

6 June 2018

13070/17532

Mr Alan Stoneham
General Manager
601 High Street
PENRITH NSW 2750

Attn: Kate Smith

Dear Kate,

STATEMENT OF ENVIRONMENTAL EFFECTS ST MARYS CENTRAL PRECINCT

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council on behalf of St Marys Land Limited (the owners of the site) in support of a Development Application (DA) for works to provide landscaping features for the Village Centre Park located within the Stage 1 subdivision area.

The DA seeks approval for landscaping and embellishments of the park area including:

- landscaping and embellishment of a multifunctional 'kick-about' area (3,300m²) and activity area;
- concrete footpaths and shared footpaths/cycleways accessing the site from nearby roads;
- creation of an amphitheatre with sandstone seating walls and provision of a building footprint for a future community structure;
- landscaping of an approved bioretention basin (2,000m²);
- provision of street furniture including seating, lighting and signage; and
- provision of 15 car spaces to be used by park users.

This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

It should be read in conjunction with the following supporting documentation appended to the report:

- Development application form and fee; and
- Village Centre Park Landscape Drawings prepared by AECOM (**Attachment A**);
- Bushfire Report prepared by Ecological Australia (**Attachment B**); and
- Interpretation Strategy for historic brick making site and former Naval Radar Calibration Range prepared by MUSEcape (**Attachment C**).

1.0 Background

1.1 Strategic Context

The St Marys site is located approximately 45km west of the Sydney CBD, 5km north-east of Penrith City Centre and 12km west of the Blacktown City Centre (refer to **Figure 1**). It has an area of approximately 1.5ha and stretches 7 kilometres from east to west and 2 kilometres from north to south. It is bound by Forrester Road and Palmyra Avenue in the east, The Northern Road in the west, Ninth Avenue and Palmyra Avenue in the north, and the

Dunheved Industrial Area, Dunheved Golf Club and Cambridge Gardens, Werrington Gardens and Werrington County residential estates in the south.

The St Marys site, which has been rezoned for a variety of uses, comprises six development “precincts” known as the Western Precinct, Central Precinct, North and South Dunheved Precincts, Ropes Creek Precinct and Eastern Precinct. The Western Precinct, Eastern Precinct, and Ropes Creek Precinct have been largely developed and are now substantially occupied.

The proposed landscaping and embellishment for the Village Centre Park is located within the Central Precinct, which generally comprises a mix of cleared land and degraded regrowth forest. Major bulk earthworks and development works to redevelop this land for residential dwelling and open space has occurred, which was approved under the bulk earthworks DA (DA14/1228).



Figure 1 St Marys Site and Precincts

Source: Central Precinct Plan and Development Control Strategy

1.2 Previous DAs

This DA should be considered within the context of the other key DA's for the Central Precinct that have already been lodged / approved by Council. Of particular importance to the subject DA are the following:

- Bulk earth works, interim stormwater infrastructure, landscaping, tree removal, and environmental management works including realignment of an existing Riparian Corridor. The application is classified as 'Designated Development' being a Waste Management Facility or Works - Landfilling which requires determination by the NSW Joint Regional Planning Panel – DA14/1228, approved 20/08/2015 (Bulk Earthworks DA);
- DA for the subdivision of Lot 1037 in DP 1149525 into 380 residential allotments, 7 open space allotments, and 3 residual super lots, including an internal road network and a collector road to connect Jordan Springs within the Western Precinct to Stage 1 of the Central Precinct (Stage 1 DA). This application (DA15/0299) was approved by the JRPP on 19/11/2015 and contains the lot the subject of this DA;
- DA for the connector road and entry statement landscape embellishment works (DA15/1212), which was approved by Council on 29/02/2016;

- DA for the construction of the Brick Kiln Heritage Park and associated landscape embellishment works. This application (DA15/1444) which was approved by Council on 27/07/2016;
- DA for landscaping works along the interface between Wianamatta Regional Park and the Stage 1 and 2 residential subdivision areas. This application (DA16/1045) was approved on 9/01/2017;
- DA for works to provide landscaping features along the southern busway, riparian corridor and TransGrid electricity easement within the St Marys Central Precinct. This application was approved (DA17/0191) was approved on 8/03/2018;
- DA for the subdivision of Lot 1037 in DP1149525 into 278 residential allotments, 4 residual super lots and a bus-only connection into Werrington County in Stage 2 of the Central Precinct (Stage 2 DA). This application (DA15/1216) was approved by the JRPP on 3/03/2016. A Section 96 modification application for amendments to the subdivision pattern and associated road alignments was approved on 11/08/2016;
- Stage 3B1 – subdivision of an existing lot into 119 Torrens Title lots and associated landscape and civil work. This application (DA17/0675) was approved by Council on 27/11/2017;
- Stage 3B2 – subdivision of four residue lots for future integrated housing and the extension of the Wianamatta Parkway (East West Connector Road), lodged with Penrith Council on 25/9/2017 (DA17/0889);
- Stage 4A and 4B – subdivision of 142 Torrens Title lots, 2 residue lots and associated road and infrastructure works (DA17/0491), was approved by Penrith Council on 19/12/2017; and
- Stage 5A – subdivision into 79 Torrens Title residential lots (DA17/0290), 1 residue lot and associated road construction and infrastructure works. This application was submitted to Penrith Council on 29/9/2017.

