



Planning Proposal

Glenmore Park Stage 2

Precinct C

May 2015

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Executive Summary

The Glenmore Park Stage 2 release area was originally rezoned for residential purposes in May 2009 and is currently zoned under Penrith Local Environmental Plan 2010. The current LEP and DCP provisions characterise the south-western corner of the release area, known as Precinct C, as a transition area to provide an appropriate interface to the rural land holding to the south, and the Mulgoa Nature Reserve to the north and the west.

As such, LEP 2010 currently specifies minimum lot sizes within Precinct C of 750m² and 1,000m², with a maximum dwelling yield of 250 dwellings. The implications of the current controls are that all the lots would fall within a narrow homogenous size range of typically between 900m² & 1,200m², with an average lot size of 1,100m². This creates significant disparity between the existing residential development directly adjoining Precinct C.

The objective of this proposal is to amend the LEP provisions to achieve a more gradual transition in lot sizes and housing product through:

- 1) Modifying the minimum Lot Size Map to allow a greater transition of lot sizes across Precinct C.
- 2) Amending the maximum dwelling yield provisions within the LEP.

No amendments are proposed to the zoning of the land.

This proposal has been prepared following a review undertaken by the proponent of the urban design layout, community integration and place making elements of the Precinct C area. It seeks to achieve a stronger sense of community and place, while recognising the need to provide larger allotments along the western rural interface.

A draft Concept Plan has also been prepared for the Precinct C area in accordance with the provisions of Chapter E7 (Part B) of the Penrith Development Control Plan 2014. The draft Concept Plan demonstrates how the proposed amendments to the land use provisions and lot sizes deliver a high quality urban design outcome which achieves a seamless transition between the adjoining residential areas and rural land.

This Planning Proposal and associated draft Concept Plan demonstrate development of the site that achieves the following positive urban design and place making benefits:

- Delivers a seamless and appropriate transition between the existing residential development through lower density housing in the precinct and onto the conservation and rural lands to the south.
- Creates a more logical and gradual transition in lot sizes.
- Ensures a diversity of housing styles and product.
- Delivers a site responsive urban design outcome, which seeks to minimise the extent of retaining walls required and retain the rural character along the western portion.

Introduction

1.1. Purpose of the Planning Proposal

This Planning Proposal recommends an amendment to Penrith Local Environmental Plan 2010 (LEP 2010) to amend the minimum lot sizes and maximum dwelling yields within Precinct C of the Glenmore Park Stage 2 Release Area to provide a more logical and seamless transition between the existing urban areas of the release area and the surrounding conservation and rural land. This document sets out the justification for and explains the intended effect of the recommended amendment.

The preparation of a Planning Proposal is the first step in the NSW Department of Planning and Environment's Gateway Process for amending LEP 2010. The Gateway Process is the current process for making or amending local environmental plans. It has a number of steps (set out in Table 1) that may require this document to be revised as it progresses through the Gateway Process.

No.	Step	Explanation
1	Planning Proposal	Council prepares a document explaining the effect of and justification for the making or amending of a local environmental plan.
2	Gateway	The Minister for Planning and Environment, acting as a checkpoint, determines whether a Planning Proposal should proceed.
3	Community Consultation	The Planning Proposal is publicly exhibited.
4	Assessment	Council considers the submissions received in response to the public exhibition, varying the Planning Proposal as necessary.
5	Drafting	Parliamentary Counsel prepares a draft local environmental plan.
6	Decision	The Minister approves the local environmental plan, making it law.

Table 1: Gateway Process

This Planning proposal has been prepared in accordance with the Department of Planning and Environment's 'A guide to preparing planning proposals' (October 2012) and includes the following:

Part	Explanation
1	The objectives and intended outcomes of the proposal
2	An explanation of the provisions to be included in LEP 2010
3	Justification for the objectives and intended outcomes
4	Maps identifying the area to which this Planning Proposal applies
5	Details of the Community Consultation

The Planning Proposal also addresses the matters that must be addressed as set out in section 55(2) of the *Environmental Planning and Assessment Act 1979*.

1.2. Background

This Planning Proposal relates to the Precinct C portion of the Glenmore Park Stage 2 Urban Release Area and is described as being part of existing Lot 398 DP 1187285 and Lot 64 DP 1180358.

The Glenmore Park Stage 2 release area was originally rezoned for residential purposes in May 2009 and is currently zoned under Penrith Local Environmental Plan 2010. The current LEP and DCP provisions characterise Precinct C as a transition area to provide an appropriate interface to the rural land holding to the south, and the Mulgoa Nature Reserve to the north and the west. This is achieved through lot size and maximum dwelling yield controls.

The planning investigations that the current lot size controls were based on were undertaken prior to any physical design for the Precinct. Recent investigations and site planning have determined that the current lot size and dwelling yield controls would lead to an overly homogenous development outcome as opposed to the transitional character intended for the Precinct.

The objective and intended outcomes of this Planning Proposal are to amend the LEP controls which relate to lot sizes and maximum dwelling yields to achieve a greater diversity in lot sizes and a more gradual transition as demonstrated in the accompanying draft Concept Plan.

This proposal has been prepared following extensive discussions between the land owners and Council Officer's during 2013 and 2014.

1.3. Local Context

The Precinct C area is located in the south - western portion of the Glenmore Park Stage 2 Release Area, approximately 50km from the Sydney CBD and 6km from the Penrith CBD. Precinct C occupies an area of approximately 37.3 hectares forming part of a former grazing and quarrying property.

Within the release area context, Precinct C is situated adjacent to the existing general residential development to the east, and north-east, which comprise a variety of housing types on lots typically between 350m² to 500m².

The Mulgoa Nature Reserve forms the northern edge of the site, providing a vegetated buffer to future development. Development fronting the eastern and northern edges of the Mulgoa Nature Reserve comprise existing residential housing on lot sizes of typically 400m² to 600m².

The scale of vegetation within the Mulgoa Nature reserve screens any development undertaken within the GP2 area from the north/north-west.

The western edge of the site is located adjoining the E2 Environmental Conservation zoned lands which forms a separation to the rural / semi-rural lands further to the west. The E2 zoned land and existing vegetation screen development of the site from the west and south-west.

The southern portion of the site borders both the E2 Environmental Conservation lands and existing rural zoned land. Due to the topography of the site and surrounding landscape, the site is not visible from either The Northern Road or Chain-of- Ponds Road to the south. The E2 conservation lands and adjacent rural land holding establish a buffer to semi-rural development along Chain of Ponds Road to the south.

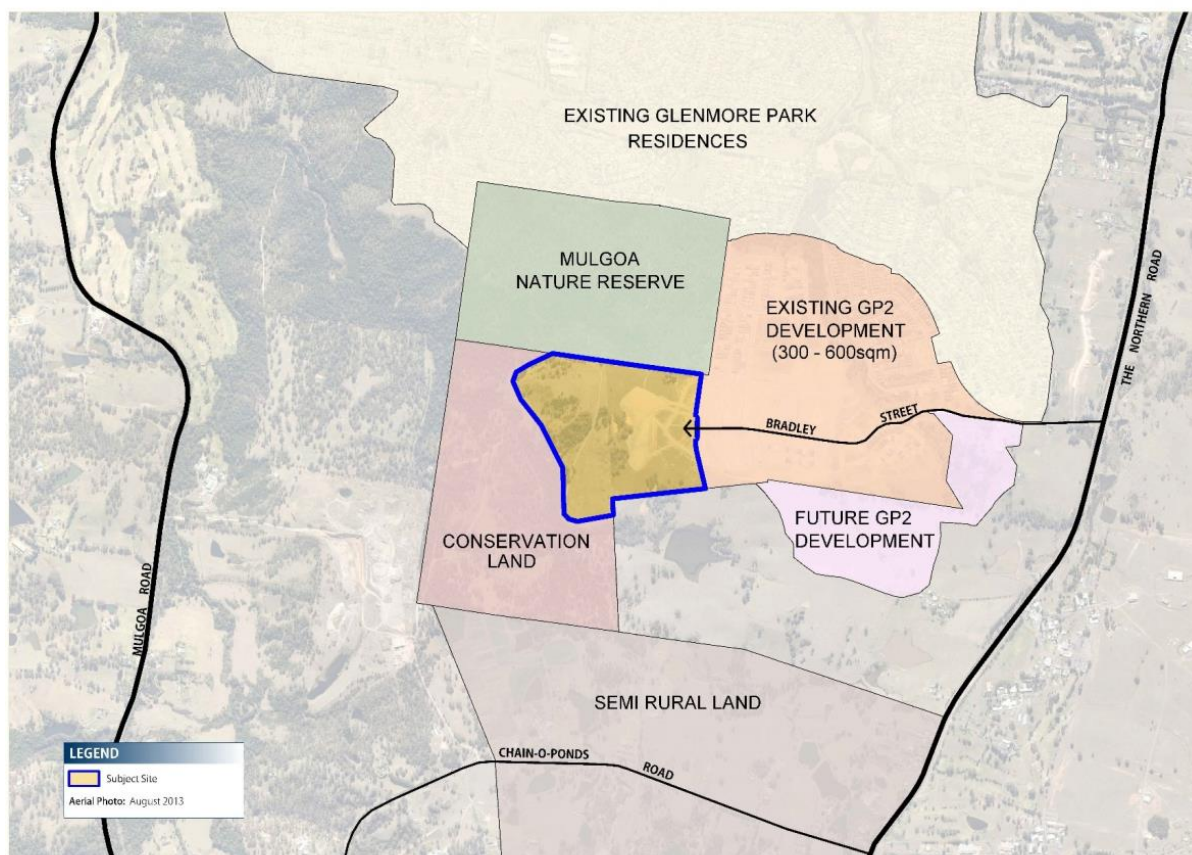


Figure 1: Context Plan

1.4. Landform

The topography of Precinct C affords views to the Blue Mountains which act as a natural view line backdrop. The existing landform incorporates areas of steeper sloping land which falls to the north-west and west from localised high points.

1.5. Drainage and Hydrology

The site features a number of natural and constructed drainage lines and catchment areas which act as natural defining boundaries for precincts within the land. Precinct C incorporates three localised catchments which will drain to separate water quality / detention structures.

A small catchment is contained along the northern edge of Precinct C, adjoining the Mulgoa Nature Reserve. This catchment drains to the approved stormwater management system within the Surveyors Creek catchment.

The central portion of Precinct C forms a catchment which will be accommodated within a proposed water quality / detention structure within a local park proposed to be created along the western property boundary.

The southern portion of Precinct C incorporates an additional small catchment which drains to the south, to existing rural land holdings. Drainage from this catchment will be accommodated in an augmented farm dam which will form a water quality / detention structure in the adjoining land holding to the south.

1.6. Vegetation

The site has been cleared of natural vegetation as a result of quarrying and grazing activities which have been undertaken over an extensive period of time.

Detailed Flora and Fauna assessments have been undertaken for the Precinct C area as part of both the rezoning and subsequent Development Applications.

Mapping of existing vegetation has demonstrated that the majority of 'Cumberland Plain Woodland' vegetation is contained within proposed riparian corridors and open space areas.

Assessments of the significance of impact on Cumberland Plain Woodland undertaken have concluded that the proposal was unlikely to have a significant impact and that no threatened fauna species were observed on site.



