems;</i> <i>d) To provide appropriate parking for all development whilst promoting more sustainable transport use;</i> <i>e) To facilitate connections and accessibility for those using non vehicle transport by providing appropriate facilities to improve amenity and safety;</i> <i>f) To facilitate bicycle connections and provide appropriate bicycle facilities to improve amenity and safety; and</i> <i>g) To ensure that access is provided for all people with diverse abilities.</i>	prepared by Arc Traffic and Transport that confirms the proposed works would remain consistent with relevantly applicable standards and DCP 2014.
B. Controls 1) Traffic Studies	<i>Traffic studies may be required for some developments.</i>	As per above.
2) Road Safety	<i>ii) Minimise the potential for vehicular/pedestrian conflicts, providing protection for pedestrians where necessary;</i>	The proposed changes to the internal carparking layout are designed to deter through-traffic from using the Homemaker Centre as a through-link between Pattys Place and Mulgoa Road. Discouragement of through traffic would enhance road safety and pedestrian amenity at the site.
Table C10.2 Car Parking Rates	<i>Bulky Goods Premises</i> <i>1 space per 50 m² of gross floor area.</i>	The existing site provides 1 space per 40 m ² GFA. The proposed development would result in the provision of 1 space per 41.6 m ² GFA, which would remain consistent with the minimum requirements for <i>Specialised Retail Premises</i> .

DCP 2014 Chapter C10 Transport, Access and Parking	PROVISION	RESPONSE
10.6 Pedestrian Connections A. Objectives	<i>a) To provide a safe, convenient and legible movement network for people with diverse abilities, including those using wheelchairs, mobility scooters, people with prams, small children, elderly people and people with temporary injuries, between residences and points of attraction within and beyond the development;</i>	The proposal would improve pedestrian circulation and safety through the discouragement of through-traffic using the site as a through-link between Pattys Place and Mulgoa Road.

DCP 2014 Chapter D3 Commercial and Retail Development	PROVISION	RESPONSE
3.1 Bulky Goods Retailing	<p>A. Controls</p> <p>1) General</p> <p><i>a) The built form is to provide consistent landscaped front setbacks and an active street address.</i></p> <p><i>b) Where bulky goods developments also comprise ancillary café or service uses, locate these uses within the primary street frontage to generate activity and interest at street level.</i></p> <p><i>c) Provide pedestrian footpaths on all streets.</i></p> <p><i>d) Entrances to bulky goods premises must be on the primary street frontage.</i></p> <p><i>e) Awnings are to be provided at entry points.</i></p> <p><i>f) Bulky goods developments are to be located on or close to the main street alignment.</i></p> <p><i>g) Provide consistent street planting and footpaths are to be provided along Blaikie Road to establish the public domain.</i></p> <p><i>h) Setback areas are to be landscaped, but may incorporate an off-street parking area if it can be demonstrated that the location of the car parking area as illustrated in Figures D3.1-D3.3:</i></p> <p><i>i) Is within a setback which is at least 13m wide and set behind a landscaped area which is at least 4m wide;</i></p> <p><i>ii) Promotes the function and operation of the development.</i></p>	<p>The proposal remains consistent with this <i>Specialised Retail Premises</i> clause. As detailed above and within the specialist documentation appended to this SEE, the works include adequate amounts of landscaping, pedestrian footpaths, awnings and off-street parking.</p>
	2) Vegetation and landscape	The amended landscape plans shows the

DCP 2014 Chapter D3 Commercial and Retail Development	PROVISION	RESPONSE
	<p><i>a) The siting and layout of a development should preserve all on-site trees, significant strands of vegetation, and remnant or native bushland in accordance with the requirements of the Vegetation Management and Landscape Design section of this DCP. Where this is not practical, the development application must justify the loss of vegetation and outline what measures are to be taken to replace it.</i></p> <p><i>c) Smaller scale and less visually prominent planting should be provided to add variety and interest in the appearance of the site.</i></p>	<p>retention of established gum trees along the north-eastern side of Wolseley Street and the provision of large, diverse landscaped areas, so that a greater sense of landscaped character is achieved. Site Image Landscape Architects show larger sized trees of between 200 L and 800 L to be installed to result in an immediate amenity impact. A larger variety of plant species has been proposed, so that entry points are visually appealing and a greater diversity is achieved throughout the car park.</p>

Cooling the City Strategy – August 2015		
Strategies to Mitigate Urban Heat		RESPONSE
Green Infrastructure	A network of designed and natural vegetation.	The revised landscape design responds to Council's feedback to include retention of existing mature trees along Wolseley Street and the planting of additional large trees of between 200 L to 800 L pot size. The revised DA would result in additional canopy tree planting in accordance with the Council's Cooling the City Strategy.
Water Sensitive Urban Design	Sustainable management of water in urban areas through integrated design.	The revised drawings show improved coordination of green and grey infrastructure to ensure the long-term viability of the proposed landscape design.

