



PENRITH NEWS

CONTACT US

ADMINISTRATION

Penrith Office
Civic Centre, 601 High Street.
St Marys Office
Queen Street Centre,
207-209 Queen Street.
Contact Centre Open:
8.30am-4pm. Mon-Fri.
P: 4732 7777
F: 4732 7958
Write to: PO Box 60,
Penrith NSW 2751.
E: council@penrith.city
Council's services are
accessible via the online
portal at my.penrith.city

SERVICES

Waste Services: 4732 7777
Illegal Dumping:
Contact the EPA hotline
on 131 555 and ask for the
RID Squad (Regional Illegal
Dumping Squad).
Graffiti Hotline:
Freecall 1800 022 182

MEETING DATE

22 August - 7pm
Online via penrith.city
(Ordinary Meeting)

penrith.city
visitpenrith.com.au

PENRITH
CITY COUNCIL



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Lifeguards and Learn to Swim Instructors.

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COUNCIL BRIEFS

- The Kingswood Commuter Car Park upgrade is now on public exhibition, until Friday 5 August 2022. Proudly funded through the Australian Government Urban Congestion Fund and Council's contribution of land, the upgrade will deliver a multi-storey commuter car park with 410+ spaces, approximately 350 sqm cold-shell commercial space (subject to separate DA approval) and sustainability initiatives including electric vehicle charging, solar panels, vertical planting and enhanced landscaping. The artist's impression and Review of Environmental Factors Report can be viewed at Penrith Council Civic Centre, St Marys Business Office and all Penrith City Library branches.

Comments can also be submitted at yoursaypenrith.com.au

- Construction is underway to upgrade the amenities building at Ched Towns Reserve, Glenmore Park. The outdated building will be replaced with a modern facility featuring four change rooms, a change room for officials, canteen, storage, accessible toilets, and first aid and administration areas. An additional public toilet will also be constructed to service the adjacent playspace.

This project is being funded by Council and the NSW Government through the Greater Cities Sports Facilities Fund. The Glenmore Park Brumbies Junior Rugby League Football Club are also contributing to the works.

This project forms part of Council's Sport and Recreation Strategy.

Find out more at penrith.city/spros

- Book your spot at our Habitat Restoration events! We have events all throughout 2022 where you can get your hands dirty with weeding, planting, and learn about our local wildlife and plant life from experts with special guided walks and talks and night tours.

Each event is capped as per the event series' COVID-19 safe plan. Register your spot today at penrith.city/events

PUBLIC NOTICES

Proposed Easement on Community Land

Under Section 47 of the *Local Government Act 1993*, notice is hereby given that Penrith City Council intends to grant an easement located at Chameleon Reserve as detailed below.

Applicant: Endeavour Energy trading as Epsilon Distribution Ministerial Holding Corporation

