

Glenmore Park Stage 3 Planning Proposal Condition 4 –Outcomes of Landowner Consultation Sessions Report

Executive Summary

Glenmore Park Stage 3 landowners, (that are not part of the Mirvac developer group), were invited to attend one of two consultation sessions held in August 2021. These sessions provided landowners (and/or their representatives) the opportunity to engage with Council on the Planning Proposal and raise any matters they may have.

In regard to Lot 26 Chain O Ponds Road, concerns raised included the extent of, and reasoning for, a significant portion of land being zoned as *E2 Environmental Conservation*.

In regard to four adjacent lots fronting The Northern Road, the main concerns raised included; extending the public exhibition period, the *E4 Environmental Living* zone and 4,000m² lots proposed on their land; and the open space (L2) located on three of the lots.

Following the sessions, one of the attendees (Mr [REDACTED]) wrote to the Department of Planning, Industry and Environment (DPIE) to provide his feedback on the consultation session that related to the lots fronting The Northern Road. DPIE have forwarded the letter to Council and have requested that Council's consideration of the matters raised be included in this report.

The sessions are the first of many opportunities to consult and engage with Council. Landowners were advised that attendance at these consultation sessions does not negate the need to lodge a formal submission.

Background

The Planning Proposal for Glenmore Park Stage 3 received a Gateway Determination in September 2020. Condition 4 states:

The applicant is to consult the eight individual landowners prior to the public exhibition process and provide a summary of the outcomes of this consultation to the Department prior to public exhibition.

In a meeting held with the DPIE, on 20 October 2020, confirmation was provided that the eight landowners identified in Condition 4, included those landowners who are not part of the Mirvac developer group, and whose land will remain wholly in private ownership. These properties are listed in the Planning Proposal document (pg. 5 and 6) and are shown in Figure 1.

Three lots are owned by Transport for NSW (TfNSW). These lots are residual lots created to support the upgrade of The Northern Road currently under construction. Consultation via email is underway with TfNSW. A summary of the steps taken to date will be included in this report.

When contacted, all landowners had a preference to meet face to face however due to the continuing uncertainty regarding the COVID restrictions, two online meetings were arranged with the landowners of the remaining five lots. The first consultation session for the landowners of Lot 26 Chain O Ponds Road was held online on 19th August 2021. A second consultation session for the four properties fronting The Northern Road was held online on 25th August 2021. Two separate sessions were held to address unique site-specific matters for each group.

All landowners and/or their representatives attended the relevant consultation sessions. Some landowners are elderly and were represented at the sessions by their family members. Planning consultants or other representatives were included in the sessions on request of the landowners.

Information provided to landowners prior to the consultation sessions included:

- Meeting invite letter
- Meeting Agenda
- Fact Sheet (including a link to the Planning Portal)
- Zoom link and Zoom Meeting Guide

These materials are provided in Attachment 1.

During both consultation sessions, Council outlined the background to the Planning Proposal, the Gateway process and the further opportunities to consult with Council. This presentation is provided in Attachment 2 and Attachment 3.

The purpose and expectations for the consultation sessions were communicated to all landowners and their representatives prior to the meeting as an opportunity to speak to Council officers about the proposal, ask questions and raise any matters or concerns. It was also communicated that the meeting was an initial consultation and there would be further opportunities to engage with Council.

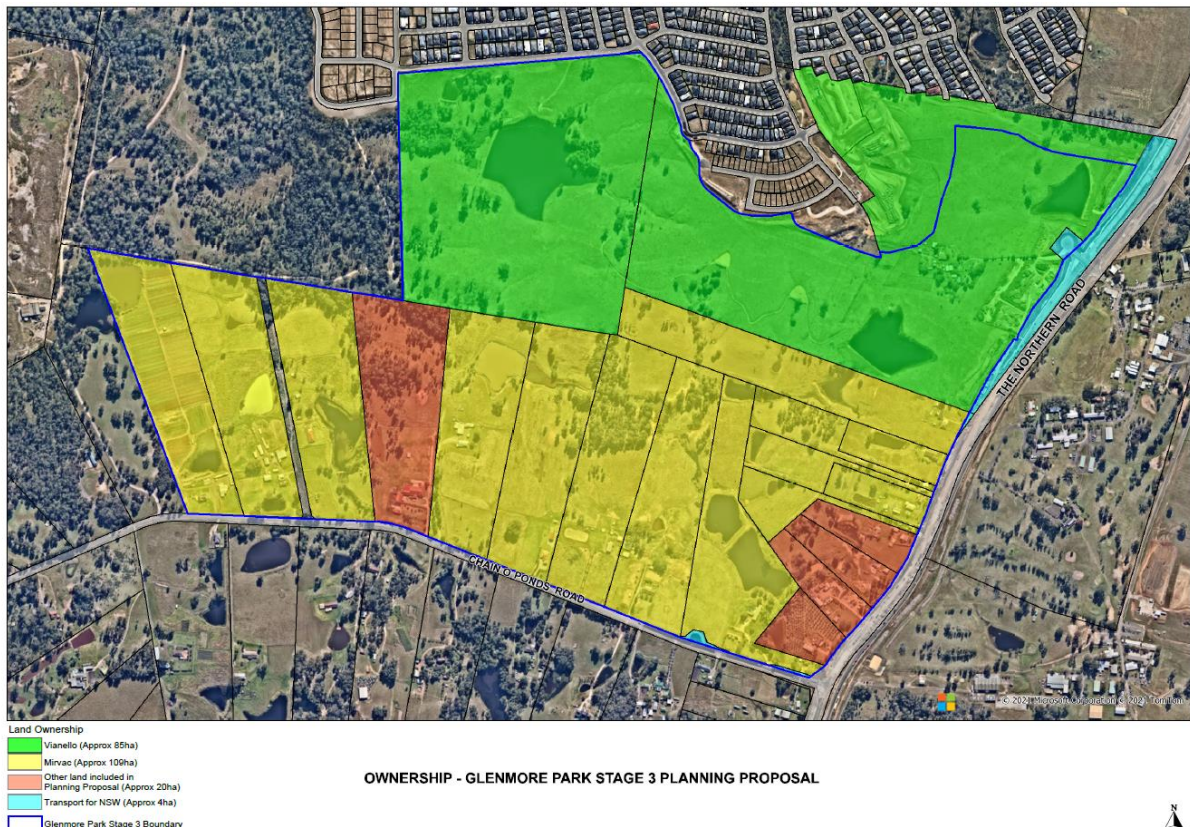


Figure 1: Glenmore Park Stage 3 rezoning area.

Consultation Session – 19th August 2021 – Lot 26 Chain O Ponds Road

This session focused on 101-113 Chain O Ponds Road Mulgoa (Lot 26), owned by [REDACTED]. The session was attended by the landowner, his two sons, and three

planning consultants from Group Development Services (GDS). A detailed attendance list is provided at Attachment 4.

The landowner's son opened the meeting and clearly articulated the family's history (over 50 years) in the Penrith region, and the property. Their large family reside on the property, have an emotional attachment to the area and the property and do not intend on leaving. They would like to see the area rezoned and developed in the best way. For the remainder of the meeting GDS provided comments and asked questions.

A summary of the outcomes and matters raised, and Council's responses are as follows:

Comments / Matters raised at Meeting	Council responses
The timeframes and next milestones for the Planning Proposal, and whether GDS can get access to some of the deliverables that will be submitted to DPIE.	<p>A request to extend to Gateway timeframe to June 2022 to finalise the LEP is pending.</p> <p>Transport analysis is required to be completed prior to Council reporting. Public exhibition is likely immediately after that.</p> <p>Draft documents that require DPIE endorsement (including the urban design analysis) will be made available during the public exhibition period.</p> <p>There will be further opportunities to consult with Council, including addressing Council meetings.</p>
GDS queried why only eight landowners were included in Gateway condition 4.	<p>Some of the landowners that are not part of the Mirvac developer group, did make enquiries with DPIE pre-Gateway regarding the rezoning. This may have prompted DPIE to identifying the 8 landowners for more targeted consultation.</p> <p>The Planning Proposal has mapped residential precincts and assigned dwelling caps for all residential zones. The urban design analysis will look at dwelling yields for all 8 lots.</p>
GDS asked whether the 40% tree canopy target is across the whole rezoning area or lot by lot.	<p>A <i>Public Domain and Open Space Strategy</i> needs to demonstrate how the rezoning area could achieve a 40% tree canopy target as per the <i>Draft Greener Places Guide</i>. The work that Mirvac are doing is across the whole rezoning area. Whether they achieve the 40% tree canopy target is yet to be determined as there are some challenges in doing this. Council is looking at understanding a percentage of the whole rezoning area. We are not looking lot by lot.</p>
The extent of E2 land on Lot 26 was raised. GDS asked whether Council was satisfied with the two ecological reports, whether Council will initiate any further ecological reports. Questions were raised as to any	<p>The Abel Ecology report was an independent review of the Gunninah report (undertaken with no knowledge of the lots not part of the Mirvac developer group). Council's biodiversity team also informed</p>

Comments / Matters raised at Meeting	Council responses
<p>ground truthing undertaken, constraints analysis, biodiversity values assessment, vegetation categorisation in the reports and identification of water courses.</p> <p>GDS will conduct a further review and seek independent advice to be submitted to Council at public exhibition stage.</p> <p>Refer to Attachment 2 – Slide 13 & 14 and Figure 2.</p>	<p>the view on the Planning Proposal.</p> <p>Council advised that if GDS have a different view on the two assessments (or any other matters relating to the extent of E2 zone on Lot 26), to submit those comments to Council for consideration.</p> <p>No Biodiversity officers were present at the meeting. Interrogating the detail of the ecological studies was not the purpose of the meeting. However, all matters raised were noted.</p>
<p>GDS enquired as to the reasoning for the R3 zone across the rezoning area, and the minimum lot size for the R3 zone.</p> <p>GDS commented that an R3 zone adjoining the E2 zone on Lot 26 would be a logical extension of the R3 zone, east of Lot 26.</p> <p>Refer to Figure 2</p>	<p>The R3 zone was located close to the retail centre, school and adjoining open space corridors. The minimum lot size for the R3 zone is 180m². However, a dwelling cap assigned to mapped precincts will determine the lot sizes delivered.</p> <p>If GDS can demonstrate that Lot 26 is in a location suitable for an R3 zone, this should be included in a submission.</p>
<p>GDS commented on the internal local traffic layout on Lot 26.</p>	<p>GDS were encouraged to raise any matters in a submission. No traffic officers were present at the meeting.</p>
<p>GDS would like to be notified when the Planning Proposal is reported to Council.</p>	<p>Noted.</p>

Overall Council Comment

GDS dominated the discussion and conducted themselves in a professional manner. Much discussion focused on going in to the detail of each of the ecological studies, however this was not the purpose of the meeting. GDS advised that they will prepare a submission to the Planning Proposal. The main matters raised related to the extent of E2 on Lot 26 and the reasoning for this and investigating the possibility of an R3 zone on Lot 26. Given the opening statements made by the landowner's son and the matters raised by GDS it is still unclear what the landowners future vision of Lot 26 is.