Cooling the City Strategy – August 2015		
Increased Albedo / Reflectivity	Light coloured or reflective (shiny) surfaces have very small potential to store heat. Surfaces that reflect solar energy tend to stay cooler themselves, release less heat into the surrounding air and allow for night-time cooling in a city.	The building colour proposed is light coloured to match existing and combined with retained and additional landscaping will contribute to a cooler city.
Policy & Planning	Urban heat island mitigation strategies may be included in policies or regulations.	The amended application provides an appropriate design response to the Cooling the City Strategy to contribute towards a cooler Penrith City.
Community Engagement	Community engagement activities are necessary to inform the community about the risks of heat and to encourage heat mitigation.	The community is engaged with the proposal by Council via the development assessment process.

6. Section 4.15 Considerations

The following *Matters for Consideration* are to be taken into consideration by a consent authority when determining a development application, pursuant to Section 4.15 *Evaluation* of the *Environmental Planning and Assessment Act 1979*.

6.1 Section 4.15 (1)(a)(i) The Provisions of any Environmental Planning Instrument,

The relevantly applicable provisions of Penrith LEP 2010 have been examined above in this SEE and the proposal is considered to be consistent with those provisions.

6.2 Section 4.15 (1)(a)(ii) The provisions of any Draft Environmental Planning Instrument

The Greater Sydney Commision's draft Western City District Plan applies to the land. The draft Western City District Plan provides a 20-year plan to manage growth and achieve the 40-year vision, while enhancing Greater Sydney's liveability, productivity and sustainability into the future. It is a guide for implementing the draft Greater Sydney Region Plan at a District level and is a bridge between regional and local planning. The proposal would remain consistent with the Directions to *Create Conditions for a Stronger Economy* and the relevant Planning Priority W11 relating to *Growing investment, business opportunities and jobs in strategic centres*.

6.3 Section 4.15 (1)(a)(iii) Any Development Control Plan

The relevantly applicable provisions of Penrith DCP 2014 have been examined above in this SEE and the proposal is considered to be consistent with those provisions.

The amended application proposes a revised landscape design that responds to Council's feedback to include retention of existing mature gum trees along Wolseley Street and the planting of additional large trees of 200 L – 800 L pot size. The revised DA will result in additional canopy tree planting in accordance with the Council's *Cooling the City Strategy*.

6.4 Section 4.15 (1)(a)(iiia) Any Planning Agreement that has been entered into or any Draft Agreement

There is no relevant Planning Agreement that has been entered into nor any Draft Agreement.

6.5 Section 4.15 (1)(a)(iv) The Regulations

Not applicable to the proposed development.

6.6 Section 4.15 (1)(a)(v) Any Coastal Zone Management Plan

Not applicable to the proposed development.

6.7 Section 4.15 (1)(b) The likely impacts of that development,

Context and Setting

The proposal will not detract from the existing character of the locality and streetscape and will not result in adverse impact on the surrounding development or public domain as examined in this SEE and accompanying specialist documentation. The proposed works would not adversely impact the surrounding

area. Furthermore the proposed development meets the objectives of the B5 Business Development zone of the site. The proposed development will not result in any adverse amenity impacts on surrounding properties as examined in this SEE and accompanying specialist documentation.

Access, transport and traffic

Access, transport and traffic are discussed in the body of this report, and the Traffic Impact Assessment accompanying this development application (ARC Traffic + Transport Consultants). This includes information on parking, sustainable transport, pedestrian movement and measures implemented to encourage better traffic flow for service vehicles, while discouraging motorists using the site as a through-link between Pattys Place and Mulgoa Road.

As agreed during our meeting with Council's officers, a basic 'Construction Staging Plan', has been prepared by GTA to enable Council to determine that Wolseley Street shall remain open at all times during the construction phase and to ensure that the carpark construction is staged to allow sufficient car parking at the site during the construction phase.

Typically, detailed construction staging plans and associated construction traffic management plans are prepared by the Construction Contractor engaged for the proposed Civil Works.

In response to the comments raised, a high level review of the proposed site access and car parking works have found that the works can be broadly broken up in five stages as per the staging plan prepared by GTA Consultants as follows:

- ◆ Stage 01: construction of the new road alignment and associated parking linemarking adjustment without affecting existing access;
- ◆ Stage 02: night works construction of the new roundabout on the new road;
- ◆ Stage 03: demolition of the existing road alignment and construction of the new GFA/parking areas;
- ◆ Stage 04: parking re-linemarking which can be completed at any point of the construction; and
- ◆ Stage 05: night works construction of final new road alignment linkages.

The works can be further refined to sub-stages, whereby access to / from the car park via Wolseley Street can be maintained during trading hours, and localised works undertaken to minimise impact to the overall car parking numbers.

Specifically, works identified as Stage 5, located between Wolseley Street and the existing access road alignment to the north of the Domayne Precinct can be staged in a manner whereby two-way movement can be maintained and managed via implementation of a Traffic Control Plan. Access to the buildings located to the northeast of Wolseley Street can be consulted to ensure any night works scheduled would not impact the access needs of the businesses concerned.

