

GLENMORE PARK STAGE 3

PUBLIC EXHIBITION

FACT SHEET

THE PROPOSAL

Council is publicly exhibiting a Planning Proposal that seeks to change the planning controls applying to a 206-hectare area of land known as Glenmore Park Stage 3.

The proposed changes are described in the Glenmore Park 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). The proponent for this project is Mirvac Homes (NSW) Pty Ltd.

THE SITE

The site consists of 25 land parcels and is located south of the existing suburb of Glenmore Park and bounded by The Northern Road, Chain-O-Ponds Road and Mulgoa Nature Reserve. A map of the site can be found on pages 3 and 4 of this fact sheet.

The intent of the proposed changes is to facilitate the development of the site for approximately 2,300 dwellings and provision for some shop housing within the Local Centre, local open space, playing fields and environmental corridors linking throughout the site.

PLANNING PROPOSAL

A Planning Proposal is a document that explains and provides justification for changes being proposed to Council's statutory planning controls that are located within the Penrith Local Environmental Plan 210 (LEP). The NSW Department of Planning and Environment's process requires any Planning Proposal to be placed on public exhibition for community

comment, prior to deciding on whether to adopt the proposed amendments.

PROPOSED LEP AMENDMENTS

The Planning Proposal seeks to rezone the site to allow urban development. This involves rezoning the site from C3 Environmental Management and RU2 Rural Landscape to part:

- R2 Low Density Residential
- R3 Medium Density Residential
- B2 Local Centre
- RE1 Public Recreation
- C2 Environmental Conservation
- C4 Environmental Living
- SP2 Infrastructure

The Planning Proposal also proposed controls relating to minimum lot size, height of buildings, maximum dwelling yield, an additional permitted use, urban release area nomination, a new local provision clause for the site, and land reservation acquisitions.

DRAFT DCP

A draft DCP has been prepared for the site, providing detailed planning and development controls and guidelines for specific types of development.

DRAFT 7.11 PLAN

A draft 7.11 Plan has been prepared for the site to deliver the infrastructure required to support future development within the rezoning area.

DRAFT VPA OFFER

Two draft VPA Offers have been submitted to Council from the major landowners. The Offers address how the proponent and Vianello seeks to deliver on its obligations under the draft 7.11 Plan and provide additional public benefits in addition to 7.11 contributions.

HAVE YOUR SAY

We are now seeking your feedback on the proposed changes. The Planning Proposal and supporting information is on public exhibition from Friday 19 August to Friday 16 September 2022.

The Planning Proposal, draft DCP, draft 7.11 Plan, and draft VPA Offer, along with a fact sheet and supporting information can be viewed online at yoursaypenrith.com.au

A booklet that summarises the Planning Proposal will be available at Council's Civic Centre, Penrith Library and St Marys Library. You can also visit these locations to access the full package of documents online at the yoursaypenrith.com.au website.

TO MAKE A SUBMISSION

If you wish to make a submission on the Planning Proposal, you must do so in writing by **Friday 16 September 2022**. You can submit your written submission via:

- email to:
cityplanning@penrith.city
- post to:
The General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751
- the staff at the Penrith Civic Centre or St Marys Business Office.
- the NSW Department of Planning and Environment's Planning Portal at
<https://pp.planningportal.nsw.gov.au/ppr> using Reference PP-2020-2803.

Please include 'Glenmore Park Stage 3 Planning Proposal' in the subject line of your submission. We will acknowledge all the submissions we receive.

COUNCIL'S DECISION TO EXHIBIT

At its Ordinary Meeting of 25 July 2022, Council resolved to place the above-mentioned documents on public exhibition.

This report identifies risks to Council and the community, how these risks will be mitigated, and outstanding matters to be resolved prior to future consideration to adopt the proposed plans and finalise the LEP.

Resolution of these matters may require amendments to the exhibited documents.

A separate fact sheet will be provided to provide more details on these matters.

NEXT STEPS

The results of the public exhibition including submissions from the community and State agencies, will be reported to Council post exhibition. If you made a submission, we will notify you of the dates of relevant Council meetings and how to address the Council should you wish to.

WANT TO KNOW MORE?

The following pages of this fact sheet present a map of the rezoning area and key changes proposed.

Council Officers will be available to answer questions throughout the public exhibition period.

For further enquiries, please contact Danielle Fox on 4732 8022 or Nicole Dukinfield on 4732 8511.

GLENMORE PARK STAGE 3 - LOCATION MAP AND INDICATIVE MASTERPLAN



GLENMORE PARK STAGE 3 - PROPOSED ZONING MAP