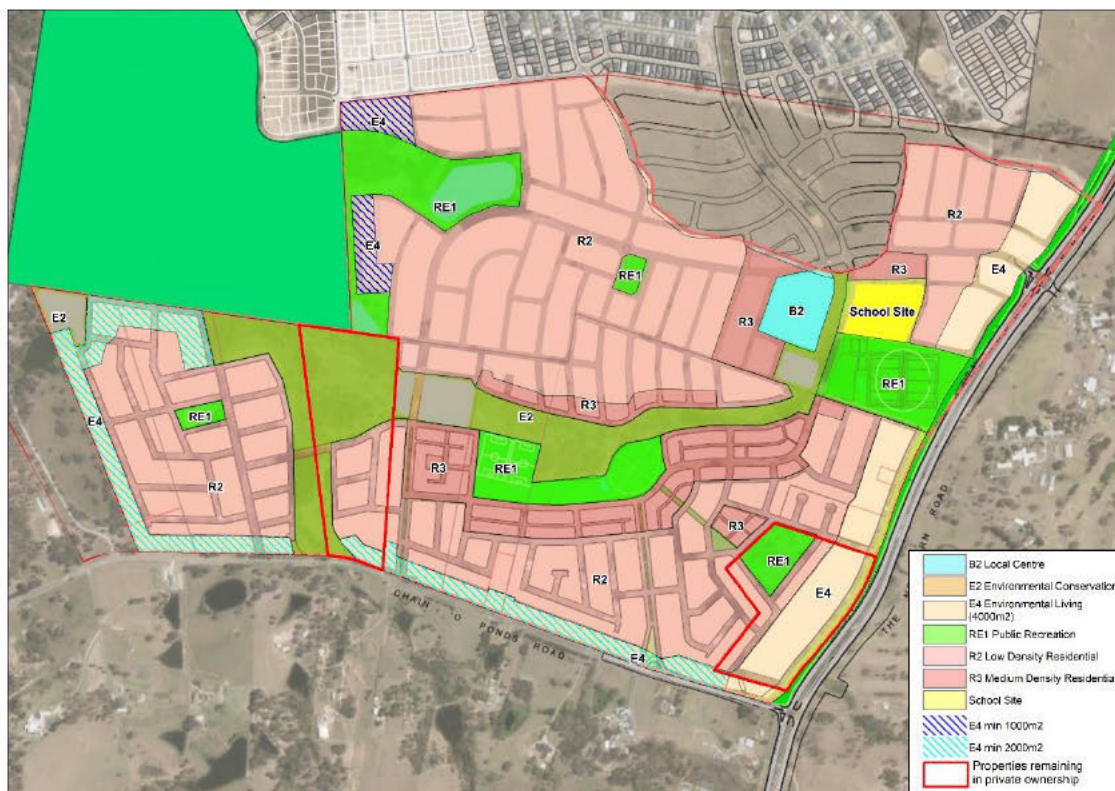


Figure 2: Glenmore Park Stage 3 proposed zone map showing Lot 26 Chain O Ponds Rd and four (4) adjacent lots fronting The Northern Road, to remain in private ownership.

Consultation Session – 25th August 2021 – The Northern Road Landowners.

This session focused on four lots fronting The Northern Road as shown in Figure 1 and listed below.

1	2297-2307 The Northern Road Mulgoa	Part Lot 6 DP 29081	[REDACTED]
2	2309-2317 The Northern Road Mulgoa	Part Lot 7 DP 29081	[REDACTED]
3	2319-2327 The Northern Road Mulgoa	Part Lot 8 DP 29081	[REDACTED]
4	2329-2335 The Northern Road Mulgoa	Lot 1 DP 795841	[REDACTED]

The owners of Lot 8 and 1, did not attend the meeting, but were represented at the meeting by family members. The owner of Lot 6 attended with his son. [REDACTED], a property developer known to these landowners (and their family members) attended the meeting to represent them.

Both owners of Lot 7 attended the meeting. A detailed attendance list is provided at Attachment 4.

A summary of the outcomes and matters raised, and Council's responses are as follows:

Comments / Matters raised at Meeting	Council responses
<p>Timeframe for public exhibition to occur.</p> <p>The Gateway condition requires a minimum of 28 days for public exhibition. Concern was raised that this should be extended to at least 90 days, due to the COVID pandemic. Time would be needed to engage consultants during COVID.</p> <p>Concern was raised that Council are unwilling to be flexible to accommodate the COVID restrictions and the pandemic.</p>	<p>Transport analysis is required to be completed prior to Council reporting. Public exhibition is likely immediately after that.</p> <p>Council are working towards public exhibition at the end of 2021. However, it is likely to be early 2022.</p> <p>Public exhibition will be undertaken in accordance with the Gateway condition and legislation. There is nothing preventing landowners from preparing their submissions now.</p> <p>Council will be forwarding an outcomes report following this consultation to DPIE and will note the landowners desire for a 90-day exhibition period.</p>
<p>Council were meant to meet and talk to landowners before the Planning Proposal went to DPIE.</p>	<p>The Planning Proposal does not require owners consent to be sent to DPIE to seek a Gateway Determination. There was no requirement to meet with landowners prior to sending the Planning Proposal to DPIE.</p>
<p>Landowners do not support 4,000m2 lots and are concerned and suspicious of the E4 zone and the open space (L2) located on their land.</p> <p>Refer to Attachment 3 – Slide 12 and Figure 2</p>	<p>The E4 zone and the 4,000m2 lots were introduced into the masterplan based on feedback from Council. The reasoning was to preserve the rural gateway/ entrance into Penrith. Mirvac's original masterplan included smaller lots.</p>
<p>Concerns were raised regarding the open space (L2) located on Lots 6,7 & 8 as follows:</p> <ul style="list-style-type: none"> - Mirvac are providing minimal parks on their land (especially in the north), - Mr [REDACTED] suggested this was 'payback for not selling to Mirvac', - L2 is in the wrong location, large 4,000m2 lots do not need access to parks, - In the north there are larger distances for residential properties to reach the nearest park. <p>Refer to Attachment 3 – Slide 12 and Figure 2</p>	<p>The location of L2 was informed by:</p> <ul style="list-style-type: none"> - a large copse of existing trees worthy of preservation, - lots in this area are all greater than the minimum distances to the nearest local park. (Refer Attachment 3 – Slide 14) <p>Open space is distributed across the rezoning area to meet the minimum access criteria for public open space.</p> <p>Council are not able to comment on Mirvac's perceived motivations for locating L2 on Lots 6,7 & 8.</p> <p>These lots also have a potential dwelling yield of 35 dwellings in a R2 zone that will require open space in this location.</p> <p>Two ecological reports support the open space in this location.</p> <p>A submission and any analysis to support these views should be submitted for Council's consideration.</p>

Comments / Matters raised at Meeting	Council responses
<p>Concern was raised that a 2017 structure plan for the rezoning area showed Lots 6,7 & 8 not burdened with open space.</p> <p>Landowners wanted to understand why the current structure plan shows the open space (L2) relocated on their land.</p> <p>This question was raised 'last year' with Danielle Fox. Landowners were advised to ask Mirvac and they were not satisfied with this answer.</p>	<p>The location of L2 on the current masterplan has not changed since the Planning Proposal was lodged in 2018.</p> <p>Mrs Vella, who raised this matter was asked to forward the 2017 plan to Council officers and the matter would be investigated further.</p> <p>Post meeting these plans were provided. The 2017 plan was referenced in a Mirvac submission to the draft <i>Western District Plan</i> and Council's Accelerated Housing Delivery Program.</p> <p>Post meeting, Mirvac were asked to comment on the location of L2 and responded as follows:</p> <p><i>The 2017 plan did not show any sports fields and minimal open space areas. Certain investigations progressed to further inform zonings (in the 2018 plan), in accordance with the Draft Greener Places Design Guide, Penrith Sport and Recreation Strategy and ecological investigations.</i></p> <p><i>All land to be acquired for open space, gets valued based on values for urban land (taking into account opportunities and constraints inherent in the existing land). These landowners also get the benefit of all other open space provided within the rezoning area that is not on their land.</i></p> <p>Refer to Attachment 5.</p>
<p>Concern was raised regarding a neighbour, 'Bruno', who is part of the Mirvac joint venture, who recommended Mr [REDACTED] to take Mirvac's offer and relinquish his property. This represents a major conflict of interest.</p>	<p>Landowners could not provide 'Bruno's' full name or identify what property he owned.</p> <p>The matter raised is not a Council matter and is not relevant to this Outcomes report.</p>
<p>Can Council recommend changes to the development plan and can the Planning Proposal be amended prior to the Council meeting.</p>	<p>The Planning Proposal could be amended following the public exhibition stage, after consideration of all submissions.</p>
<p>Landowners would like to be notified when the Planning Proposal is reported to Council and the public exhibition stage.</p>	<p>Noted.</p>

Overall Council Comment

The meeting was dominated by Mr [REDACTED] who often raised his voice and interrupted Council officers attempting to respond to his questions. Every effort was made to allow all attendees to participate. Despite, the meeting becoming unstructured and chaotic at times,

the landowner's main concerns were communicated, being:

- a desire for an extended public exhibition period,
- 4,000m² lots were not supported, and concern over dwelling yield,
- The location of the open space (L2) on Lots 6,7 & 8 were not supported, and
- landowners would like the Planning Proposal amended to reflect these concerns prior to public exhibition.

Following this session, Mr [REDACTED] wrote to Ian Bignell (DPIE), with his feedback on the session and to communicate the landowner's concerns. Most of these concerns have been considered in this report. Attachment 6 provides a copy of this letter and Council's consideration of the matters raised.

Consultation Transport for NSW

Three lots identified within the rezoning area are owned by Transport for NSW (formerly Roads and Maritime Services). These lots are shown in Figure 1 and listed below:

			Current zone
1	2337-2339a The Northern, Road MULGOA	Lot 6 DP 1240361	E3 Environment Management
2	2337-2339b The Northern Road MULGOA	Lot 7 DP 1240361	E3 Environment Management
3	2183a The Northern Road MULGOA	Lot 9 DP 1240362	E3 Environment Mgt & RU2 Rural Landscape

Council wrote to TfNSW on 17 June 2021, to commence the consultation process and understand the future intentions for these parcels of land. Two of the lots form part of The Northern Road upgrade works. The letter highlighted that the Planning Proposal process for Glenmore Park Stage 3 may be an opportunity to review the current zoning of these three lots and incorporate any changes in this rezoning proposal.

Consultation with TfNSW is ongoing and an update to this report will be forwarded in coming weeks. Attachment 7 provides correspondence with TfNSW.

Conclusion

The landowner consultation sessions were undertaken to address Condition 4 or the Gateway Determination and for Council to understand any matters or concerns that the landowners may have. Landowners were advised that these sessions are part of the initial consultation phase and further opportunities will be available to engage with Council on this project.

- Attachment 1 Consultation materials provided ahead of the sessions.
- Attachment 2 Council presentation slides - 19th August consultation session.
- Attachment 3 Council presentation slides - 25th August consultation session.
- Attachment 4 Consultation attendees list.
- Attachment 5 Structure Plan for rezoning area (2017)
- Attachment 6 Letter from Mr [REDACTED] to Ian Bignell (DPIE) and Council's consideration of the matters raised.
- Attachment 7 Letter to Transport for NSW – Initial consultation.

ATTACHMENT 1 – CONSULTATION MATERIALS FOR BOTH SESSIONS

- **INVITE LETTER X 2**
- **AGENDA X 2**
- **FACT SHEET X 2**
- **ZOOM INSTRUCTION GUIDE**



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

9 August 2021

[REDACTED]
[REDACTED]
MULGOA NSW 2745

Sent by email: [REDACTED]

Dear Mr K [REDACTED]

Planning Proposal – Glenmore Park Stage 3 - Consultation

The purpose of this email is to invite you to participate in a consultation session with Penrith Council on **Thursday 19 August 2021** relating to the Planning Proposal for Glenmore Park Stage 3 (the proposal).

Council acknowledges that a face to face meeting at Council's Civic Centre, is the preferred option for this type of consultation. However, due to the continued uncertainty with the current COVID restrictions, scheduled consultation will now occur via an online meeting and/or phone (for the next few months).

Background and details of this consultation are provided below.

The proposal seeks to rezone land 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.

As the owner of [REDACTED], and one of the eight landowners identified as not being part of the Mirvac developer group, your participation is being requested. The consultation session will provide an opportunity to share and gather information and ask questions. This session is an initial consultation phase and there will be further opportunities to engage with Council during the public exhibition.

To confirm your attendance at this consultation session, please contact me via email or phone.

If you have any further questions about the Planning Proposal, please feel free to contact me at danielle.fox@penrith.city



The details of the consultation session are as follows:

When:	Thursday 19 August 2021
Where:	Online Microsoft Teams meeting. Once your RSVP to attend is received an electronic meeting invite will be emailed to you with a link for the meeting.
Time:	3:30pm to 4:30pm
Contact Officer:	Danielle Fox, Senior Planner, City Planning Department
RSVP	Monday 16 August 2021 Email: danielle.fox@penrith.city or Phone: 4732 8022
	This consultation session includes the owner of 101-113 Chain-O-Ponds Road Mulgoa and any nominated representatives. Please forward email addresses for any representatives you wish to be included.