Public domain

The proposal includes public domain enhancements through the provision of better traffic circulation, less through-traffic and pedestrian conflict and improved landscaping throughout the relocated Wolseley Road corridor and the site. In response to Council officer's feedback, further coordination of green and grey infrastructure has been able to ensure retention of the existing established gum trees along the northern side of Wolseley Road corridor and the establishment of additional large 200 L – 800 L pot size trees to facilitate immediate greening and shading of the site through the establishment of large canopy trees to allow opportunities for shading in accordance with Council's 'Cooling the City Strategy'.

Utilities

The site is serviced by existing utilities. The works propose replacement of the existing 1,460 m³ above-ground detention basin combined with twin ø1200 mm piped storage both up-stream and downstream of this basin with a 1,800 m³ in-ground detention tank with twin ø1200 mm piped storage both up-stream and downstream of this basin. This system has been designed and sized so as to exceed the detention storage provided by the existing system, as well as to meet the requirements stipulated in the 2014 Penrith City Council Development Control Plan; specifically that the peak discharge from the site in its post-developed state for all storm events up to and including the 100 year ARI event is limited to the magnitude of runoff in the sites pre-developed state for the corresponding storm event.. The proposed development will therefore remain consistent with Council's total Catchment Management Policy.

Landscaping

The proposal is accompanied by revised Landscape Plans prepared by Site Image Landscape Architects, which are appended to this SEE. Although there is technically a reduction in landscaped area from 2,530m² to 1,690 m², it is noted that 1,130 m² of this was the aboveground stormwater detention basin, which is being relocated underground. As requested by Council officers, engineering redesign has been able to realign the proposed relocated Wolseley Street to retain the large gum trees at site entrance northern alignment of Wolseley Road. The revised drawings show better coordination of green and grey infrastructure and that only one existing tree Wolseley Street tree, located on the southern side, is proposed to be removed. Additional tree plantings as indicated on the drawings prepared by Site Image shall mitigate the amenity impact of tree removals.

The revised landscape plans show the provision of large 200 L – 800 L pot size trees to facilitate immediate greening and shading of the site through the establishment of large canopy trees to allow opportunities for shading in accordance with Council's 'Cooling the City Strategy'.

The revised engineering and landscape plans also show improved coordination of green and grey infrastructure to ensure the long-term viability of the proposed landscape design, the enhancement of the visual impact, scenic character and landscape values of the broader district.

Waste Management

Waste facilities will remain in their current location, the proposed development will result in a minor waste increase, this will be managed through existing waste collection arrangements. The proposal is accompanied by a Waste Management Plan.

Natural hazards

The site is not affected by any known natural hazards.

Economic impact

The proposal will have a minor positive economic impact on the development and strengthening of *Specialised Retail Premises* and more generally for greater Penrith by providing for additional employment opportunities.

Site design

The development has been designed to respond to the environmental conditions and features of the site and its wider context as discussed in the body of this report. The proposed development can achieve compliance

with the relevant provisions of the Building Code of Australia. Temporary construction phase impacts would be appropriately managed in accordance with any relevant conditions of development consent.

6.8 Section 4.15 (1)(c) The Suitability of the Site for the Development

It is considered that the proposed development meets the objectives of the B5 Business Development zone of the site. The site is an existing *Specialised Retail Premises* facility and the further development and strengthening of this Centre would result in a compatible, appropriate, economic and efficient development of the site.

It is noted that with a commitment to continuous improvement and investment at the existing *Specialised Retail Premises*, the existing customer base would be retained and continue to grow, rather than risk being lost to newer facilities within the Blacktown Local Government Area (LGA), which would result in the continued growth of *Specialised Retail Premises* and employment opportunities within Penrith City Council LGA area.

6.9 Section 4.15 (1)(d) Any submissions made

Any submissions made to Council during the notification and advertising period would be evaluated during the DA assessment phase. Knight Frank Town Planning would welcome the opportunity to be able to respond to any issues that may be raised.

6.10 Section 4.15 (1)(e) The Public Interest

The proposal will not give rise to any adverse environmental, amenity or streetscape impacts. The proposal will generate additional *Specialised Retail Premises* floorspace, which will lead to increased investment and employment opportunities in the Penrith City Council LGA and will benefit the local economy. The ground floor *Specialised Retail Premises* uses will activate the ground floor frontage. The proposed development is considered to be in the public interest by contributing to the local economy, by providing more retail and job opportunity.

7. Conclusion

The relevant matters for consideration under Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979 have been addressed in this Statement of Environmental Effects and the proposed development has been found to be consistent with the objectives and requirements of the relevant planning provisions.

The proposal is permissible in the B5 Business Development zone and meets the relevant objectives of the zone. In response to Council's Request for Further Information, additional consideration has been given to the better coordination of green and grey infrastructure to retain existing established gum trees and ensure long-term viability of proposed landscaping design. The updated DA package in response to Council's RFI includes revised specialist documentation from arborist, landscaping, civil engineering, traffic engineering, architecture and town planning disciplines to ensure that a high quality outcome will be achieved which is consistent with the existing and desired future character of the area – in particular the establishment of large canopy trees to allow opportunities for shading in accordance with the Council's "Cooling the City Strategy".

The site is therefore suitable for the development proposed which will positively contribute to the area. For reasons outlined in this Statement of Environmental Effects the proposed development is considered worthy of being granted development consent.