

DA18/0678

Jane Hetherington
Senior Development Assessment Planner
Penrith City Council
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Dear Ms Hetherington

**Development Application DA18/0678 Staged Concept Development comprising Stage 1 Works involving the Construction of x 51 Seniors Living Villas, Civil Works and Landscaping; and Stage 2 Concept for Future Independent Living Units
Lot: 3990 Jordan Springs Boulevard Jordan Springs (Western Precinct – Jordan Springs)**

I refer to your email received by the Office of Environment and Heritage (OEH) on 16 August 2018 referring to Development Application DA18/00678 for the Stage 1 Works involving the Construction of x 51 Seniors Living Villas, Civil Works and Landscaping; and Stage 2 Concept for Future Independent Living Units, Lot: 3990 Jordan Springs Boulevard Jordan Springs (Western Precinct – Jordan Springs).

The subject site immediately adjoins Wianamatta Regional Park. OEH's main concern is to ensure that the proposed development has no adverse effect on the natural and cultural values of the Regional Park. OEH requests Council consider the *Guidelines for Developments adjoining Office of Environment and Heritage Lands* when assessing the development application. This document has been attached to email with this letter or it can be downloaded from:

<http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm>

This is to ensure that the proposed development does not impair the significant natural and cultural heritage values of Wianamatta Regional Park, particularly in relation to the following matters:

- Erosion and sediment control
- Storm water runoff
- Wastewater
- Management implications relating to pests, weeds and edge effects
- Fire and the location of asset protection zones
- Boundary encroachments and access through OEH land
- Visual, odour, noise, vibration, air quality and amenity impacts
- Threats to ecological connectivity and groundwater-dependent ecosystems
- Cultural heritage

Boundary encroachments and access through OEH land

As detailed in *Guidelines for Developments adjoining Department of Environment and Climate Change Land* OEH's requirements in regard to boundary encroachments are that OEH land is not to be used:

- to access development sites, without prior written approval and acceptance of any necessary conditions set by NPWS
- to store materials, equipment, workers' vehicles or machinery
- for maintenance access after development

Site specific considerations

Adequate fencing during construction is installed to capture builders waste and rubbish and to ensure no rubbish enters the Regional Park. The developer must budget for any clean up that may occur due to builder's rubbish entering the park during any phase of the construction process.

OEH would also require adequate OEH approved permanent fencing to be installed between the development site and the Wianamatta Regional park land.

The works boundary illustrated in the plans appears to encroach on OEH land. This boundary will need to be discussed and corrected with OEH prior to works commencing. A clearly visible works boundary will need to be installed for the duration of construction. This is to ensure there is no damage to the Regional Park during any work on the development site.

There is a proposed storm water inlet at the northern end of the Secret Garden Dam on the plan provided. This would be on OEH land. This is not to proceed until the proponent has consulted with OEH on design and maintenance of such an inlet.

The plans indicate a cut next to the Secret Garden Dam on the eastern edge. Such works cannot affect the integrity of the dam wall.

In regard to bushfire protection any Asset Protection Zones (APZ) must be on lands owned by the development and not OEH land. The maintenance of APZ will not be the responsibility of OEH including road verges and nature strips.

OEH would seek that as part of the development assessment consideration be made to ensure that rehabilitation of vegetation on the site is with local native species. In addition, adequate fencing is installed, where necessary, to ensure that kangaroo and emus from the Regional Park cannot escape.

If you have any queries regarding this matter or to organise a pre-construction meeting, please contact Cameron Wade, Team Leader Ranger Cumberland Area on 0408 656 341.

Yours sincerely



16/11/2018

KATIE LITTLEJOHN
Manager, Cumberland Area
NSW National Parks and Wildlife Service

