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13.4.2.1 2 Tench Avenue, Jamisontown

13.4.2.1.1 Introduction

A. Land to which this section applies

This section applies to development permitted pursuant to clause [XXXXX] of Penrith LEP 2010 at 2 Tench Avenue, Jamisontown (Lot 1 DP 38950) as identified in Figure E13.9.

Figure E13.9: Aerial Image of the Subject Site (Source: Six Maps 2018)

B. Relationship of this section to the Riverlink Precinct Section

Clause [XXXXX] of Penrith LEP 2010 permits a development on the site that incorporates an indoor ski slope.

This section provides specific controls for a development on the site that incorporates an indoor ski slope, in addition to the general controls elsewhere in this DCP. Where there is an inconsistency between this section and the rest of the DCP, the requirements of this section prevail.

C. Vision

It is envisaged that the subject site will be developed for an indoor skiing facility, utilising the site-specific provisions under LEP clause [XXXXX] and this section of the DCP.

The development will potentially accommodate an indoor ski slope and a range of other facilities such as an ice-skating rink, ice climbing facilities, rock climbing facilities, snow play areas, a gymnasium and training facilities. The development

may also accommodate hotel accommodation, function centre and food and drink premises.

D. Objectives

(a) To contribute to the attainment of the objectives of the SP3 Tourist zone and Riverlink Precinct and Tourism and Recreation sub-precinct by facilitating the development of a unique indoor recreation facility that offers a range of winter sport related activities that will attract local, interstate and international visitors;

(b) To promote quality urban design, architectural excellence and environmental sustainability in the planning, development and management of the development of the site;

(c) To encourage the development of a high-quality building that positively contributes to the skyline and view corridors to and from the Blue Mountains and escarpment and provides an appropriate architectural response to the Gateway location of the site;

(d) To ensure that the development provides an appropriate interface with the public domain and contributes to a positive pedestrian experience for visitors to the precinct;

(e) To ensure that massing, setbacks, design and landscaping of the development minimise the visual, privacy, acoustic and overshadowing impacts of the development on this site;

(f) To ensure the development is compatible with the flood characteristics of the site and that any development on the site has no impact on adjoining or upstream or downstream properties; and

(g) To ensure local traffic impacts of the development are appropriately managed and adequate parking is provided on site.

13.4.2.1.2 Design Excellence

A. Background

This Part seeks to encourage urban design and architectural excellence as well as environmental sustainability. This Part supports the requirement of clause [XXXXX] of the Penrith LEP 2010 for a design competition to be held for the future development of the site.

Achieving design excellence for the development is particularly important given the building will be a visually prominent building.

B. Objectives

a) To ensure that the development achieves design excellence;

a) To encourage a high level of design consideration;

b) To ensure that buildings contribute positively to the precinct character.

c) To encourage the development of sustainable design.

d) To encourage the use of high quality, durable and robust materials.

C. Controls

1) The development must achieve design excellence. In deciding whether the development exhibits design excellence, the following matters are to be taken into consideration:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

(c) Whether the building reinforces and enhances significant vistas and view corridors,

(d) how the development will address the following matters—

(i) the impact of the development on the heritage significance of 'Madang Park' which is listed as a heritage item with local significance in Schedule 5 of the Penrith LEP 2010.

(ii) the relationship of the development with buildings on neighbouring sites in terms of separation, setbacks, amenity and urban form,

(iii) bulk, massing and modulation of the building,

(iv) environmental impacts such as sustainable design, overshadowing, and reflectivity,

(v) the achievement of the principles of ecologically sustainable development,
(vi) pedestrian, cycle, vehicular and service access, circulation and requirements,
(vii) the impact on, and any proposed improvements to, the public domain.
(viii) achieving appropriate interfaces at ground level between the building and the public domain.
(ix) excellence and integration of landscape design.

2) Any future development application must be accompanied by a report that details how the building achieves design excellence in relation to these matters.

13.4.2.1.3 Built Form

13.4.2.1.3.1 Indicative Building Envelope

A. Background

This section of the DCP will guide the building envelope for development on this site to control and minimise the potential environmental impacts of future development on this site on the surrounding properties and ensure that the development delivers an appropriate streetscape outcome along both Tench Avenue and Jamison Road.

Controlling the height and setbacks of the building will be essential to reducing the apparent bulk and scale of the building, creating an appropriate landscaped setting for the building and providing a physical and visual transition between the building and the surrounding properties. The setbacks will also ensure a reasonable level of solar access will be maintained to the adjoining properties.

B. Objectives

a) To ensure future development achieves a high-quality streetscape;
b) To minimise the impacts of overshadowing; and
c) To ensure adequate separation and amenity is provided to the surrounding properties.
d) To ensure the development is compatible with the flood characteristics of the site and that any development on the site has no impact on adjoining or upstream or downstream properties.

C. Controls

1) The building height and setbacks are to be generally consistent with the height and setbacks shown in Figures E13.10, E13.11, E13.12 and E13.13. The building envelope depicted in these Figures is indicative only and is to be refined through the design excellence process.

2) The ski slope may extend up to 2 metres into the 10 metre setback to Jamison Road, above a height of 6 metres above ground level, to allow for the articulation and modulation of the ski-slope.

3) The ski slope is to be setback from the southern boundary to minimize the visual and solar access impacts of the slope on the adjoining property. The height and setback of the ski slope from the southern boundary should be consistent with the indicative building envelope diagram included as Figure E13.12.

