

Chris Eldred  
 Senior Planning Officer  
 Department of Planning and Environment  
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 Parramatta NSW 2150  
 via email: christopher.eldred@planning.nsw.gov.au

2 May 2023

Dear Chris

Hadley Park Homestead Works – Additional Request for Information DA – 23/907

Tract, on behalf of NSW Department of Planning and Environment (DPE), provides this summary in support of the assessment of the Hadley Park Homestead Works – DA 23/907.

In response to specific issues and matters identified within your further request for additional information (RFI) letter dated 06 April 2023 and received on 28 April 2023, the project team has prepared the below response.

The key points of the RFI is summarised below:

- RFI Point 1 – Aboriginal Heritage
  - The Department notes that while a AHIMS search was undertaken as part of the application and did not find any items or objects of significance, the report did not provide or consider the likelihood of unknown Aboriginal heritage sites or items.
- RFI Point 2 – Stormwater Quality
  - Concerns were raised by the Department of Planning in regard to the proposed stormwater system which will be developed as part of the Development Application. Confirmation is required to ensure that the proposed stormwater systems is consistent with the *Penrith City Council Stormwater Drainage Policy*, particularly section 5.3 Rural Dwellings, Additions and Outbuildings.
- RFI Point 3 – Structural Adequacy
  - The Department requires additional confirmation that the details noted in the structural report will result in the building being made structurally sound.
- RFI Point 4 – Vegetation Clearing
  - Confirmation of vegetation Clearing. The Department notes that the application states that no vegetation would be removed from the site, but within the Statement of Heritage Impacts identifies that some vegetations is proposed to be removed. The department has requested confirmation for what vegetation is to be removed.

For further information regarding each item raised in the RFI, please refer to the below RFI#2 RESPONSE TABLE.

Accordingly, we consider that this letter and accompanying table adequately responds to each of the items raised within the RFI letter and supports the Hadley Park Homestead Remediation works listed within the DA23/907.

Yours sincerely

A handwritten signature in black ink, appearing to be 'L. Slabbert', with a large, stylized initial 'L' and a long, sweeping horizontal stroke extending to the right.

Leonard Slabbert  
Principal Town Planner  
Tract  
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RFI#2 Response Table

Issue	RFI Issues	RFI Responsibility	Comments
Aboriginal Heritage	<p>1. The Department has noted that whilst the site does not hold any recorded Aboriginal sites or Objects, the report which was provided as part of the Development Application does not consider the likelihood of finding unknown Aboriginal heritage sites or items.</p> <p>The Department requires development is to be considered against the <i>NSW Due Diligence Code of Practice for the Protection of Aboriginal Objects</i> in New South Wales.</p>	JPA&D	<p>JPA&amp;D have reviewed the NSW Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. Within their review, they note that while activity will disturb some areas of the ground surface, there is no relevant confirmed site records or other associated landscape feature information on AHIMS. There is no other sources of information of which any of the project team or local and family contacts are already aware of and there are no landscape features that are likely to indicate presence of Aboriginal objects.</p> <p>Therefore, accordingly a AHIP (Aboriginal Heritage Impact Permit) application is not necessary.</p> <p>We confirm that all works will proceed with caution. If any Aboriginal objects are found, work will stop and DECCW (Department of Environment, Climate Change and Water NSW) will be notified.</p> <p>If human remains are found, work will stop, the site will be secured and Police and DECCW notified. These items should be expressly pointed out in the builders work contract.</p>

2. The application proposes the installation of a new stormwater system for the main dwelling and discharge the stormwater to Cranebrook Creek located to the West of the building.

The department has noted that there are no details provided for the proposed stormwater treatment prior to disposal. The Department have requested further information which details the proposed stormwater system and disposal is consistent with the *Penrith City Council Stormwater Drainage Policy*, particularly section 5.3 *Rural Dwellings, Additions and Outbuildings*.

VOS Group

VOS Group have provided the below response regarding the stormwater system queries raised by the Department.