2.0 Site description

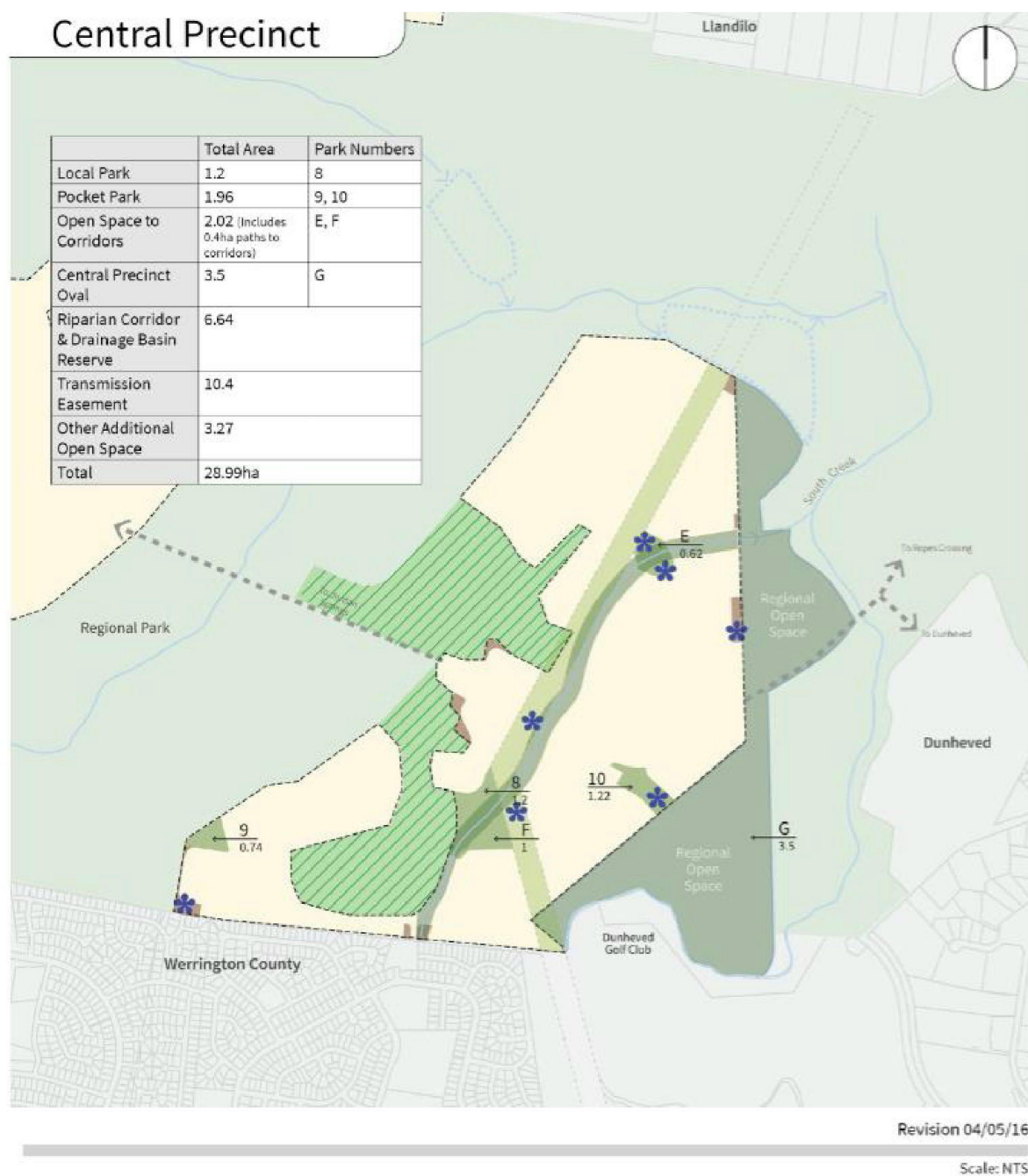
The site to which this application relates is situated in the north eastern portion of the Stage 1 residential development, adjacent to the future Village Centre (**Figure 2**), and is legally known as Lot 1253 in DP1215094, Lots 1308 and 1309 in DP1215096 and a portion of Lot 3000 in DP 1220974. The site is owned by St Marys Land limited and is being developed by Lendlease. Lots 1253 and 1309 have been the subject of a separate application (DA17/0339) which seeks to consolidate these lots and make minor boundary adjustments that affects the shape of the Village Centre Park.