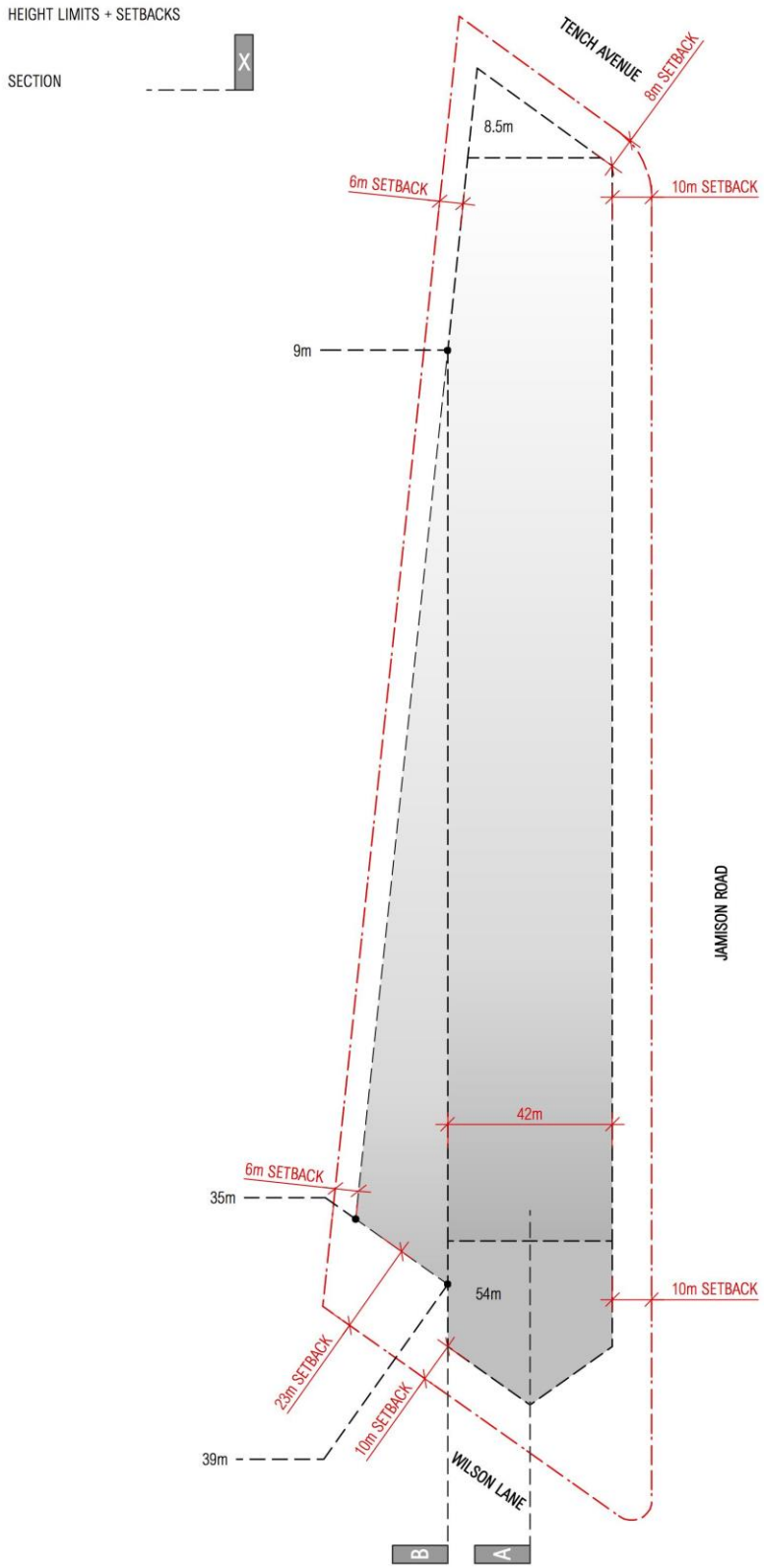
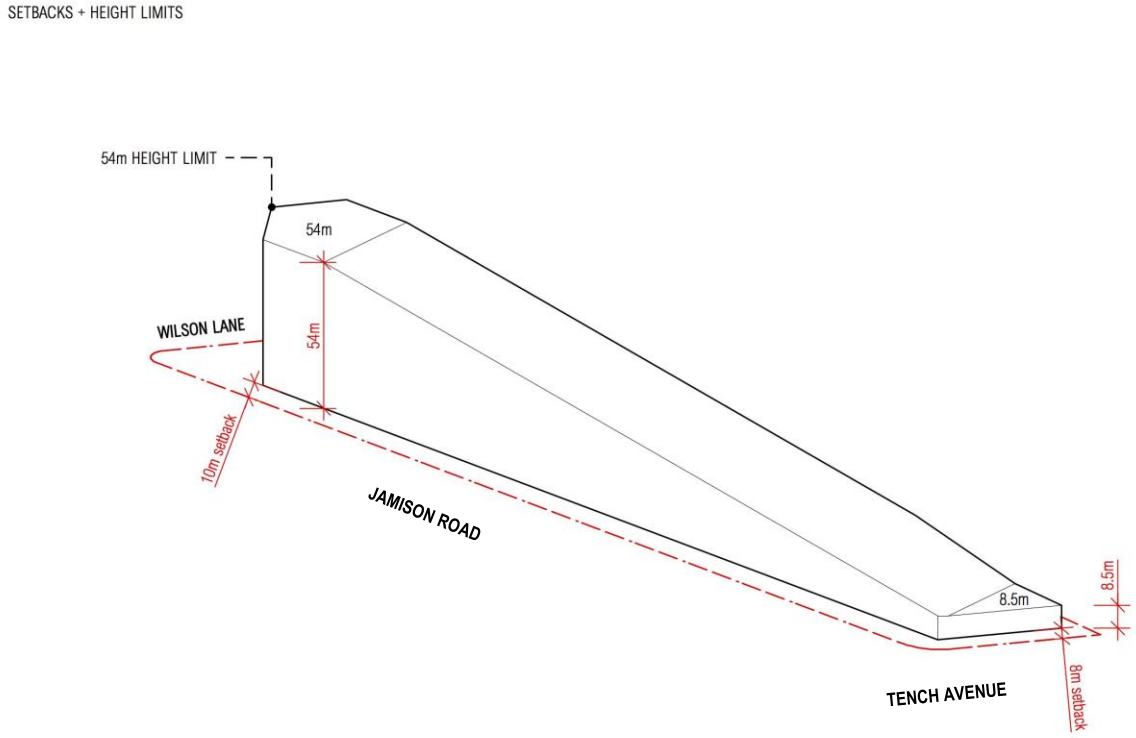


Figure E13.10: Site plan view of height limits and setbacks



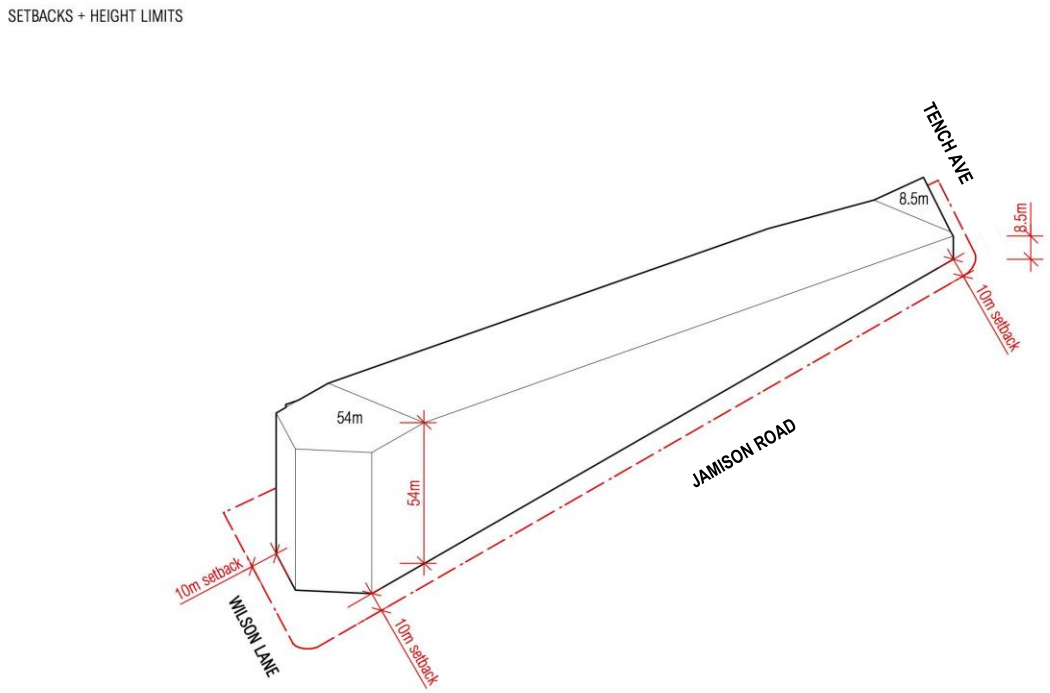
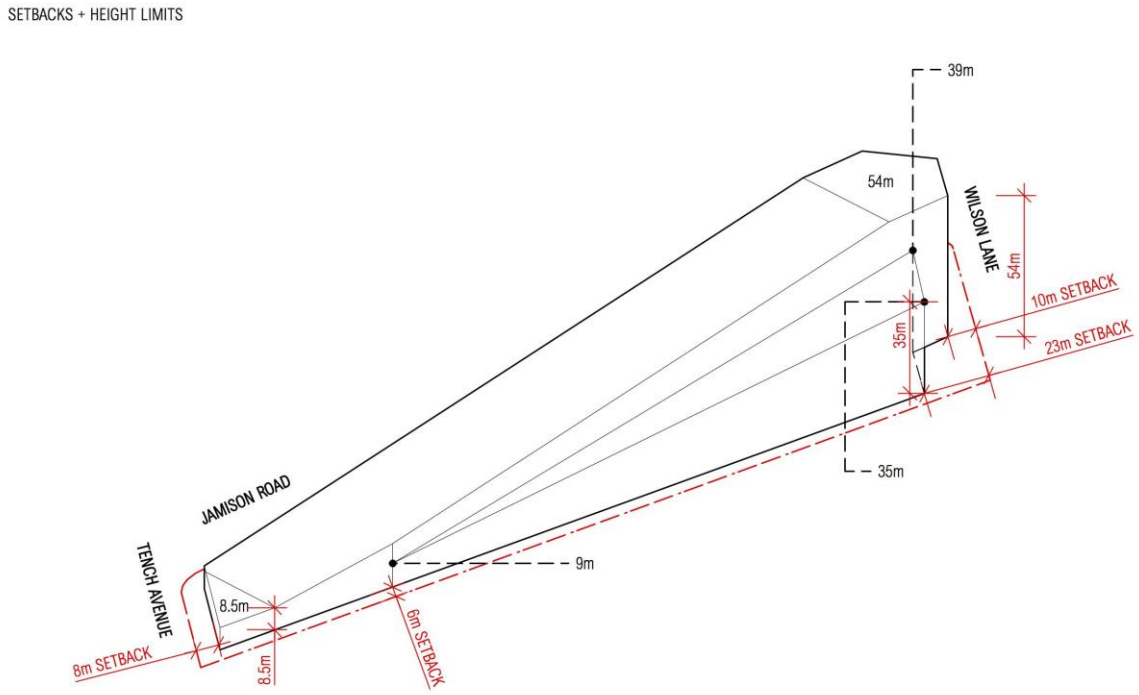