Figure 2: Site Plan

1.7. Penrith Local Environmental Plan 2010

The land subject to this Planning Proposal is subject to Penrith Local Environmental Plan 2010. The site is zoned primarily R2 Low Density Residential, with part of the site zoned RE1 Public Recreation.

This Planning Proposal and the associated draft Concept Plan do not incorporate any amendments to the zoning under the current LEP.

Existing clauses within the LEP 2010 which effect lot size and dwelling yield over the Precinct C area include:

4.1 Minimum subdivision lot size

Clause 4.1 of the LEP requires that the size of any lot resulting from a subdivision of land is not to be less than the minimum size shown on the Lot Size Map. The relevant Lot Size Map (LSZ_007) specifies a minimum lot size of 750m² for lots within the eastern portion of Precinct C and 1,000m² for lots within the eastern portion of Precinct C.

7.16 Glenmore Park Stage 2

In relation to Precinct C, Clause 7.16 of the LEP states as follows:

- 3) "Land identified as "Area 4" on the Lot Size Map, being part of the land to which this clause applies, must not be developed for more than 90 dwellings."
- 4) "Land identified as "Area 5" on the Lot Size Map, being part of the land to which this clause applies, must not be developed for more than 160 dwellings."

The current maximum dwelling yield provisions above will result in a significantly larger lot size than the minimum lot size specified on the Lot Size Map due to the Precinct C land area.

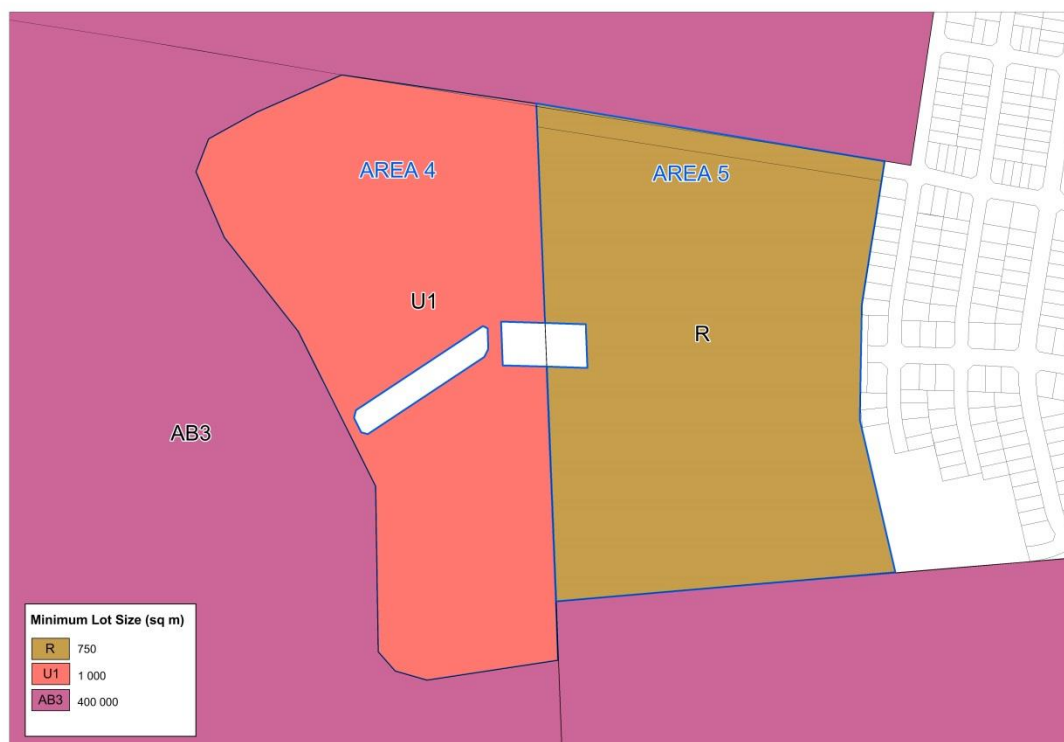


Figure 3: Existing lot size map

1.8. Penrith Development Control Plan 2014

The Penrith Development Control Plan 2014 took effect on the 17 April 2015 and establishes the general urban structure and development principles for the release area.

The DCP also provides more detailed description of the lot yields and dwelling types anticipated to be delivered within each of the Precincts.

Chapter E7 (Part B) of the DCP requires that a Concept Plan is required to be lodged and approved by Council prior to, or with, the first subdivision development application for each precinct.

This Planning Proposal and associated Concept Plan address the DCP requirements relating to urban structure, housing types, road hierarchy, open space, pedestrian and cycle paths, staging and infrastructure delivery.

Part 1- Objectives or Intended Outcomes

This Planning Proposal seeks to enable development of the site that achieves the following positive urban design and place making benefits:

- Delivers a seamless and appropriate transition between the existing residential development through lower density housing in the precinct and onto the conservation and rural lands to the south.
- Creates a more logical and gradual transition in lot sizes.
- Ensures that there is a diversity in housing styles and product.
- Delivers a site responsive urban design outcome, which seeks to minimise the extent of retaining walls required and retain the rural character along the western portion.

Part 2- Explanation of Provisions

The proposed outcome will be achieved by:

- Amending clause 7.16 of Penrith LEP 2010 to increase the maximum dwelling yield to 344 dwellings.
- Amending clause 7.16 Glenmore Park Stage 2 to remove reference to Area 5.
- Amending the Minimum Lot Size Map (LSZ_007) to identify Precinct C as Area 4.
- Amending the Minimum Lot Size Map (LSZ_007) to achieve the minimum lot size provisions as outlined in Figure 4.

The proposed amendments to maps and land use provisions are described in detail below.

1.8.1. Minimum Lot Size

The permissible Minimum Lot Sizes for development within Precinct C are addressed under Clause 4.1 and the Lot Size Map (LSZ_007) of Penrith Local Environmental Plan 2010.

The Lot Size Map referred to above currently requires a minimum lot size of 750m² for lots within the eastern portion of Precinct C and 1,000m² for lots within the eastern portion of Precinct C.

As outlined above, existing subdivision approvals along the eastern boundary of Precinct C have allowed for the creation of minimum 450m² allotments. The current lot size provisions will create a clear disparity between the standard residential areas and the large lot housing in Precinct C.

In order to deliver a seamless transition between housing products and lot sizes within the community, this Planning Proposal seeks to amend the Lot Size Map (LSZ_007) to show a transition of lot sizes as demonstrated in Figure 4 below.

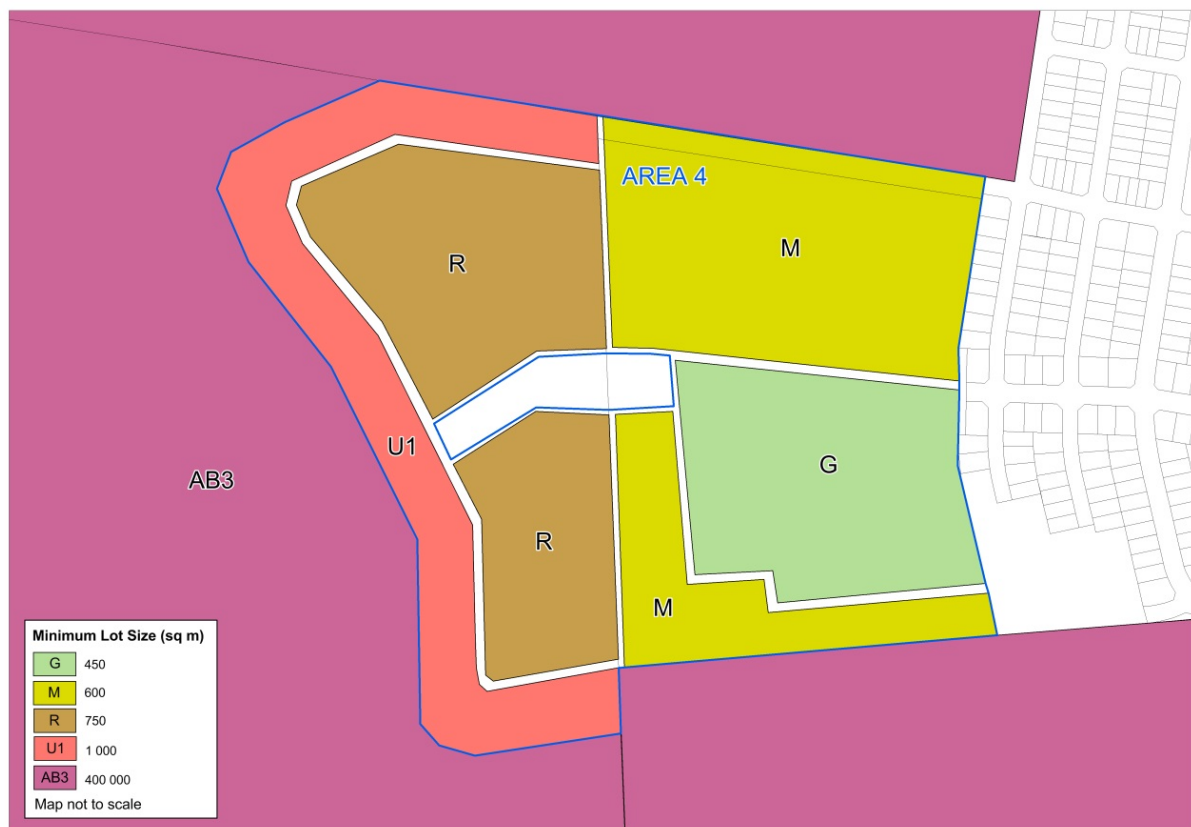


Figure 4: Proposed lot size map

1.8.2. Amendment to Clause 7.16 Glenmore Park Stage 2

Clause 7.16 Glenmore Park Stage 2 of Penrith LEP 2010 currently restricts the maximum number of dwellings within Precinct C to a total dwelling yield of 250 dwellings, comprising 160 in the eastern portion and 90 dwellings in the western portion.

The primary objective of clause 7.16 is to provide for a transition of lot sizes between the urban areas of Glenmore Park and the surrounding rural landscape and Mulgoa Nature Reserve. A detailed review of the implementation of the maximum dwelling yield provision specified in clause 7.16 has identified that the maximum dwelling yield provisions will result in a significantly larger lot size than the minimums specified in the Lot Size Map. This would further exacerbate the distinct difference in lot size and housing types between the existing residential areas and development within Precinct C.

Physical planning undertaken through the development of the draft Concept Plan has demonstrated that the site can accommodate 344 dwellings with regard to the proposed minimum lot sizes within this Planning Proposal. Accordingly, this Planning Proposal seeks to amend clause 7.16 to allow for a maximum dwelling yield for Precinct C of 344 dwellings. Given the amended land use provisions will provide for a greater transition of lot sizes, it is further sought to remove reference to "Area 5" and instead refer to the whole of Precinct C as "Area 4". This will ensure future flexibility in regard to the location of dwellings.

