



ANTICIPATED CHANGES TO PLANNING PROPOSAL, DRAFT DCP AND DRAFT 7.11 PLAN

FACT SHEET

DRAFT CUMBERLAND PLAIN CONSERVATION PLAN

In early 2022, the NSW Department of Planning and Environment (DPE) provided advice that the Planning Proposal must align with the Draft Cumberland Plain Conservation Plan (draft CPCP).

This resulted in amendments to the masterplan and additional areas of land contributing to the quantum of open space in a C2 Environment Conservation zone across the rezoning area.

In March 2022, DPE provided written advice that prior to finalisation of the Planning Proposal, the *Public Domain and Open Space Strategy* (one of the Planning Proposal's supporting documents) is to be reviewed in the context of the Draft CPCP. If the Planning Proposal results in the removal of biodiversity in the 'avoided lands', the Planning Proposal may need to be amended. This indicates that once the draft CPCP is finalised, further review of the Planning Proposal may be required.

Nevertheless, Council will seek DPE's verification that the CPCP has been appropriately incorporated into the Planning Proposal prior to finalisation of the Penrith Local Environmental Plan 210 (LEP), should the finalisation of the CPCP remain outstanding.

At the time of writing, the Draft CPCP has not been finalised. Further information on the Draft CPCP can be found at:

<https://pp.planningportal.nsw.gov.au/draftplans/under-consideration/draft-cumberland-plain-conservation-plan>

DEPARTMENT TIMEFRAMES

Under planning reforms led by the State government, the DPE introduced a new 'Cohort' Planning Proposal program, where Planning Proposals that had been in the system and experiencing challenges, were assisted by DPE's Planning Delivery Unit to overcome any obstacles and work towards a resolution.

In June 2022, DPE issued an altered Gateway Determination granting an extension of time to finalise the Planning Proposal and complete the amendments to the LEP that included LEP finalisation by December 2022.

DRAFT DCP AND DRAFT 7.11 PLAN

The draft Development Control Plan (draft DCP) and draft Section 7.11 Development Contributions Plan (draft 7.11 Plan) were revised to align with the Draft CPCP. An updated masterplan was submitted to Council in mid-April 2022. However, given DPE's timeframes and when the revised drafts were submitted to Council, there are some outstanding matters to be resolved.

Draft DCP matters are summarised below:

- Section and clear controls relating to lot grading, cut and fill, retaining walls, benching and development on excessively steep areas to guide setup of residential development.
- Controls and profiles for roads within the proposed development

including Chain-O-Ponds and The Northern Road treatments.

- Controls to achieve tree canopy targets in open space areas, street planting and private lots to align with commitments in the *Public Domain and Open Space Strategy*.
- A review of the subdivision and residential controls.
- Further refinement of biodiversity controls in the draft DCP given the uncertainty regarding the status of the draft CPCP, timing of finalisation and the introduction of proposed planning controls.
- Other general matters including Asset Protection Zones.

Draft 7.11 Plan matters include:

- Review of proposed land values and cost of works.
- Assurance of compliance with the essential works list.
- Review of staging and sequencing.
- Requirements of works proposed on the Northern Road.
- Review of works specifications.
- Review of population projections and dwelling occupancy assumptions.

Council and the proponent will work collaboratively to progress and resolve these outstanding matters.

Post-exhibition and in accordance with the Environmental Planning and Assessment Regulations 2021, Council may approve a 7.11 Plan or DCP with any alterations it considers appropriate. Should the Planning Proposal, draft 7.11 Plan or draft DCP require amendments that result in a significant change or increase in an impact, re-exhibition may be required.

The draft DCP and draft 7.11 Plan will be reviewed again following the public exhibition, alongside any public submissions. Council reporting post-exhibition will outline any

amendments made to the Planning Proposal, draft DCP, draft 7.11 Plan and any other supporting documentation.

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-2020-280.

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

WANT TO KNOW MORE?

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.