Figure E13.11: Indicative Building Envelope – Height limits and setbacks



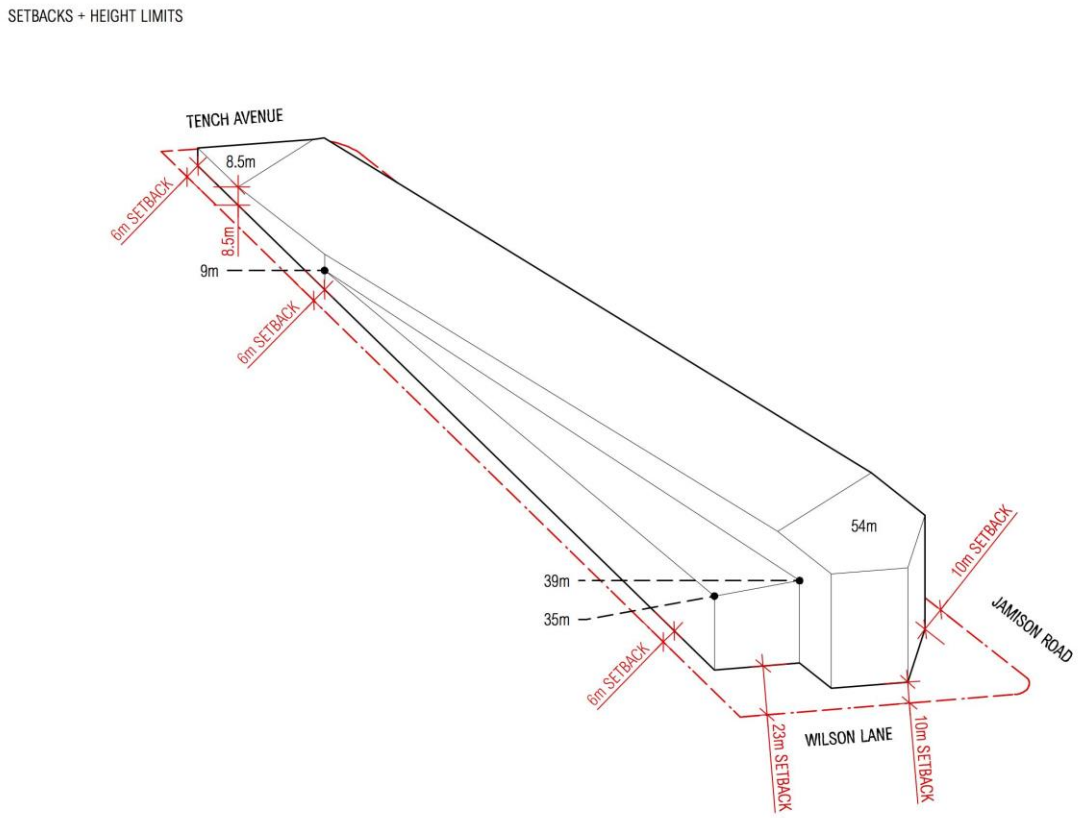


Figure E13.12: Building Envelope – Height limits and setbacks

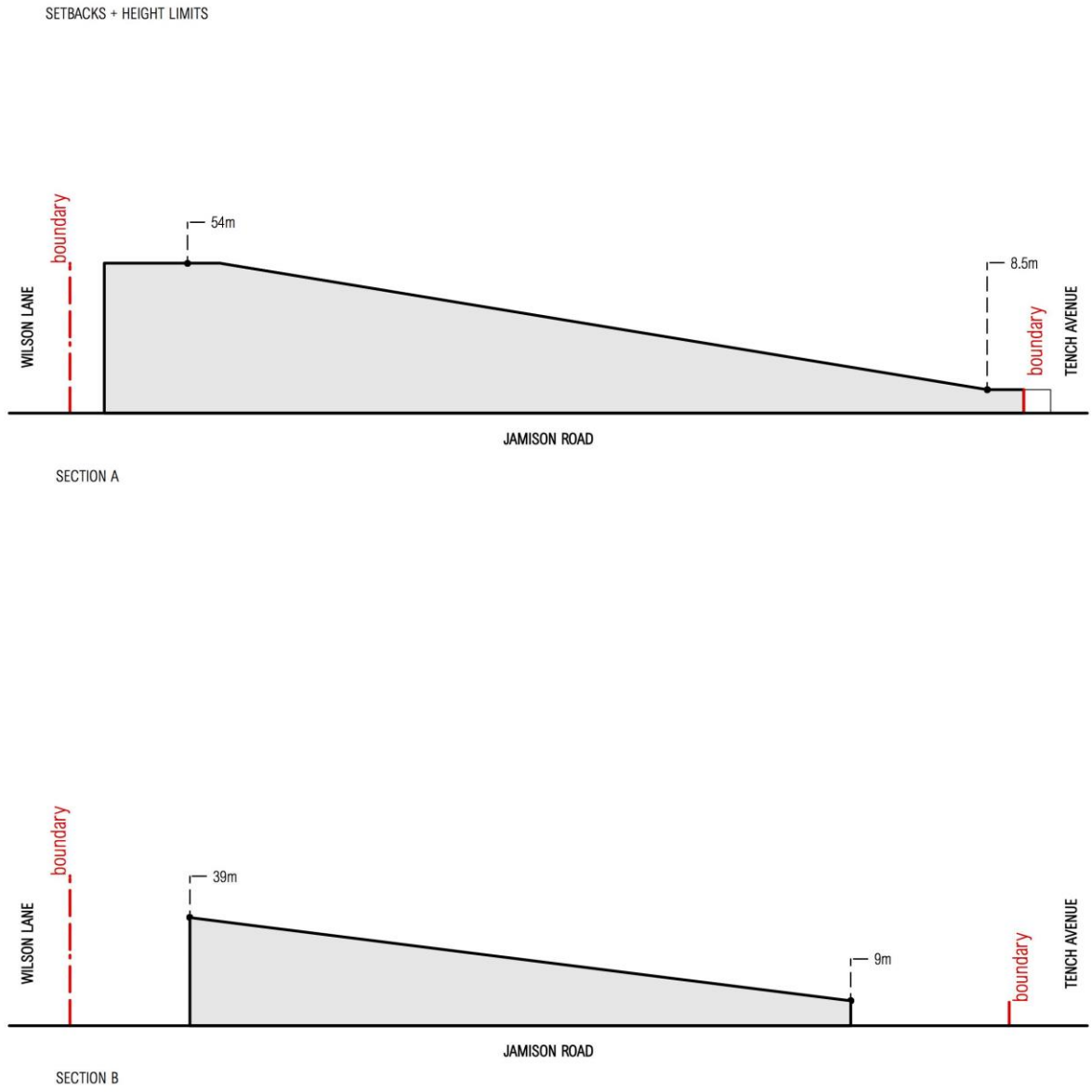


Figure E13.13: Sections – Height limits and setbacks

13.4.2.1.3.2 Building Design and Articulation

A. Background

The future development will be designed to be a landmark building for the area due to its height and unique shape. A high-quality architectural design is required for the building to ensure that the landmark building provides a positive contribution to the local skyline and attracts visitors to the Riverlink Tourism and Recreation Precinct.