1.8.3. Proposed Amendments

The relevant amendments are shown below:

7.16 Glenmore Park Stage 2

(1) *The objectives of this clause are as follows:*

- a. *to provide for a transition of lot sizes between the urban areas of Glenmore Park and the surrounding rural landscape and adjoining Mulgoa Nature Reserve,*
- b. *to restrict the maximum dwelling yield for certain land,*
- c. *to ensure extractive industries have ceased on land and that the land has been adequately rehabilitated for urban development.*

(2) *This clause applies to land identified as "Glenmore Park Stage 2" on the Clause Application Map.*

(3) *Land identified as "Area 4" on the Lot Size Map, being part of the land to which this clause applies, must not be developed for more than ~~160~~ 344 dwellings.*

~~(4) Land identified as "Area 5" on the Lot Size Map, being part of the land to which this clause applies, must not be developed for more than 160 dwellings.~~

~~(5)~~ (4) *Despite any other provision of this Plan, development consent must not be granted for development on any of the land identified as "Glenmore Park Stage 2" on the Clause Application Map unless the consent authority is satisfied that:*

- (a) *extractive activities on the land have permanently ceased, and*
- (b) *the land has been adequately rehabilitated for the purpose of urban development.*

~~(6)~~ (5) *Development consent may be granted for a purpose shown in Column 1 of the table to this subclause, on a lot to which this clause applies, if the area of the lot is equal to or greater than the area shown opposite in Column 2 of that table.*

Column 1*Dual occupancy (attached)**Dual occupancy (detached)**Multi dwelling housing or a residential flat building**Multi dwelling housing or a residential flat building***Column 2***650 square metres**750 square metres**For a standard lot—800 square metres**For a battle-axe lot—900 square metres*

~~(7)~~ (6) Despite any other provision of this Plan and subject to subclause ~~(8)~~ (7), the height of a type of dwelling specified in Column 2 of the table to this subclause, on land in an area specified opposite that dwelling in Column 1 of that table and identified on the Height of Buildings Map must not exceed the height specified opposite in Column 3 of that table.

Column 1*Area 1 and Area 2**Area 1 and Area 2**Area 3**Area 3**Area 3**Area 3**Area 3***Column 2***Dwelling houses and dual occupancies**Dwelling houses and dual occupancies on a slope greater than 1 in 8**Residential flat buildings**Multi dwelling housing**Dwelling houses and dual occupancies on land in Zone B2 Local Centre**Dwelling houses and dual occupancies on a slope greater than 1 in 8**Shop top housing***Column 3***10 metres**12.5 metres**15 metres**10 metres**12.5 metres**12.5 metres**15 metres*

~~(8)~~ (7) Development consent under subclause ~~(7)~~ (6) may only be granted to a building of a height that the consent authority is satisfied would not have an adverse impact on views to or from The Northern Road.

Part 3- Justification

Section A– Need for the Planning Proposal

Is the Planning Proposal the result of any strategic study or report?

This Planning Proposal has been prepared in response to an overview undertaken by the proponent of the urban design and place making elements of Precinct C.

This analysis has highlighted that the current planning provisions and DCP road layout do not adequately respond to the site characteristics within Precinct C. This will lead to a disjointed community outcome by providing a hard urban edge between standard and large lot residential housing.

This is recognised as a poor community and place making outcome, potentially creating socio-economic boundaries within the community, reducing housing affordability and decreasing housing diversity creating a mono-lifestyle portion of the estate.

As the land use provisions which control lot size and maximum dwellings yields are encapsulated in the LEP, a Planning Proposal is the most appropriate mechanism to address these issues.

This Planning Proposal has been prepared to address both the NSW State Government requirements for a Planning Proposal, and also address all matters outlined within Chapter E7 (Part B) of DCP 2014 for a Concept Plan package.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The changes included in this Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes. The proposed amendments relate to allocating mandatory planning provisions to land uses and principal development standards that will facilitate urban development of the site.

As Council's LEP specifically controls land use development, an amendment to the Penrith Local Environmental Plan 2010 is the most appropriate means to establish the proposed development in this Planning Proposal.

Other available processes are not considered an appropriate means of achieving the objectives and intended outcomes of this Planning Proposal.

Section B- Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The following regional and subregional strategies are relevant:

- A Plan for Growing Sydney
- Draft North West Subregional Strategy

A Plan for Growing Sydney

A Plan for Growing Sydney (the Sydney metropolitan strategy) was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area.

The Plan consists of a number of directions and actions focused around four goals:

- **ECONOMY**; a competitive economy with world class services and transport;
- **HOUSING**; a city of housing choice with homes that meet our needs and lifestyles;
- **LIVEABILITY**; a great place to live with communities that are strong, healthy and well connected; and

- **ENVIRONMENT**; a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

Penrith is identified as a Regional City within A Plan for Growing Sydney and falls within the West Subregion. The focus of the Plan for the West subregion is a competitive economy, accelerated housing supply, choice and affordability; and the protection of the natural environment.

The Plan seeks to accelerate housing supply across Sydney, with Penrith included as a focus for such growth.

Allowing an increased dwelling yield within Precinct C presents an opportunity to increase housing supply at a local scale within an existing release area, benefiting from existing infrastructure and servicing. This is consistent with the commentary contained within *A Plan for Growing Sydney*.

Draft North West Subregional Strategy

Subregional strategies translate the NSW government objectives of the Metropolitan Strategy to the local level. The draft North West Subregional Strategy was publically exhibited from 14 December 2007 to 28 March 2008. Though prepared under a now superseded Metropolitan Strategy, the draft North West Subregional Strategy remains relevant for consideration in local strategic planning.

Table 2 outlines the key actions listed in the draft North West Subregional Strategy and demonstrates how the Planning Proposal is consistent with this strategy.

Consistency with Relevant Provisions of North West Subregional Strategy	
Housing	
Action	Consistency
C 2.1 30 – 40% of new housing will occur in land release areas.	The Planning Proposal will result in a minor increase in housing in a planned release area and will contribute to housing target under the Draft North West Sub-Regional Strategy and the North West Growth Centre.
C 2.3 Provide a mix of housing	The proposal will facilitate a wider range of lot sizes and housing options within the Precinct C area. This will provide opportunities for a mix of housing types that meet the needs of future occupants and thus creating equitable and socially sustainable communities.
C 4.1 Improve housing affordability	The proposal will enhance Housing diversity and choice within the new community, improving housing affordability.
Environment, Heritage and Resources	
E 3.1 Contain Sydney's urban footprint	The proposal contains Sydney's urban footprint through locating residential development within an existing urban release area.

Table 2: Draft North West Subregional Strategy Review

The subject site is therefore consistent with objectives and actions contained within the State Government strategic planning policies.

Is the planning proposal consistent with a Council's local strategy or other strategic plan?

Penrith Community Strategic Plan 2013

The Penrith Community Strategic Plan 2013 represents the community's vision for the Penrith LGA and establishes the strategies that will need to be prioritised by a range of agencies, groups and government departments in order to achieve this vision.

The Community Strategic Plan establishes a strategic framework for the expected population growth and urban development that has been set for the LGA under the State Government's Metropolitan Strategy.

This Proposal seeks to amend land use provisions within the Penrith LEP 2010 relating to Precinct C only. The subject land is situated within an existing identified release area which has been rezoned for residential development.

Table 3 below identifies relevant objectives for consideration and demonstrates how this Planning Proposal satisfies those objectives.

Objective 2.1 Facilitate development that encourages a range of housing types	Consistency
Council develops and enforces zoning and building controls to encourage a range of housing types. Council also works with developers in delivering new communities.	The Planning Proposal will facilitate a wider mix of housing types within the Glenmore Park Stage 2 release area. The Planning Proposal will provide a seamless transition between housing types within the community.
Objective 2.2 Protect the City's natural areas, heritage and character	Consistency
Council has defined the urban and rural boundaries of the City through land use zonings.	The Proposal does not seek to expand the existing residentially zoned land area.
Objective 2.3 Ensure services, facilities and infrastructure meet the needs of a growing population	Consistency
Council strongly advocates to other levels of government to secure services, facilities and infrastructure to support Penrith as it grows.	The Proposal will allow for a more efficient use of existing planned infrastructure proposed to be delivered in association with the release area.

Table 3: Penrith Community Strategic Plan 2013 Review

Penrith Sustainability Blueprint for Urban Release Areas 2005

Penrith Council's Sustainability Blueprint has been prepared as a guide for Council, developers and other relevant stakeholders involved in planning and development of new release areas within the City of Penrith.

The key aims listed in the Sustainability Blueprint are to:

1. Provide the framework for delivering quality urban environments and sustainable outcomes in release area planning.
2. Reflect the 'triple bottom line approach' demonstrating best practice in economic, social and environmental sustainability, not only for current communities, but also for future generations.
3. Apply to all new urban release areas, including employment or residential land uses, or a mix of both.

The Sustainability Blueprint states that for urban release areas that are advanced and reaching implementation, the Sustainability Blueprint can articulate the aims and objectives of adopted LEPs

and DCPs in the consideration and assessment of subdivision and development applications in the release area.

Table 4 below identifies relevant objectives for consideration and demonstrates how this Planning Proposal satisfies those objectives.

Principle 3: Create Communities ~ not just housing estates	Consistency
Objective 3C To create diverse communities by providing a range of lot and housing types across a site. To provide a range of housing which can be adapted over time to meet changing household requirements, such as aging population. To provide opportunities for density and mix of uses that reduce car dependency and promote efficient land use.	This Planning Proposal will enhance the compatibility of the Glenmore Park 2 Release area with the Sustainability Blueprint through delivering a more diverse range of housing types. The Proposal will deliver a seamless transition between smaller residential lots in the east and larger allotments to the west. Increases in dwelling yields will facilitate more efficient use of proposed infrastructure. The Proposal has considered the existing and projected demographic profile of the City of Penrith in determining the appropriate type and mix of dwellings to house the new community. The Proposal will facilitate a wider mix of lots sizes and residential types to appeal to range of demographic groups and range of incomes within the community.

Table 4: Penrith Sustainability Blueprint for Urban Release Areas 2005 Review

Is the planning proposal consistent with applicable State Environmental Planning Policies?

The State Environmental Planning Policies (SEPPs) that are applicable to the Planning Proposal are identified below.

