



Our Ref: PL16/0038  
Contact: Gavin Cherry  
Telephone: (02) 4732 8125

18 May 2016

St Marys Land Pty Ltd (Lend Lease)  
C/- JBA Planning  
CCurtis@jbaurban.com.au

Dear Mr Curtis,

**Pre-lodgement Advice**  
**Proposed Development Road & Bridge Connecting Central Precinct to**  
**Ropes Crossing (Eastern Precinct)**  
**Lot 1037 DP 1149525, Residue 1208-1274 The Northern Road LLANDILO**  
**NSW 2747**

We welcome your initiative to undertake a project in the Penrith Area.

Thank you for taking part in Council's pre-lodgement meeting on 13 April 2016. The meeting was useful for Council in gaining an understanding of your proposal.

You are advised that should the items in the attached information be addressed, your application should be suitable for submission and consideration.

As I am sure you are aware, Council's full assessment and determination can only be made after you lodge an application.

If we can help you any further regarding the attached advice, please feel free to contact me on (02) 4732 8125.

Yours sincerely

Gavin Cherry  
**Principal Planner**



## PROPERTY AND PLANNING INFORMATION

<b>Proposal</b>	Road & Bridge Connecting Central Precinct to Ropes Crossing (Eastern Precinct)
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<b>Address</b>	Lot 1037 DP 1149525 , Residue 1208-1274 The Northern Road LLANDILO NSW 2747
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## KEY ISSUES AND OUTCOMES

The proposal is to address the following issues:

### RELEVANT EPI's POLICIES AND GUIDELINES

Planning provisions applying to the site, the provisions of all plans and policies are contained in **Appendix A**.

### Extent of Works in Penrith LGA

The East west Connector road lies predominately within the Blacktown Local Government Area. Comments below relate only to the section of road between the western boundary of the Central Precinct and the bridge and culvert system over South Creek.

Penrith City Council will assess the bridge over South Creek, the bank of culvert and the road up to the Central Precinct boundary.

Blacktown City Council will be required to assess a separate development application for the road east of the bridge.

### General Matters

- It is understood that filling of the Central Precinct is expected to be completed by mid-2017.
- The application shall address timing for construction of the following:
  - Bridge over South Creek
  - The filling of Central Precinct
  - The filling of the Dunheved Precinct.
- Commitments have been made previously that Dunheved Precinct will not be filled until such times as the bridge over South Creek is delivered.
- The section of the east west connector road within the Penrith LGA will require full kerb and gutter and piped drainage.
- Consideration is to be given to the provision of a roundabout at the boundary of Central Precinct to allow future vehicular access to the Regional Open Space areas to the north and south.
- The bridge and culvert system over South Creek shall comply with the



flood modelling parameters as per the adopted flood study by Jacobs.

- Full details including long sections and cross sections of the bridge, culverts and embankments are to be provided with the application.
- Full details of the bridge structure and culverts are to be submitted with the application.
- A bund is to be provided along the frontage of the link road within the Dunheved Precinct. This may require a S96 Modification to the Dunheved South Precinct DA.
- It is understood that modification to the alignment of the Dunheved connector road may be sought. This will require a S96 Modification to the Dunheved South Precinct DA.
- The Dunheved South Precinct road shall be full width industrial road with kerb & gutter and piped drainage.
- Council's engineering requirements for subdivisions and developments, including policies and specifications listed herein, can be located on Council's website at the following link:  
**<http://www.penrithcity.nsw.gov.au/Our-Services/Planning-and-Development/Engineering-Requirements-for-Subdivisions-and-Developments/>**
- All engineering works must be designed and constructed in accordance with Council's *Guidelines for Engineering Works for Subdivisions and Developments - Part 1- Design* and Council's *Engineering Construction Specification for Civil Works*.
- The proposal would be nominated integrated development to the NSW Office of Water for any works within 40m of a watercourse. This would result in a 30 day exhibition / advertising period.
- A Flora and Fauna Assessment Report would be required to accompany the development application.
- The application would require referral to NPWS as per the requirements of SREP No. 30 – St Marys.
- The intended construction timing of the works would need to be outlined within the application.
- Permissibility would need to be addressed within the application having regard to the SREP No. 30 and Precinct Plans.

