



Our reference: RZ18/0006 & PP-2020-2803  
Contact: Danielle Fox  
Telephone: 4732 8022

18 August 2022

Transport for NSW

Attention: Alan Chen  
Land Use Planner  
Planning & Programs  
Greater Sydney  
Email: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au)

Dear Sir/Madam

**Glenmore Park Stage 3 - Public Exhibition of Planning Proposal, draft Development Control Plan, draft Section 7.11 Development Contributions Plan and draft Voluntary Planning Agreement Letter of Offer**

Penrith City Council is placing on public exhibition a Planning Proposal, draft Development Control Plan (draft DCP), draft Section 7.11 Development Contributions Plan (draft 7.11 Plan), and draft Voluntary Planning Agreement Letter of Offer (draft VPA Offer), which seek changes to the planning controls applying to a 206 hectare area of land known as Glenmore Park Stage 3 (the site), or the rezoning area. The proponent for this project is Mirvac Homes (NSW) Pty Ltd.

The site is located south of the existing suburb of Glenmore Park, bounded by The Northern Road, Chain-O-Ponds Road and Mulgoa Nature Reserve. The Planning Proposal seeks to rezone the site under Penrith Local Environmental Plan 2010 (LEP 2010) from C3 Environmental Management and RU2 Rural Landscape to part R2 Low Density Residential, R3 Medium Density Residential, C4 Environmental Living, B2 Local Centre, RE1 Public Recreation, C2 Environmental Conservation and SP2 Infrastructure.

In accordance with the requirements of the Gateway determination, Transport for NSW is requested to provide comment in respect to the proposal. As part of your submission and where relevant, Council requests comment on:

- the need for state infrastructure contributions to support the proposal.
- three lots owned by Transport for NSW, that form part of the rezoning area. The Glenmore Park Stage 3 rezoning process provides an opportunity to review the current zonings of these three properties and incorporate any zoning changes into this rezoning process. I have attached correspondence with Transport for NSW that has been undertaken to date on this matter.

You are requested to make a written submission to Council by **Friday 16 September 2022**.

All of the exhibition material relating to the proposal will be available to download during the exhibition period at the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/>) under Planning Proposal PP-2020-2803. A Fact Sheet is included in the exhibition material that provides further information about the Planning Proposal, draft DCP, draft 7.11 Plan and draft VPA Offer, as well as information regarding how to make a submission.

If you have any questions about the proposal, please contact Danielle Fox on 4732 8022 or Nicole Dukinfield on 4732 8511.

Yours sincerely

*Danielle Fox*

Danielle Fox  
Senior Planner

## Danielle Fox

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**From:** Danielle Fox  
**Sent:** Wednesday, 6 October 2021 12:52 PM  
**To:** Rachel Davis  
**Subject:** FW: Planning Proposal Glenmore Park Stage 3 - Letter to commence consultation as landowners of 3 lots  
**Attachments:** TfNSW - Letter to commence consultation.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Rachel

Hope you are well.

One of the Gateway conditions requires us to consult with GP3 landowners (not part of the Mirvac developer group). TfNSW (RMS) own three lots included in the GP3 rezoning area.

The rezoning process provides an opportunity to review the current zonings of these three properties and incorporate any zoning changes into this rezoning process.

I have been dealing with Kingsley Kirupal, however in my latest discussion with him he has advised that he is not able to provide advice on the future zonings for these lots.

Is there an officer or team in the Strategic Planning /Land Use that may be able to assist me with this necessary consultation.

I have attached my original consultation letter to TfNSW and Kingsley's advice to date.

Many thanks

Danielle

**Danielle Fox**  
Senior Planner

E [danielle.fox@penrith.city](mailto:danielle.fox@penrith.city)  
T +612 4732 8022 | F +612 4732 7958 | M  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)

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**From:** Danielle Fox  
**Sent:** Monday, 13 September 2021 6:18 PM  
**To:** Kingsley Kirupal <Kingsley.KIRUPAL@transport.nsw.gov.au>  
**Cc:** Martin Younan <Martin.YOUNAN@transport.nsw.gov.au>; TNR5 Delivery Contract <TNR5.Delivery.Contract@transport.nsw.gov.au>; Rachel Davis <Rachel.Davis@transport.nsw.gov.au>; David Leung

<David.Leung2@transport.nsw.gov.au>

**Subject:** RE: Planning Proposal Glenmore Park Stage 3 - Letter to commence consultation as landowners of 3 lots

Hi Kingsley

Thank you for taking the time to respond to my email.