Proposed Use: Easement for existing underground cables

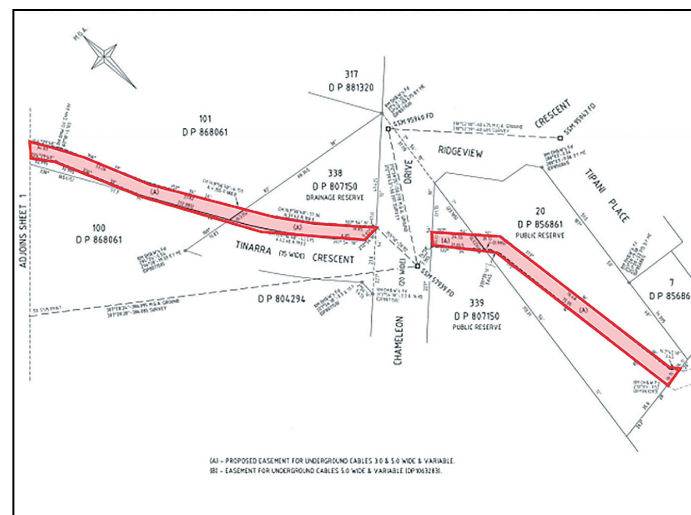
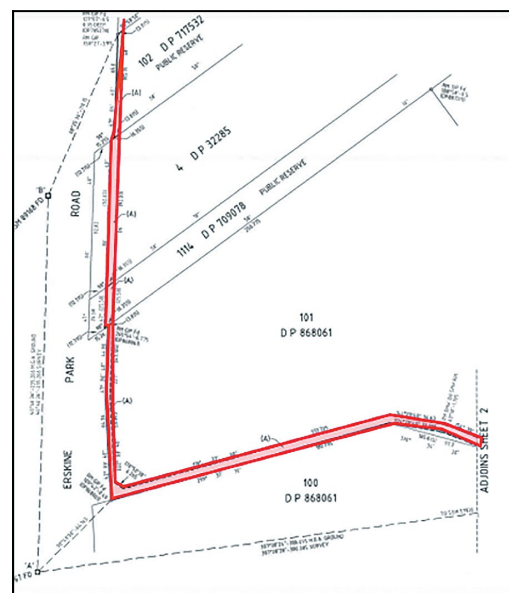
Term: Indefinitely

Description of Land:

Lot 102 DP 717532, Lot 1 DP 1271636, Lot 2 DP 1271636, Lot 10 DP 868061 and Lot 338 DP 807150, 184 Erskine Park Road, Erskine Park; Lot 339 DP 807150, 50-54 Chameleon Drive, Erskine Park; and Lot 20 DP 856861, 16 Ridgeview Crescent, Erskine Park

All affected parties are hereby invited to make submissions concerning the proposal. Submissions must be received in writing addressed to the General Manager, Penrith City Council to PO Box 60, Penrith NSW 2751 or council@penrith.city, within 28 days of the date of this notice.

For all enquiries, please contact Tara Braithwaite, Development Manager on 4732 7777 or Tara.Braithwaite@Penrith.City



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Public Notices (cont.)

Planning Agreement for 657-769 Mamre Road, Kemps Creek

Penrith City Council is publicly notifying a Voluntary Planning Agreement (VPA) between Council, Altis Frasers JV Pty Ltd ATF ARET Frasers Project and The Trust Company (Australia) Ltd. The VPA has been prepared in connection with the proposed development of 657-769 Mamre Road, Kemps Creek under State Significant Development Applications SSD 25725029 and SSD9522.

The VPA secures the payment of a monetary contribution payable to Penrith City Council to be used by Penrith City Council for provision of new trees, shrubs and ground cover to areas reserved for open space, construction of bike and pedestrian tracks for use by the local community, and provision of outdoor exercise equipment, picnic areas, and rest areas.

A copy of the VPA and explanatory note can be viewed online at yoursaypenrith.com.au

The notification period is from Thursday 4 August 2022 to Thursday 1 September 2022.

Please contact Glen Weekley, Executive Planner, on 4732 7415 or email glen.weekley@penrith.city for enquiries.

PUBLIC EXHIBITION

Orchard Hills North - Planning Proposal, draft Development Control Plan, draft Section 7.11 Contributions Plan and draft Voluntary Planning Agreement Letter of Offer

Council invites you to view and provide feedback on proposed changes to the planning controls applying to a 151.9 hectare area of land known as Orchard Hills North (the site), or the rezoning area. The proposed changes are described in 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). The proponent for this project is Legacy Property.

The site is located at Caddens Road, Kingswood Road, Frogmore Road and Castle Road in Orchard Hills and consists of 54 individual land parcels.

The Planning Proposal seeks to rezone the site under Penrith Local Environmental Plan 2010 (LEP 2010) from RU4 Primary Production Small Lots to part R1 General Residential, B2 Local Centre, RE1 Public Recreation, C2 Environmental Conservation and C3 Environmental Management, as well as include delineation of a Transport Investigation Area. The Planning Proposal also proposes controls relating to minimum lot size, height of buildings, scenic and landscape values, maximum lot yield, additional permitted uses, urban release area

nomination, provide for flexible boundaries between certain zones, local provisions, and land reservation acquisitions.