Yours sincerely

Danielle Fox
Senior Planner

Email copied to:

[REDACTED]
[REDACTED]
[REDACTED]

AGENDA

PLANNING PROPOSAL – GLENMORE PARK STAGE 3

DATE & TIME: THURSDAY 19TH AUGUST 2021 – 3:30 PM TO 4:30 PM

LOCATION: ZOOM MEETING

ATTENDEES:

- Welcome
- Introductions
- Presentation by Penrith City Council
 - Planning Proposal process
 - Background to the Planning Proposal
- Questions / General Discussion
 - Opportunity for participants to ask questions, raise any matters concerning Lot 26 Chain O Ponds Road etc.
- Next Steps
 - Future opportunities for consultation.
- End of Meeting



PHOTO: Draft Structure Plan – Glenmore Park Stage 3

PLANNING PROPOSAL - GLENMORE PARK STAGE 3 FACT SHEET

CONSULTATION SESSION 19 AUGUST 2021

INTRODUCTION

The purpose of this fact sheet is to provide landowners with some general information relating to the Planning Proposal for Glenmore Park Stage 3 (the proposal), to inform discussions at the consultation session on Thursday 19 August 2021 at 3:30pm.

STATUS OF THE PLANNING PROPOSAL

Mirvac (the applicants) lodged the proposal with Council in May 2018.

At the Ordinary Meeting of 25 May 2020, Council endorsed the proposal and resolved to forward the proposal to the Department of Planning, Industry and Environment (the Department) with a request to issue a Gateway Determination. A Gateway Determination allows council to publicly exhibit the proposal, subject to certain conditions being met.

The Department issued a Gateway Determination in September 2020.

GATEWAY DETERMINATION CONDITIONS

The Gateway Determination requires Council to engage with affected stakeholders on the proposal as follows:

- Condition 4 requires:
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
- Condition 10 requires:
The planning proposal should be made available for community consultation for a minimum of 28 days.
- Condition 11 requires:
In addition to Council's standard consultation during public exhibition, Council should send correspondence to all landowners which form part of the planning proposal with the offer to directly meet with Council officers to discuss the planning proposal.

A link to the proposal and Gateway Determination is provided below.

CONSULTATION SESSION

In accordance with Condition 4 above, Council have invited relevant landowners to participate in a consultation session.

The consultation session will provide landowners with the opportunity to speak to planning staff about the proposal, ask questions and raise any matters that are of concern as it relates to the proposal.

It is important to note the following:

- There will be further opportunities to engage with Council following this session (see Condition 10 and 11 above).
- The proposal is still in draft form. The formal public exhibition period is a significant phase of the rezoning process where submissions will be invited from the community and State agencies. These submissions need

to be considered and will inform any recommendations that are reported back to the elected Council.

- Participation in this session does not negate the need to make a formal submission. The public exhibition period is the time to do this.

INTENDED OUTCOMES OF THE PROPOSAL

The proposal seeks to amend the current rural and environmental management zones for the rezoning area to facilitate urban development. The proposal will provide approximately 2600 dwellings on varying lots sizes, a network of public open space, environmental corridors, a new local centre, primary school, retail shops and sporting fields.

MASTERPLAN MAIN FEATURES

The main features of the proposal are summarised below:

- 2,558 dwellings plus the provision of shop top housing in the retail centre.
- A neighbourhood centre comprising a retail centre, school and sports fields and new pedestrian connections. Open space has been designed to maintain the primary view line from The Northern Road.
- A green spine of environmental corridors that loop through the site and connect the Mulgoa Nature Reserve, existing suburb of Glenmore Park, Chain-O-Ponds Road, the school, sports fields and shops. These corridors will provide a dual purpose of environmental conservation and passive recreation. Key dams will be retained for aesthetics and stormwater management.
- Five playing fields and local parks within 400m walking distance of all residents.
- A 10m wide landscape zone in a widened perimeter road reserve adjacent to The Northern Road. This will remove existing driveway access points with The Northern Road and visually separate the rezoning area and The Northern Road.
- Allocate low impact residential development on the periphery of the site where there is special aesthetic and environmental values and to provide appropriate land use transitions to adjoining non-residential interfaces.

FURTHER INFORMATION

Link to Planning Proposal and Gateway Determination

<https://www.planningportal.nsw.gov.au/ppr/pre-exhibition/penrith-lep-2010-glenmore-park-stage-3-2558-dwellings-0-jobs>



Image: Planning Proposal – Glenmore Park Stage 3 rezoning area.



Image: Draft Southern Masterplan showing open space areas.

For more information please contact Danielle Fox, City Planning on 4732-8022.



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

9 August 2021

[REDACTED]
[REDACTED]

Sent by email: [REDACTED]

Dear Angelo

Planning Proposal – Glenmore Park Stage 3 - Consultation

The purpose of this email is to invite you to participate in a consultation session with Penrith Council on **Wednesday 25 August 2021** relating to the Planning Proposal for Glenmore Park Stage 3 (the proposal).

Council acknowledges that a face to face meeting at Council's Civic Centre, is the preferred option for this type of consultation. However, due to the continued uncertainty with the current COVID restrictions, scheduled consultation will now occur via an online meeting and/or phone (for the next few months).

Background and details of this consultation are provided below.

The proposal seeks to rezone land 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.

As the owner of land within the rezoning area, and one of the eight landowners identified as not being part of the Mirvac developer group, your participation is being requested. The consultation session will provide an opportunity to share and gather information and ask questions.

To confirm your attendance at this consultation session, please contact me via email or phone. This session is an initial consultation phase. Should you be unable to attend this session, there will be further opportunities to engage with Council during the public exhibition.

If you have any further questions about the Planning Proposal, please feel free to contact me at danielle.fox@penrith.city



The details of the consultation session are as follows:

When:	Wednesday 25 August 2021
Where:	Online Microsoft Teams meeting. Once your RSVP to attend is received an electronic meeting invite will be emailed to you with a link for the meeting.
Time:	2:15pm to 4:00pm
Contact Officer:	Danielle Fox, Senior Planner, City Planning Department
RSVP	Monday 16 August 2021 Email: danielle.fox@penrith.city or Phone: 4732 8022
	Please forward email addresses for any representatives you wish to be included.

Yours sincerely

Danielle Fox
Senior Planner

AGENDA

PLANNING PROPOSAL – GLENMORE PARK STAGE 3

DATE & TIME: THURSDAY 25TH AUGUST 2021 – 2:15 PM TO 4:00 PM

LOCATION: ZOOM MEETING

ATTENDEES:

- Welcome
- Introductions
- Presentation by Penrith City Council
 - Planning Proposal process
 - Background to the Planning Proposal
- Questions / General Discussion
 - Opportunity for participants to ask questions, raise any matters.
- Next Steps
 - Future opportunities for consultation.
- End of Meeting



PHOTO: Draft Structure Plan – Glenmore Park Stage 3



PLANNING PROPOSAL - GLENMORE PARK STAGE 3 FACT SHEET

CONSULTATION SESSION 25 AUGUST 2021

INTRODUCTION

The purpose of this fact sheet is to provide landowners with some general information relating to the Planning Proposal for Glenmore Park Stage 3 (the proposal), to inform discussions at the consultation session on Wednesday 25 August 2021 at 2:15pm.

STATUS OF THE PLANNING PROPOSAL

Mirvac (the applicants) lodged the proposal with Council in May 2018.

At the Ordinary Meeting of 25 May 2020, Council endorsed the proposal and resolved to forward the proposal to the Department of Planning, Industry and Environment (the Department) with a request to issue a Gateway Determination. A Gateway Determination allows council to publicly exhibit the proposal, subject to certain conditions being met.

The Department issued a Gateway Determination in September 2020.

GATEWAY DETERMINATION CONDITIONS

The Gateway Determination requires Council to engage with affected stakeholders on the proposal as follows:

- Condition 4 requires:
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
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The planning proposal should be made available for community consultation for a minimum of 28 days.
- Condition 11 requires:
In addition to Council's standard consultation during public exhibition, Council should send correspondence to all landowners which form part of the planning proposal with the offer to directly meet with Council officers to discuss the planning proposal.

A link to the proposal and Gateway Determination is provided below.

CONSULTATION SESSION

In accordance with Condition 4 above, Council have invited relevant landowners to participate in a consultation session.

The consultation session will provide landowners with the opportunity to speak to planning staff about the proposal, ask questions and raise any matters that are of concern as it relates to the proposal.

It is important to note the following:

- There will be further opportunities to engage with Council following this session (see Condition 10 and 11 above).
- The proposal is still in draft form. The formal public exhibition period is a significant phase of the rezoning process where submissions will be invited from the community and State agencies. These submissions need

to be considered and will inform any recommendations that are reported back to the elected Council.

- Participation in this session does not negate the need to make a formal submission. The public exhibition period is the time to do this.

INTENDED OUTCOMES OF THE PROPOSAL

The proposal seeks to amend the current rural and environmental management zones for the rezoning area to facilitate urban development. The proposal will provide approximately 2600 dwellings on varying lots sizes, a network of public open space, environmental corridors, a new local centre, primary school, retail shops and sporting fields.

MASTERPLAN MAIN FEATURES

The main features of the proposal are summarised below:

- 2,558 dwellings plus the provision of shop top housing in the retail centre.
- A neighbourhood centre comprising a retail centre, school and sports fields and new pedestrian connections. Open space has been designed to maintain the primary view line from The Northern Road.
- A green spine of environmental corridors that loop through the site and connect the Mulgoa Nature Reserve, existing suburb of Glenmore Park, Chain-O-Ponds Road, the school, sports fields and shops. These corridors will provide a dual purpose of environmental conservation and passive recreation. Key dams will be retained for aesthetics and stormwater management.
- Five playing fields and local parks within 400m walking distance of all residents.
- A 10m wide landscape zone in a widened perimeter road reserve adjacent to The Northern Road. This will remove existing driveway access points with The Northern Road and visually separate the rezoning area and The Northern Road.
- Allocate low impact residential development on the periphery of the site where there is special aesthetic and environmental values and to provide appropriate land use transitions to adjoining non-residential interfaces.

FURTHER INFORMATION

Link to Planning Proposal and Gateway Determination

<https://www.planningportal.nsw.gov.au/ppr/pre-exhibition/penrith-lep-2010-glenmore-park-stage-3-2558-dwellings-0-jobs>



Image: Planning Proposal – Glenmore Park Stage 3 rezoning area.



Image: Draft Southern Masterplan showing open space areas.

For more information please contact Danielle Fox, City Planning on 4732-8022.

Zoom Meeting Guide:

Zoom is a free video software that anyone can use. Information has been provided for a 1 minute video, a method to join through the link or a web browser, joining from an android phone, joining from an apple phone. Please see information from the company's website for more information/FAQ's.