The information you have provided is helpful.

I am also hoping that you are in a position to comment on the future zoning of these properties.

As part of the Planning Proposal process to rezone the area known as Glenmore Park Stage 3, there is an opportunity to review the current zonings of these three properties and incorporate any zoning changes into this rezoning process.

Are you or your team in a position to provide comment on amending the zones for these three properties (and another property not part of the Planning Proposal rezoning area, but worthy of being included – see table).

The table below demonstrates some logical zoning options to be considered:

| TfNSW/RMS owned lots |                              | Land size | Current zone                                    | RMS to consider future zones                           | Council comments  |
|----------------------|------------------------------|-----------|---|--|---|
| Lot 6 DP 1240361     | 2337-2339a The Northern Road | 589.9 m2  | E3 Environment Management                       | E4 Environmental Living                                | This Planning Proposal will seek to rezone Chain O Ponds Rd and lots fronting Chain O Ponds Rd on the northern side to E4. For uniformity an E4 zone for the RMS owned lots is recommended. |
| Lot 7 DP 1240361     | 2337-2339b The Northern Road | 1731 m2   | E3 Environment Management                       | E4 Environmental Living                                |   |
| Lot 9 DP 1240361     | 2183a The Northern Road      | 3.77 ha   | E3 Environment Management & RU2 Rural Landscape | Part SP2 Infrastructure & Part E4 Environmental Living | This lot forms part of the road widening for TNR Upgrade. The current zone (RU2 & E4) are no longer appropriate for the current use.  |
| Lot 8 DP 124361      | 2265b The Northern Road      | 460.1 m2  | RU2 Rural Landscape                             | SP2 Infrastructure                                     | This lot does not form part of the Planning Proposal rezoning area. It is included in this table for TfNSW to consider amending the current zone to a more appropriate zone.                |

The Planning Proposal document is available to be viewed at <https://www.planningportal.nsw.gov.au/ppr/pre-exhibition/penrith-lep-2010-glenmore-park-stage-3-2558-dwellings-0-jobs>

Please feel free to contact me if any questions.

I am happy to arrange a time to meet with you and your team to discuss.