The intent of the proposed changes is to facilitate the development of the site for approximately 1,729 residential lots, a mix of housing types, a village centre, local open space, playing fields, bushland and riparian corridors.

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

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

The proponent has submitted to Council a draft VPA Offer. The Offer addresses how the proponent seeks to deliver on its obligations under the draft 7.11 Plan and provide additional public benefits in addition to 7.11 contributions.

At its Ordinary Meeting of Monday, 27 June 2022, Council resolved to place the above documents on public exhibition. The Council report to this meeting identifies several financial risks associated with the project which are to be addressed and resolved prior to the project being reported to and considered by Council post-exhibition. In response to these identified financial risks, the proponent recently submitted proposed mitigation measures and new information to Council which will be considered by Council officers throughout the public exhibition period. This new information also forms part of the exhibition material. Should the proposed mitigation measures be accepted, this may result in changes being made to the exhibited documentation following the exhibition.

Viewing the exhibition material and making a submission

The Planning Proposal and supporting information is on public exhibition until Monday, 22 August 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 and at Council's Civic Centre, Penrith Library and St Marys Library.

You are invited to provide feedback on the proposed changes by making a written submission to Council by Monday, 22 August 2022 to:

- **Email:** cityplanning@penrith.city
- **Post:** The General Manager
Penrith City Council
PO Box 60, Penrith NSW 2751

Please include a subject line indicating 'Orchard Hills North' in your submission.

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

For further enquiries please contact Joel Carson, Senior Planner on 4732 8098 or Nicole Dukinfield, Principal Planner on 4732 8511.

DEVELOPMENT CONSENT/S DETERMINED

Pursuant to Section 4.59 of the *Environmental Planning and Assessment Act 1979*, the schedule below lists applications recently determined by Penrith City Council.

Approved Development Applications

- The Trustee for 4-6 Manning Unit Trust DA21/1005
Lot 10 DP 237831 and Lot 11 DP 237831, 4 Manning Street, Kingswood
Demolition of existing structures and construction of a centre based child care facility for 80 children with basement car parking
- Universal Property Group DA22/0512
Lot 56 DP 1241192, 20 Pandorea Street, Claremont Meadows
Single storey dwelling
- Lendlease Communities (Werrington) Pty Ltd C/- Gln Planning Mod22/0036
Lot 1 DP 1226122, 16 Chapman Street, Werrington
Section 4.55(1A) modifications to DA19/0704 to remove pedestrian link and consolidate land with proposed residue Lot 3001 and amend lot sizes for Lots 3014, 3017, 3020 & 3023
- Helen Fredericks DA22/0577
Lot 2 DP 236855, 38 Cliffbrook Crescent, Leonay
Demolition of existing dwelling, construction of a double storey dwelling including tree removal and retaining walls
- Paul Xerri Mod22/0110
Lot 3 DP 1209152, 186 Church Lane, Castlereagh
Modification – Relocation of OSSM System
- Lifestyle Lodges Pty Ltd Mod22/0107
Lot 12 DP 29459, 127 Evan Street, South Penrith
Modification to amend the finished floor levels of the secondary dwelling

Refused Development Application

- NF Billyard Pty Ltd DA21/0672
Lot 7 DP 16330, 177 Canberra Street, St Marys
Demolition of existing structures and construction of 5 x 2-storey townhouses and associated works

Viewing of Development Applications

The above development application/s may be viewed on Council's DA Tracker via penrithcity.nsw.gov.au/DATracker Officers of Council's Development Services Department will be able to assist with your enquiries.

Disclosure of Political Donations or Gifts

By law, reportable political donations or gifts must be disclosed by anyone lodging a planning application to Council. Call 4732 7649 or visit penrithcity.nsw.gov.au