

ECM: 7510258

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Dear Sir/Madam

Development Application for Council to design and construct a fishing platform in Regatta Park, Emu Plains

Proposed

1. Steel, timber and Fibre Reinforced Plastic (FRP) construction "fishing" platform at water's edge in Regatta Park
2. Associated soft landscape works

Please find attached the following documentation for a Development Application

- o Application for Development
- o Notification Plan (A4)
- o Waste Management Plan
- o Statement of Environmental Effects

Council has been successful in obtaining funding for the "Our River" precinct through the NSW Department of Primary Industries (DPI) / Fisheries 2016/17 Recreational Fishing Trust (RFT) program. The funding is for the detail design and construction of a fishing platform in Regatta Park, providing an opportunity for land-based fishing from the river bank. These works are in accordance with progressive implementation of the "Our River" Master Plan, adopted by Council in November 2013. The installation of a fishing platform contributes to fulfilling the Master Plan principles of:

- "Our Accessible River" – to provide a wide range of recreational activities both on and off the water and to extend the range and number of access points along the river
- "Our Active River" – to improve hard water edge access, fishing and launching sites
- "Our Managed River" – to provide facilities that are robust and easy to maintain

Location

The fishing platform is to be located at the water's edge in the south east corner of Regatta Park on public land owned by Council (refer Notification Plan). Refer the accompanying Statement of Environmental Effects (SEE) for clarifications regarding land ownership in the vicinity of the project location – Attachment 1: Land Ownership Advice

Scope

The scope of the works includes geotechnical investigations, design and construction of the platform, site protection during works and site restoration after works, collection, removal and legal disposal of all site rubbish & debris, soft landscape works and a maintenance manual outlining on-going maintenance requirements for the structure (materials, activities and frequency).

The platform detail design submitted with the funding application is subject to a scope change as requested by DPI (Fisheries) to ensure that at least one level of the platform provides direct access from adjacent ground level to the water's edge (ie: is not stepped). As this project is a design and construct project, this design change will be resolved at the concept design change and approval sought from DPI (Fisheries) prior to proceeding to detail design documentation and construction.

Refer the accompanying Statement of Environmental Effects (SEE) Attachment 2: Detail Design and Attachment 3: Funding Timeframes.

Design elements

The fishing platform design and its impact will consider:

- Minimising alteration of the river bank and bed and existing vegetation
- Impacts on flow and potential erosion of the river bank
- Potential to collect debris
- The use of materials (and finish of materials) which are sustainable and suitable for site conditions and the desired appearance of the structures
- The finished visual appearance, including from the river and the eastern bank ie: it must sit lightly on the rivers edge and bank

The fishing platform will be:

- Designed to current Australian Standards
- Designed to have no hand rails
- Designed to sit as low as possible to the mean water height and remain within Australian Standards requirements
- Be similar in size and appearance to existing platforms on the river with a steel frame that is cantilevered from the land to support the platform. The preferred platform materials are: steel, timber and fibre-reinforced plastic (FRP) decking (refer Platform Design & Precedents)
- Designed to achieve access to the water's edge for at least part of the structure (ie: if the platform is multi-level, there will be a flush transition from adjacent ground level to at least one of the levels with direct access to the water's edge)
- Designed for slip resistance, vandal resistance and low maintenance

Construction

Construction works include but are not limited to:

- Site establishment – dilapidation report, utilities mapping, site protection including protection of existing trees
- Foundation works
- Platform construction
- Site restoration and soft landscape works in line with the Nepean River Vegetation Management Plan (2015) following completion of works

Council will be responsible for the on-going maintenance of the structure.

Please contact me directly should any additional details be required.

Thank you

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