

Attachment 3 – Council Department comments in response to referral of the Erskine Park Planning Proposal – 9 Aug 2016

Recreation Services and City Presentation/Parks

City Presentation and Parks (and Recreation Services) staff have been involved in the development of this proposal from inception, reviewing sites, providing input into potential uses at each site, participating in community consultation sessions and now delivering projects identified in the strategy as endorsed by Council.

The City Parks and Recreation Services Departments, based on their extensive involvement in the 'reinvestment' process, are supportive of the Public Open Space Reinvestment Strategy and the proposal to rezone and classify land in accordance with the resolutions of Council. The strategy will provide enhanced recreational opportunities for the residents of Erskine Park and deliver quality park facilities for the enjoyment of the community.

The proposed rationalisation of parks and the associated reinvestment has the potential to reinvigorate and enhance the recreational opportunities available to the community in Erskine Park. Additionally, the reduction in the quantum of open space will lead to a corresponding reduction in maintenance liability, providing an opportunity for the Parks Department to increase service frequencies in the Erskine Park area or redirect maintenance resources into new growth areas.

Community Development

With respect to the land at Chameleon Drive, a neighbourhood facility is no longer required on this site.

It is the view of the Community and Cultural Department and Faculties Department that this site would not be suitable for future development of a neighbourhood centre due to being within 1.5km of an existing community facility (Erskine Park- Council's 2nd Largest Community Facility) which has recognised existing capacity for community use including any future demand, is located with better access to local shops and schools, and has better access to public transport than the Chameleon Reserve site. This is in line with the Recreational and Cultural Strategy adopted 15th March 2004 (as appears in the appendices).

Findings from a more recent internal study conducted in 2015 is consistent with this, with no change in the view that Erskine Park residents are currently well serviced by existing community centres in the catchment area and no anticipated social services demand is expected that cannot be met by these existing community centres.

Community Development further advised that there are no impediments to the advancement of the Planning Proposal, rezoning or reclassification of the subject sites and no objection is raised, however, the following comments were made in relation to the wider reinvestment project which is to be applied across our City:

As a model for funding improvements to other suburbs we reiterate concern (regarding the reinvestment project) that:

- *The project methodology may benefit from a cost benefit analysis*
- *There may be scope to enhance the community consultation and engagement process*
- *Consideration may be given to core social impact principles including the precautionary principle, intergenerational or distributional equity*

- *Amendment of the parcel identification evaluation criteria matrix may warrant detailing in order to clearly describe how/why decisions were made about reducing the number of sites affected.*

The above points relate primarily to the strategic direction of Council and the Draft Public Open Space Master (POSM) plan and may not be directly pertinent to the requirements of the planning proposal submission, however as the intention is to concurrently exhibit the draft POSM with the Planning proposal they are relevant”.

Environment

As 9A Dilga Crescent adjoins Erskine Park Road and in most situations road traffic noise will adversely impact these locations, an acoustic assessment will need to be prepared to address the requirements of the *Development Near Rail Corridors and Busy Roads – Interim Guideline* as part of any development application for subdivision to help ensure that residential development can be facilitated on the proposed lots. Environment staff advised that these site characteristics do not preclude rezoning of the land for residential purposes, rather, it would require new dwellings to incorporate design treatments mitigating the impact of road noise.

In terms of biological values, studies confirmed that the majority of the land parcels are generally isolated and disturbed, with the vegetation being of limited ecological significance. The most sensitive reserves identified by the ecological studies have been removed from the rezoning proposal and will remain open space under Council ownership and a “community” land classification. There are no concerns regarding biodiversity with the lots that are in the current proposal.

With respect to contamination, no concerns are raised in relation to the land parcels which are subject to this Planning Proposal. In relation to No 73 Swallow Drive/Regulus Drive, further sampling arising from the “*Report on Preliminary Site Investigation for Contamination with Limited Sampling*”, was provided. The subsequent sampling revealed that the site is suitable for rezoning as it contains only sub-surface limited fibrous material which does not preclude rezoning of the site.