Many thanks

Danielle

**2337-2339a The Northern Road & 2337-2339b The Northern Road**

**2183a The Northern Road**

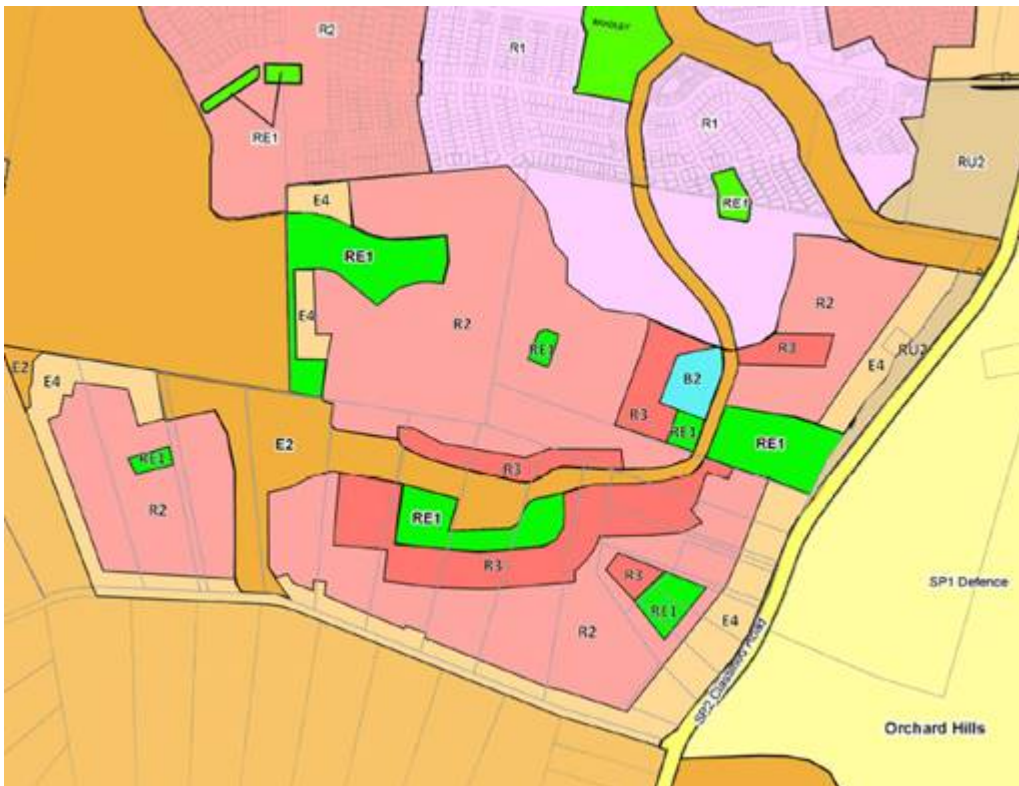
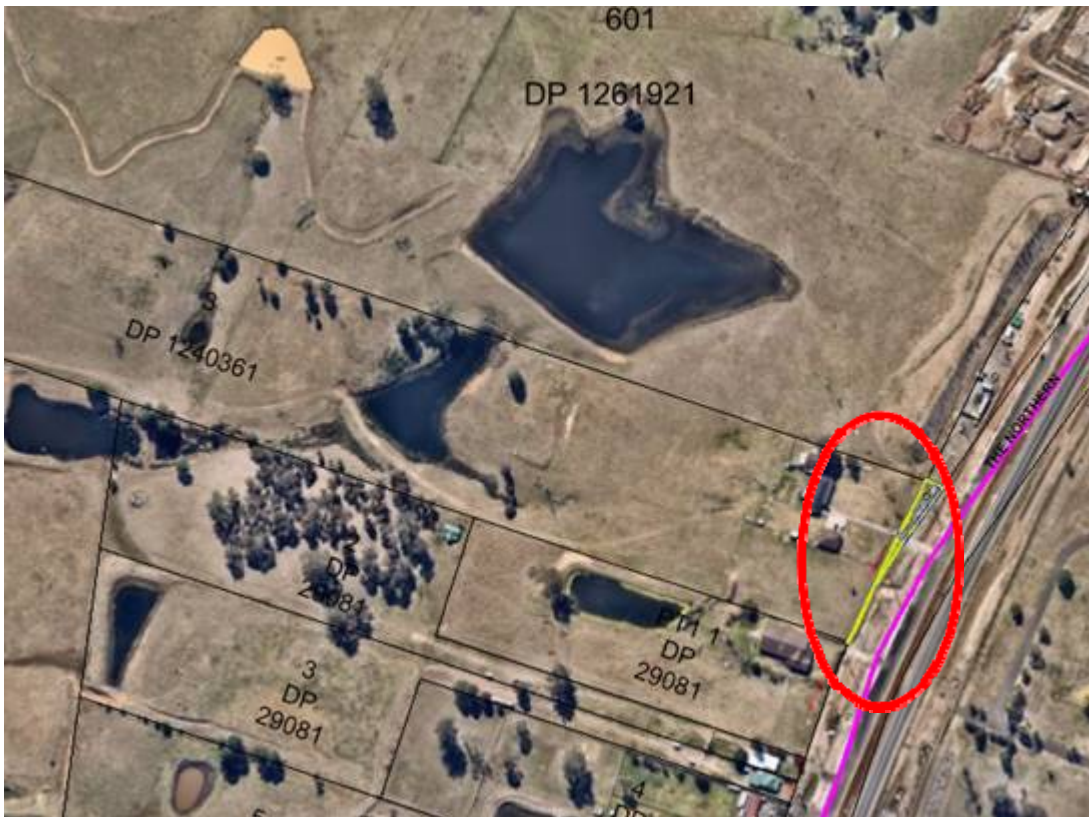