The site is approximately 11,945m² and irregular in shape. The Central Precinct is currently undergoing development with a large number of homes now complete and occupied within the Stage 1 and Stage 2 areas. The Precinct, upon completion, will comprise a range of dwellings and commercial/retail development. To the immediate south east, the park adjoins the regional open space area, which will contain regional recreation and sporting facilities (zoned as Regional Open Space under SREP30). The site location is identified in the Central Precinct Plan as Pocket Park 10, as shown in **Figure 3** below.



Figure 2 Location of the proposed Village Centre Park

Source: Ethos Urban and Nearmap



Open Space Masterplan

- Precinct Boundary
- Urban Zone
- Water Quality Basin/Lake
- Zoned Drainage Basins
- Riparian Corridor & Drainage Reserve
- Transmission Easement
- Regional Park Passive Recreation Zones
- Passive Local Open Space
- Regional Open Space Active Recreation Zone
- Other Additional Open Space

Figure 3 The proposed Village Centre Park is identified in the Central Precinct Plan 2016

Source: Central Precinct Plan

Zoning

The area on which the Village Centre Park sits is zoned 'Urban' under SREP30 which permits the development of a park.

Vegetation

The site has been cleared of vegetation through the approved Stage 1 (DA15/0299) works. The adjacent Regional Open Space zone has previously been assessed as managed vegetation and the Precinct Plans do not identify a requirement for an Asset Protection Zone along the Village Parks Centre eastern boundary. Notwithstanding, large areas of unmanaged vegetation are located to the east in close proximity of the site, as shown in **Figure 3** above, forming part of the Regional Open Space (which, upon completion of works in that area will become managed vegetation). This vegetation is classified as Category 1 and 2 vegetation and is therefore Bushfire Prone Land.

Topography and Flooding

The Village Centre Park site has been regraded under the Stage 1 DA15/0299 to have levels ranging from 25.5m AHD at its western end to 22m AHD at the western end of the detention basin. The basin (Basin B) has a depth of approximately 3m below the nearby street level at its deepest point, with 1:3 batters, with a water depth of approximately 350mm. This basin plays a key role in the stormwater quality management of the broader Central Precinct, collecting stormwater runoff from the surrounding urban development (within Catchment A, with an area of 10.2 hectares) contributing to a reduction in total suspended solids, total phosphorus, total nitrogen and gross pollutants.

The site lies to the west of South Creek and is within the South Creek catchment. Accordingly, the site is flood prone. Specifically, the 1% AEP water surface profile gradually rises from 19.4m AHD at the northern extent of the Central Precinct to 21.0m AHD at the southern extent of the Central Precinct. Notwithstanding, the approved Bulk Earthworks DA (DA14/1228) raised the ground levels of future lots above the minimum 500mm above the predicted 1% AEP South Creek water surface profile with these works now complete.

Site access

The park will be connected to the surrounding road and pedestrian network via internal and external footpaths. The surrounding road network completed as part of the Stage 1 constructions works (refer to DA15/0299) along the parks southern boundary and as part of the future Village Centre works.

The closest railway stations to the precinct are Werrington Station approximately 2.7km south and St Marys Station approximately 3.15km to the south east. The site is not presently serviced by public transport, but it is expected that bus routes will ultimately connect the Central Precinct to other transport options at Penrith and St Marys Stations.

Heritage

Archaeological studies have identified Aboriginal heritage artefacts within the broader Central precinct. Notwithstanding, Aboriginal heritage management works have been completed within the Stage 1 site and the subject site is not identified to contain any artefacts of significance.

In the surrounding vicinity, the broader Central Precinct once contained the Elizabeth Farm brickfield heritage item, which was provided a S140 Excavation Permit under the *Heritage Act 1977*. In accordance with the permit, the heritage item has now been demolished, and the heritage item interpreted in the approved Brick Kiln Park. As such, the subject site is not located in proximity to any items of significance.

2.1 Surrounding Development

The surrounding development to the Village Centre Park comprises of:

- the Regional Park (known as Wianamatta Regional Park) to the east beyond the Regional Open Space;
- the future Stage 3 residential development to the north;
- the future Stage 2 residential development to the west;

- a 55ha golf course known as Dunheved Golf Club to the south-east; and
- Low density residential development as part of Werrington County to the south-west.



Figure 4 Surrounding development

Source: Ethos Urban and Nearmap

3.0 Description of the proposed development

This DA seeks approval for landscaping and embellishments of the park area including:

- landscaping and embellishment of a multifunctional 'kick-about' area (3,300m²) and activity area;
- concrete footpaths and shared footpaths/cycleways accessing the site from nearby roads;
- creation of an amphitheatre with sandstone seating walls and provision of a building footprint for a future community structure;
- landscaping of an approved bioretention basin (2,000m²);
- provision of street furniture including seating, lighting and signage; and
- provision of 15 car spaces to be used by park users.

The proposal will provide open recreation space for future residents and is being delivered as per the requirements under the St Marys Development Agreement (identified as Central Pocket Park 10, per **Figure 3** above). Through

incorporating sheltered gathering spaces, informal turfed areas and play areas, the site provides a range of areas for play, relaxation and leisure.