1) 1 Minute Video Explanation – [Link](#)

2) Joining through a web link or web browser

Follow these steps:

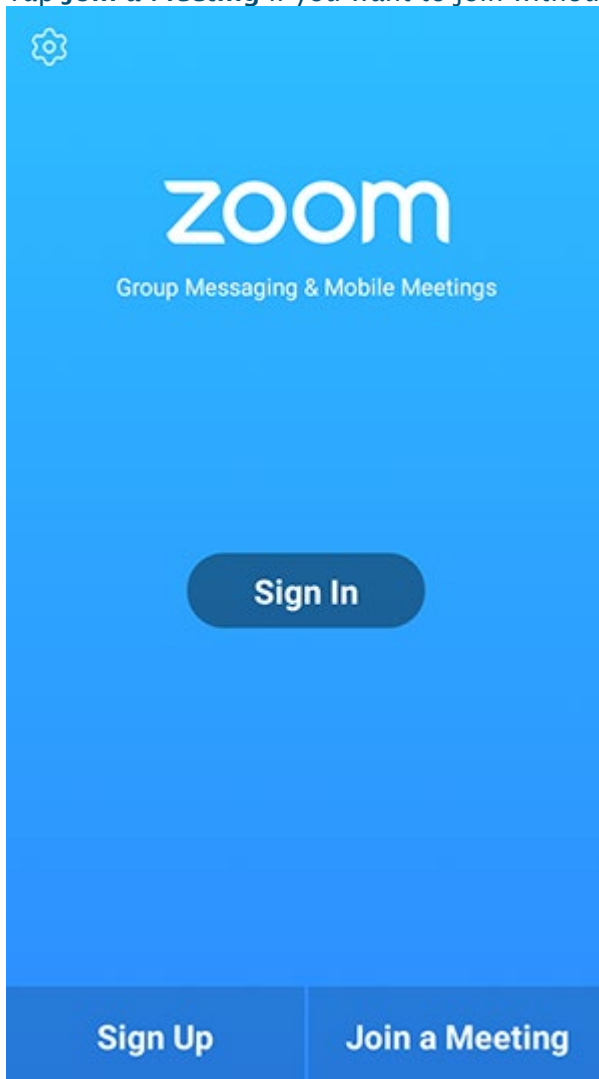
- Click on the meeting URL link provided or type meeting link into a web browser.
- A window may pop-up saying "<http://zoom.us> wants to open this application" -
 - Click on "Open Zoom Meetings. It will then ask for your name.
- If any other windows pop-up
 - Click on accept and continue.
- A meeting window will appear
 - Allow access to your camera
- If a window pops up asking you to choose audio options:
 - Click on "Join with Computer Audio" or "Test Speaker and Microphone" if you are not sure about your settings and would like to test your computer's audio and microphone.
- You're in and should be able to see everyone who is participating in the meeting

3) Joining through an Android phone



1. Open the Zoom mobile app. If you have not downloaded the Zoom mobile app yet, you can download it from the Google Play Store.
2. Join a meeting using one of these methods:

- Tap **Join a Meeting** if you want to join without signing in.

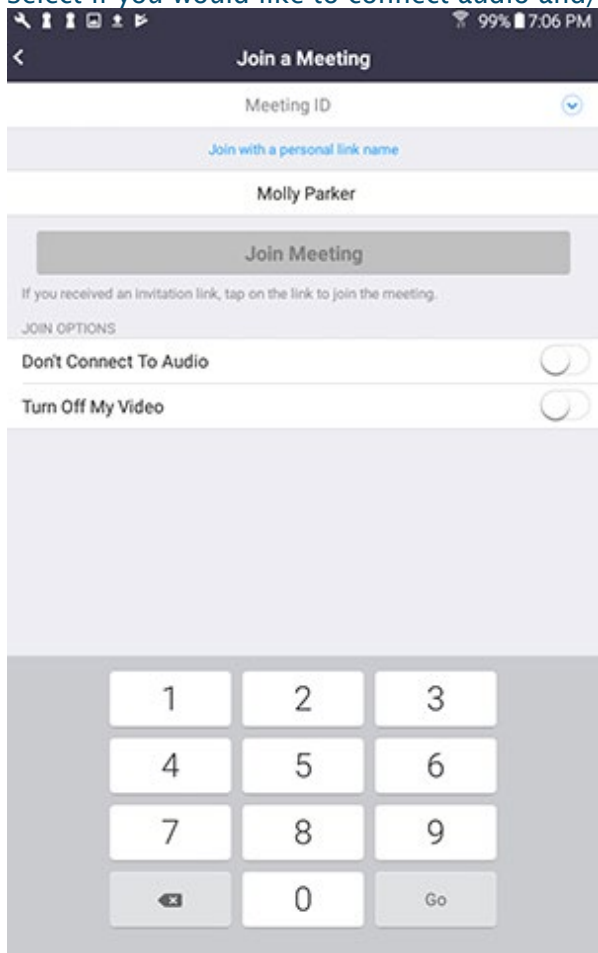


- Sign in to Zoom then tap **Join**.



3. Enter the [meeting ID](#) number and your display name.
 - If you're signed in, change your name if you don't want your [default name](#) to appear.
 - If you're not signed in, enter a display name.

4. Select if you would like to connect audio and/or video and tap **Join Meeting**.



4) Joining through an iOS Device (Apple phone)



1. Open the Zoom mobile app. If you have not downloaded the Zoom mobile app yet, you can download it from the App Store.
2. Join a meeting using one of these methods:

- Tap **Join a Meeting** if you want to join without signing in.

Sprint 6:47 PM 57%



Start a Meeting

Start or join a video meeting on the go



Join a Meeting

Sign Up

Sign In

- Sign in to Zoom then tap **Join**.



Join

3. Enter the [meeting ID](#) number and your display name.
 - If you're signed in, change your name if you don't want your [default name](#) to appear.
 - If you're not signed in, enter a display name.

4. Select if you would like to connect audio and/or video and select **Join**.

The screenshot shows the 'Join a Meeting' interface on a mobile device. At the top, the status bar shows 'Sprint', signal strength, time '6:48 PM', and battery '56%'. Below the status bar is a header with a blue 'Cancel' link and the title 'Join a Meeting'. A text input field labeled 'Meeting ID' with a dropdown arrow is present. Below this is a section titled 'Join with a personal link name' which displays the name 'Molly Parker'. A large blue 'Join' button is centered below the name. Under the button, a note reads: 'If you received an invitation link, tap on the link again to join the meeting'. At the bottom, a 'JOIN OPTIONS' section contains a numeric keypad with letters assigned to numbers (1-9, 0, and a backspace key).

Cancel Join a Meeting

Meeting ID

Join with a personal link name

Molly Parker

Join

If you received an invitation link, tap on the link again to join the meeting

JOIN OPTIONS

1 ABC	2 DEF	3 GHI
4 JKL	5 MNO	6 PQRS
7 TUV	8 WXYZ	9 0
		< X

5) Company Website:

[Zoom Website Help page](#)

ATTACHMENT 2 – Council presentation slides - 19th August consultation session.



Planning Proposal Glenmore Park Stage 3 Consultation Session 19 August 2021

PENRITH
CITY COUNCIL

1

1

Agenda

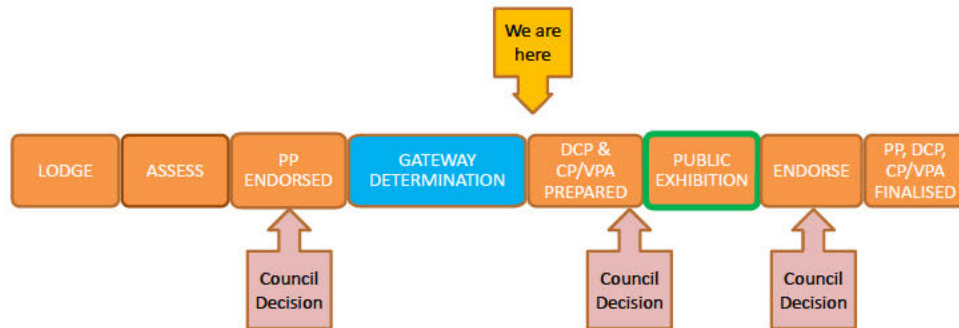
Welcome
Introductions
Presentation – Overview of Planning Proposal
Opportunity to ask questions
Next Steps in Consultation
Wrap Up

PENRITH
CITY COUNCIL

2

2

PLANNING PROPOSAL - GATEWAY PROCESS



3

3

GATEWAY DETERMINATION

The Gateway Determination requires Council to engage with affected stakeholders on the proposal as follows:

- Condition 4 requires:

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

- Condition 10 requires:

The planning proposal should be made available for community consultation for a minimum of 28 days.

- Condition 11 requires:

In addition to Council's standard consultation during public exhibition, Council should send correspondence to all landowners which form part of the planning proposal with the offer to directly meet with Council officers to discuss the planning proposal.

- Council Reporting prior to public exhibition
- Council Reporting post public exhibition



Planning Proposal Glenmore Park Stage 3

June 2020

PENRITH CITY COUNCIL Penrith City Council 80 High Street, Penrith NSW 2150 Phone 63 473 7171 Fax 63 473 7168 Email penrith@penrith.nsw.gov.au, Address PO Box 96, Penrith NSW 2150



Planning,
Industry &
Environment

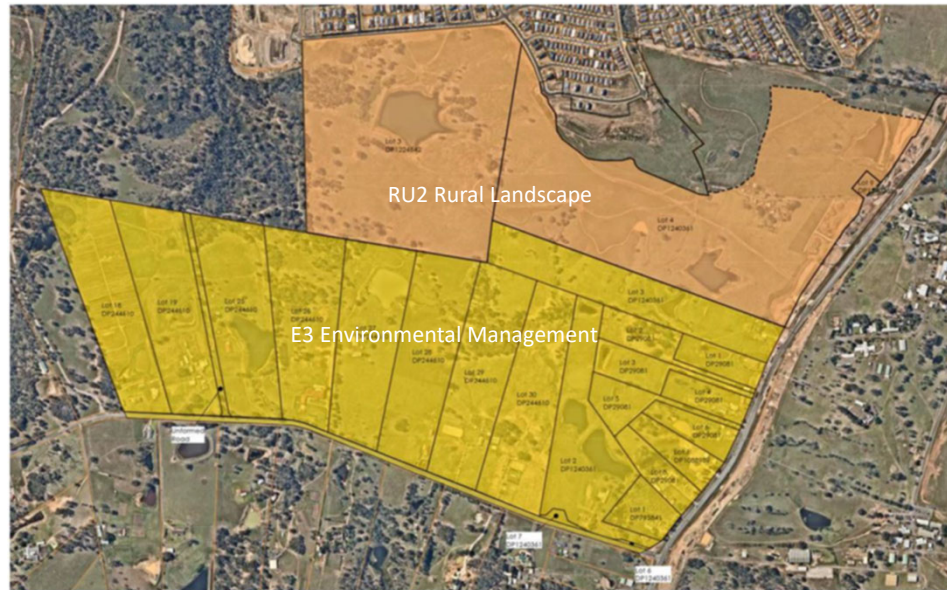
Gateway Determination

Planning proposal (Department Ref: PP_2020_PENRI_002_00): to rezone the area known as Glenmore Park Stage 3 for the urban redevelopment.

4

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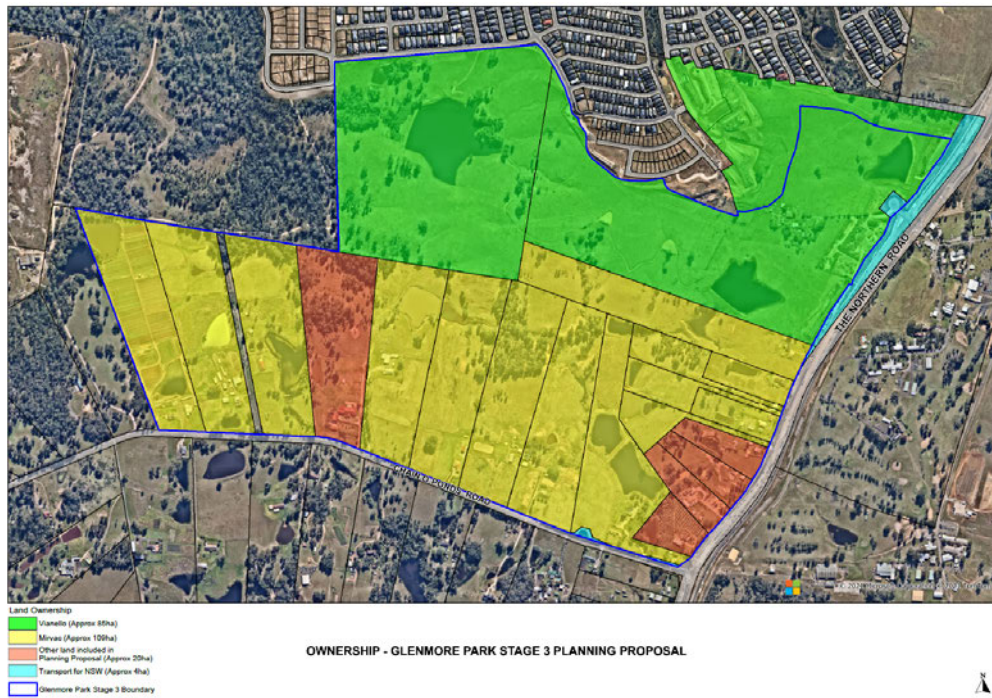
SITE LOCATION



