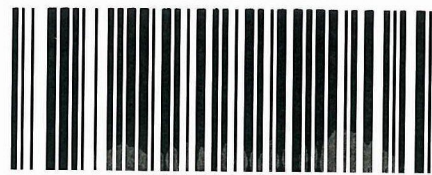


**PENRITH
CITY COUNCIL**
Serving Our Community



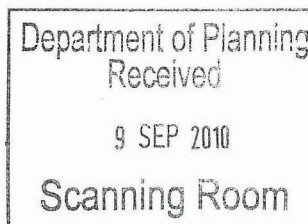
PCU014379

Contact: Greg Hall
Telephone: (02) 47327960

3 September 2010

Department of Planning
Locked Bag 5020
PARRAMATTA NSW 2124

Att Ms L Ren



Dear Linda

**Proposed Compatibility Certificate Application under State Environmental
Planning Policy (Housing for Seniors or People with a Disability) 2004 at 1804
The Northern Rd Orchard Hills**

I refer to your letter seeking comments from Council in respect to the above matter.

Attached is Council's submission on the proposed development involving 140 self contained dwellings for seniors housing.

Council officers consider the site is not appropriate for the proposed development as outlined in the submission.

If you require any further information please ring me on 47327960.

Yours Faithfully



Greg Hall
Principal Planner

Submission of Penrith City Council on the Proposed Senior Living Development at 1804 The Northern Rd Orchard Hills

1. Zone objectives

The proposed development is not consistent with the existing and proposed zone objectives as outlined below.

Zone 1(b) SREP 25

- to protect and promote rural land uses,
- to protect and promote the scenic qualities of the rural landscape,
- to ensure that development of land along main and arterial roads does not detract from the rural landscape,

RU4 Draft Penrith LEP 2010

To maintain the rural and scenic character of the land.

- To ensure that development does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2. State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Clause 25 (Application for Compatibility Certificate)

The proposed development is not compatible with the surrounding land uses having regards to the following:

- The proposed development is an incursion of “urban” style development into what is a rural setting that generally surrounds the site on the eastern side of The Northern Road. The advancement of such a urban development is contrary to SREP 25 and the Draft Penrith LEP 2010 to maintain the rural and scenic character of the locality.
- The Northern Road represents a significant physical barrier which will restrict access to services for the future residents.

This is discussed below in more detail

- The impact of the proposal which will present as an “urban” residential multi unit development on the existing established rural character on the eastern side of The Northern Rd.
- The Council’s vegetation mapping shows a large portion of the site as having Shale Plains Woodlands community which is listed as critically endangered ecological community under the relevant Commonwealth and State legislation.

The enclosed map shows location of this ecological community on the site.

The proposed development will have a significant impact on this endangered ecological community.

This vegetation contributes to the current rural character of the locality and the removal of this vegetation will have a major impact on the rural character.

Clause 26 (Location and access to facilities)

While the development proposes to provide a 10 seater courtesy bus for the future residents Council officers have significant reservations that while the proposed site is adjoined to residential development on the western side of The Northern Road, the site is physically separated by the road which forms a significant dividing barrier. The distance of the barrier being a 4 lane arterial road is a substantially larger distance than what is normally provided by a normal road width. The distance is also much greater than a typical residential lot.

Access to services /facilities

- The nearest nearby medical centre is located near the corner of Bringelly Road and The Northern Road which exceeds the 400 metres limit and there is no suitable footpath area between the proposed site and the medical centre for the future residents to use.
- There is no direct accessible pedestrian route from proposed site to nearby existing shopping/recreational facilities e.g. KFC, Mobil service station, and the Pioneer Tavern.

Access to these facilities from the proposed site requires crossing the Northern road [4 lanes, 70 km/hr speed limit and currently no median strip] which is not desirable.

Future residents would be required to use the existing signalised intersection of The Northern Road and Maxwell Street to cross the road safely and this signalised intersection is approximately 400m to the north of the site with no suitable footpath area between the proposed site and the signalised intersection.