2265b The Northern Road

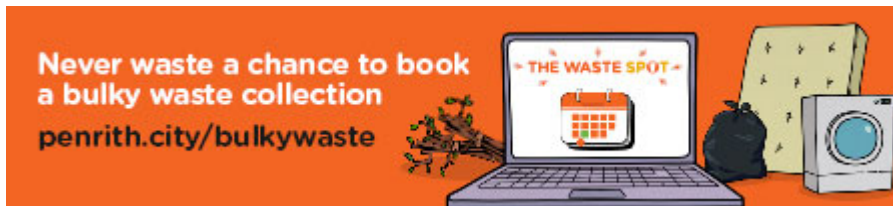
Proposed zone map.





**Danielle Fox**  
Senior Planner

E [danielle.fox@penrith.city](mailto:danielle.fox@penrith.city)  
T +612 4732 8022 | F +612 4732 7958 | M  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)



**From:** Kingsley Kirupal <[Kingsley.KIRUPAL@transport.nsw.gov.au](mailto:Kingsley.KIRUPAL@transport.nsw.gov.au)>

**Sent:** Friday, 13 August 2021 2:55 PM

**To:** Danielle Fox <[danielle.fox@penrith.city](mailto:danielle.fox@penrith.city)>

**Cc:** Martin Younan <[Martin.YOUNAN@transport.nsw.gov.au](mailto:Martin.YOUNAN@transport.nsw.gov.au)>; TNR5 Delivery Contract <[TNR5.Delivery.Contract@transport.nsw.gov.au](mailto:TNR5.Delivery.Contract@transport.nsw.gov.au)>; Rachel Davis <[Rachel.Davis@transport.nsw.gov.au](mailto:Rachel.Davis@transport.nsw.gov.au)>; David Leung <[David.Leung2@transport.nsw.gov.au](mailto:David.Leung2@transport.nsw.gov.au)>

**Subject:** RE: Planning Proposal Glenmore Park Stage 3 - Letter to commence consultation as landowners of 3 lots

**EXTERNAL EMAIL: This email was received from outside the organisation. Use caution when clicking any links or opening attachments.**

Hi Danielle,

I would like to comment regarding the three properties listed below on behalf of the TNR5 Project Team:

| Lot and DP       | Address                             | Owners                    | Current zone                                   |
|------------------|-------------------------------------|---------------------------|--|
| Lot 6 DP 1240361 | 2337-2339a The Northern Road MULGOA | Roads & Maritime Services | E3 Environment Management                      |
| Lot 7 DP 1240361 | 2337-2339b The Northern Road MULGOA | Roads & Maritime Services | E3 Environment Management                      |
| Lot 9 DP 1240362 | 2183a The Northern Road MULGOA      | Roads & Maritime Services | E3 Environment Management & RL Rural Landscape |

Based on the details of six maps NSW, the above properties are showing the land area TfNSW acquired for The Northern Road upgrade (refer the attached six maps screen shots). The project is still under construction and the anticipated date of completion of construction is 31<sup>st</sup> of December 2021 (depends on the weather condition and current Covid situation). Once all construction works completed, the project team will handover these areas to the respective stake holders as per TfNSW handing over process.

Also TNR5 project team occupied a significant amount of area opposite to DEOH as construction lease. This lease area also will be handover to the property owner by the end of the completion of construction.

I trust the above information is satisfy your queries. If you need any further clarification, please do not hesitate to contact me or the Northern Road upgrade Stage 5 team.

Thanks

With Kind Regards

**Kingsley Kirupal**

Project Manager / Engineer  
Western Sydney Project Office  
Infrastructure & Place  
**Transport for NSW**

I work flexibly. Unless it suits you, I don't expect you to read or respond to my emails outside of your normal work hours.

M 0476 830 245  
Level 7, 27 Argyle Street Parramatta NSW 2150



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

**OFFICIAL**

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**From:** Danielle Fox [<mailto:danielle.fox@penrith.city>]

**Sent:** Monday, 9 August 2021 1:40 PM

**To:** Martin Younan <[Martin.YOUNAN@transport.nsw.gov.au](mailto:Martin.YOUNAN@transport.nsw.gov.au)>; Kingsley Kirupal  
<[Kingsley.KIRUPAL@transport.nsw.gov.au](mailto:Kingsley.KIRUPAL@transport.nsw.gov.au)>

**Subject:** FW: Planning Proposal Glenmore Park Stage 3 - Letter to commence consultation as landowners of 3 lots

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Good Afternoon Martin and Kingsley,

The purpose of this email is to introduce myself and the Planning Proposal – Glenmore Park Stage 3 project; and, request a meeting and/or written response to the attached letter.