A suitable building footprint (approximately 450m²) for a Community Activation Shelter (CAS), to be subject to a separate development application, will be included in the centre of the park. It is intended that the CAS will provide shelter and a potential venue for community events. The built form of the CAS is still being developed, to ensuring an appropriate architectural response to the Village Centre and surrounding landscaping.

Each element of the application is further detailed below, and the extent of work and development proposed is illustrated in the Village Centre Park Landscape Drawings prepared by AECOM (**Attachment A**). It is noted that whilst the application only relates to the area covered by the Village Centre Park, ancillary works (mainly relating to the basin overflow and proposed boardwalk) proposed to be undertaken as part of this DA may extend beyond the boundary of the park into the adjacent Regional Open Space zone (which permits the development of recreation facilities with development consent). This SEE includes all physical works being proposed which is not just limited to the area of the Village Centre Park and includes assessment of all such works.

3.1 Landscaping and Embellishments

Proposed landscaping and embellishments on the site generally consist of:

- soft landscaping, including the provision of:
 - new feature trees;
 - transition planting along the northern perimeters;
 - turfed lawn; and
 - bioretention basin landscaping.
- installation and erection of park furniture and equipment, including timber and concrete benches; and
- ancillary features including, sculptural elements, rubbish bins and lighting.

Some areas of proposed landscaping are solely intended to operate as a buffer or transition zone between the residential development, Village Centre and Regional Park. It is proposed to include a plaza, pedestrian crossing and associated landscaping at the parks interface with the Village Centre. This will ensure safe and easy movement between the park and the Village Centre, whilst addressing the Regional Open Space to the east.

Detail regarding park furniture and landscape species for the trees, planting and grass is included in the landscape plans at **Attachment A**.



Figure 5 Concept layout

Source: AECOM



Figure 6 Proposed facilities and landscaping works

Source: AECOM

3.1.1 Heritage Interpretation Elements

Importantly, the proposed park embellishments include the re-use of clustered sandstone and silcrete cobbles (Item 2 in **Figure 7**). Silcrete itself is the main raw material that Aboriginal groups used to manufacture stone tools. The silcrete cobbles were collected during previous archaeological investigations across the broader St Marys site and have been stored on-site until such time as they can be interpreted into a landscape feature. The interpretation and re-use of these silcrete cobbles has been considered previously for a public art installation, through community consultation undertaken in 2009 as part of the Wianamatta Regional Park Conservation Management Plan.

Responses from local Aboriginal groups as to the design options for the re-use of these silcrete cobbles indicated a preference for these to be utilised along the pavement of the activity and plaza space, to support the intended water jets and reinforce the 'river' theme through this area.

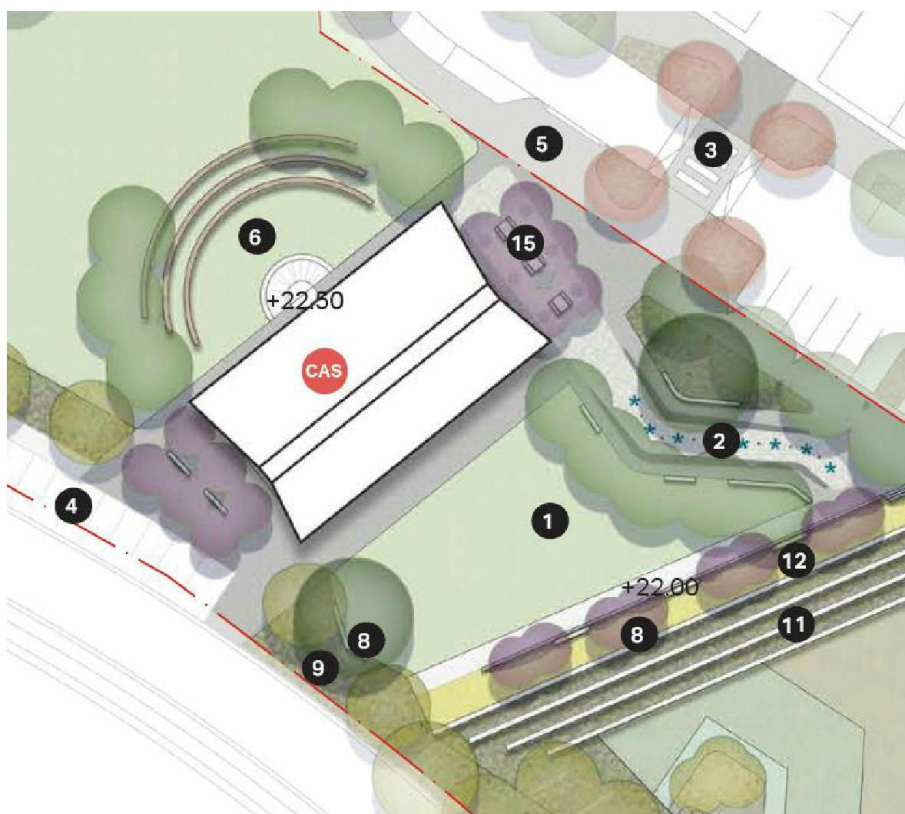


Figure 7 Heritage Interpretation Elements

Source: AECOM

Additionally the former Naval Radar Calibration Range Antenna Loop that was previously located on the St Marys site to the east of the Village Centre Park site (demolished under DA14/0990 as approved by Penrith Council on 4 December 2014) has also been interpreted in the landscape design.