- There is no nearby community centre. The closest centres are the South Penrith Community Centre which is located at corner of Trent and Birmingham Roads, South Penrith or the Kingwood Community Centre located at Bringelly Road, Kingwood. Neither of these two community centres is in close proximity to the proposed site.

The proposed site and location also represents a significant amenity impact for prospective residents in particular noise associated with the adjoining arterial road that carry's large volumes of traffic including heavy vehicles 24 hours a day.

3. Strategic Considerations

(a) Adopted Council Studies and Strategies

Council completed a Residential Strategy for the Penrith Local Government Area in 1997, which was favourably received by the Department of Planning (DoP). This Strategy confirmed that our expected population growth for the following 20 years (some 45,000 people) can be accommodated in established residential neighbourhoods and within existing and currently planned release areas without resorting to new residential areas being located in our existing rural areas. The Residential Strategy did not require or rely upon a residential development outcome on the subject land.

(b) Sub Regional Planning

The DoP has advised that in relation to the development of the North-west Subregional Strategy, Penrith LGA will need to provide 25,000 new dwellings by 2031. This includes the current estimated 13,500 dwellings which are being planned for delivery in the City's release areas. Recent work carried out, looked at housing supply opportunities throughout the City, they identified a series of locations where new housing could be delivered to meet DoP's dwelling targets. These locations are within established residential areas and nine residential release areas across the City. The Northern Road rural lands was not identified as one of these locations and has not been incorporated in the estimated dwelling forecasts required to meet the DoP target. The DoP promoted the view that the majority of new housing required to satisfy the Sub-region target should be located in or adjacent to local and major centres. It is, however noted that the subject land on the Northern Road is not a Centre or within 800m of a centre and therefore would not meet the DoP's criteria in this regard.

The proposed development would represent an incursion of "urban" style development into what is a rural setting. The advancement of such a urban development is contrary to SREP 25 and the Draft Penrith LEP 2010 and does not represent orderly development in contrast to the objects of the Environmental Planning and Assessment Act.

5. Conclusion

The proposed site is not considered to be an appropriate development for the site following reasons

1. The proposed development will be inconsistent with the existing and proposed zone objectives.
2. The development site does not provide a suitable location for access to facilities and amenity for the future residents of the development.
3. The development is not compatible with the surrounding land uses and fails to satisfy some of the criteria as outlined in clause 25 (5) of the State Planning

Policy for Housing for Seniors or People with a Disability as previously discussed in the submission.

4. The proposal is inconsistent with the Rural Land Strategy adopted by Council in 2003 and the resulting Draft LEP 2010.

The study and strategy was used by Council in developing the proposed zone for the site under Draft Penrith LEP 2010.

The proposed zone RU4 (Rural small holdings) has reflected the recommendations of the Rural Land Strategy and Study to manage growth of rural lands.