5

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LANDHOLDINGS



6

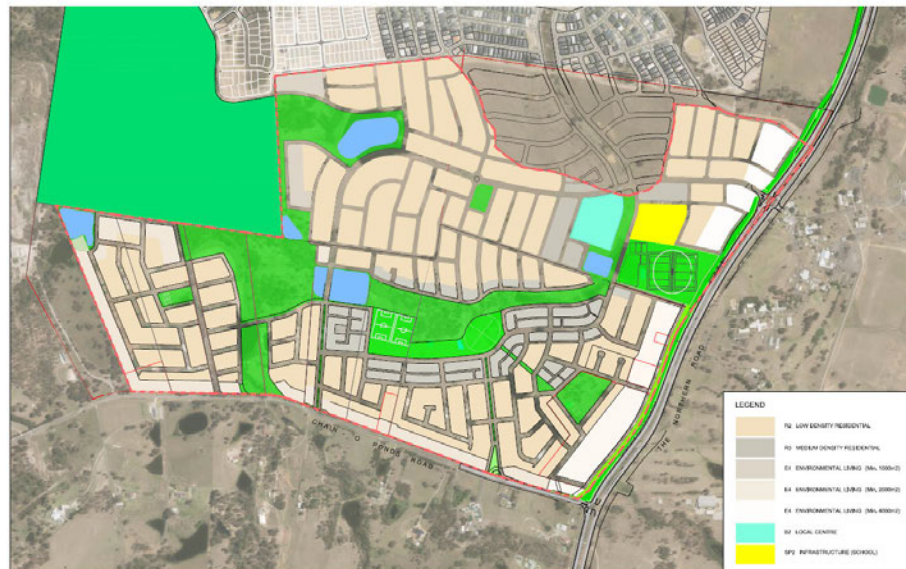
6

PLANNING PROPOSAL



7

MASTERPLAN



Response To Council's
Feedback

Mulgoa
Chain-O-Ponds & The Northern Road
Plan A.1 - 4000 m2 lots along
The Northern Road

mirvac
Design
architect
planner
landscape



585 2542-2020 scale @ A1 1:6000
job no. drawing no. **PL 01** rev **F**

8

INTERFACE WITH CHAIN O PONDS ROAD

- Reinforce Chain-O-Ponds Road (fronting the Glenmore Park Stage 3 site) as the southern rural/urban boundary of the Penrith LGA, whilst ensuring the rural interface and transition is acknowledged and preserved.
- Improved, more subtle visual transition to rural land to the south. Three road connections to Chain O Ponds Road.

Planning Proposal Response

- Lots fronting Chain O Ponds Road to have a minimum lot size of 2000m² and be zoned E4 Environmental Living.
- Lot frontage to be 50m.
- Front dwelling setback – 15m minimum.
- Side setback – 5m minimum.
- Specific DCP provisions for rural fencing,
- mature street trees etc.



9

INTERFACE WITH CHAIN O PONDS ROAD

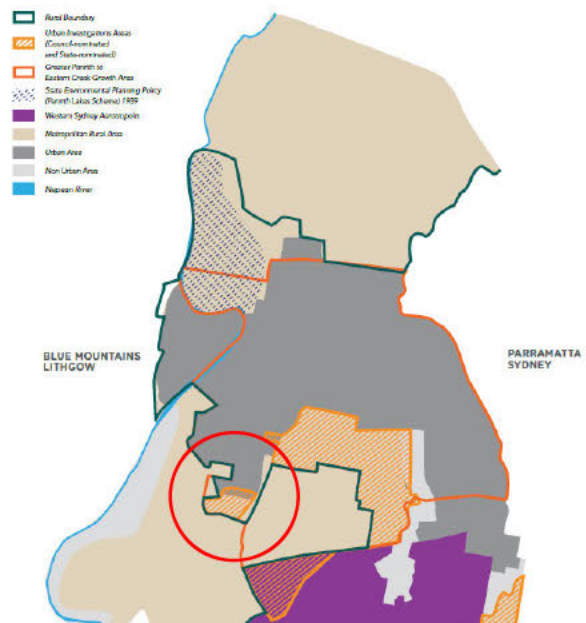
-  Rural Boundary
-  Urban Investigations Areas
(Council-nominated and State-nominated)



**LOCAL STRATEGIC
PLANNING
STATEMENT**
PLANNING FOR A BRIGHTER FUTURE
MARCH 2020
PENRITH
CITY COUNCIL

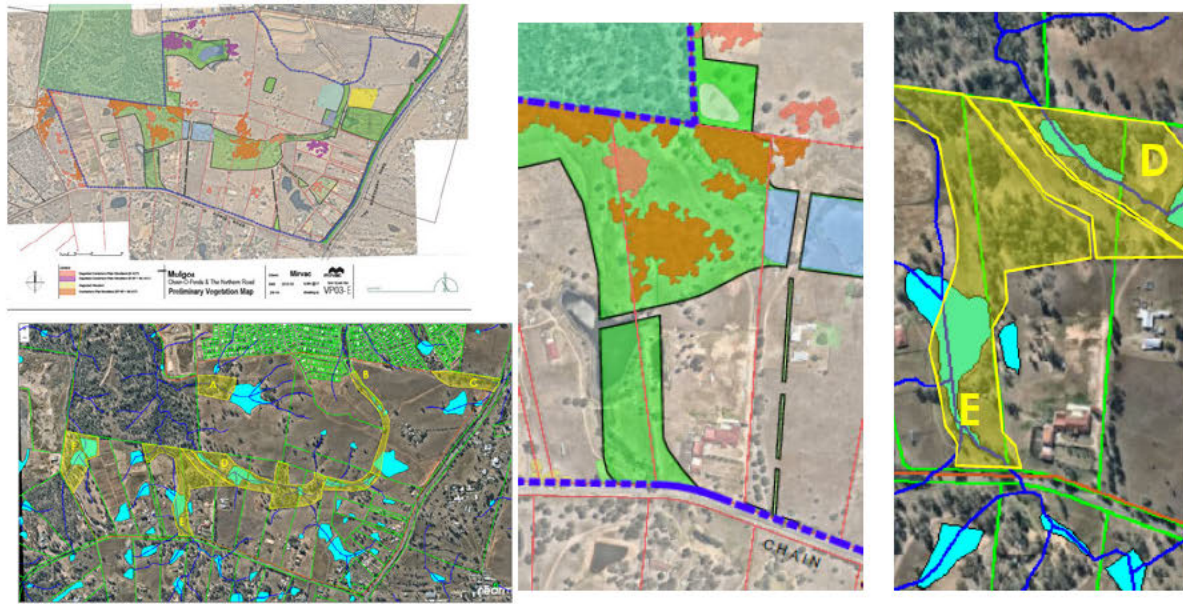
penrith.city

MAP 8: Rural Boundary



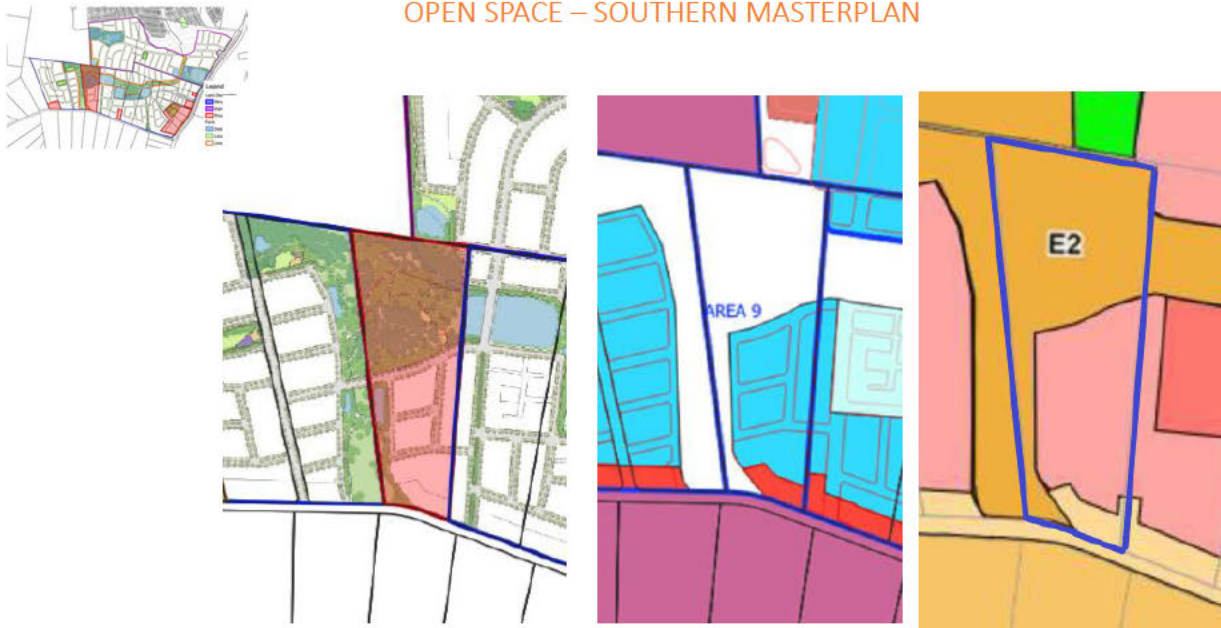
10

GUNNINAH AND ABEL ECOLOGY – VEGETATION MAPPING



13

OPEN SPACE – SOUTHERN MASTERPLAN



14

Questions

15

ATTACHMENT 3 - Council presentation slides - 25th August consultation session.



Planning Proposal Glenmore Park Stage 3 Consultation Session 25 August 2021

PENRITH
CITY COUNCIL

1

1

Agenda

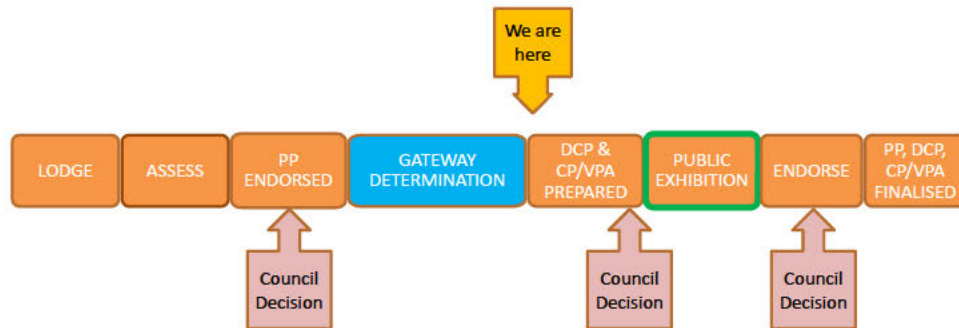
Welcome
Introductions
Presentation – Overview of Planning Proposal
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Next Steps in Consultation
Wrap Up

PENRITH
CITY COUNCIL

2

2

PLANNING PROPOSAL - GATEWAY PROCESS



3

3

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- Condition 10 requires:

The planning proposal should be made available for community consultation for a minimum of 28 days.

- Condition 11 requires:

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- Council Reporting post public exhibition



Planning Proposal Glenmore Park Stage 3

June 2020

PENRITH CITY COUNCIL Penrith City Council 20 High Street, Penrith NSW 2150 Phone 63 473 7171 Fax 63 473 7168 Email penrithcity@penrith.nsw.gov.au, Address PO Box 96, Penrith NSW 2150



Planning,
Industry &
Environment

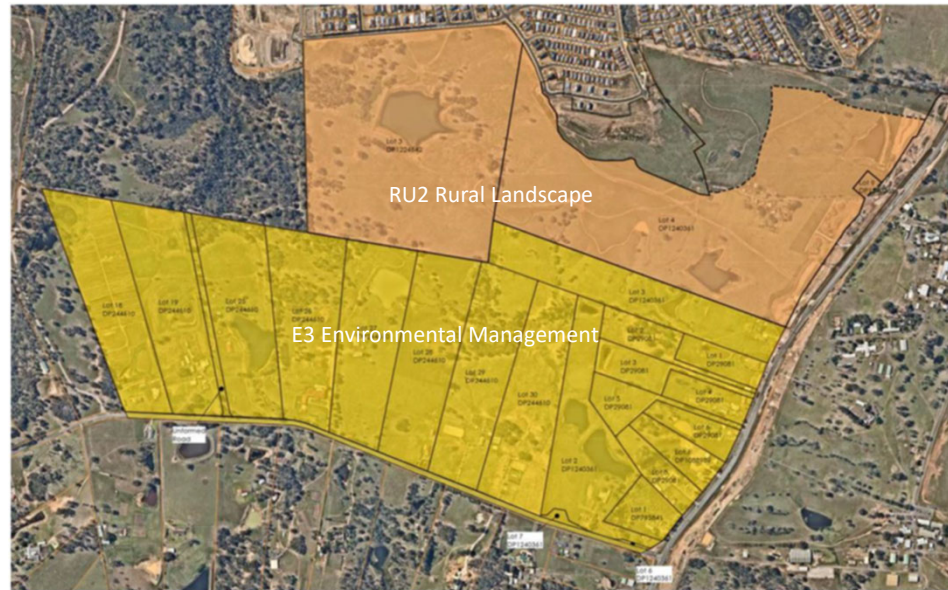
Gateway Determination

Planning proposal (Department Ref: PP_2020_PENRI_002_00): to rezone the area known as Glenmore Park Stage 3 for the urban redevelopment.

