

PENRITH LOCAL PLANNING PANEL

RECORD OF BRIEFING

AGENDA ITEM/S	DA22/0404
DATE OF BRIEFING	12 th July 2023
PANEL MEMBERS	Jason Perica (Chair) John Brunton (Expert) Mary-Lynne Taylor (Expert) Stephen Welsh (Community Representative)
DECLARATIONS OF INTEREST	No conflicts of interest were declared
COUNCIL ATTENDEES	Lucy Goldstein- (Senior Development Assessment Planner) Carlie Fulton- (Senior Environmental Health Officer) Kate Smith- (Principal Planner) Gavin Cherry- (Development Assessment Coordinator) John Skaf- (Senior Development Engineer) Michael Middleton- (Environmental Health Coordinator) Stephen Masters- (Acting Development Engineering Coordinator) Danielle Adams-Bennett- (Senior Biodiversity Officer) Katelyn Davies- (Senior Administration Officer)
APPLICANT ATTENDEES	Tim Ward- Ethos Urban- (Applicant) Matt Parkinson – JBSG- (Applicant) Paul Jerogin – Lendlease- (Applicant) Daniel Soliman- Costinroe- (Applicant) Vanessa Orsborn- Cumberland Ecology- (Applicant)
APOLOGIES	Christopher Curtis- Ethos Urban (Applicant) Michael Alderton- (Development Engineering Coordinator)

Proposed Development

DA22/0404, Remediation of Land (Contaminated Soil Treatment Works) in the North and South Dunheved Precinct at No. 75-103 Links Road, St Marys, NSW, 2760.

Briefing Details

An electronic briefing of the Penrith Local Planning Panel was held via video conference on Wednesday, 12th July 2023. The briefing was held between Panel Members, Council Staff, and the Applicant to discuss the ongoing assessment of the above Development Application.

Key Outcomes / Comments Stemming from the Briefing

- The Applicant was requested to demonstrate that all available options have been considered and explain why the selected remediation strategy is the most suitable for the site. It is recommended that a more sensitive design in relation to the environmental and biodiversity aspects could be pursued, specifically in relation to the design of the drainage channel, riparian corridor, temporary detention basin, and further retention of native vegetation.
- A long term Environment Management Plan would be required to manage the site, and restrictions registered on the land title to prevent future works on site impacting or penetrating the proposed containment cells.
- Concerns were raised regarding the delivery of contaminated stormwater through proposed partially lined piped drainage channels from Links Road to South Creek. A fully piped drainage channel with a naturalised riparian corridor treatment overtop should be pursued as part of the current application.
- Concerns were raised regarding the location of the drainage channel alignment, which warrants reconsideration. It is not considered appropriate to design a remediation strategy to maximise developable area if there is a more sensitive and environmentally appropriate alignment outcome available. The alignment of the channel should maximise retention of native vegetation.
- In the context of the above comments, the works required to facilitate the remediation strategy must enable the delivery of the biodiversity outcomes of the Framework Plan, including riparian corridors and basins.
- The proposal requires concurrence of Department of Planning and Environment-Water (DPE-Water). DPE-Water have previously recommended a fully piped channel with naturalised watercourse overtop or nearby the pipes, which support concerns identified above. Council is to follow up with DPE-Water for their comments, noting that their concurrence has not been obtained.
- Concerns were raised regarding the suitability of the design of contamination cells in relation to groundwater level, and the potential for groundwater levels to fluctuate/rise.