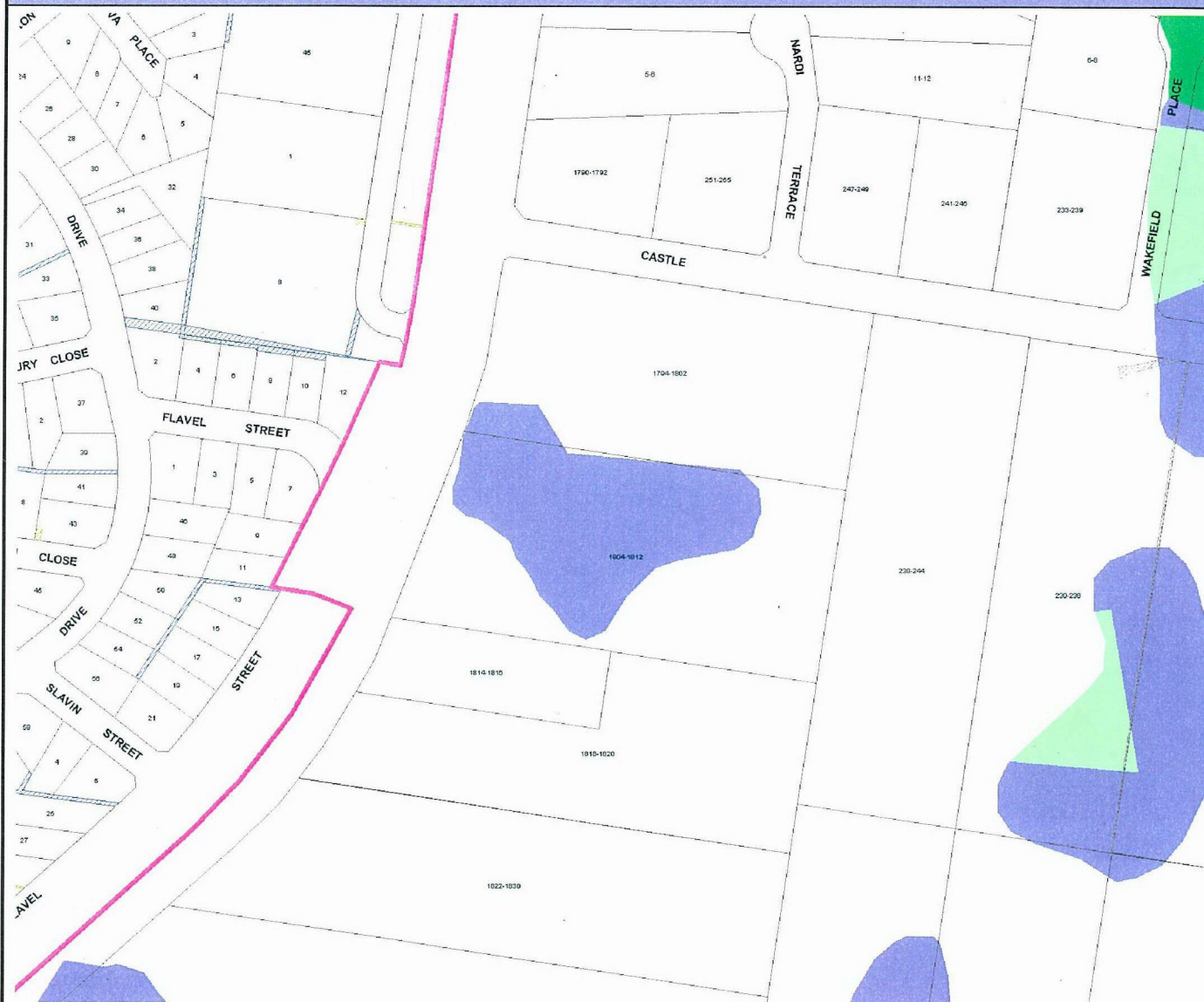
These included:

- Limit north and south urban expansion.
- Provide for expansion of specified villages.
- Provide for limited amounts of new rural residential development only where located near to services and where environmental impacts can be minimised.
- Encourage a wide range of agricultural pursuits and other rural uses having regard to the issue of environmental impacts.
- Embody the concepts of -
- Ecologically Sustainable Development.
- Total Catchment Management.

The proposed development on the site for an intensive residential development is inconsistent with the Rural Land Strategy and Study.

5. The proposed development is inconsistent with Residential Strategy 1997 which confirmed that the expected population growth for Penrith for the following 20 years (some 45,000 people) can be accommodated in established residential neighbourhoods and within existing and currently planned release areas.
6. The proposed development is inconsistent with the North-west Subregional Strategy, which looked at housing supply opportunities throughout the City, they identified a series of locations where new housing could be delivered to meet Department of Planning's dwelling targets. These locations are within established residential areas and nine residential release areas across the City and not rural or rural/residential areas.

Map



Map Scale: 1:3,340

Selected Properties Details

There are no features selected with textual information.
There are no features selected with textual information.

About this Document

This map has been created for the purpose of showing basic locality information over Penrith City Council. Property boundary line network data is maintained by Council. Any errors should be reported to the GIS Section, Penrith City Council.

Disclaimer

This map is a representation of the information currently held by Penrith City Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.