The composition and detailing of the building façade will influence the apparent bulk and scale of the building, the success of the building's relationship with the public domain and the visual impact on the surrounding properties. The pattern or rhythm established by the proportions of the façade, the modulation of the external walls, the design of façade elements and the quality of the materials are therefore all-important considerations.

B. Objectives

a) To ensure that new development makes a positive contribution to the skyline, streetscape and public domain;
b) To ensure that the building's facades define and enhance the public domain.
c) To create a transition between public and private space;
d) To maintain a usable and pleasant public domain at street level;
e) To ensure that an appropriate architectural treatment is provided at the intersection of Jamison Road and Tench Avenue; and
f) To ensure that building elements such as awnings, screens, shading devices, roof structures and service elements are integrated into the overall building form and façade design.

C. Controls

a) As the building will be visible from vantage points throughout the local area, both the northern and southern sides of the building are to be articulated and modulated to provide visual interest.
b) Long continuous walls are to incorporate design treatments to reduce their visual mass and bulk. Such design treatments may include the use of architectural treatments or elements that serve to provide building articulation and modulation, the inclusion of greenwalls and the use of a variety of high quality external colours and materials.
c) The intersection of Jamison Road and Tench Avenue is identified as a Gateway Location in the Riverlink Tourism and Recreation Precinct section of this DCP. The building is to respond to the Gateway Location of the site by:

- Incorporating an active frontage to Tench Avenue (as required by the Riverlink Active Street Frontages section of this DCP),
- Providing pedestrian access to the building from Tench Avenue. The building entry point is to be clearly visible from the street and enhanced as appropriate with awnings, building signage or high-quality architectural features that improve the clarity of a building's address and contribute to visitor and occupant safety and amenity.

- Delivering high quality building facades complemented by a landscape design that enlivens the public domain and contribute to a strong sense of arrival.

d) A range of high quality, attractive and durable materials are to be used. A detailed schedule of external colours and finishes and photomontages are to be submitted with the development application.
e) Building services such as roof plant and parking ventilation are to be coordinated and integrated with the overall façade and building design and screened from view.
f) Ventilation louvres and car park entry doors are to be coordinated with the overall façade design.
g) The building and landscaping design is to incorporate the strategies outlined in the Penrith Council Cooling the City Strategy. The Statement of Environmental Effects is to detail how the development is consistent with the strategies outlined in the Penrith Council Cooling the City Strategy.

13.4.2.1.3.3 Landscape and Public Domain Design

A. Objectives

a) To ensure landscaping is integrated into the design of the development;

b) To provide landscaped areas and deep soil zones within the site and maintain mature/significant vegetation where possible; and

c) To ensure that the use of potable water for landscaping irrigation is minimized.

d) To ensure landscaping is compatible with the flood constraints of the site.

B. Controls

1) A detailed Landscape Plan and Public Domain Plan prepared by a suitably qualified professional is to be submitted with the development application.

2) The Landscape Plan must address, and be consistent with, the requirements of the Landscape Design section of this DCP.

3) The Landscape Plan and Public Domain Plan must include details of the landscape treatment of the public domain between the site and the adjacent roads/lane. Cross-sections are required to be submitted to detail verge widths, footpath locations and space for tree plantings.

4) The public domain design must improve accessibility to the site by foot, bike and public transport by providing appropriate connections to the existing shared path on the northern side of Jamison Road and the bus stop on Tench Avenue.

5) A minimum setback of 6 metres is required to the southern boundary at ground level. The existing mature vegetation along the southern boundary is to be retained where possible and enhanced.

6) Landscaping is to be integrated in the setbacks of the development to Tench Avenue and Jamison Road to provide an attractive edge and shade to the footpath, and to screen and soften the bulk and scale of the façade.

7) The building's setback to the southern boundary, Jamison Road and Tench Avenue is to be a deep soil zone, except where pedestrian pathways and vehicular crossings are required.

8) Consideration should be given to including green walls into the façade design.

9) Recycled water should be used to irrigate landscaped areas. Details are to be submitted with the development application.

10) The development application should address the development's consistency with the Greener Places Design Guide Framework.

11) An urban tree canopy of at least 25% should be achieved in accordance with the Draft Greener Places Design Guide prepared by the Government Architect New South Wales.

12) Details of any proposed landscaping shall be included in a Flood Impact Assessment.

13.4.2.1.4 Views and Visual Impact

A. Background

The Penrith LEP 2010 permits a maximum building height of 54 metres for the development. The future development of the site will be a local landmark and visible from vantage points in Penrith and outside the area.

To ensure that view corridors to and from Penrith and the Blue Mountains are not adversely impacted by the development, and to ensure the development has a positive impact on the local skyline, a high standard of architectural design is required.