Engineering

Review of the sites from an Engineering perspective confirmed that there were no impediments to rezoning or reclassifying the land but that certain attributes or functions need to be retained if the sites were redeveloped for housing and may constrain its nature or extent. Relevant Engineering comments are repeated below:

“A consultant should be commissioned to investigate and provide details of existing utilities (i.e. electrical, water, sewer, drainage services and covenants) that may affect the future development of the sites. All services should be identified and indicated on a site survey plan. From this information the sites can be sub divided in an economical way to suit future housing with minimal impact on services required. Those sites detailed below which are subject to drainage easements should retain those functions.

The comments detailed below refer only to infrastructure that Council manages (i.e. stormwater drainage). Other utilities should be surveyed for a detailed assessment.

1. Regulus Reserve

Regulus Crescent Reserve falls to the rear, away from Swallow Drive. The site has a drainage easement to drain water (DP786811). The proposed lots require a legal point of discharge by way of proposed common / inter allotment drainage easements. The capacity of the existing pipe in drainage easement will need to be determined by way of a hydraulic report.

2. Spica Reserve

Spica Reserve falls from west to east and is benefited by a drainage easement (DP786811)

3. Dilga Crescent Reserve

Dilga Reserve falls to Erskine Park Road. Council records indicate a major stormwater pipe running from Dilga Crescent to Erskine Park Road. This pipe will require an easement for drainage and will have implications on proposed Lot 2 and Lot 3. The site is also affected by overland flows, hence an overland flow study is required to determine minimum site levels.

It also appears that sites in Dilga Crescent drain through the site. A services check will confirm what size pipe etc.

4. Part Chameleon Drive

Chameleon Drive Reserve falls to the rear. The proposed lots require a legal point of discharge by way of proposed common / inter allotment drainage easements and also drainage pipe to existing pit in reserve.

5. Ashwick Place

Ashwick Circuit does not have a basin but forms part of a major drainage system (i.e. overland flows in large storm events). Ashwick reserve has major pipes which need to be surveyed and mapped as this will have implications on future lots.

Other sites which are the subject of the Planning Proposal were assessed and not considered to be constrained from rezoning.

Sustainability

The Planning Proposal makes regular mention of the intention to retain significant trees, encourage a proactive policy of replacement and to utilise funding for additional street tree plantings, as well as tree planting and landscaping in many of the reserves being retained.

Our main concern relates to the specifics of these statements. It is not clear how many trees will be planted in their place. The Proposal should include a figure or ratio to confirm that replacement will take place – e.g. a tree or green cover balance. Ideally the lost trees should be replaced with a larger number of trees, given that the trees being removed are mature and will be replaced with immature stock.

There is limited street tree planting around many of the land parcels proposed for disposal. There is a significant opportunity to provide street tree plantings in direct proximity to these reserves to help ensure cooling of the public realm and to compensate for tree losses on these sites. This would also improve the amenity and environmental value of the area. I note (pg. 26) that the document specifically mentions that revenue from this process can be used for additional street tree plantings. A program of plantings, or of identified opportunity sites in the suburb would be ideal.

The draft Planning Proposal has incorporated the findings of the urban heat island research report for Erskine Park in terms of the sites suggested for disposal, and the draft Open Space Masterplan should also incorporate the recommended improvements.

Traffic

The traffic generated by the additional dwellings is negligible and the existing road network can cater for this increase, particularly as the sites and proposed dwellings are spread out throughout the suburb, dispersing additional traffic movements.

With respect to the proposed pathways referred to in the Planning Proposal, the description should simply be “footpaths” (pedestrian and young bike riders only); or “shared-use paths” (off road pedestrians and bikes).

The “Penrith Accessible Trails Hierarchy Strategy” (PATHS) adopted by Council 25/6/12 identifies Peppertree Drive as a potential shared-use path route, and this should be considered in the funding options