Council have received a Gateway Determination for a proposal to rezone land south of the existing suburb of Glenmore Park and north of Chain O Ponds Road to allow urban development.

Three of the lots identified within the rezoning site area are owned by *Roads and Maritime Services*, and are currently zoned *E3 Environment Management* and *RU2 Rural Landscape*.

It appears that these three lots are also part of The Northern Road upgrade project. Penrith Council are keen to understand the future intentions for these parcels of land. We note that the current Planning Proposal for Glenmore Park Stage 3 may be an opportunity to review the current zoning and incorporate any zoning amendments into this rezoning proposal. Could I ask that you call me at your earliest convenience to discuss this matter. The attached letter was forwarded to Transport on 29 July. We are working with Rachel Davis on the transport analysis for the Planning Proposal, who has provided you both as the contacts for this consultation. Many thanks  
Danielle

**Danielle Fox**  
Senior Planner

E [danielle.fox@penrith.city](mailto:danielle.fox@penrith.city)  
T +612 4732 8022 | F +612 4732 7958 | M  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)

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**From:** Rachel Davis <[Rachel.Davis@transport.nsw.gov.au](mailto:Rachel.Davis@transport.nsw.gov.au)>  
**Sent:** Thursday, 29 July 2021 2:38 PM  
**To:** Danielle Fox <[danielle.fox@penrith.city](mailto:danielle.fox@penrith.city)>  
**Cc:** Brendan Pegg <[brendan.j.pegg@transport.nsw.gov.au](mailto:brendan.j.pegg@transport.nsw.gov.au)>; Kingsley Kirupal <[Kingsley.KIRUPAL@transport.nsw.gov.au](mailto:Kingsley.KIRUPAL@transport.nsw.gov.au)>  
**Subject:** RE: Planning Proposal Glenmore Park Stage 3 - Letter to commence consultation as landowners of 3 lots

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Hi Danielle

Apologies for the delay getting back to your email of 17 June 2021. In relation to the consultation with TfNSW specifically as landowner of three lots in Glenmore Park (Lots 6, 7 & 9 DP 1240361), the relevant contacts in TfNSW for this are The Northern Road Upgrade (TNR5) project team's:

- Martin Younan – Project Manager ([Martin.YOUNAN@transport.nsw.gov.au](mailto:Martin.YOUNAN@transport.nsw.gov.au))
- Kingsley Kirupal – Project Engineer ([Kingsley.KIRUPAL@transport.nsw.gov.au](mailto:Kingsley.KIRUPAL@transport.nsw.gov.au))

The three subject properties include land TfNSW acquired for The Northern Road upgrade. The TNR5 project is still under construction and the anticipated completion of construction is around 31 December 2021 (depending on weather conditions and COVID19 restrictions). Property adjustment plans are still not completed yet.

Also the TNR5 project team occupied a significant amount of area opposite DEOH as part of a construction lease. This lease area will be handed over to the property owner by the end of the completion of construction.



Any further enquiries regarding these three properties and the project details can be directed to the project contacts nominated above.

In relation to the agency consultation with TfNSW on traffic and transport aspects of the Glenmore Park 3 planning proposal, I will continue to be the main point of contact and will coordinate TfNSW comments.

Kind regards  
Rachel

Rachel Davis (née Nicholson)  
Senior Land Use Planner  
Land Use, Network & Place Planning | Greater Sydney  
T 02 8849 2702 | E [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au)

**Transport for NSW**  
27-31 Argyle Street Parramatta NSW 2150

---

**From:** Danielle Fox [<mailto:danielle.fox@penrith.city>]  
**Sent:** Thursday, 17 June 2021 1:57 PM  
**To:** development <[development@transport.nsw.gov.au](mailto:development@transport.nsw.gov.au)>  
**Cc:** Rachel Davis <[Rachel.Davis@transport.nsw.gov.au](mailto:Rachel.Davis@transport.nsw.gov.au)>  
**Subject:** Planning Proposal Glenmore Park Stage 3 - Letter to commence consultation as landowners of 3 lots

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Good Afternoon,  
Please find the attached letter.