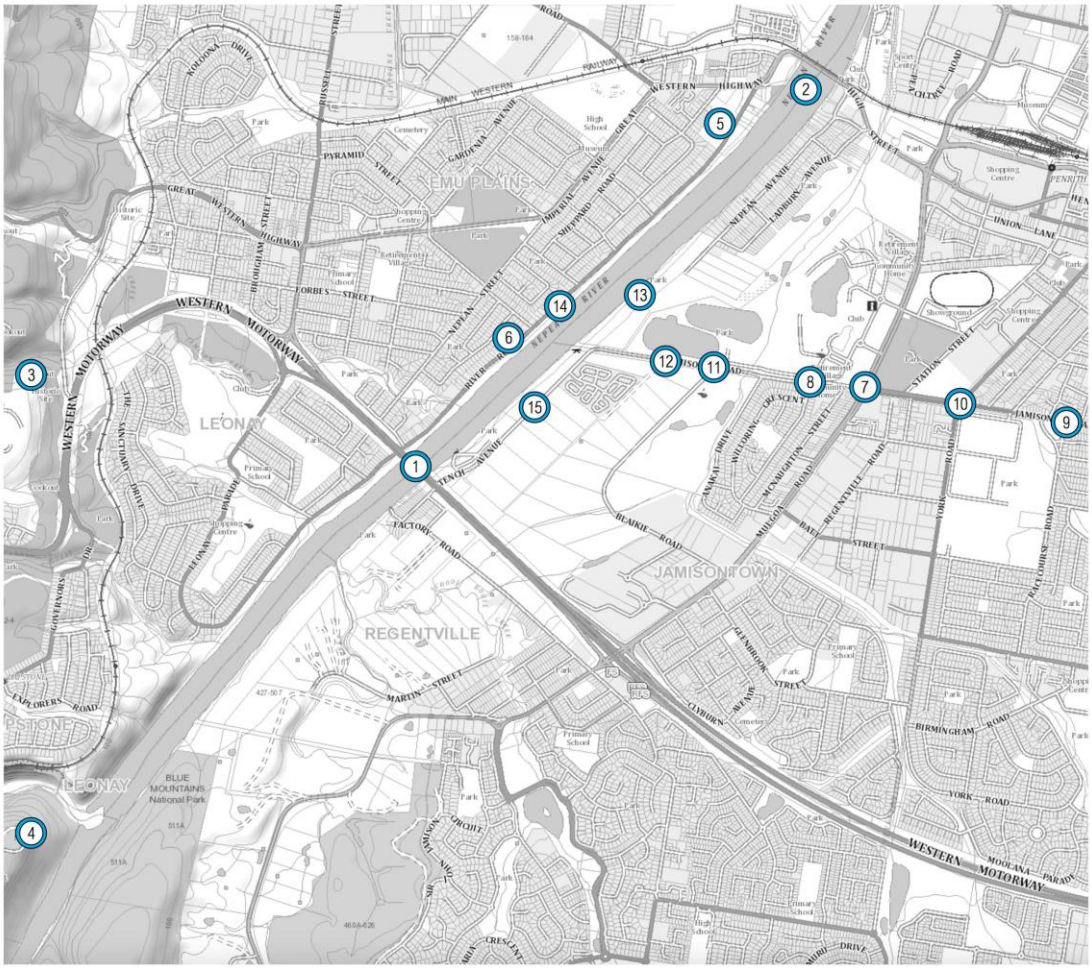
B. Objective

a) To ensure the building provides a positive contribution to the local skyline and reinforces view corridors to the Blue Mountains.

C. Controls

1) The form and detailing of the building should create a visually interesting and attractive façade when viewed from the surrounding public domain and from a distance.
2) The building is to be setback from Jamison Road in accordance with the setbacks specified in the Indicative Building Envelope section of this Part of the DCP to ensure the view corridor along Jamison Road to the Blue Mountains is maintained and to minimize the visual dominance of the building on the view corridor.
3) Landscaping is to be provided in the building's setback to Jamison Road to soften the view corridor to the west from Jamison Road and to contribute to the landscaped, open character of the Precinct.
4) The building is to be setback from Tench Avenue in accordance with the setbacks specified in the Indicative Building Envelope section of this Part of the DCP to provide a consistent landscaped setback along Tench Avenue and ensure that views along Tench Avenue are not adversely impacted by the building.
5) The western façade of the building is to have a maximum height of 8.5 metres to provide consistency in the height of development adjacent to Tench Avenue and to provide an appropriate transition in scale from the foreshore park to the highest point of the building.
6) A Visual Impact Assessment (VIA) is to be submitted with the development application. The VIA is to be prepared in accordance with the relevant NSW Land and Environment Court Planning Principles. All photographs and observations should be made by a suitably qualified expert.
7) Photomontages showing the building from the key vantage points identified in Figure E13.14 are to be submitted to show how the building will reinforce and enhance significant vistas and view corridors.

VANTAGE POINTS



VANTAGE POINTS:
01. From the M4 Bridge
02. Yandhai Nepean Crossing
03. The Blue Mountains escarpment
04. Mt Portal lookout
05. Regatta Park
06. Lewers Gallery (Heritage Item)
07. Corner Jamison Rd and Mulgoa Rd
08. Corner Jamison Rd and Harris St
09. Corner Jamison Rd and Racecourse Rd
10. Corner Jamison Rd and York Rd
11. Corner Jamison Rd and Blakie Rd
12. Corner Jamison Rd and Wilson Ln
13. Madang Park
14. River Rd
15. Tench Avenue

Figure E13.14: Vantage point locations for photomontages

13.4.2.1.5 Sustainability

13.4.2.1.5.1 Environmental Performance

A. Background

Ecologically sustainable development principles are to be applied in the design, construction and ongoing operation of the development to minimise the use of non-renewable resources.

B. Objectives

a) To apply principles and processes that contribute to ecologically sustainable development (ESD);
b) Minimise the impacts of the development on the environment;
c) Minimise the use of potable water and encourage water re-use; and
d) To minimise non-renewable energy consumption in the construction and use of the building.
e) Consider the use of sustainable materials and building components.

C. Controls

Thermal Efficiency

1) The thermal performance of the building is to be optimised by using building materials and insulation that maximise the thermal efficiency of the building.
2) No direct external glazing to external walls to be provided from the snow and ice areas.
3) The areas of the building that accommodate uses reliant on snow and ice are to be sealed to reduce energy consumption in temperature regulation and to slow the decline of snow and ice quality.

Energy Efficiency

1) Development is to be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures including design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading.
2) A renewable energy source is to be provided for the building, such as a Photovoltaic Solar System, that contributes to making electricity for the uses of the building.
3) Where possible heat removed from the snow and ice areas is to be captured and re-used.
4) Car parking areas are to include electric vehicle charging points.
5) Where possible, the responsible sourcing of construction and fit out materials are to be used, including recycled content and recyclable materials.

Water Efficiency

1) The following water saving measures are to be incorporated into the development:

a) Where possible recycled or harvested rainwater is to be used for water use in the building and watering new gardens and landscape features.
b) Snow and ice scraped off for cleaning / re-topping is to be placed in a drainage holding area so the ice can be melted, filtered and stored in the main water tank.
c) Snow and ice melted from the bottom layer is to be drained and filtered into the main water tank.
d) All water fixtures (low flow shower heads and taps, dual flush toilets, low flush/waterless urinals, etc) are to be the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development.
e) Stormwater capture and reuse, including water quality management is to be in accordance with Council's Policy Water Sensitive Urban Design Policy.
f) Water efficient plants and / or locally indigenous vegetation are to be used for landscaping.

Requirements for Specific Uses

Indoor ski slope

After commissioning the ski slope, the ski slope component of the building shall meet the following criteria:

- 100% green energy sourced from the building, or other sources, such that the operations are energy carbon neutral for the making of snow, conditioning and lighting of the space and all internal power requirements.
- 100% of all water required for snow and ice making shall be sourced from the roof and water tanks specially constructed for the purpose.

Ice Hockey arena and ice climbing area

After commissioning the ice hockey arena and ice climbing area, this component of the development shall meet the following criteria:

- 100% green energy sourced from the building, or other sources, such that the operations are energy carbon neutral for the making of snow, conditioning and lighting of the space and all internal power requirements.
- 100% of all water required for snow and ice making shall be sourced from the roof and water tanks specially constructed for the purpose.

Snow centre foyer and reception, hotel and all ancillary retail areas

The snow centre foyer and reception, hotel and all ancillary retail areas shall be designed to achieve the equivalent of a Green Building Council of Australia Green Star 5-star rating.

13.4.2.1.5.2 Reflectivity

A. Background

Reflective materials used on the exterior of building can result in undesirable glare for pedestrians and potentially hazardous glare for motorists. Reflective materials can also impose additional heat load on other buildings. The excessive use of highly reflective glass should be discouraged. Buildings should be designed to minimise hazardous or uncomfortable glare arising from reflected sunlight.

B. Objective

a) To restrict the reflection of sunlight from buildings to surrounding areas and buildings.
b) to encourage the consideration of the use of sustainable materials and building components

C. Controls

1) Finishes and materials are to be of a low reflectivity. Visible light reflectivity from building materials used on the façades of new buildings should not exceed 20%.

2) New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.

3) Given the height of the building and proximity of the site to major roads a Reflectivity Report, prepared by a suitably qualified professional, is to be submitted that analyses the potential solar glare from the proposed development on pedestrians and motorists.

13.4.2.1.6 Amenity of Surrounding Properties

A. Background

The development of the site will need to be carefully managed to ensure the changing character of the Precinct does not unreasonably impact on the amenity of existing surrounding uses.

The design of the indoor skiing facility should minimise the potential visual, solar, privacy and acoustic impacts on the surrounding properties.