4

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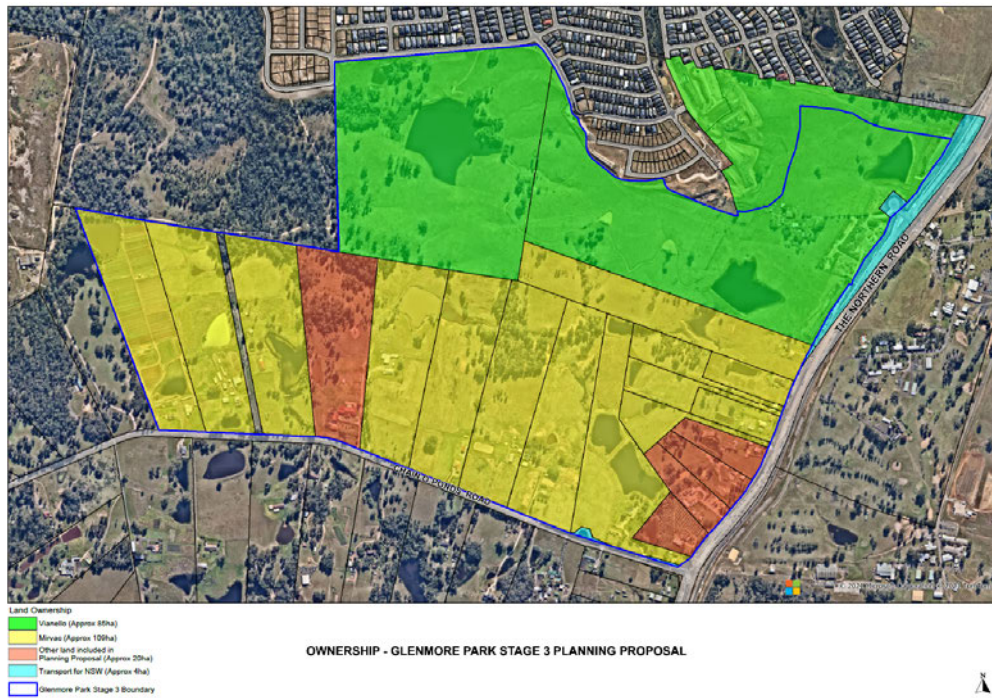
SITE LOCATION



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LANDHOLDINGS



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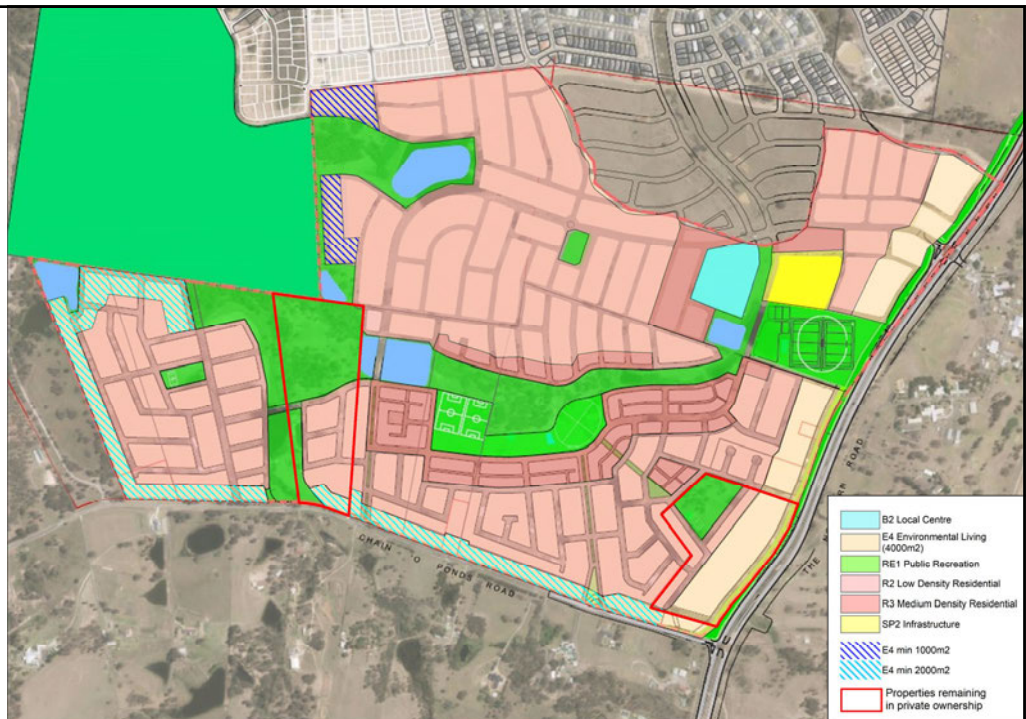
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PLANNING PROPOSAL

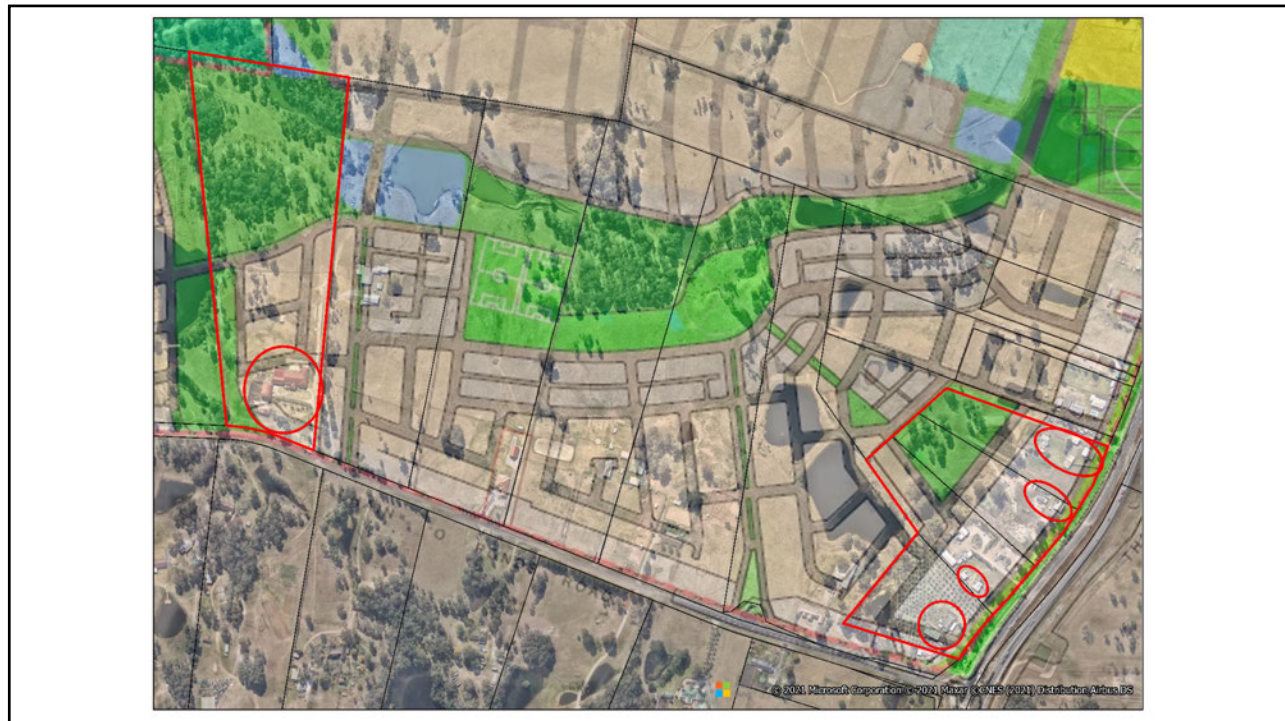


7

MASTERPLAN



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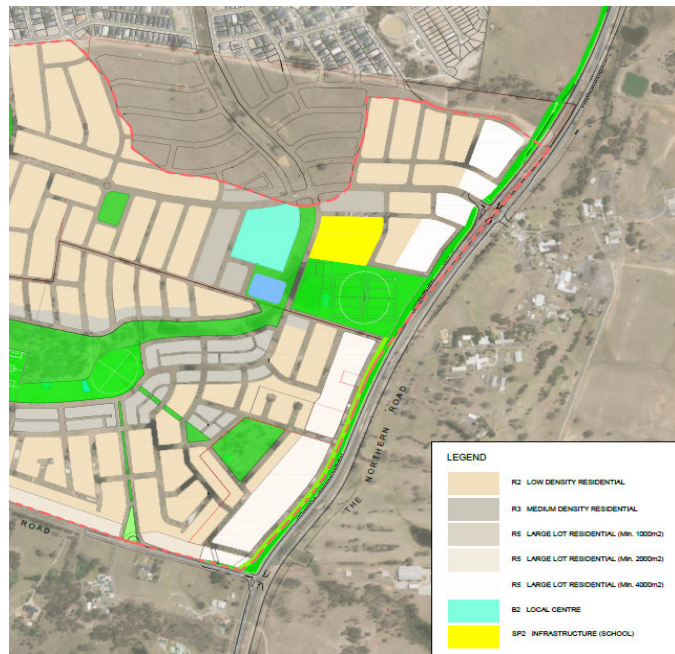
THE NORTHERN ROAD INTERFACE

Maintaining the existing rural gateway is important.

This gateway warrants a high urban design/landscape treatment to the road.

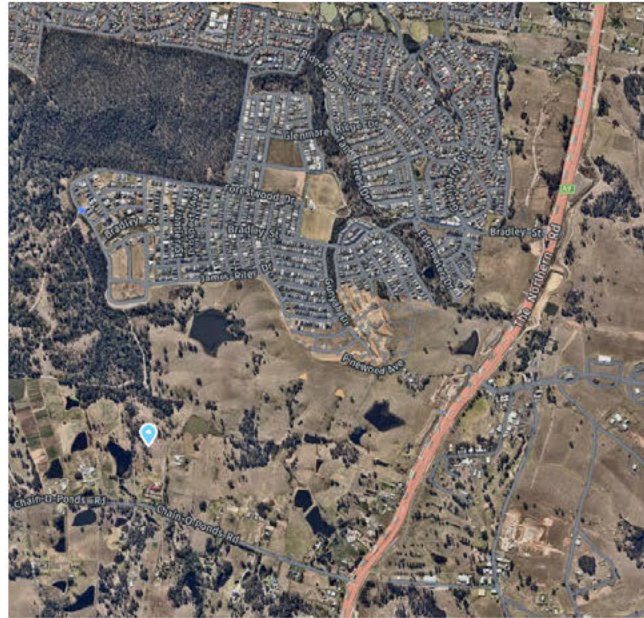
Planning Proposal Response

- Lots fronting TNR to have a min. lot size of 4000m² and zoned E4 Environmental Living
- Housing to address internal perimeter road
- 10m landscape screen along entire frontage except where views can be maintained near sports field.
- Dwelling houses to have a variable setback of 41.8m from the RMS boundary and approx. 60m from the future bus lane.