The Radar Range was operated by the Australian Defence Industry, and during the 1960s and 1970s was used by the Royal Australian Navy to calibrate radar systems of Australian warships to model the ships magnetic signatures. The outcomes of the calibration tests were used to train naval officers in identifying Australian naval assets on radar screens. An Interpretation Study was completed in 2015 by MUSECape (at **Attachment C** and submitted to Council as per Condition 2 of DA14/0990) as part of the broader landscape master planning process for Central Precinct and recommended the Radar Range antenna loop be interpreted in a location near to its original location.

The amphitheatre sandstone steps (Item 6 in **Figure 7** above) have been arranged in a set of arcs that reference the shape of the loop and are evocative of the sonar pulses from the radar. Brass plaque outlines of naval ships are proposed to be inset in the sandstone blocks, adding playful elements to help interpret the function of the antenna

loop. Associated signage will be used to support the physical interpretation and explain the function and history of the antenna loop.



Figure 8 The (now demolished) Radar Range Antenna Loop

3.2 'Kick-about' Area and Performance Lawn

The proposal includes the establishment of a 'kick-about' area in the western portion which will cover an approximate area of 3,300m². The area is proposed to be turfed with landscaping around the perimeters and will provide space for a range of sporting and recreational activities. The proposed batter along the northern and western boundaries of this kick-about space, combined with the trees planted along the perimeter of the park, will act as a buffer between the park and the surrounding residential development. The batters and landscaping will also assist in deterring children from exiting the park space and entering the surrounding road network. The multi-functional kick-about area will be situated behind the sandstone block seating walls which will face the CAS (with the CAS building subject to a separate DA). A performance lawn of approximately 530m² will be provided adjacent

to the CAS to allow additional recreational space, shaped around the seating walls. There are 15 hard stand car spaces to be provided along the south-western boundary for users of the park and future users of the CAS.

To the south of the future CAS building is an additional turfed area of approximately 530m², and a plaza space to the east of the future CAS of approximately 634m² which provides a clearly defined connection to the adjacent Village Centre.

An illustration of the proposed works is shown on the landscape plans at **Attachment A**.

3.3 Concrete Footpaths and Pedestrian Links

The park is designed with clear pathways through and around the perimeters of the site, which will be easily accessible from adjacent local streets. In the south east portion of the precinct, these paths will link with a boardwalk crossing over the proposed spillway, to be built as part of the bioretention basin. The internal footpaths that traverse the site from south to north will provide a direct link to the Village Centre located to the north east of the site. Lighting is to be provided around the park, including street lighting on its perimeter. The main pedestrian crossings through the park will be lit via wall mounted lighting to the concrete wall edges that traverse through the park, with trees to be lit using up lighting.

3.4 Bioretention Basin

The basin (approved under DA15/0299 as part of the precinct-wide stormwater management strategy) is intended to be a significant feature in the landscape. The basin edges have been designed to integrate within the surrounding landscape, with planting along the edge of the Village Centre / Village Green in order to mitigate the level change between the floor of the basin and its surrounds. The lower terraces are proposed to comprise gabion walls, with a concrete wall at the upper terrace to provide a crisp interface with the urban streetscape. A wider top terrace will provide an opportunity for passive recreation, including bench seating, interpretive signage and a lawn area. A low maintenance viewing opportunity will be created through the provision of a steel mesh bridge with an overflow channel to South Creek. **Figure 9** below illustrates the proposed bioretention levels and functions.