B. Objectives

a) To maintain a reasonable level of amenity for the surrounding properties;

b) To ensure the shadow cast by the development does not exceed the shadow generated by the permitted building envelope;

c) To ensure that the noise generated by the uses and any associated plant and machinery complies with the relevant standards to protect the amenity of the surrounding properties;

d) To ensure that development will not result in light overspill or glare from artificial illumination; and

e) To provide clear and direct pedestrian entrances to the building to avoid unnecessary disturbance to the surrounding properties.

C. Controls

General

1) A Plan of Management is to be submitted with the development application for the indoor skiing facility to ensure that the development operates with minimal impact on the surrounding properties. The Plan of Management is to include details of:

- Hours of operation. Where uses within the development have different hours these hours must be clearly identified.
- Noise control measures including measures to be implemented to minimize the noise impact of visitors entering or leaving the premises between 10pm and 6am.
- Deliveries and rubbish collection and details of measures to be implemented to minimize any impacts on the amenity of the surrounding properties.
- Cleaning and maintenance of the grounds of the future development of this site.
- Fire safety and emergency access
- Flood evacuation procedure
- Complaint management
- Safety and security measures including:
  - Perimeter lighting.
  - Surveillance or security cameras.

- Fencing and secure gates.

Solar Access

1) The development is to comply with the indicative building envelope shown in Part 13.4.2.1.3.1 of this DCP to limit the extent of shadow cast by the development.

2) The development is not to result in any additional shadowing than is shown on the shadow diagrams that identify the shadow cast by the indicative building envelope. The shadow diagrams are included as Figures E13.15, E13.16 and E13.17.

3) The extent of shadow cast by the development is to be minimized. A design statement is to be submitted that outlines how the shadow cast by the building has been minimized.

4) Shadow diagrams showing the impact of the proposed development at each hour between 9am and 3pm on 21 June are to be submitted with the development application.

Visual and Privacy Impacts

1) The southern elevation must include visual interest through the modulation and articulation of the façade to provide an appropriate outlook from the adjoining property. The southern elevation should incorporate a range of materials to contribute to the visual interest of the façade and consideration should be given to the inclusion of green walls.

2) The setback of the ski slope to the southern boundary should accord with the setbacks shown in Figures E13.10 and E13.12 in order to limit the visual impact of the building on the properties to the south.

3) The number of windows and openings on the southern elevation is to be minimized in order to maintain a reasonable level of visual privacy to the adjoining properties to the south and prevent light spill. Generally only high-level windows should be provided. Where windows are necessary on the levels below the ski slope, measures to protect the privacy of the adjoining property are to be considered such as high sill windows, translucent glass windows or windows with privacy screens.

4) The overspill from artificial illumination is to be minimised. Indicative nighttime views are to be submitted with the application to demonstrate the extent of nighttime illumination.

Acoustic Impact

1) The developments must comply in all respects with the *Protection of the Environment Operations Act 1997*, and other relevant legislation.

2) Where possible noise generating plant and machinery are to be located away from noise sensitive uses on the surrounding properties.

3) A Noise Impact Statement is to be submitted with any future development application. The Noise Impact Statement is to be prepared by a qualified acoustic consultant in accordance with the requirements set out in Appendix F3 DA Submission Requirements of this DCP.

Signage

1) Signage for the development is to be integrated into the design of the building.

2) A Signage Strategy must accompany the development application that provides details of all directional and business identification signage required for the development.

3) Signage for the development is to be consistent with the Advertising and Signage provisions of the DCP.

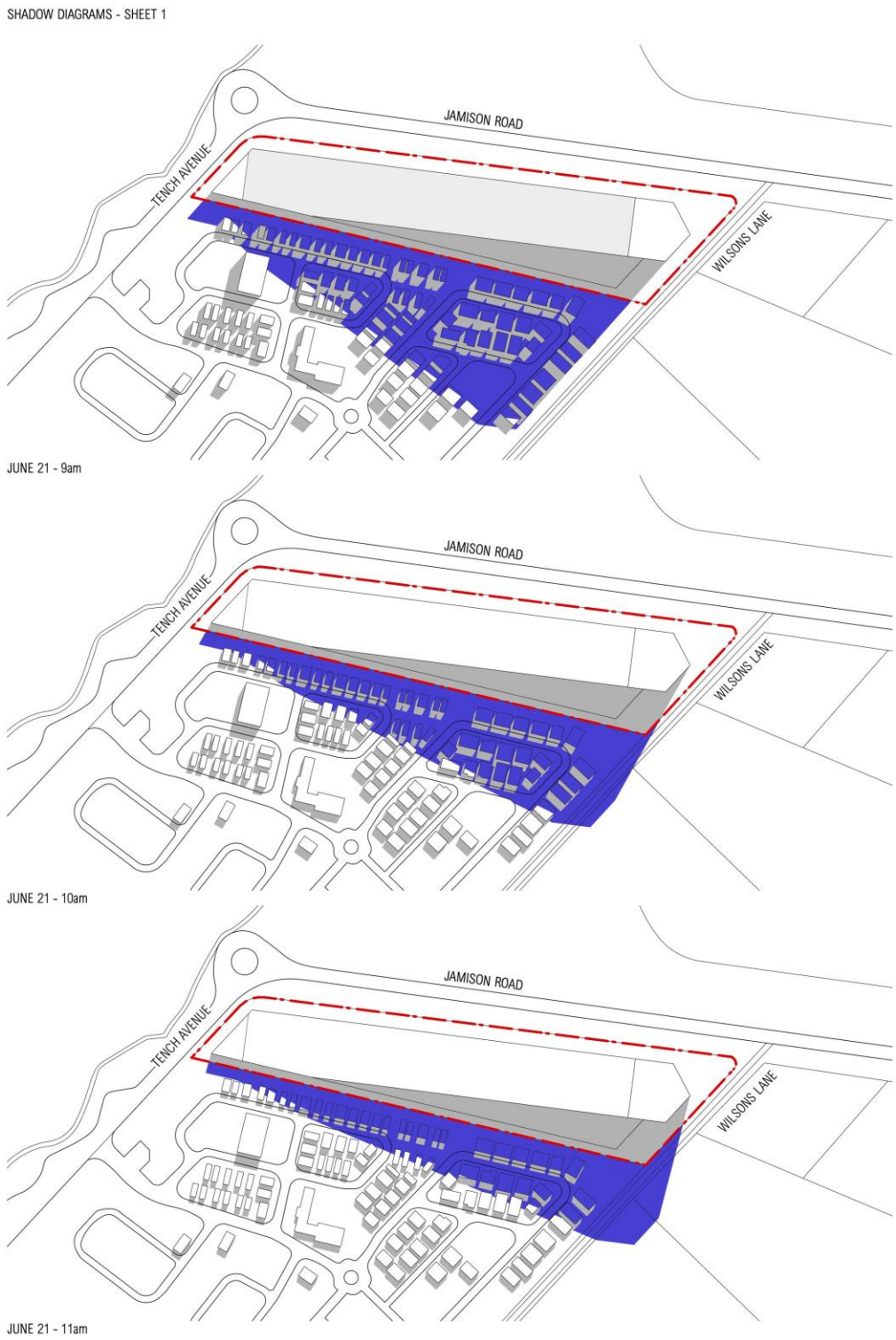


Figure E13.15 Shadow diagrams generated by the indicative building envelope showing maximum extent of shadow