10

10



OPEN SPACE – SOUTHERN MASTERPLAN



OPEN SPACE – SOUTHERN MASTERPLAN

Local Park (L2) - South East Open Space

Reasoning for provision of open space in this area:

- Lots in the area are all greater than the minimum distances to the nearest local open space.
- Topography - the land is one of the relatively flat parts of the site, however, not central enough for the sporting spaces that are provided elsewhere in the release. The open space was required in this area given the distances from other local and district open spaces within the release.
- The location incorporates a large copse of existing trees worthy of preservation. Trees provide amenity and contribute to the tree canopy target (in the draft Greener Places Design Guide).



13

OPEN SPACE – SOUTHERN MASTERPLAN

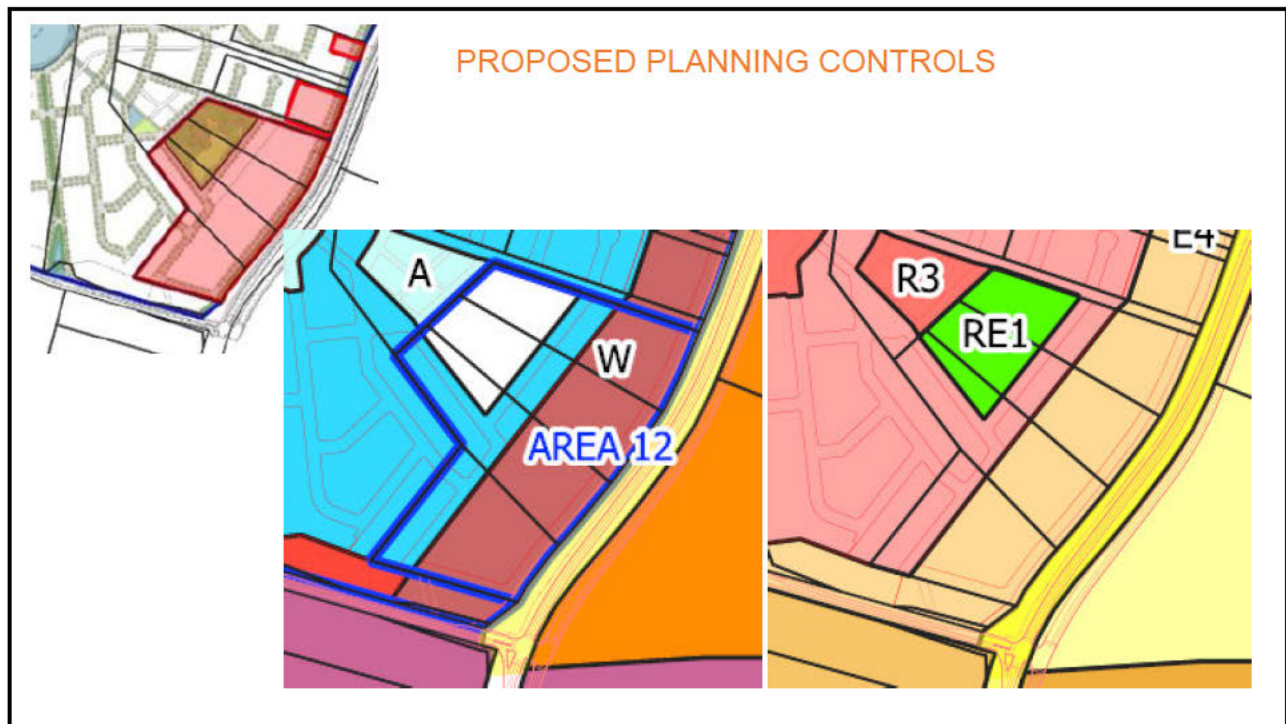
- Council's Sport and Recreation Strategy requires of 80% of residents within 400m and 20% of residents within 500m.
- The draft Greener Places Design Guide requires all residents to be within 400m.



Source: Master Plan as amended by GLN

Figure 12 400m radii to other district and local recreation spaces not extending to South East corner of release area

14



15



16

Questions

ATTACHMENT 4 - Consultation Attendees List

**Glenmore Park Stage 3 Planning Proposal
Landowner Consultation Sessions - Attendees List**

Consultation Session – 19 th August 2021 – Lot 26 Chain O Ponds Road (101-113 Chain-O-Ponds Road Mulgoa)	
	Landowner
	Son
	Son
	Group Development Services
	Group Development Services
	Group Development Services
Consultation Session – 25 th August 2021	
	Landowner
	Son
	Landowner
	Landowner
	Son
	Son
	Son
	Developer and representative for Chetcuti, Mifsud and Zois landowners
Council Officers	
Abdul Cheema	City Planning Coordinator
Nicole Dukinfield	Principal Planner
Danielle Fox	Senior Planner
Jasmin Toro	City Planning Secretary

ATTACHMENT 5

Mirvac Master Plan for the extension to Glenmore Park - the southern valley side (2017 Plan).

Extract from '*Submission to Greater Sydney Commission on Draft Western District Plan - Land at Glenmore Park / Mulgoa*' prepared for Mirvac (March 2017), by GLN Planning.

(Retrieved from: [https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/submissions/GLN\(Mirvac\)\(West\)_Open_Submission.pdf](https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/submissions/GLN(Mirvac)(West)_Open_Submission.pdf) on 2 Sept 2021).

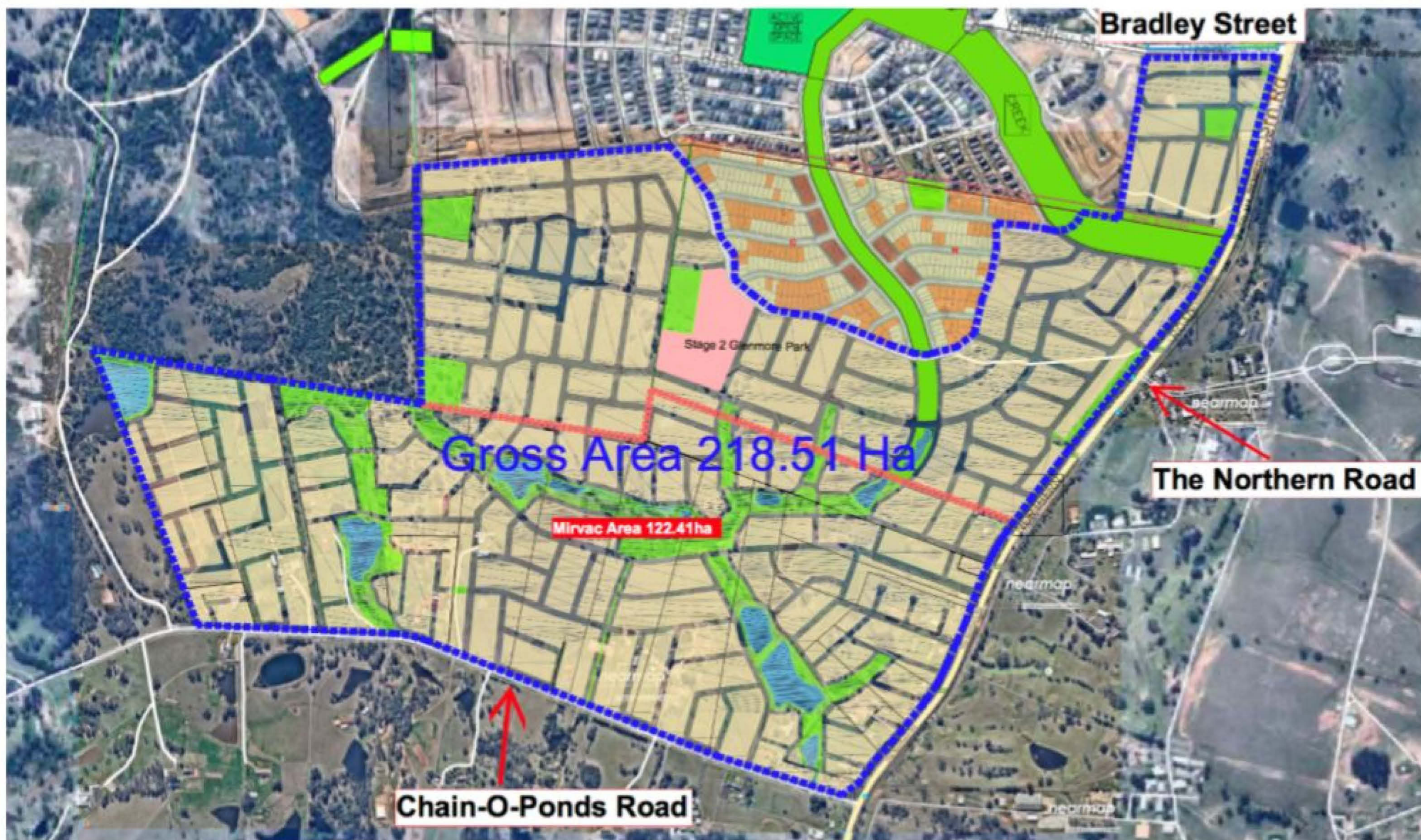


Figure 1 Mirvac's Master Plan for the extension to Glenmore Park – the southern valley side.

From: [REDACTED]
To: [Danielle Fox](#)
Subject: RE: Requested information
Date: Tuesday, 31 August 2021 12:16:59 PM
Attachments: [image001.png](#)
[image003.png](#)
[March 2017 GLN Plan.pdf](#)

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

Hi Danielle,

In link of GLN Plan March 2017, see attached map.

Kind Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Danielle Fox <danielle.fox@penrith.city>
Sent: Tuesday, 31 August 2021 9:25 AM
To: [REDACTED]
Subject: RE: Requested information

Hi [REDACTED]
[REDACTED] for forwarding this email.

Can you confirm with me the image you were referring to at the meeting last week.

- The first link provides the Council report on 25 May 2020 (access via Council's website)
- The second link provides GLN Planning West District Mirvac Submission – there is a masterplan shown on page 2. Is this figure you shared at the meeting?
- The third link provides GLN Planning Submission to Greater Sydney Commission – no draft masterplan is shown in this document.

Thanks
Danielle

Danielle Fox
Senior Planner

E 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
www.penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL



From: [REDACTED] >

Sent: Wednesday, 25 August 2021 8:26 PM

To: Danielle Fox <danielle.fox@penrith.city>

Subject: Requested information

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

Good Evening Danielle,

Further to our meeting this afternoon please see below links as requested:

See page 54 on below link:

http://bizsearch.penrithcity.nsw.gov.au/pccbbs/Open/2020/05/CNL_25052020_AGN_AT.PDF

On 28 May 2018, Council received a Planning Proposal from Mirvac which seeks to amend the LEP for a 206-hectare site located south of the existing suburb of Glenmore Park. The Planning Proposal is seeking to amend the existing rural-residential and environmental management zoning and planning controls to allow for urban development. A location map identifying the rezoning area is provided at Attachment 1. During the assessment of the Planning Proposal a complexity of matters have arisen that council officers and the proponents have worked together to address. These matters have included:

This is the first plan submitted:

[https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/submissions/GLN\(Mirvac\)\(West\)_Open_Submission.pdf](https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/submissions/GLN(Mirvac)(West)_Open_Submission.pdf)

Also see below:

https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/submissions-live/31614_0.pdf?NkD6aVryCYcu12whq1MkcCjvNZs6GvBP

Kind Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

ATTACHMENT 6

**Letter from Mr A [REDACTED] to DPIE &
Council's consideration of matters raised**

Dear Ian,

It was a pleasure speaking to you again last Thursday. As I mentioned, the consultation session that was organised by Penrith City Council and 4 of the affected landowners that was conducted via zoom on Wednesday the 25th of August 2021 was unfortunately nothing more than a PR exercise to “tick off” Condition 4 of the Gateway Determination Conditions.. It in no way considered the land owners concerns but rather was an endorsement of the proposal which they had recommended council to adopt.

There was a real feeling of despair, frustration and times anger conveyed by the land owners and myself as the current planned rezoning impacts greatly on the lives of the stakeholders concerned. Taking the emotion out of this, there was a real opportunity for Penrith City Council Planners to consider the affected landowners concerns and acknowledge that it is feasible to make changes to the proposed development that would not in any way adversely affect the desired outcome. In fact, even the consideration of any change was not forthcoming.