The purpose of this email is to commence consultation with Transport for NSW as the owners of three parcels of land that fall within the Glenmore Park Stage 3 rezoning area. To progress this consultation, Penrith Council is requesting to be put in contact with the relevant/team to assist in this process.

Should you have any questions regarding this letter, please do not hesitate to contact me.

Regards  
Danielle

**Danielle Fox**  
Senior Planner

E [danielle.fox@penrith.city](mailto:danielle.fox@penrith.city)  
T [+612 4732 8022](tel:+61247328022) | F +612 4732 7958 | M  
PO Box 60, PENRITH NSW 2751  
[www.visitpenrith.com.au](http://www.visitpenrith.com.au)  
[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)

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Our reference: InfoStore  
Contact: Danielle Fox  
Telephone: 4732 8022

17 June 2021

Transport for NSW  
Sent by email: [development@transport.nsw.gov.au](mailto:development@transport.nsw.gov.au)  
Cc: [rachel.Davis@transport.nsw.gov.au](mailto:rachel.Davis@transport.nsw.gov.au)

Dear Sir/Madam

### **Planning Proposal – Glenmore Park Stage 3 - Consultation**

The purpose of this email is to commence consultation with Transport for NSW (TfNSW) as the owners of three parcels of land that fall within the Glenmore Park Stage 3 rezoning area. To progress this consultation, council is requesting to be put in contact with the relevant person / team to assist with this process.

#### **Background**

Council is currently managing a Planning Proposal (lodged by Mirvac) to rezone land (approx. 206ha) south of the existing suburb of Glenmore Park to allow urban development.

In September 2020, the Department of Planning, Industry and Environment (the Department) issued a Gateway Determination for the Planning Proposal for Glenmore Park Stage 3, that sets out certain conditions to be satisfied before the proposal can be publicly exhibited. Condition 4 states that:

*The applicant is to consult [with] the eight individual landowners [of lots in private ownership and not part of the Mirvac developer group] prior to the public exhibition process and provide a summary of the outcomes of this consultation to the Department prior to public exhibition.*

The Planning Proposal identifies 8 properties, where landowners do not form part of the Mirvac developer group. For 3 of these properties council's records show that the land is owned by *Roads and Maritime Services*. These properties are listed below:

| Lot and DP       | Address                             | Owners                    | Current zone                                   |
|------------------|-------------------------------------|---------------------------|--|
| Lot 6 DP 1240361 | 2337-2339a The Northern Road MULGOA | Roads & Maritime Services | E3 Environment Management                      |
| Lot 7 DP 1240361 | 2337-2339b The Northern Road MULGOA | Roads & Maritime Services | E3 Environment Management                      |
| Lot 9 DP 1240362 | 2183a The Northern Road MULGOA      | Roads & Maritime Services | E3 Environment Management & RU Rural Landscape |

Council will be holding a face to face consultation session with 5 landowners in early July. These five rural properties are currently occupied, and the owners have



been in contact with the Department and council with their concerns and questions regarding the Planning Proposal.

For the three lots owned by TfNSW (formerly Roads and Maritime Services) a separate consultation process was considered more appropriate. An outcome from this consultation process with TfNSW, will be to understand the future intentions for these parcels of land. We note that two of these parcels of land form part of The Northern Road upgrade works. The Planning Proposal process may be an opportunity to review the current zoning of these three parcels of land and incorporate any changes into this rezoning proposal.

Council is currently working with Rachel Davis, Senior Strategic Land Use Coordinator (Land Use, Network & Place Planning) regarding the transport analysis for the planning proposal who has been included in this email.

Looking forward to your reply. If you have any further questions about the Planning Proposal, please feel free to contact me at [danielle.fox@penrith.city](mailto:danielle.fox@penrith.city)

Yours sincerely

Danielle Fox  
**Senior Planner**