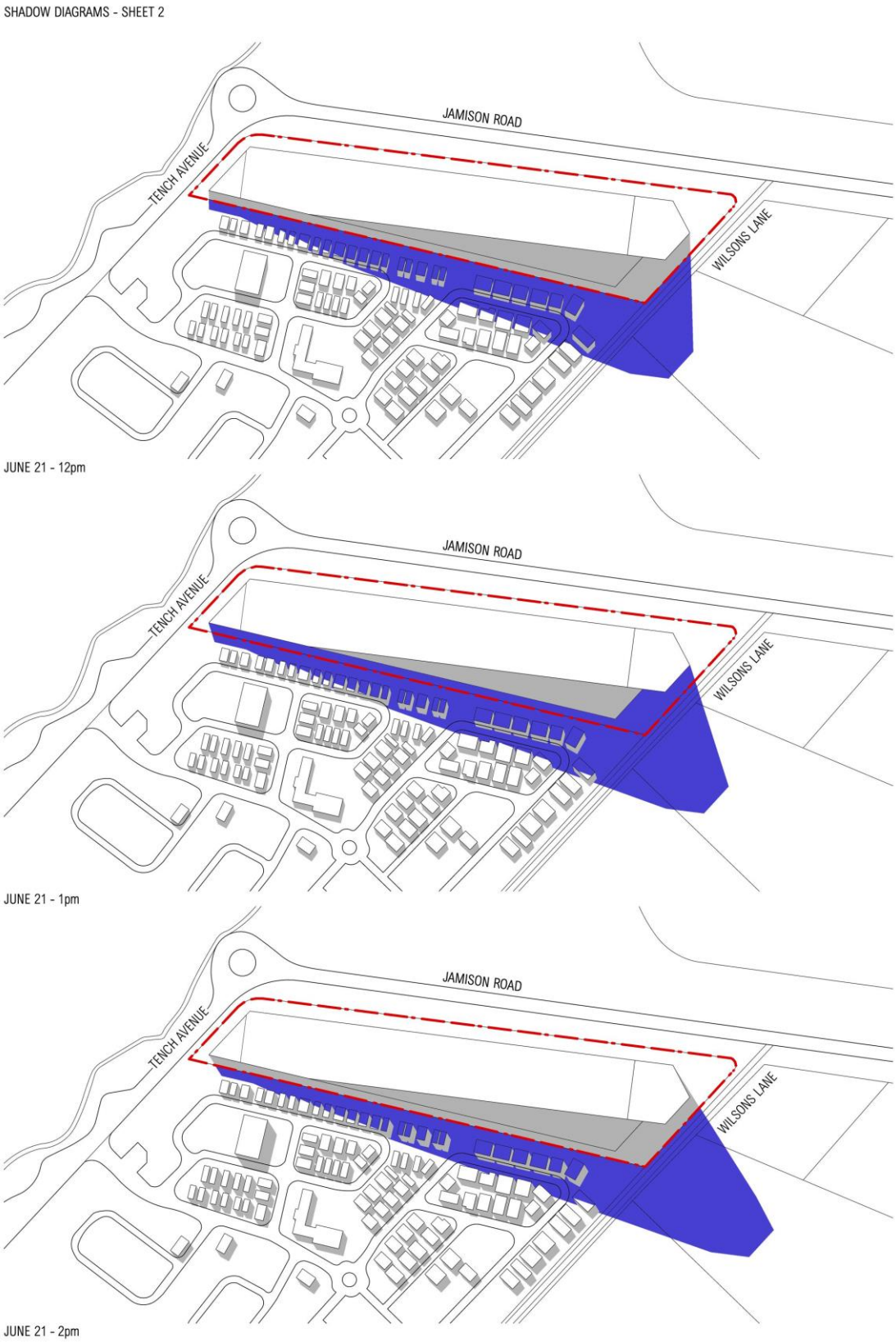


Figure E13.16 Shadow diagrams generated by the indicative building envelope showing maximum extent of shadow

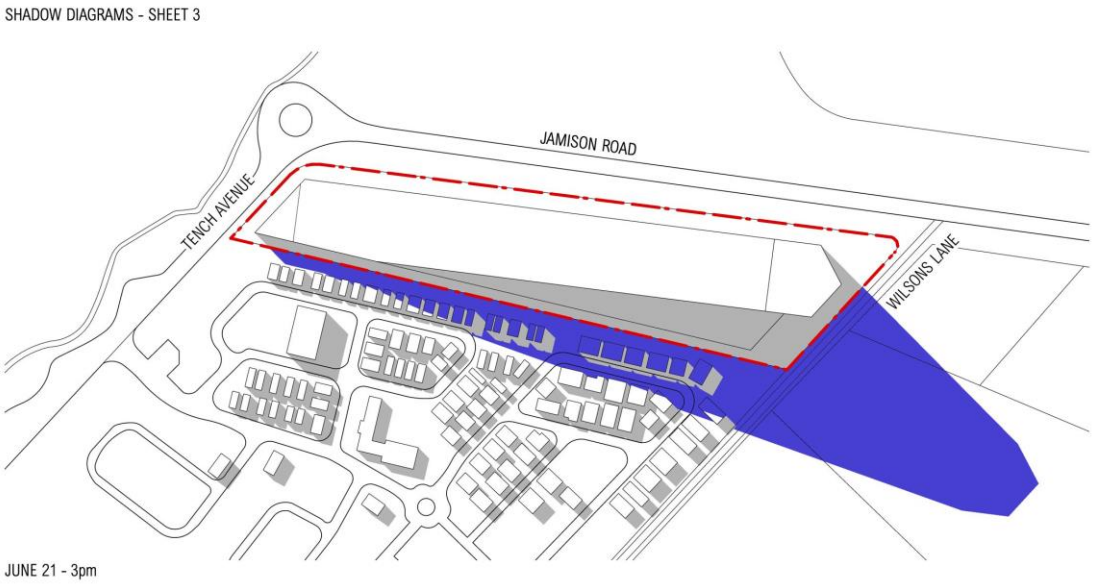


Figure 13.17 Shadow diagrams generated by the indicative building envelope showing maximum extent of shadow

13.4.2.1.7 Traffic, Parking and Site Access

A. Background

The future development on this site will accommodate a unique combination of uses. The traffic generation and parking needs will therefore differ from traditional single use sites and require site-specific responses and treatments.

B. Objectives

a) To ensure that adequate car, motorcycle and bus parking is provided on site for staff and visitors;
b) To ensure that driveways and parking structures do not dominate the public domain.
c) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety;

C. Controls

Traffic and Access

1) A Travel / Transport Plan is to be submitted with the development application and is to contain a range of measures to promote and maximise the use of more sustainable modes of travel to and from the site.

2) A Traffic Report is to be submitted with the development application for the development. The Traffic Report is to be prepared in accordance with the requirements set out in Appendix F3 DA Submission Requirements of this DCP.

3) The Traffic Report is to assess the impact of the development on the efficiency of the local road network and the performance of intersections.

4) The intersection of Jamison Road / Blaikie Road is to be upgraded in the form of an urban Channelised Right Turn treatment (CHR) to accommodate predicted traffic volumes during the AM and PM peak. The upgraded layout of the Jamison Road intersection with the CHR treatment is shown in Figure E13.18.

5) Vehicular access to the site is to be provided from Jamison Road or Wilson Lane in the zones shown in Figure E13.19.

6) All vehicular access to the development is to comply with Australian Standard AS2890.1 and AS2890.2 and accommodate vehicles up to and including a 14.5-metre-long bus/coach.

7) Potential pedestrian/vehicle conflict is to be minimised by:

   a) Limiting the width and number of vehicle access points;

   b) Ensuring clear site lines at pedestrian and vehicle crossings;

   c) Separating pedestrian and vehicular accessways.

8) All vehicles must enter and leave the site in a forward direction.