I must stress that the landholders are not against development, nor are they being unreasonable. They are extremely disappointed that as long standing rate payers of Penrith City Council (over 40 years in most cases), that they have been totally neglected and ignored by their Council. Penrith Council resolved and granted the General Manager that he could make any necessary changes to the Planning Proposal under recommendation 5. (C) “prior to public exhibition in response to the conditions of the Gateway Determination or negotiations with public authorities and other stakeholders.” What an opportunity missed by Penrith City Council Planners. This authority is not granted lightly and obviously has played a role in previous proposals.

We have commenced formal discussions with several Councillors and have been asked to provide details of the issues concerning the 4 landowners to all of them. This will be done in the coming days. The issues discussed below have concerned several Councillors as they were not aware these prior to them casting their vote.

One other major concern is Penrith Planners belief that the 4 landowners will be required to pay under a Voluntary Planning Agreement Contributions to Council when this proposal is ratified as specified in their submission to the Councillors and the Department. It's preposterous to even think that these landowners will pay any such contributions. The proposed zoning on these landholders land includes approx. 70% E4 (minimum 4000m2 with dual occupancy at a minimum of 8000m2), 20% Open Space (parkland) and 5% roads and R2. The adjoining lot to these 4 landowners (incidentally owned by Mirvac) has 100% R3 zoning. How does any reasonable person believe that these landowners are liable for any voluntary contributions? There has been nothing voluntary thus far. The fact that Council Planners noted this on Page 18 of their proposal is further evidence of the planner's complete disregard for these stakeholders. Please also note that since the determination of the Gateway, land prices in Sydney have increased by over \$200,000.00 per 300m2 block both in Sydney's South West and North West. (This includes suburbs such as Marsden Park, Box Hill, Schofields, Riverstone, Austral and Leppington). This means that the current planning proposal will deliver Mirvac and its partner an EXTRA \$400,000,000.00 - \$500,000,000.00. However, the 4 landowners concerned will now have land of which 70% can no longer have a dual occupancy, 20% parkland whereby they may wait a decade or more to have Penrith Council purchase it from them as part of Section 7.11 and the rest not developable due to the small number of lots.

The landowners as stated in prior emails to the Department and Council, will be putting forward a detailed submission outlining their position during the consultation process should the proposal

remain in its current state. We note Condition 10 of the Gateway Determination requires "The planning proposal should be made available for community consultation for a minimum of 28 days". As we are still in a Pandemic and lockdown, the ability to organise consultants, planners etc. are extremely challenging and even when Sydney emerges from this, there will be a backlog of work from these experts. We at first suggested a 90 day public exhibition period, however now believe a 180 day period would be more appropriate. Please note, it took Penrith City Council 360 days to try to fulfil Condition 4 of the Gateway determination.

The landowners look forward to any further comments or questions you may have.

Thanks & Regards

[REDACTED]

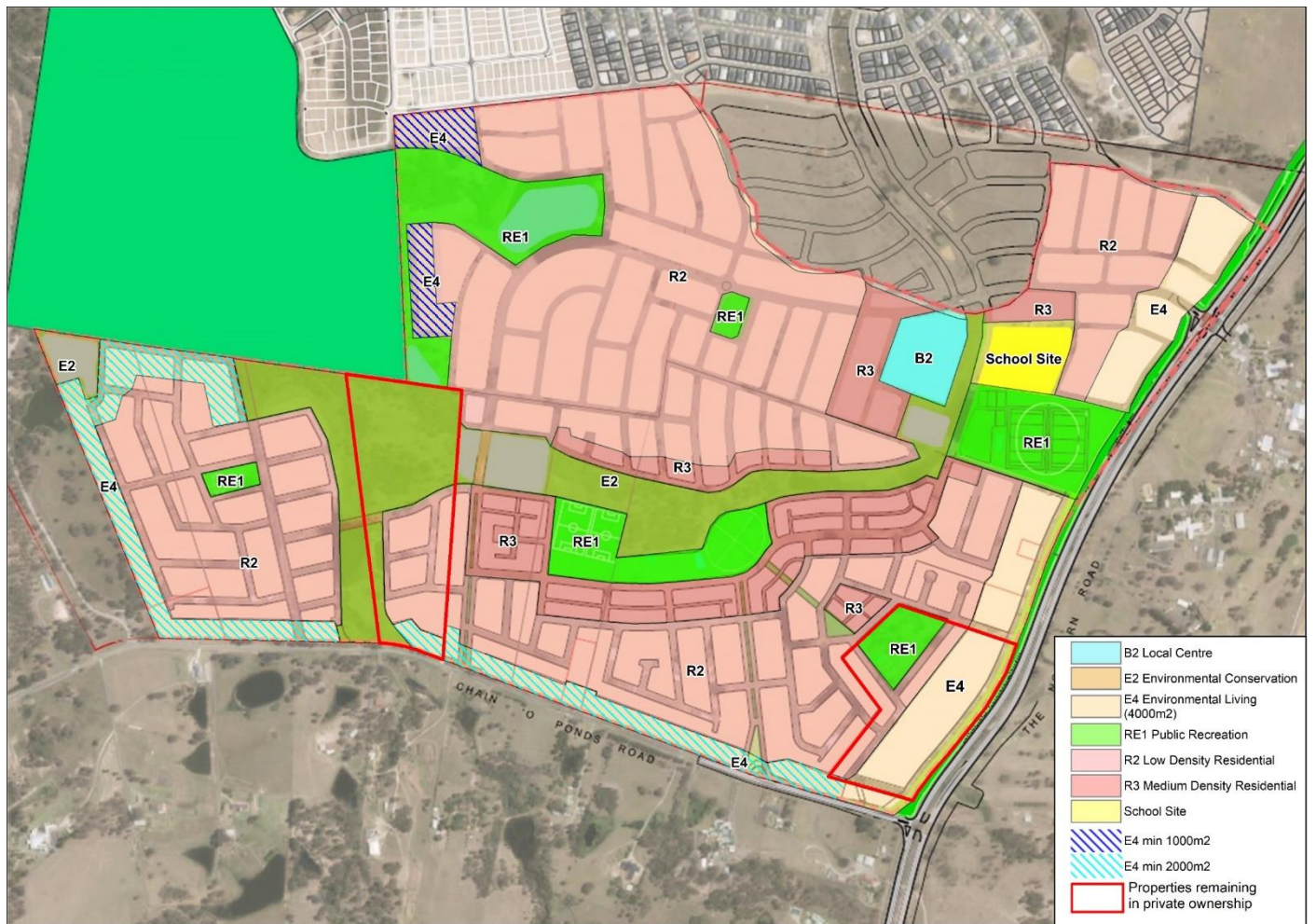
[REDACTED]

Landowners Consultation Meeting – 25 August 2021

Following the Landowner Consultation Online Zoom Meeting (the Meeting) held on 25 August 2021, Mr [REDACTED] wrote to the Ian Bignell, DPIE with his feedback on the Meeting. Mr [REDACTED] is a developer and was present at the Meeting as a representative for three landowners. The table below provides responses to the commentary provide by Mr Zomaya in his letter.

Issue raised in Mr Zomaya's letter to DPIE	Council's response
The Meeting was a PR exercise to 'tick off' Condition 4 of the Gateway Determination condition.	<p>The purpose of the meeting was to:</p> <ul style="list-style-type: none"> • provide landowners with background on the Planning Proposal (PP) and rezoning process, and • provide landowners with the opportunity to raise any concerns that they have. • Provide the first of many opportunities to engage in this PP.
The Meeting <i>'in no way considered the landowners concerns but rather was an endorsement of the proposal which they had recommended council to adopt.'</i>	<p>The landowner's concerns were clearly communicated at the Meeting and were confirmed by the landowners at the conclusion of the meeting being:</p> <ul style="list-style-type: none"> • the 28-day exhibition period should be extended, • the location of open space (L2) on their land, • the E4 zone and 4,000m2 lots and dwelling yield. <p>These concerns will be included in the outcomes report to be forwarded to DPIE (as per the Gateway condition).</p> <p>The elected Council endorsed the PP to be forwarded to DPIE to seek a Gateway Determination.</p>
Feelings of despair, frustration and anger were conveyed by the landowners and Mr [REDACTED] due to the proposals' impact on landowners.	Mr Zomaya conducted himself unprofessionally at the Meeting, especially as his role was to advocate on behalf of three of the landowners
Council officers did not acknowledge or consider the feasibility to make changes to the proposal prior to exhibition.	<p>The location of L2 over three of the lots was raised and whether the PP could be amended to move L2.</p> <p>Council officers responded as follows:</p> <ul style="list-style-type: none"> • a commitment to make changes to the PP at the Meeting could not be made, • concerns should be raised formally during the public exhibition period, • the PP is in draft form, • pre or post exhibition changes to the PP need to be justified and evidence based.
Landowners have been totally neglected and ignored by Council.	All landowner enquiries pre and post Gateway have been addressed.
The General Manager has delegation to make necessary changes to the PP prior to public exhibition.	<ul style="list-style-type: none"> • Any 'necessary changes' to the PP prior to public exhibition, need to be informed and evidence based. The purpose of the Meeting was to provide landowners with the opportunity to raise their concerns. • Despite the information provided to landowners prior to and during the meeting it appears Mr Zomaya and the landowners he represented had different expectations for this meeting. • The landowners have not formally requested any changes. • Pre exhibition changes to the PP need to be justified and evidence based. Nothing has been ruled out.
<p>Landowners will be required to pay a 'Voluntary Planning Agreement Contributions' to Council.</p> <p>This is <i>'preposterous'</i> due to the proposed zonings (E4, RE1, R2). The planners have complete disregard for stakeholders.</p> <p>The letter references the OM 25 May 2020 Council report (page 18) for this assertion.</p>	<p>This matter was not raised at the Meeting.</p> <p>The assertions Mr Zomaya makes are incorrect.</p> <p>The OM Report states:</p> <p><i>A small number of owners are not part of the current developer consortia. A contributions plan for the whole site will provide a consistent structure and framework for future VPA negotiations and the collection of contributions from the non-consortia landowners.</i></p> <p><i>This approach will be explored with the fractured land ownership of the site in mind, so that infrastructure, that benefits the broader development is apportioned across all landowners.</i></p>

	<p>Council officers have reviewed the Council Report and support the proposed approach outlined.</p> <ul style="list-style-type: none"> • Large 4,000m² E4 zoned lots fronting TNR were introduced to the GP3 masterplan following feedback from Councillors, to preserve the rural gateway/entrance into Penrith.
<p>Landowners are concerned about dwelling yield on their lots. Landowners may have to wait for a decade for Council to purchase the open space on their land. The remainder of the lots are not developable due to the smaller number of lots (dwelling yield).</p>	<ul style="list-style-type: none"> • Development potential for subdivision currently is at capacity under the current controls. • The land required for open space in this area has been identified for acquisition in the Local Contributions Plan and will, like all land requiring acquisition, be valued as urban land adjusted by the area of any constrained land. • Land acquisition where necessary will be considered as the development progresses. This generally occurs when a property is placed on the market for sale. • If landowners do not wish to pursue development post rezoning, the land will remain as it is currently used. • The potential dwelling yield under the PP allows: <ul style="list-style-type: none"> ○ 35 dwellings within the R2 zone ○ 9 dwellings within the E4 zone. (see land outlined in red below – identifies TNR fronting lots to remain in private ownership).
<p>The public exhibition period should be extended to 180 days, due to the COVID pandemic, and the ability to organise consultants.</p> <p>The landowner meeting took Council 360 days to organise.</p>	<ul style="list-style-type: none"> • The Gateway condition requires a minimum 28-day public exhibition period. • Extending the public exhibition period for up to 6 months would require a further extension to the Gateway deadline, that would require support from DPIE. • The Meeting was organised in August and was informed by draft documents prepared by Mirvac in May 2021 (DCP, Urban Design Analysis, Public Domain & Open Space Strategy). There was value in holding the consultation sessions at this time to include new information that was available to Council.



ATTACHMENT 7 - Letter to TfNSW - Initial consultation



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

17 June 2021

Transport for NSW

Sent by email: development@transport.nsw.gov.au

Cc: 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

Yours sincerely

Danielle Fox
Senior Planner