#### **Stormwater Management**

- Stormwater drainage for the site must be in accordance with the following:
  - Council's Development Control Plan,

- *Stormwater Drainage for Building Developments (Working Draft)* policy, and
- *Water Sensitive Urban Design Policy and Technical Guidelines.*

- A stormwater concept plan, accompanied by a supporting report and calculations, shall be submitted with the application
- A water sensitive urban design strategy prepared by a suitably qualified person is to be provided for the site. The strategy shall address water conservation, water quality, water quantity, and operation and maintenance.

### **Mainstream Flooding**

- The site is affected by mainstream flooding from South Creek.
- The road shall be located above Council's current adopted 1% AEP flood level from South Creek.
- All plans for the site shall have levels and details to AHD.
- The application must demonstrate that the proposal is compatible with the State Government Floodplain Development Manual and Council's Local Environmental Plan and Development Control Plan for Flood Liable Lands.

### **Traffic Management**

- The application shall be referred to the Roads and Maritime Services (RMS).
- The application shall be supported by a traffic impact assessment prepared by a suitably qualified person addressing traffic generation and roadway and intersection capacity.
- The proposed development shall be designed to be serviced by a B-Double Vehicle.
- The application shall be supported by turning paths in accordance with AS2890

### **Earthworks**

- No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.
- Earthworks and retaining walls must comply with Council's Development Control Plan.
- Proposed fill material must comply with Council's Development Control Plan.





<ul style="list-style-type: none"> <li>The application is to be supported by a geotechnical report prepared by a suitably qualified person.</li> </ul>	
<p><b>Documents to be submitted with development application</b></p>	<ul style="list-style-type: none"> <li>Survey Drawing</li> <li>Site Plan</li> <li>Civil Design Drawings</li> <li>Statement of Environmental Effects</li> <li>Notification Plan</li> <li>Stormwater Concept Plan / Details</li> <li>Waste Management Plan</li> <li>WSUD Strategy</li> <li>Landscape / Planting Plan (if applicable)</li> <li>Contamination Assessment (in SEE)</li> </ul> <ul style="list-style-type: none"> <li>One printed and 3 x CD copies of your development application</li> </ul> <p>Please refer to Council's Development Application checklist, as attached, for further details of submission requirements and ensure that plans submitted illustrate consistent detail.</p> <p>Please ensure you contact Council's duty officer on 4732 7991 to make an appointment for lodgement of this application.</p> <p style="text-align: center;"><b>ALL DOCUMENTS ON THE REQUIRED DISCS MUST BE IN PDF FORMAT</b></p>
<p><b>Fees</b></p>	<p>Please call the Development Services Department Administrative Support on (02) 4732 7991 to enquire about fees and charges.</p>

**APPENDIX A**

- Sydney Regional Environmental Plan no 20 – Hawkesbury Nepean River (no 2 - 1997)
- State Environmental Planning Policy. No 55 – Remediation of Land
- Sydney Regional Environmental Plan No. 30 – St Marys
- Western Precinct Plan and Development Control Strategy
- State Government Floodplain Development Manual
- Development Control Plan 2014
- Water Sensitive Urban Design Policy and Technical Guidelines
- Stormwater Drainage for Building Developments (Working Draft) policy

**\*\* Important Note \*\***

*The pre-lodgement panel will endeavour to provide information which will enable you to identify issues that must be addressed in any application. The onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of an application.*



*Information given by the pre-lodgement panel does not constitute a formal assessment of your proposal and at no time should comments of the officers be taken as a guarantee of approval of your proposal.*

It is noted that there is no Development Application before the Council within the meaning of the *Environmental Planning and Assessment Act 1979*. This response is provided on the basis that it does not fetter the Council's planning discretion and assessment of any Development Application if lodged. It is recommended that you obtain your own independent expert advice.

The response is based upon the information provided at the time of the meeting.

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**PENRITH**  
CITY COUNCIL