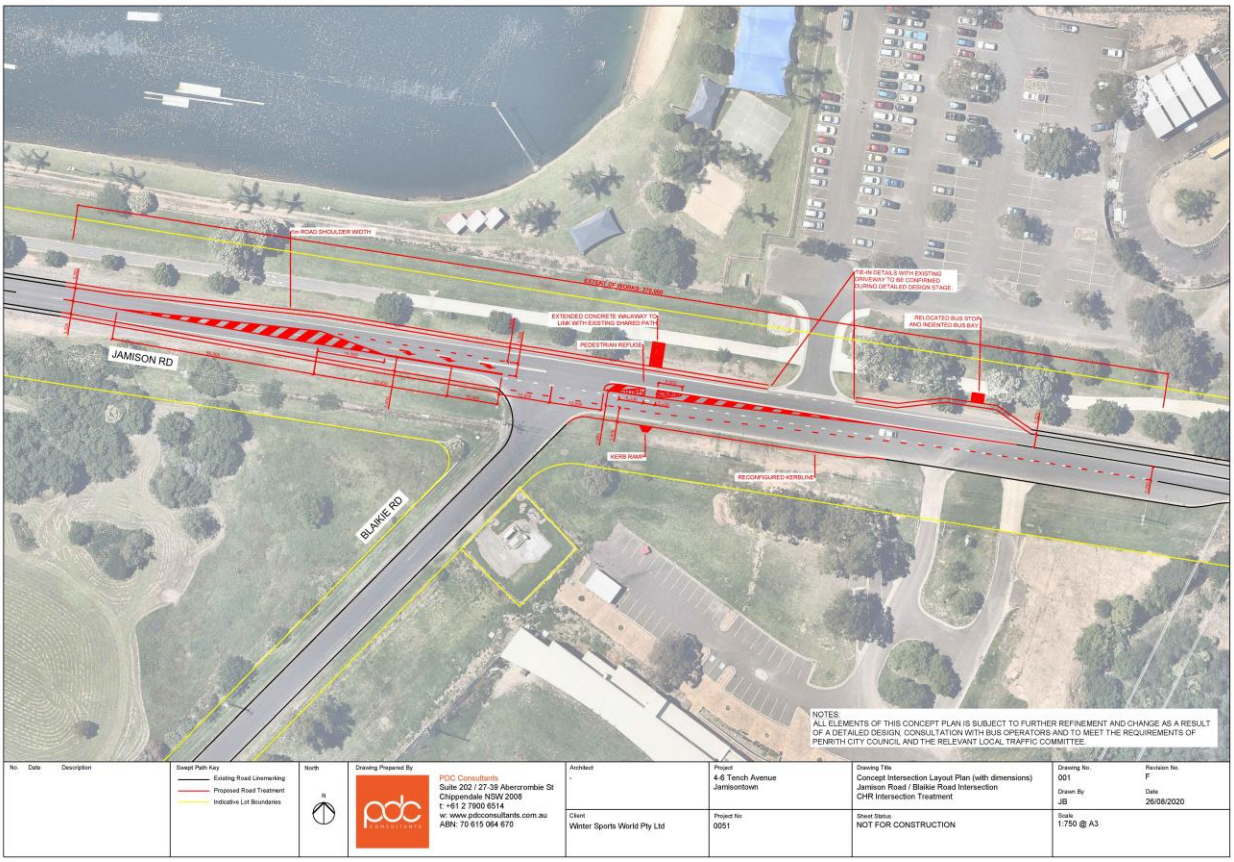


Figure E13.18: Upgraded layout of the Jamison Road and Blaike Road intersection with the CHR treatment

Figure E13.19: Vehicular access points

Parking

1) Car parking is to be provided at the following minimum rates:

Use	Parking Requirement
Indoor Recreation Facility	Visitor: 1 space per 2.5 persons Staff: The staff parking rate shall be confirmed by a survey of a similar site in the Penrith LGA. The parking rate for staff shall be either 1 space per 2 staff or at the rate determined from a survey of a similar site in the Penrith LGA, whichever is the higher rate.
Hotel	Visitor: 1 space per room Manager: 1 space per manager Employees: 1 space per 6 employees
Function Centre	Table C10.2 of the DCP provides a parking rate for function centres of 1 space per 3.5 seats or 1 space per 3.5sqm of gross floor area, whichever is the greater. Given the people attending large functions would also stay at the hotel and use the indoor recreation facility, the lesser car parking rate should be applied for a function centre that forms part of the development.

2) The Traffic Report is to assess the likely demand for bus, motorcycle and bicycle parking. The development must be designed to accommodate the assessed demand for bus, motorcycle and bicycle parking on the site.

3) All internal car, service vehicle and bus/coach parking facilities are to be designed in accordance with the relevant requirements of Australian Standards AS2890.1, AS2890.2, AS2890.3 and AS2890.6.

4) Bicycle parking and storage facilities shall be designed in accordance with Australian Standard AS2890.3 – Bicycle Parking Facilities.

5) The appearance of car parking and service vehicle entries is to be improved by locating parking, garbage collection, loading and servicing areas away from the street or screening these areas.

6) Structured parking that extends above ground where viewed from the public domain is to be architecturally treated or where possible sleeved with development.

7) The car park shall meet the minimum standards required under Section J of the National Construction Code.

13.4.2.1.8 Flooding and Drainage

A. Background

Flooding and stormwater are major considerations for the development.

A Stormwater Management Strategy (SMS) will minimise the impact on water quality, identify opportunities to maximise the reuse of stormwater runoff, reduce the demand on potable water supplies, reduce pollutants and enhance the landscaping opportunities within the development.

The SMS will be based upon the principles of Water Sensitive Urban Design (WSUD) and will be underpinned by a stormwater harvesting strategy aimed at maximizing the reuse of runoff for non-potable purposes, maintaining the ecological integrity of Peach Tree Creek and the Nepean River and complying with Penrith City Council's water management requirements as set out in Section C3 of this DCP.

The development will require an appropriate level of flood assessment and will include the need to undertake a detailed Flood Impact assessment. The applicant should recognise that a Flood Impact Assessment was not undertaken in preparation of this section of the DCP and as such the building footprint may need to be amended or reduced to ensure that any proposed development has no impact on upstream, downstream or adjoining properties when considering pre and post development flows. The assessment will need to include consideration of flood behaviour and hazard, and any mitigation measures required to ameliorate any impacts identified.

B. Objectives

a) To manage development of the site with respect to its flooding characteristics;

b) To develop the site in accordance with sound flood management principles;

c) To achieve high quality outcomes for water quality and quantity; and

d) To provide opportunities for WSUD initiatives.

C. Controls

1) The development application is to address the relevant sub-sections of the Water Management section of this DCP.

2) Any proposed development must have no adverse impacts on upstream, downstream or adjoining properties when considering pre and post development scenarios for all storms up to and including the 1% AEP.

2) A Stormwater Management Strategy (SMS) is to be prepared and be submitted with the development application and should identify and address:

a) Impacts of stormwater generated both on and off the site;

b) Overland flow paths;

c) Opportunities to maximise the reuse of stormwater runoff;

d) Means to reduce the demand on potable water supplies; and

e) Reductions in pollutants entering the water system.

3) A Flood Study must be prepared in accordance with the Water Management section of the DCP and Councils Stormwater guidelines for Building Developments. The Flood Study must address:

- the Low Flood Island and any loss of flood storage and how this is proposed to be mitigated
- impacts of the development on the flood
- the impacts of flooding on the development

4) Any future Development Application is to be supported by a comprehensive Flood Evacuation Strategy and Emergency Response Plan, that is consistent with the relevant NSW State Emergency Service flood evacuation plan.

5) Any future Development Application is to be supported by a comprehensive Flood Impact Assessment. The flood impact assessment shall include but not be limited to an assessment of the proposed development and its impacts on upstream and downstream properties. The Development shall be designed to ensure that there are no impacts on upstream, downstream or adjoining properties with regard to increases in depth or velocity comparing pre and post development conditions.