SEPP	Comment
State Environmental Planning Policy No 1—Development Standards	SEPP 1 does not apply under the LEP. Exceptions to development standards are considered under Clause 4.6 of the subject LEP.
State Environmental Planning Policy No 14—Coastal Wetlands	Not Applicable. The area is not within an identified coastal wetland area.
State Environmental Planning Policy No 15—Rural Land sharing Communities	This SEPP does not apply to the subject land.
State Environmental Planning Policy No 19—	Not Applicable as there are no identified areas

SEPP	Comment
Bushland in Urban Areas	of urban bushland within the subject site.
State Environmental Planning Policy No 21—Caravan Parks	Not Applicable. Nothing in this Planning Proposal prevents the realisation of this SEPP.
State Environmental Planning Policy No 26—Littoral Rainforests	Not Applicable as there are no Littoral Rainforests within the subject site.
State Environmental Planning Policy No 29—Western Sydney Recreation Area	Not Applicable as the site is not within the Western Sydney Recreation Area
State Environmental Planning Policy No 30—Intensive Agriculture	Not Applicable as this Planning Proposal does not seek to convert the land from rural to urban use.
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	The proposal does not seek to rezone.
State Environmental Planning Policy No 33—Hazardous and Offensive Development	Not Applicable. However, the Planning Proposal will not prevent either the existing or future application of the SEPP.
State Environmental Planning Policy No 36—Manufactured Home Estates	Not Applicable. However, the Planning Proposal will not prevent the future application of the SEPP when the land is appropriately serviced for urban development.
State Environmental Planning Policy No 39—Spit Island Bird Habitat	Not Applicable. The site is not within the vicinity of Spit Island.
State Environmental Planning Policy No 44—Koala Habitat Protection	Not Applicable as the site does not incorporate any identified areas of Koala habitat.
State Environmental Planning Policy No 47—Moore Park Showground	Not Applicable as the site is not within the Moore Park Showground area.
State Environmental Planning Policy No 50—Canal Estate Development	Not Applicable. The Planning Proposal does not incorporate a Canal Estate.
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable. The proposal however does not prevent the successful application of this SEPP.
State Environmental Planning Policy No 55—Remediation of Land	Land capability studies have been undertaken over the subject land in relation to the rezoning of the site and subsequent Development Applications which satisfy SEPP 55 for the

SEPP	Comment
	purpose of this Planning Proposal.
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	Not Applicable as the subject site is not within the specified land area.
State Environmental Planning Policy No 60—Exempt and Complying Development	Consistent. The proposal ensures that exempt and complying development can occur both now and into the future.
State Environmental Planning Policy No 62—Sustainable Aquaculture	Not Applicable as the site is proposed to be zoned for urban land use purposes.
State Environmental Planning Policy No 64—Advertising and Signage	The Planning Proposal is consistent with SEPP 64 as no additional provisions relating to signage are proposed. SEPP 64 will continue to apply to the site.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	The Planning Proposal is consistent with SEPP 65 as no additional provisions relating to residential flat buildings. SEPP 65 will continue to apply to the site
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Consistent. The Planning Proposal will facilitate a greater number of affordable housing options than is possible.
State Environmental Planning Policy No 71—Coastal Protection	Not applicable as the site is not within a coastal zone.
State Environmental Planning Policy (Affordable Rental Housing) 2009	The Planning Proposal does not include any provisions which impede operation of this SEPP over the subject land.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	The proposal is consistent as the BASIX SEPP will continue to apply to the subject site.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Exempt and complying development under this SEPP will continue apply to the land.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	The Planning Proposal does not include any provisions which impede operation of this SEPP over the subject land.
State Environmental Planning Policy (Infrastructure) 2007	The Planning Proposal does not include any provisions which impede operation of this SEPP over the subject land.

SEPP	Comment
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not Applicable as the site is not within the Kosciuszko National Park area.
State Environmental Planning Policy (Kurnell Peninsula) 1989	Not Applicable as the site is not at the Kurnell Peninsula.
State Environmental Planning Policy (Major Development) 2005	Not Applicable as there is currently no major development as envisaged under this SEPP within the Study Area. Nothing however will prevent the Minister applying this SEPP within the study area.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	The Planning Proposal does not prevent the application of this SEPP.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	Not Applicable as the subject site is not within the specified land area.
State Environmental Planning Policy (Port Botany and Port Kembla) 2013	Not Applicable as the SEPP does not apply to the subject land.
State Environmental Planning Policy (Rural Lands) 2008	Not Applicable as the SEPP does not apply to the subject land.
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	Not Applicable. This SEPP no longer applies.
State Environmental Planning Policy (State and Regional Development) 2011	Not Applicable. The Planning Proposal however does not prevent the application of this SEPP for state significant or critical infrastructure projects.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Consistent. The proposal does not contain any provision that would prevent the application of this SEPP.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not Applicable as the SEPP does not apply to the subject land.
State Environmental Planning Policy (Temporary Structures) 2007	The Planning Proposal does not include any provisions which impede operation of this SEPP over the subject land.
State Environmental Planning Policy (Urban Renewal) 2010	Not Applicable as the site is not identified as an Urban Renewal Precinct.

SEPP	Comment
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not Applicable. The site is not within the Western Sydney Employment Area.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not Applicable as the subject site is not within the specified land area.

Deemed SEPPs	Comment
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	Not Applicable. Nothing in this Planning Proposal prevents the application of this SEPP to relevant development applications.
Sydney Regional Environmental Plan No 16—Walsh Bay	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 18—Public Transport Corridors	Not Applicable as the site is not within an identified public transport corridor.
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	The Planning Proposal has considered the heads of considerations under this deemed SEPP. Future development is able to occur in a manner in keeping with the requirements of this deemed SEPP.
Sydney Regional Environmental Plan No 24—Homebush Bay Area	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 25—Orchard Hills	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 26—City West	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 30—St Marys	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 33—Cooks Cove	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan (Sydney	Not Applicable as the subject site is not within the

Deemed SEPPs	Comment
Harbour Catchment) 2005	specified land area.

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

A review of the consistency of this Planning Proposal with the relevant directions under Section 117 has been undertaken. Each s117 Ministerial Direction is listed below with an annotation stating whether it is relevant to the Planning Proposal and confirming consistency.

S.117 Direction	Is the Direction Applicable?	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Not Applicable	The Planning Proposal does not affect land within an existing business or industrial zone. The Planning Proposal does not affect any land proposed to be zoned as business or Industrial land by Penrith Council.
1.2 Rural Zones	Not Applicable	The Planning Proposal does not affect land within an existing rural zone. The Planning Proposal does not affect any land proposed to be zoned as rural land by Penrith Council.
1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable	The Planning Proposal does not affect land within an area identified as containing State Significant resources.
1.4 Oyster Aquaculture	Not Applicable	The Planning Proposal does not affect land within an Oyster Aquaculture area.
1.5 Rural Lands	Not Applicable	The Planning Proposal does not affect land within an existing rural zone. The Planning Proposal does not affect any land proposed to be zoned as rural land by Penrith Council.
2.1 Environment Protection Zones	Yes – Applies to all Planning Proposals	This Planning Proposal is consistent with the Direction as it does not reduce the extent of any existing Environment Protection Zones.
2.2 Coastal Protection	Not applicable	The Planning Proposal does not affect land within Coastal Protection Zone.
2.3 Heritage Conservation	Yes – Applies to all Planning Proposals	The Planning Proposal does not propose changes to the LEP clause or Maps relating to Heritage. All future Development Applications submitted will be required to comply with the relevant provisions within the LEP, National Parks and Wildlife Act and Heritage Act. The Planning Proposal is consistent with this Direction.
2.4 Recreation Vehicle Areas	Not applicable	This Planning Proposal does not enable land to be developed for the purpose of a recreation vehicle area

S.117 Direction	Is the Direction Applicable?	Consistency of Planning Proposal
3.1 Residential Zones	Yes – This Planning Proposal incorporates land which is currently zoned for residential purposes	The Planning Proposal is consistent with this Direction as the proposed land use provisions will: • broaden the choice of building types and locations available in the housing market, • make more efficient use of existing infrastructure and services, • achieves a high quality urban design outcome. • contain provisions that residential development is not permitted until land is adequately serviced, and • do not contain provisions which will reduce the permissible residential density of land. The Planning Proposal is therefore consistent with this Direction.
3.2 Caravan Parks and Manufactured Home Estates	Yes – Applies to all Planning Proposals	The Planning Proposal does not incorporate provision for Caravan Parks. The Planning Proposal is consistent with this Direction.
3.3 Home Occupations	Yes – Applies to all Planning Proposals	This Planning Proposal is consistent with the Direction as it will permit Home Occupations within dwellings
3.4 Integrating Land Use and transport	Yes – This Planning Proposal incorporates land which is currently zoned for urban purposes	Land uses have been located to ensure access to key transport nodes/networks is provided via appropriate road, cycle and pedestrian linkages. The Glenmore Park Stage 2 DCP provides for pedestrian and cycle connections. The Planning Proposal is consistent with this Ministerial Direction.
3.5 Development Near Licensed Aerodromes	Not Applicable	The land area is not within the vicinity of a licensed aerodrome
3.6 Shooting Ranges	Not Applicable	The Proposal does not impact on provisions relating to shooting ranges.
4.1 Acid Sulphate Soils	Not Applicable	The Planning Proposal does not affect land within an acid sulphate soils area.
4.2 Mine Subsidence and Unstable Land	Not Applicable	The land is not within an identified Mine Subsidence area.
4.3 Flood Prone Land	Not Applicable	The land is not within an identified Flood Prone Land area.

S.117 Direction	Is the Direction Applicable?	Consistency of Planning Proposal
4.4 Planning for Bushfire Protection	Yes – The Planning Proposal includes land which may be impacted by bushfire.	Detailed assessment of bushfire impacts were undertaken during the original rezoning of Glenmore Park Stage 2 and in association with subsequent Development Applications. This Proposal does not propose any changes to the zoning of the land. APZ areas will generally be managed in perimeter roadways for residential land areas. All bushfire requirements will be implemented as required under the NSW RFS Planning for Bushfire Protection Guidelines. The Planning Proposal is therefore consistent with this Ministerial Direction.
5.1 Implementation of Regional Strategies	Not Applicable	Not Applicable as the land is not within an area subject to a Regional Strategy.
5.2 Sydney Drinking Water Catchments	Not applicable	The subject land is not located within the Sydney Drinking Water Catchment.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable	The subject site does not incorporate land to which this direction applies.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable	The subject site does not incorporate land to which this direction applies.
5.8 Second Sydney Airport: Badgerys Creek	Not Applicable	The subject site does not incorporate land to which this direction applies.
6.1 Approval and Referral Requirements	Yes – Applies to all Planning Proposals	The proposal does not result in increased or unnecessary requirements for referrals and/or concurrence to Ministerial or public authorities, and does not include development that would be defined as designated development. The Planning Proposal is consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes – Applies to all Planning Proposals	The proposal does not seek to create land reserved for public purposes without consultation with the relevant authority.

S.117 Direction	Is the Direction Applicable?	Consistency of Planning Proposal
		The Planning Proposal is consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Not Applicable	The Planning Proposal will not introduce any additional site specific controls. The Planning Proposal seeks minor amendment to existing controls within the LEP. The Planning Proposal is consistent with this Ministerial Direction
7.1 Implementation of the Metropolitan Strategy	Yes – This Direction applies to the subject land	The Planning Proposal is consistent with this Ministerial Direction. It meets the objectives of the Metropolitan Strategy through facilitating urban growth by providing residential development as detailed in the Sydney Metropolitan Strategy Map.

Section C- Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site has an area of approximately 37.3 hectares and has been historically used for a variety of agricultural and quarrying activities.

A Flora and Fauna study was undertaken on the site as part of the rezoning of the site, and additional studies have been prepared for subsequent Development Applications. These studies found that the proposed use of the site would not result in any adverse impacts on critical habitat or threatened species, populations or ecological communities, or their habitats.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no other likely environmental effects that will result from this proposal.

Further environmental testing and review will be undertaken on site as part of the preparation of any Development Applications for residential development.

Has the planning proposal adequately addressed any social and economic effects?

The proposal has demonstrated that the provision of a wider range of housing types within Precinct C will have a positive community benefit in terms of providing a more inclusive urban design and community place making outcome, and will also deliver enhanced housing affordability outcomes.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The subject site is within an existing urban release area within the Penrith LGA.

During the rezoning of the Glenmore Park Stage 2 area a comprehensive assessment of infrastructure needs was undertaken. This comprehensive assessment has determined public infrastructure needs for urban development.

A preliminary review of local infrastructure proposed has identified that there is sufficient capacity to accommodate the reduction in lot sizes, and that this will support a more efficient delivery of this infrastructure.

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

This section of the Planning Proposal is to be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination. There has been no early consultation with State and Commonwealth public authorities.