#### Scope of Stormwater Drainage Works

The buildings' existing downpipes to be picked up in proposed stormwater drainage (and eaves gutter to be replaced with new as per the architect documentation attached as part of the application documentation).

#### Proposed Stormwater Drainage Works

The proposed stormwater drainage will pick up mainly the existing downpipe locations and roof eaves gutters including an existing stormwater collection pit with termination point heading towards CRANE BROOK CREEK. Other pits where nominated are mainly for change in direction or picking up combined drainage lines as shown on the drawings.

The entire existing site terrain is contoured with the ground levels falling away from the existing buildings headed towards CRANE BROOK CREEK approx. 25m-30m away.

#### Existing Stormwater Drainage Works

The location of the existing stormwater discharge point was not found due to the dense vegetation onsite. It is assumed existing stormwater pit drainage discharge overland and able to dissipate assisted by heavily densely vegetated areas allowing for absorption to occur over a wide area before reaching the CRANE BROOK CREEK.

#### Recommendation

To address Council concerns regarding minimising disturbance to existing vegetation, it would be advantages to permit the proposed stormwater discharge to occur to the existing lower level densely vegetated valley area (but closer to the building) as per the previous methodology. The densely vegetated area will assist with preventing scouring of existing surface level

			<p>finishes and assist with absorption over a wide area before reaching CRANE BROOK CREEK located approx. 30m away. We note that Section 5.3 stated that rainwater tanks are mandatory, but as per the above, we recommend that the previous methodology be adopted i.e., discharging into heavily dense vegetation.</p> <p>The above confirmed that the proposed works have been reviewed in accordance with <i>5.3 Rural Dwellings, Additions and Outbuildings of the Penrith City Council Stormwater Drainage Policy</i> which aims to minimise the impact of stormwater runoff to surrounding properties and or natural catchments.</p>
Structural Adequacy	<p>3. The Development Application was supported by drawings prepared by a structural engineer detailing structural works which are required to be undertaken.</p> <p>As part of this RFI the Department have requested that a statement from the structural engineer is to be submitted to confirm the proposed works would result in the building being made structurally sound.</p>	JPA&D	<p>While all efforts have been made to ensure the ongoing structural stability of all buildings on the Hadley Park site, given the age and unusual construction of some of the buildings, it is currently not possible to guarantee that the works will be completely structurally stable once these works are completed. Further works may be required subject to discovery on site. We note however that a structural engineer will be engaged by the Department of Planning to inspect works, as necessary.</p> <p>It is furthermore worth noting that, as discussed under Section 5 of the SEE by Tract dated 20 December 2022, the purpose of this application is to undertake much needed remediation works, which will include roof repairs, rust treatments, repair to buildings, and stormwater works. The proposed remedial works are necessary to maintain the heritage significance of the site and to prevent the buildings and structures from falling into further disrepair. As highlighted throughout the SEE, the works will aim to retain and reinstate the structural integrity of the buildings and therefore prolong their lifespan.</p>

Vegetation Clearing	<p>4. The Department note that the application states that no native vegetation would be removed as part of the proposed works. It is noted that within the Statement of Heritage Impact, it states that there is vegetation which is proposed to be removed.</p> <p>The Department has requested that additional information is provided as part of the RFI. This is to include the full details of the vegetation to be removed from the subject site to facilitate the development, including location and species. Should tree removal or works near trees be proposed, an Arborist report identifying the number, location, condition and significance of trees to be removed and retained is required.</p>	JPA&D	<p>The only vegetation that is to be removed is grass, weeds, vines or self-seeded saplings that are growing into the bricks or other elements of the buildings or on the floor inside a building.</p> <p>JPA&amp;D particularly notes the following:</p> <ul style="list-style-type: none"> <li>◦ No native vegetation is being removed.</li> <li>◦ No mature trees are being removed.</li> </ul> <p>A landscape plan prepared by a Heritage landscape architect for the CMP is being followed. There is a note on drawing WD001 under general notes that says" <i>before pruning or lopping on trees or significant vegetation, obtain advice from a heritage landscape consultant and arborist.</i>"</p>
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