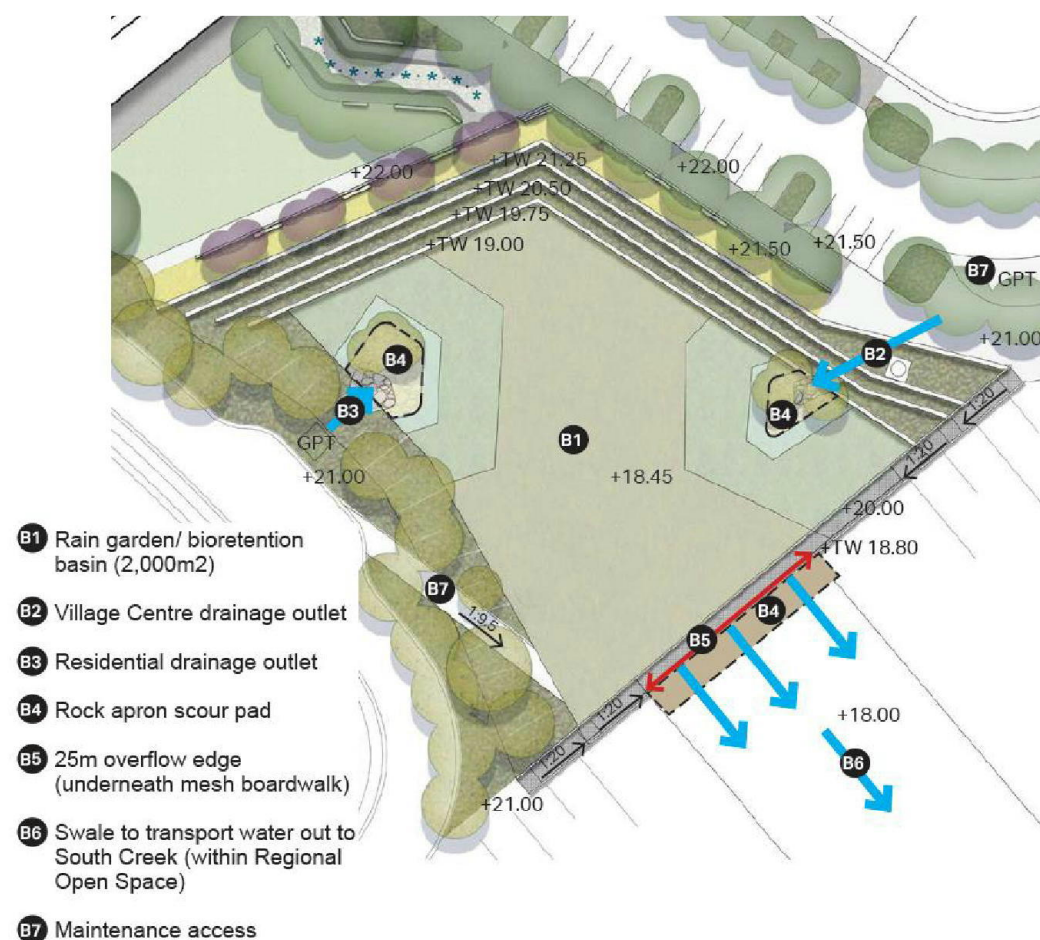


Figure 9 Bioretention functions and levels

Source: AECOM

4.0 Assessment of planning issues

Under Section 4.15 of the EP&A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments; impacts of the built and natural environment, the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

The assessment includes only those matters under Section 4.15 that are relevant to the proposal. The planning issues associated with the proposed development are assessed below.

4.1 Compliance with Environmental Planning Instruments

The following legislation, strategies and planning instruments relevant to the proposed development are to be addressed:

- Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30);
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP55);
- St Marys Environmental Planning Strategy 2000 – (2006 Update) (St Marys EPS); and
- Central Precinct Plan.

The DAs consistency and compliance with the relevant statutory and strategic plans and policies is provided below.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

The St Marys Central Precinct has been the subject of an extensive investigation including a NSW EPA accredited Site Auditor issued Site Audit Statement for the Central Precinct site (covered by SASs CHK001/1, 001/6, and 001/7). The information presented in this remediation and validation report has been used to develop a Contamination Management Plan for the Central Precinct, which was subsequently approved by Council as part of the St Marys Precinct Plan. This management plan confirmed that the majority of the Precinct poses a negligible risk to the public or the environment with regard to chemical contamination or explosive ordnance including the entirety of the park site. A number of validation reports and SAS have been issued for the Precinct post-remediation works being conducted where necessary, with SAS KJL1180EA4.1/EW4.2 being issued for the south-western half of the site, and the SAS for the balance of the park site currently being prepared. Accordingly, the subject site is considered to be suitable for the proposed use.

4.1.2 Sydney Regional Environmental Plan No. 30 – St Marys

SREP 30 contains planning objectives, principles and provisions to control development within the three Precincts of St Marys. Overall, the proposed works are consistent with the achievement of the performance or zone objectives and reflects the aims of the development control strategies of SREP 30.

The Village Centre Park is zoned 'Urban' under SREP30 and is permissible with consent as is defined as a 'recreational facility' (being a place used for recreational and leisure activities). The proposed embellishments are consistent with the objectives of the zone in that they comprise a range of facilities compatible and complimentary to the surrounding residential and Village Centre development, whilst contributing to the amenity of the precinct. As mentioned, ancillary works relating to the construction and landscaping of the park may intrude into the adjacent Regional Open Space zone, however those works, as attributed to a 'recreational facility' are permitted with consent.

In particular, SREP30 aims to provide opportunities for recreation facilities that meet the needs of the regional and local community, for which the Village Centre Park plays a key role in the provision of open space for local residents and the community within the Central Precinct subdivision area.

In addition, the design of the Village Centre Park with the surrounding subdivision layout, supports the achievement of a number of key performance objectives in Part 5 of SREP30 (**Table 1**).