Part 4- Mapping

The following amendments are proposed to the Lot Size Map (Sheet LSZ_007) of Penrith Local Environmental Plan 2010.

Lot Size Map -
Sheet LSZ_007

Minimum Lot Size (sq m)

- F

400
- G

450
- K1

550
- K2

560
- M

600
- R

750
- S

800
- U1

1000
- U2

1200
- V

2000
- W

4000
- X

6000
- Y1

10000 (1 ha)
- Y2

12500 (1.25 ha)
- Z

20000 (2 ha)
- AB1

100000 (10 ha)
- AB2

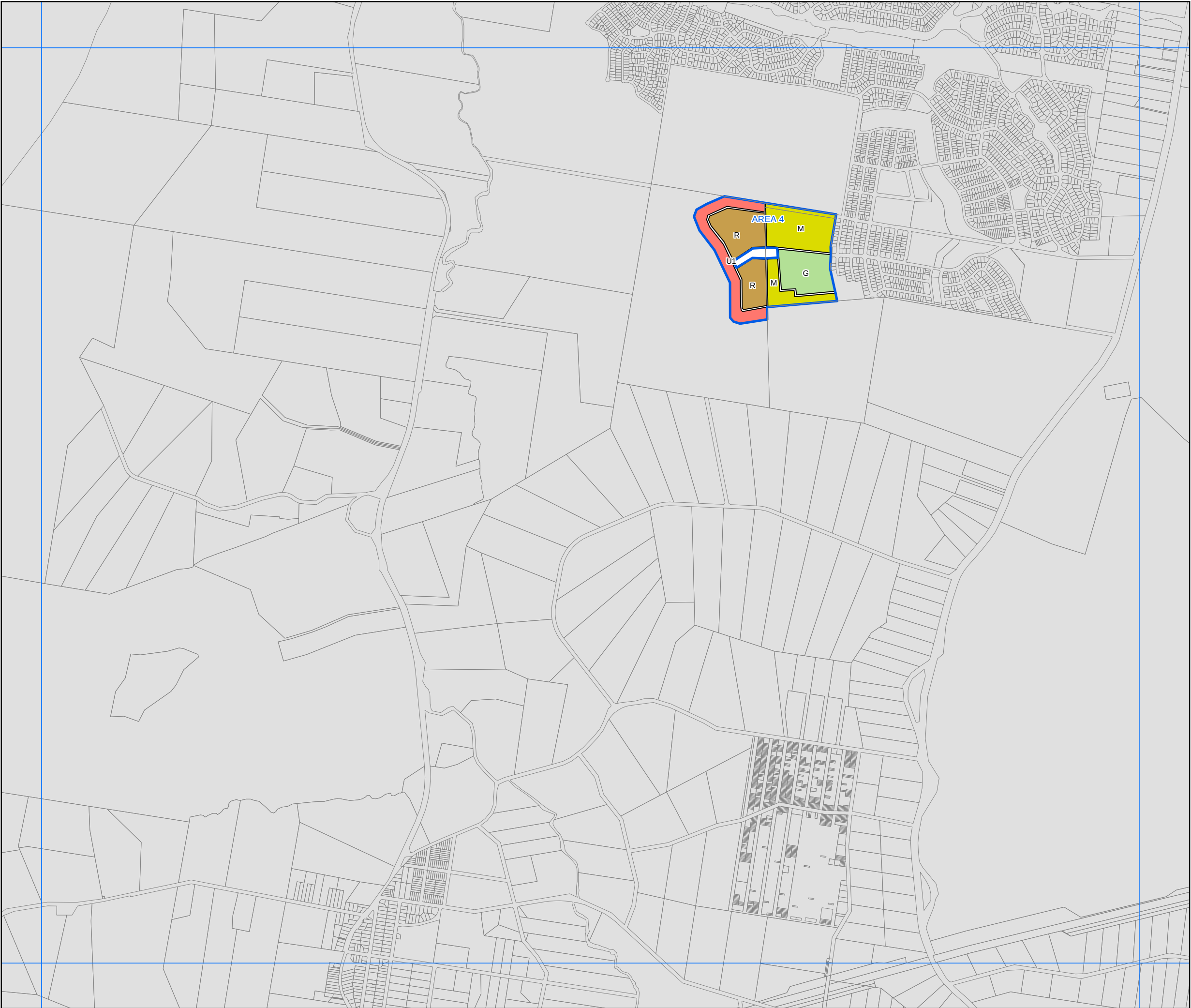
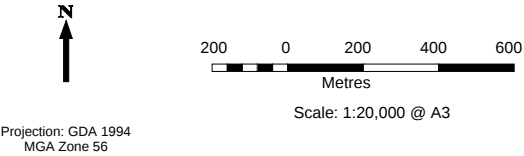
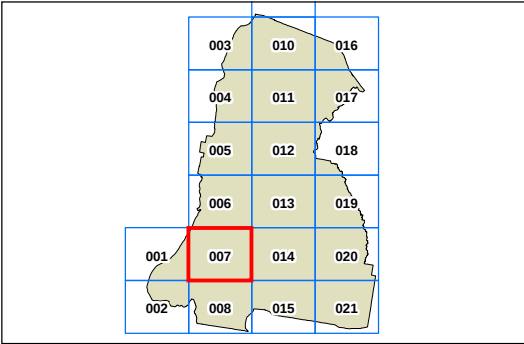
200000 (20 ha)
- AB3

400000 (40 ha)
- AI

1000000 (1000 ha+)
- Refer to Clause 7.10, 7.12 & 7.16

Cadastral

Cadastral 06/05/2015 © Penrith City Council



Part 5- Community Consultation

Community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal;

- a) in a newspaper that circulates in the area affected by the Planning Proposal;
- b) on the Penrith City Council website; and
- c) in writing to adjoining landowners.

In accordance with the Department of Planning and Infrastructure's guidelines, 'A guide to preparing local environmental plans', the Planning Proposal is classified as a 'low impact' proposal given that:

- The Planning Proposal is consistent with the pattern of surrounding land use zones and/or land uses;
- The Planning Proposal is consistent with the strategic planning framework;
- The Planning Proposal presents no issues with regard to infrastructure servicing;
- The Planning Proposal is not a principal LEP; and
- The Planning Proposal does not reclassify public land.

In accordance with the practice guidelines, a 'low impact' proposal is required to be publicly exhibited for 14 days. Notwithstanding, the required exhibition timeframe will be confirmed within the Gateway Determination.

Conclusion

This Planning Proposal seeks to amend the current minimum lot size provisions and maximum dwelling yields under Penrith Local Environmental Plan 2010 in order to enable a transition between the existing urban development directly adjoining the larger lot area.

The key objective of this Planning Proposal and the associated draft Concept Plan is to achieve a more gradual transition in lot sizes and housing product which will achieve a seamless sense of community and place.

This report has demonstrated that existing and proposed infrastructure can be delivered in a manner which accommodates the minor increase in dwelling yield associated with the proposal.

The Planning Proposal does not seek to rezone any additional land, with the development footprint contained within the existing residential zone. As such, there will be no additional impacts on flora and fauna.

The proposed amended urban design layout better responds to site topography and will reduce the extent of retaining walls required to be delivered in association with future dwellings.

The draft Concept Plan prepared for Precinct C in association with this Planning Proposal demonstrates how the proposed amendments to the land use provisions and lot sizes deliver a high quality urban design outcome which achieves a seamless transition in lot sizes and housing styles. The proposed amendments to the LEP and the associated DCP provisions will facilitate the following positive urban design and place making benefits:

- Delivers a seamless and appropriate transition between the existing residential development through lower density housing in the precinct and onto the conservation and rural lands to the south.
- Amend the current abrupt lot size provisions to create a gradual transition in lot sizes.
- Create a seamless community transition from the existing residential areas to the large lots in the western portion of the release area.
- Ensure that there is a transition in housing styles and product.
- Deliver appropriate housing outcomes which respond to site topography minimise the size of side boundary retaining walls.

The Planning Proposal is consistent with State Government Housing and Urban Release Area Density Targets and as such, Council seeks support for this proposal, which will deliver a more socially integrated and equitable housing, place making and community building outcome.



Appendix 1

Justification of Proposed Provisions

Appendix 1: Justification of Proposed Provisions

Urban Design Outcomes

The planning investigations that the current lot size controls were based on were undertaken between 2002 and 2005. At this time, no physical detailed design had been undertaken for the area.

Typical traditional residential home sites during this period were around 600 – 700m² and large lot housing was in the range of 900 – 1200m². This was therefore reflected in the planning controls adopted at the time of rezoning.

The current land use provisions are demonstrated in Figure 5 below.

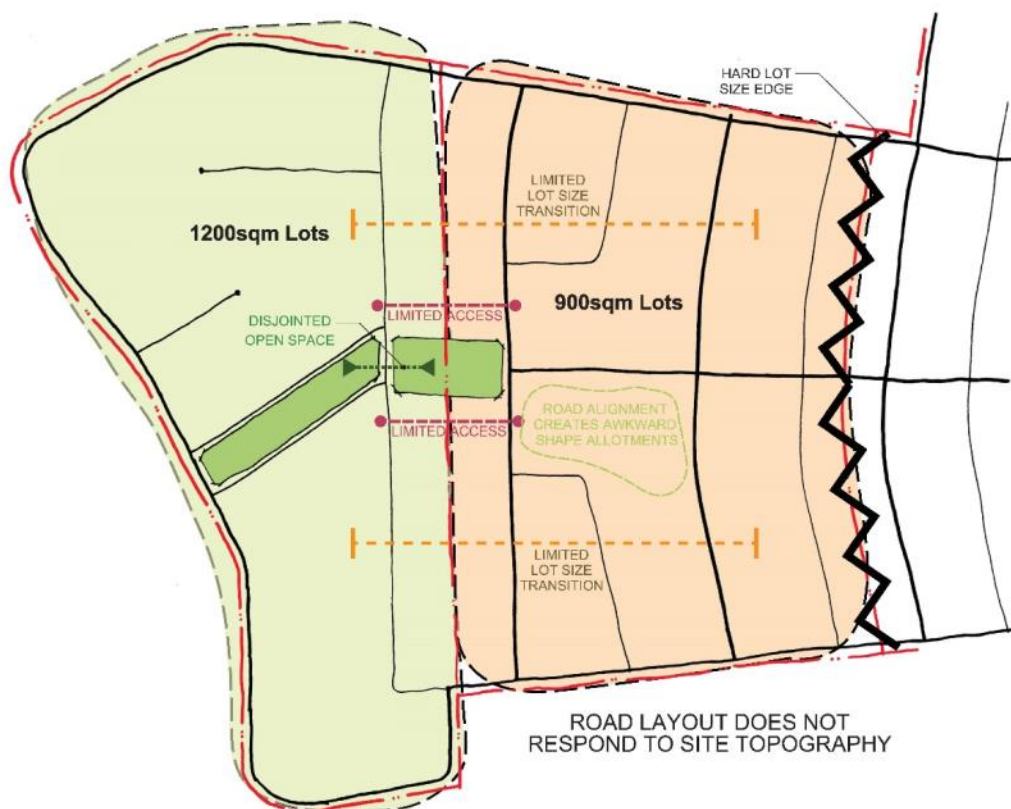


Figure 5: Existing Planning Controls Analysis Plan

As a result of changing market demands and housing affordability, lots larger than 1,000m² are generally now undesirable and unaffordable within the local market.