Table 1 Consistency with SREP 30

SREP 30 Clause	Comment
Clause 27(1) - A range of open space and recreation areas and facilities for passive and active recreation is to be provided, including local playgrounds and neighbourhood parks.	The proposed works increase the number and range of open spaces and recreation facilities provided in the Central Precinct, providing access to adjacent residents and the wider community.
Clause 27(2) - The accessibility and utility of open space areas are to be maximised to allow use by the community.	The shared footpaths and seating to be provided as part of the proposed works will maximise accessibility and utility of the open spaces for all residents and the community.
Clause 27(3) - Recreational activities and facilities within each precinct are to be located and designed to maximise conservation of the cultural and natural environmental values of buildings, works and places within the precinct.	The proposed works tie into the wider landscape of the Central Precinct and adjacent Regional Open Space. The design and location of park facilities have been carefully integrated into the existing and future context so as to maximise the cultural and natural environmental values.
Clause 30(3) - Development of the land to which this plan applies is to maximise accessibility to services and facilities for people who do not have access to a private car.	The provision of shared footpaths will maximise accessibility for residents and the community who do not have access to a car, or would prefer to walk or cycle.

SREP 30 Clause	Comment
Clause 31(1) - Development of the land to which this plan applies is to result in an attractive and safe built environment which satisfies a diverse range of community needs.	The landscaping of the site has been carefully designed to provide areas which are aesthetically pleasing, whilst acting to improve safety. The design will also provide a range of opportunities for walking, cycling and other forms of passive recreation and active recreation for the surrounding communities.

Specifically, the Village Centre Park will act as a neighbourhood park, which will respond to the land use of the Village Centre, whilst providing complementary spaces that enhance connectivity and activation between the spaces.

4.1.3 St Marys Environmental Planning Strategy 2000 (2006 Update)

The St Marys EPS establishes guidelines and strategies for the future development of land under SREP30, specifically in relation to matters of conservation, cultural heritage, water cycle and soils, transport, urban form, energy and waste, human services, employment and contamination.

Section 8 in the EPS identifies the urban form objectives for the St Marys site. In accordance with the objectives, the proposal will:

- result in an attractive and safe environment which satisfies the need for community and recreational facilities;
- be highly visible to maximise the contribution of the park to the urban character of Central Precinct, particularly from within the Stage 1 residential and Village Centre area;
- provide pathways which link to the existing footpath network in the Stage 1 area; and
- use vegetation species which are native to the area.

4.1.4 Central Precinct Plan

The proposed works will allow for the orderly and efficient development of the St Marys Central Precinct in line with the aims and objectives of the CPP, while providing open space and access to recreational areas for future residents. The park provides for more open space and park area than specified under the CPP and is consistent in terms of function within the specific parameters of the CPP. The site location is identified in the Central Precinct Plan as Pocket Park 10, as shown in **Figure 3** above.

4.2 Flora and Fauna

The Bulk Earthworks DA (DA14/1228) approved the removal of all vegetation within the Central Precinct. A Species Impact Statement (SIS) was submitted with this application, which examined the impacts of clearing the whole Central Precinct. Vegetation clearing has been completed on the site and no further clearing is sought as part of this application.

4.3 Access and Parking

Accessibility through the park will be provided via concrete footpaths, which will be accessed via multiple pedestrian entries from all boundaries of the site (refer to **Figure 10**). The entries will provide access to internal and external footpaths that will connect to the surrounding pedestrian network.

Given the size of the park and the future introduction of a Community Activation Shelter (CAS) located centrally in the Village Centre Park, there are 15 hard stand car spaces being provided as part of this DA along the south-western boundary of the park. It should be noted that the CAS building itself will be the subject of a separate DA.