The vast majority of current traditional housing lots are between 350m² and 450m² and larger more exclusive home sites are between 750m² and 1,000m². This is a reflection of the change in lifestyle over recent years and a growing trend towards smaller more energy efficient and sustainable housing on smaller lower maintenance housing sites.

The existing lot cap will result in lots between 900 – 1200m² (average lot size of approximately 1,100m²) and will create a hard urban edge between the standard and large lot residential housing. This will result in a disjointed community with limited housing diversity, and does not represent a positive community and place making outcome.

A draft Concept Plan has been prepared for the Precinct C area in accordance with the provisions of the Glenmore Park Stage 2 chapter of Penrith DCP 2014. Physical design work undertaken through the development of the Concept Plan indicates that lot sizes predominantly between 600m² and 1,000m² respond to the site characteristics and context and deliver a transition between traditional housing through to larger lot housing and on to the conservation lands. Lot sizes in the area immediately adjoining existing residential land range from 450m² to 600m² with larger lots of 800m² to 1,200m² transitioning to the western portion of the site.

The largest allotments are located on the outer edges of the development. This will ensure that the design outcome is consistent with the existing provisions along the western rural lands interface, with smaller lots contained internally within Precinct C. This outcome achieves both a transition to the rural lands and also a more gradual lot size transition to the existing Glenmore Park development area.

The existing landform within Precinct C incorporates areas of steeper sloping land which falls to the north-west and west from localised high points. The urban design principle has been to locate larger allotments in areas of steeper sloping land, with roadways located along ridgelines, and within existing low points. The steeper topography is then able to be addressed through a combination of earthworks and split level homes without the need to deliver extensive retaining walls, particularly along the interface with the existing rural lands.

The image on the following page demonstrates how the existing site levels can be addressed in a manner which minimises retaining walls required to be constructed.

The housing / dwelling mix proposed in the draft Concept Plan, and translated through the proposed LEP land use provisions, will deliver greater housing choice with a wider mix of architectural style across the Precinct C area, which is commensurate with the surrounding community. This will address the current distinctive housing and socio-economic disparity created by the existing planning provisions and lot size controls.

The proposed indicative lot size allocation and transition is demonstrated in Figure 6 below and the Lot Size distributing plan on the following page. This transition has informed the location of the proposed minimum lot sizes for the Precinct.

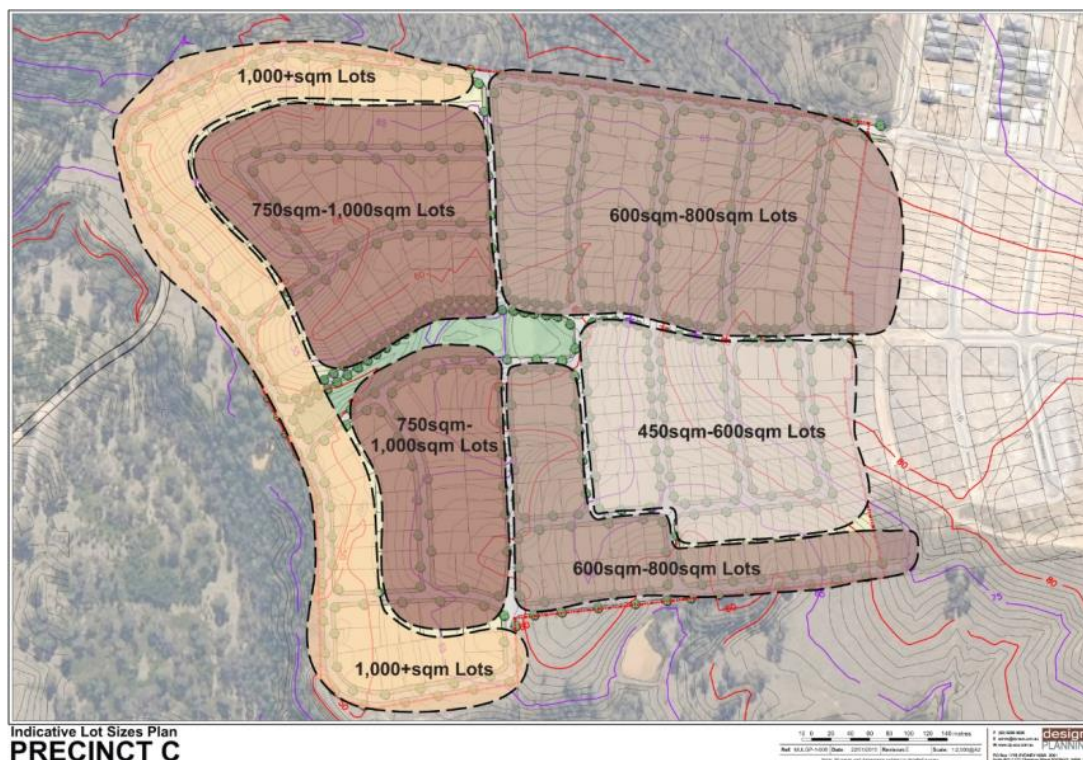
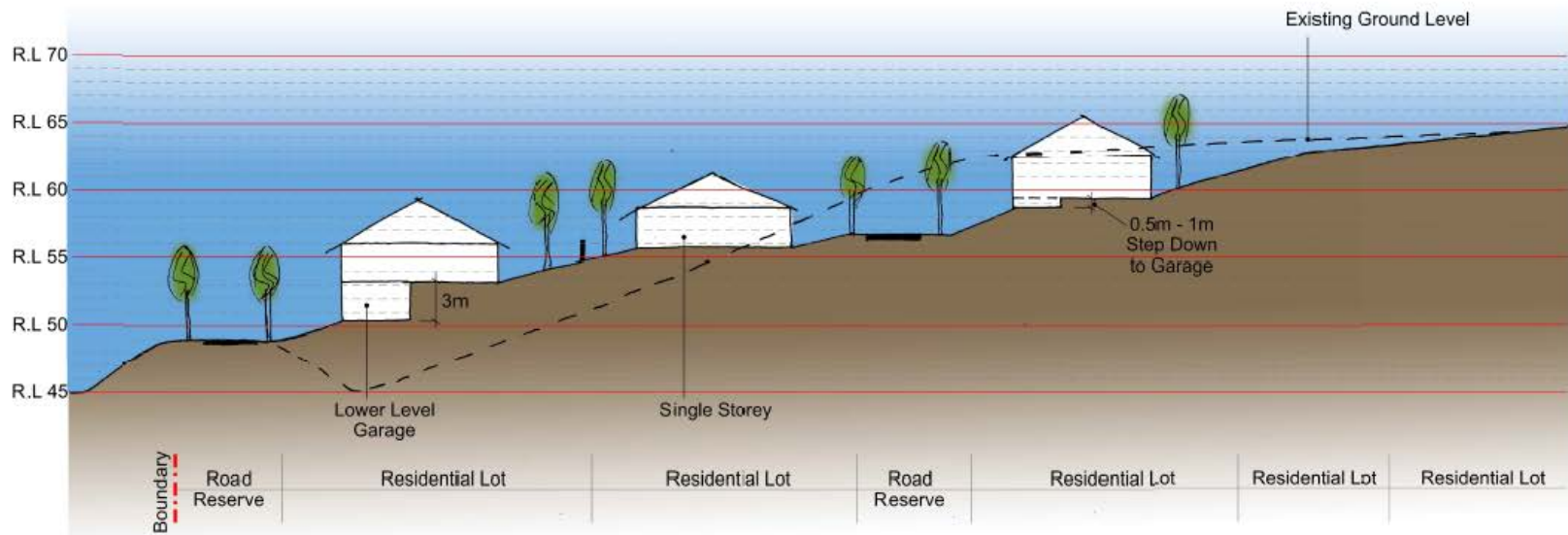
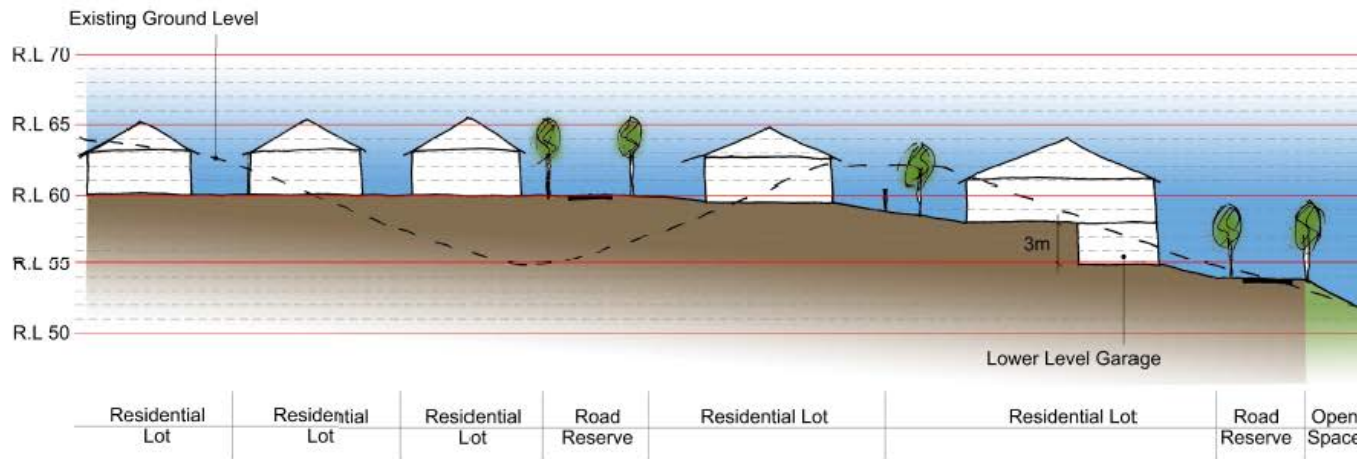


Figure 6: Proposed Lot Transition



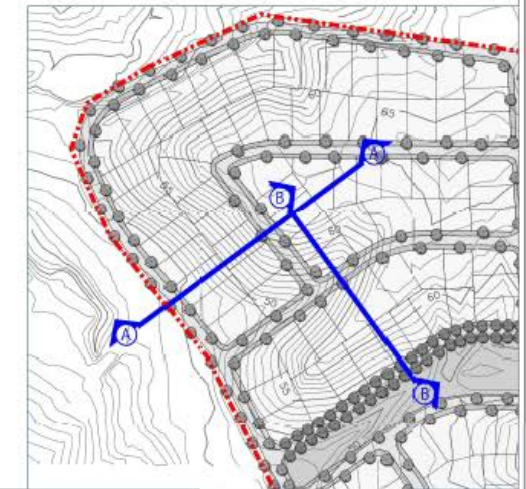
Section A - A



Section B - B



Location Plan



Sections PRECINCT C



Ref: MULGP-1-009 Date: 21/01/2015 Revision: - Scale: -

Note: All areas and dimensions subject to detailed survey

design
PLANNING
PO Box 1776 SYDNEY NSW 2001
Sole 801 1171 Clarence Street SYDNEY NSW 2000

Housing Choice and Affordability

In 1992 the NSW Government introduced a landmark policy change requiring a minimum residential density of 15 dwellings per hectare in all release areas. This was introduced to provide a housing density that supports the reduced consumption of land by creating compact suburbs and public transport viability.