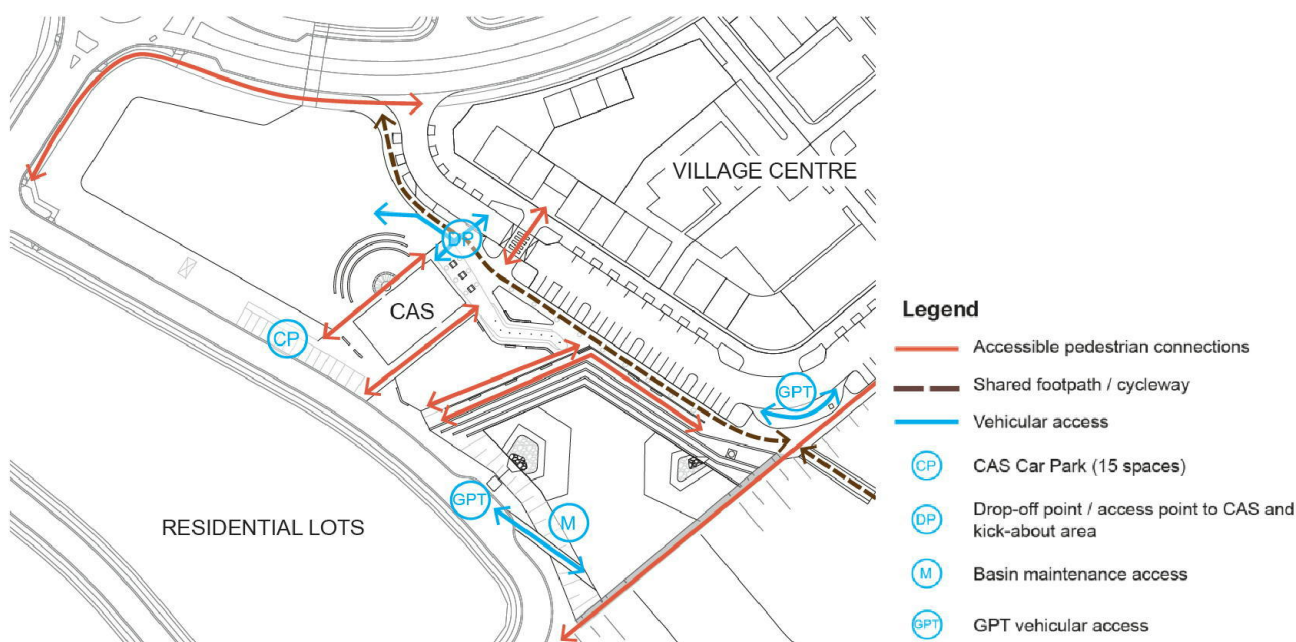


Figure 10 Pedestrian connections

Source: AECOM

4.4 Bushfire

As part of the Stage 1 DA for the Central Precinct, an assessment of the local and regional road network for site access and egress in the event of a bushfire has been undertaken, which confirmed that the public road layout meets the performance criteria for proposed public roads. Accordingly, an adequate standard of bushfire protection will be provided for the proposed development. The immediate surrounding area will be kept clear and maintained by landscape maintenance. Refer to the Bushfire Management Plan (**Attachment B**) which was previously submitted with the Stage 1 Subdivision DA15/0299 (approved by the JRPP on 19 November 2015).

4.5 Visual Impact

The proposed village park will have a positive impact on the landscaping and aesthetic appeal of the Central Precinct area. Introducing defined landscape and playground elements will ensure a designated area for recreational activities. The proposed facilities will allow users of the park to enjoy the facilities for extended periods of time, while being in close proximity to the Village Centre to the north.

4.6 Stormwater Management

The basin located in the southern half of the park is approved and has been constructed under the Stage 1 subdivision works (known as Basin 3 under DA15/0299). The basin is to act as a bio-retention basin, to capture and detain stormwater, preventing excessive runoff, channel erosion in receiving environments, and to remove particulate-based contaminants, pollutants and sediment. This is conducted through the use of filter media, with extended detention depths being controlled via an overflow weir at the southern boundary of the basin, which will overflow into the adjacent Regional Open Space. The basin has a water volume capacity of approximately 770m³ (with a water depth of 350mm) and contributes to the achievement of the SREP30 stormwater quality requirements for the Central Precinct and broader St Marys site. The landscaping proposed will not impact on the ability of the basin to achieve its stormwater quantity and quality requirements.

4.7 Social and Economic Impacts

The village park will provide significant economic and social benefits to the area, including:

- a green space outlook for adjacent residents;
- provide an increased sense of community, sense of place and a healthy and active community;
- access to recreational open space; and
- provide a functional, accessible, visible and high-quality park for future residents, which can accommodate recreational facilities.

Additionally, the proposed park will continue utilisation of construction jobs as well as longer term economic benefits associated with flow on effects from establishing a new residential community.

4.8 Site Suitability

The site is considered suitable for the following reasons:

- the proposal is permissible with consent under SREP30;
- the proposal will support and improve the future residential development in the facility and as such is commensurate with the desired future character of the area;
- the proposed development is consistent with the provision and objectives of the St Marys EPS, Central Precinct Plan, previous DAs, and the St Marys Development Agreements and St Marys PCC Planning Agreement; and
- the site does not have any planning or environmental constraints which would preclude the development of the site for the proposed use.

4.9 Public Interest

The proposed development will provide an important open space asset to the local community of Central Precinct. It will provide positive flow on effects within the area related to the provision of a well-designed public space, including an increased sense of community, sense of place and a healthy and active community.

The proposal is in accordance with the development framework established under SREP30 for the Precinct, which is delivering economic development and employment opportunities.

Overall the proposal is in the public interest in that it:

- provides an attractive character contribution to the identity and sense of place for Central Precinct;
- provides a high level of amenity for the future Central Precinct residents;
- provides high quality, functional embellished park for the use of future residents; and
- promotes Central Precinct as a pleasant, attractive and safe place to live.

5.0 Conclusion

The proposed Village Centre Park will continue the embellishment and establishment of formal landscaping components to the Central Precinct of St Marys. The proposed Village Centre Park will allow future residents of Central Precinct to have access to a highly accessible recreation area.


In light of the merits of the proposal and in the absence of any significant adverse environmental, social or economic impacts, we have no hesitation in recommending that the application be approved subject to standard conditions of consent.

Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or ccurtis@ethosurban.com.

Yours sincerely,



Christopher Curtis
Senior Urbanist



Eliza Arnott
Junior Urbanist