Since 1992, the NSW Government has introduced various planning policies and urban release area initiatives that have evolved the definition of low density housing as indicated below:

Growth Centres Development Code (GCC 2006):	12.5 to 20 net dwellings per hectare
Metropolitan Strategy for Sydney to 2036:	Less than 25 net dwellings per hectare
Draft Metropolitan Strategy for Sydney to 2031:	Less than 25 net dwellings per hectare

Within the NSW Growth Centres (North West and South West), a residential density of 15 dwellings per hectare was imposed by the Growth Centres Development Code and has been subsequently reinforced in:

- Housing Choice and Affordability in Growth Areas: Dwelling Density Guide (NSW Department of Planning and Infrastructure (July 2013); and
- Statement of Intended Effects: Proposed Amendment to the Growth Centres SEPP – Housing Diversity and Affordability (NSW Department of Planning and Infrastructure (July 2013).

The 'Housing Choice and Affordability in Growth Areas: Dwelling Density Guide' is a best practice guideline on how to improve housing choice and affordability in release areas. The guideline demonstrates best practice subdivision design for a range of densities and also innovative housing typologies. This guideline also notes that current trends within the Growth Centres should be applied across the Sydney Metropolitan Region in all release areas. These delivery trends are:

- 50% of low density housing delivered between 12.5 and 15 dwellings per hectare of Net Developable Area (NDA); and
- 40% of low density housing delivered between 20 and 25 dwellings per hectare (NDA).

Housing diversity is promoted in the guideline as it encourages new residential areas with different "characters" depending on their context such as along a bus corridor, adjacent to a park or a bushland reserve. It also shows how housing diversity provides a positive response to key planning priorities including housing affordability, socially inclusive communities, maximising public transport accessibility and viability, and environmental sustainability.

The NSW State Government has acknowledged that fundamental changes in the housing market driven by demographics, affordability and lifestyle trends are increasing the demand for more diversity in housing types. The demand is currently being amplified by the need to supply more affordable housing.

In response, the NSW Government and Department of Planning and Environment have introduced the Housing Diversity Package, which apply to new release areas within the North West and South West Growth Centres.

The changes in the Housing Diversity package remove constraints that have made it difficult to deliver affordable and diverse housing, will accelerate and diversify housing supply and will put downward pressure on the cost of new homes.

Under the Housing Diversity Package, minimum lot sizes with R2 Low Density Residential zones with density overlays of 12.5 to 15 dwellings per hectare are typically 300m². This will deliver an "average" lot size of around 500m². In this context, the Concept Plan submitted with this proposal achieves a dwelling density of approximately 10 dwellings per hectare (NDA), demonstrating a lower density outcome than current State Government policy.

One of the key principles of the Housing Diversity Package is to ensure that new release areas deliver a range of housing options which are affordable across a wide spectrum of future residents.

In this context, the proposed amendment to Penrith LEP 2010 is strongly aligned to the NSW State Government Density targets and Housing Diversity Package through the principle of delivering a range of housing options and seamless transition between dwelling types within a new community.

Infrastructure Delivery for Precinct C

Transport and Traffic Management

Access will be achieved via existing roadways constructed as part of the residential development to the east, being Bradley Street and Forestwood Drive.

Cycleways will be constructed generally in accordance with the cycleway routes specified in the DCP, within road reserves as part of the subdivision works. Construction of cycleways within the riparian corridors and public open space will coincide with the embellishment of these areas.

These connections are improved upon in the draft Concept Plan with the addition of another perimeter road along the central reserve.

It is noted that provisions for the upgrade of the Northern Rd/ Bradley St intersection will be in place prior to the development of this precinct.

Drainage and Stormwater

The stormwater strategy is consistent with that adopted for the entire Glenmore Park Stage 2 Release Area. A “treatment train” approach has been proposed and incorporates the provision of gross pollutant traps (GPTs), bio-retention rain gardens and rainwater tanks within lots.

Trunk drainage and biodiversity corridor planting downstream have been undertaken by the developers under a Voluntary Planning Agreement with Council. Stream improvement works in the creek corridors have also been constructed as part of the subdivision works requiring the creek upgrades.

Rain garden structures for water quality and storm water detention purposes are being constructed in stages as required. Trunk drainage works will be generally in accordance with the approved Stormwater Management Strategy prepared for the Glenmore Park Stage 2 Release Area. Biodiversity corridor planting will be staged and will be commenced before the development of 25% of total dwellings in the release area, with completion before 50% of the estate is developed as specified in the Section 94 Plan.

Water Reticulation

Water supply will be achieved through extension and augmentation (where necessary) of the existing supply delivered to the residential development to the east.

Sewerage

The north-eastern portion of Precinct C will be serviced by the constructed sewer carrier extending from existing services within Glenmore Park to the north into the Mulgoa release area. The carrier extends along Surveyors Creek terminating at Bradley Street to provide connection to Mulgoa Rise.

The western portion of the site drains to Mulgoa Creek. A new Sydney Water sewer pumping station is required on land currently owned by Holcombe to pump effluent via a rising main to the Surveyors Creek catchment.

The Land Owners Group has agreed that Mulpha Norwest will construct the sewer pumping station and rising main. Mulpha Norwest has entered into a Major Works Deed with Sydney Water for the delivery of the sewer pump station and rising main to facilitate the Precinct C catchment.

Electricity

Electricity supply will be achieved through extension and augmentation (where necessary) of the existing supply delivered to the residential development to the east.

Telecommunications

Telecommunications will be provided through extension and augmentation (where necessary) of the existing supply delivered to the residential development to the east.

Gas

Gas supply will be achieved through extension and augmentation (where necessary) of the existing supply delivered to the residential development to the east.



Appendix 2

Council Report & Minutes

3 Planning Proposal for Glenmore Park Stage 2 (Precinct C)**Compiled by:** Alison Butler, Planner**Authorised by:** Paul Grimson, City Planning Manager

Outcome	<i>We plan for our future growth</i>
Strategy	<i>Protect the City's natural areas, heritage and character</i>
Service Activity	<i>Maintain a contemporary framework of land use and contribution policies, strategies and statutory plans</i>

Procedural note: Section 375A of the Local Government Act 1993 requires that a division be called in relation to this matter.

Executive Summary

Precinct C is located at the western edge of the Glenmore Park Stage 2 release area, adjacent to the Mulgoa Nature Reserve. The subject site is zoned R2 Low Density Residential under Penrith Local Environmental Plan 2010 (Amendment 4). Precinct C has been envisaged as providing a transition between the urban areas of the release area and the rural and conservation land to the west by providing low density housing on larger lots.

The draft Planning Proposal seeks to amend the minimum lot size and maximum dwelling cap provisions within Penrith LEP 2010 to allow for a greater transition of lot sizes and housing product towards the adjoining rural and conservation lands.

This report provides a summary of the results of the officer's review of the draft Planning Proposal and seeks Council's endorsement to forward the draft Planning Proposal to the Department of Planning and Environment, seeking a 'Gateway Determination' to commence the LEP amendment process and to commence a consultation program with public authorities and the community as required by the Gateway Determination.

A copy of the draft Planning Proposal is provided as Attachment 1 and the draft Concept Plan is included as Attachment 2 to this report for the information of the Councillors.

Background

Precinct C is at the western edge of the Glenmore Park Stage 2 release area, adjacent to the Mulgoa Nature Reserve. The subject site is zoned R2 Low Density Residential under Penrith Local Environmental Plan 2010 (Amendment 4). The Precinct is approximately 37.3 hectares.

The original Local Environmental Study undertaken for the Glenmore Park Stage 2 release area recognised the special environmental and rural values of the Western Precinct. This Study identified an appropriate development outcome for the land as being low density, single family homes on large lots and highly site responsive designs. This in effect compelled consideration of a rural/residential development outcome. Council acknowledged the need to recognise an appropriate transition of housing from the main residential precinct in the east and a large lot residential outcome was ultimately incorporated through the inclusion of minimum lot sizes and maximum dwelling yields for the Precinct.

During the exhibition of the draft Planning Proposal for Stage 2 of Penrith Local Environmental Plan 2010, the owners of Precinct C requested that the minimum lot size be

reduced and the dwelling cap removed. Council officers at this time advised that any amendment that would result in an increase in housing density was considered significant enough to warrant much more detailed analysis and further study. It was recommended that should the owners wish to promote further adjustments to residential yields within the Precinct that this should be subject to a separate Planning Proposal.

The landowners approached Council in early 2014 with the intention to submit a Planning Proposal for the land. Some significant concerns regarding a proposed increase in density of approximately 60% were raised by Council officers. Since these initial discussions the Planning Proposal has been revised to significantly reduce the number of lots proposed for Precinct C. The revised Planning Proposal is described below.

Description of Proposal

Precinct C is divided into two "Areas". Penrith LEP 2010 (Amendment 4) currently specifies minimum lot sizes within these areas of 750m² for the eastern portion and 1000m² for the western portion, with a maximum dwelling yield for the Precinct of 250 dwellings.

The draft Planning Proposal seeks to amend land use provisions and associated maps within Penrith LEP 2010 (Amendment 4) to achieve a more gradual transition of lot sizes and housing product towards the adjoining rural and conservation lands through the following mechanisms:

1. Modifying the minimum Lot Size Map to allow a minimum lot size of 450m² adjacent to residential development in the eastern portion of the Precinct and 750m² for the western portion.
2. Removing the maximum dwelling yield provisions within the LEP.

No amendments are proposed to the zoning of the land.

Concept Plan

A Concept Plan has also been submitted with the draft Planning Proposal demonstrating how the proposed amendments to the land use provisions and lot sizes will achieve a transition between the adjoining residential areas and the rural and conservation lands.

Lot sizes in the area immediately adjoining existing residential homes range from 450m² to 600m² with larger lots of 800m² and 1200m² transitioning to the western portion of the site. The largest allotments are located on the outer edges of the development providing a transition to the surrounding environmental and rural lands consistent with the existing DCP and LEP controls.

The Concept Plan shows a total of 344 lots ranging from 450m² to 1300m². The lot size and yield breakdown is as follows:

Lot Size	No.Lots	% Total Lots
450m ² – 599m ²	89	26%
600m ² – 799m ²	106	31%
800m ² – 999m ²	92	27%
1000m ² +	57	16%
Total Number of Lots	344	100%

The proposed lot density as shown in the Concept Plan proposes an additional 94 lots for Precinct C, approximately a 35% increase.

Planning Proposal Justification

The planning investigations that determined the current lot size controls were undertaken between 2002 and 2005, before any physical detailed design had been undertaken for the area. Typical residential lots during this period were around 600m² - 700m² with large lot housing in the range of 900m² - 1200m². As a result of changing market demands and housing affordability, lots larger than 1,000m² are generally now undesirable and unaffordable within the local market. The vast majority of current traditional housing lots are between 350m² - 450m² and larger home sites are between 750m² – 1000m². Furthermore, physical design work for Precinct C has identified a disparity between the minimum lot size and the maximum dwelling yield provisions which would ultimately see the development of lots between 900m² – 1200m², much greater than the minimum lot sizes currently prescribed for Precinct C.

Reducing the minimum lot sizes would result in a more gradual transition of lot sizes from the existing urban areas to the rural and conservation lands to the west, while providing more affordable housing options and housing diversity. Existing subdivision approvals for the adjoining residential areas of Glenmore Park Stage 2 have allowed for lot sizes of 450m² right up to the eastern boundary of Precinct C. Requiring a minimum lot size of 750m² on this boundary would result in a dramatic change of residential character between Precinct C and the existing area which is considered undesirable from an urban design perspective.

The development of land within Penrith's existing release areas is well underway and as such, there is increasing pressure on Council to unlock greenfield land for out of sequence residential development. The proposal will assist in a modest way to maximise residential yields within existing release areas, taking advantage of existing servicing and infrastructure. Increasing the residential density as proposed will assist in forestalling the need for further ad hoc development in greenfield areas.

It should be noted that there are no proposed changes to the zoning of the land and the R2 Low Density Residential zone will remain. Medium to high density development such as townhouses and residential flat buildings are not permissible within the R2 Low Density zone, differentiating this Precinct from the rest of Glenmore Park Stage 2.

Review of the Planning Proposal

The preliminary review of the draft Planning Proposal is now complete. The overall justification and rationale presented within the Proposal is generally supported from a planning perspective. However, the intended character of the Precinct is a transitional area that accommodates larger lot sizes. It is important that these characteristics are not diminished through the removal of environmental planning provisions that control lot sizes and density figures.

The draft Planning Proposal in its current form seeks to remove the clause within the LEP that caps the maximum dwelling yield for the precinct at 250 dwellings. It is the preferred option that rather than deleting this clause entirely, the density figure is instead increased to 344 dwellings to align with what is demonstrated within the Concept Plan submitted with the Proposal.

Additionally, to ensure that a gradual transition of lot sizes is achieved and statutorily enforceable it is proposed that the minimum lot sizes for the Precinct are amended to reflect the lot layout within the Concept Plan. That is, rather than apply a minimum lot size of 450m² and 750m² to the whole of Area 4 and Area 5 as currently proposed, additional "Areas"

would be included to provide a transition of lot size arrangements starting from 450m² on the east of the Precinct, and transitioning to minimum lot sizes of 1000m² for the land adjoining the rural and conservation lands.

Next Steps

Should Council endorse the recommendation tonight, the following steps will occur in accordance with the Environmental Planning and Assessment Act 1979:

1. Council officers will continue to update the Planning Proposal, written instrument and associated maps.
2. Council will forward the Planning Proposal to the Minister for Planning, seeking a 'Gateway Determination' and authorisation that the LEP plan making process may proceed.
3. Council officers will liaise with the Department of Planning & Environment and negotiate any changes sought by the Department in the lead up to the Gateway Determination.
4. The Gateway Determination will, amongst other things, authorise a list of public authorities that Council must consult prior to finalisation of the Planning Proposal for public exhibition.
5. The Planning Proposal will be publicly exhibited.
6. Submissions to the Planning Proposal exhibition will be reviewed, and recommendations prepared for Council's consideration.
7. The Planning Proposal will be presented to Council for endorsement and then forwarded to the Minister of Planning to make the LEP.

During these processes, amendments to the draft Planning Proposal will continue to be made. These changes may result from further consultations (such as with relevant government agencies), directions or suggestions from the DP&E or additional technical information, that subsequently affect the draft Planning Proposal.

Council officers will update Councillors of any significant changes to the draft Planning Proposal through briefings and relevant reports.

Conclusion

Precinct C has always been envisaged as providing a gradual transition between the urban areas of the Glenmore Park Stage 2 release area and the rural and conservation land to the west. The Planning Proposal seeks to amend the minimum lot size and density controls within Penrith Local Environmental Plan 2010 to ensure that this transition occurs in a more gradual way while offering affordable and diverse housing product within an existing release area.

It is recommended that Council resolve to commence a Gateway process through the Department of Planning and Environment for the ultimate consideration of the Planning Proposal.

RECOMMENDATION

That:

1. The information contained in the report on Planning Proposal for Glenmore Park Stage 2 (Precinct C) be received.
2. Council commence a Gateway process for the ultimate consideration of a

Planning Proposal for Glenmore Park Stage 2 (Precinct C) in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

3. The General Manager be granted delegation to update and finalise the Planning Proposal, written instrument and associated maps before submitting it to the Department of Planning & Environment seeking a Gateway Determination.
4. Council publicly exhibit the Planning Proposal for Glenmore Park Stage 2 (Precinct C) in accordance with the community consultation requirements under s57 of the EP&A Act, and in a form consistent with any revisions of the Planning Proposal directed by the Department of Planning & Environment as part of the s56 Gateway Determination.

ATTACHMENTS/APPENDICES

- | | | |
|---|----------|----------------------|
| 1. Draft Planning Proposal for Glenmore Park Stage 2 (Precinct C) | 44 Pages | Attachments Included |
| 2. Draft Concept Plan for Glenmore Park Stage 2 (Precinct C) | 1 Page | Attachments Included |

3 Planning Proposal for Glenmore Park Stage 2 (Precinct C)

City Planning Manager, Paul Grimson introduced the report and gave a presentation.

Councillor Kevin Crameri OAM left the meeting, the time being 7:51pm.

PRC 13 RESOLVED on the MOTION of Councillor Greg Davies seconded Councillor John Thain

That:

1. The information contained in the report on Planning Proposal for Glenmore Park Stage 2 (Precinct C) be received.
2. Council commence a Gateway process for the ultimate consideration of a Planning Proposal for Glenmore Park Stage 2 (Precinct C) in accordance with the requirements of the Environmental Planning and Assessment Act 1979.
3. The General Manager be granted delegation to update and finalise the Planning Proposal, written instrument and associated maps before submitting it to the Department of Planning & Environment seeking a Gateway Determination.
4. Council publicly exhibit the Planning Proposal for Glenmore Park Stage 2 (Precinct C) in accordance with the community consultation requirements under s57 of the EP&A Act, and in a form consistent with any revisions of the Planning Proposal directed by the Department of Planning & Environment as part of the s56 Gateway Determination.

In accordance with Section 375A of the Local Government Act 1993, a DIVISION was then called with the following result:

For

Against

Councillor Greg Davies
Councillor John Thain
Councillor Karen McKeown
Councillor Maurice Giroto
Councillor Jim Aitken OAM
Councillor Mark Davies
Councillor Ben Goldfinch
Councillor Tricia Hitchen
Councillor Marcus Cornish
Councillor Ross Fowler OAM

Councillor Kevin Crameri OAM returned to the meeting, the time being 7:52pm.

2 Development Control Plan 2014 - Outcomes of Public Exhibition

City Planning Manager, Paul Grimson introduced the report and gave a presentation.

Councillors Tricia Hitchen, John Thain, Marcus Cornish and Ben Goldfinch left the meeting, the time being 7:53pm.

Councillors Tricia Hitchen and John Thain returned to the meeting, the time being 7:55pm.

Councillor Ben Goldfinch returned to the meeting, the time being 7:57pm.

Councillor Marcus Cornish returned to the meeting, the time being 7:59pm.

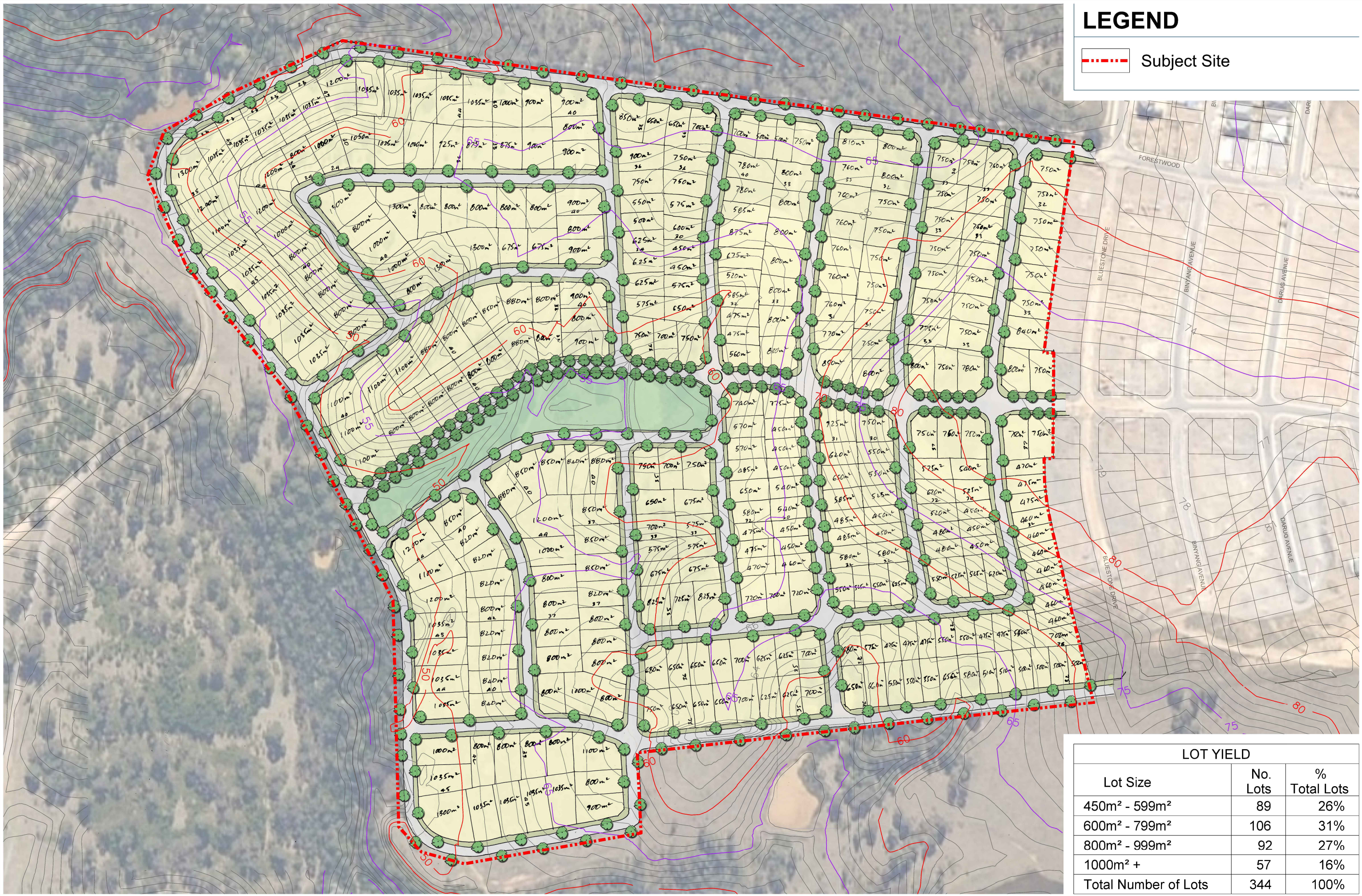


Appendix 3

Draft Concept Plan

LEGEND

Subject Site



LOT YIELD

Lot Size	No. Lots	% Total Lots
450m ² - 599m ²	89	26%
600m ² - 799m ²	106	31%
800m ² - 999m ²	92	27%
1000m ² +	57	16%
Total Number of Lots	344	100%

Indicative Concept Plan
PRECINCT C

NORTH
10 0 20 40 60 80 100 120 140 metres
Ref: MULGP-1-004 Date: 22/01/2015 Revision: E Scale: 1:2,000@A2
Note: All areas and dimensions subject to detailed survey

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