

# ORCHARD HILLS NORTH PUBLIC EXHIBITION

## FACT SHEET

### THE PROPOSAL

Council is proposing to change the planning controls applying to a 151.9 hectare area of land known as Orchard Hills North, or the rezoning area (Area A).

The proposed changes are described in the Orchard Hills North 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

The site is located at Caddens Road, Kingswood Road, Frogmore Road and Castle Road in Orchard Hills and consists of 54 individual land parcels. A map of the site is found on page 3 of this fact sheet.

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.

### PLANNING PROPOSAL

A Planning Proposal is a document that explains and justifies changes being proposed to Council's statutory planning controls that are located within Penrith Local Environmental Plan 2010 (the 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 making a decision on whether to adopt the proposed amendments.

### PROPOSED LEP AMENDMENTS

The Planning Proposal seeks to rezone the site 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.

### 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

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



## HAVE YOUR SAY

We're now seeking your feedback on the proposed changes. The Planning Proposal and supporting information is on public exhibition from **Monday 25 July to 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](https://yoursaypenrith.com.au)** and at Council's Civic Centre, Penrith Library and St Marys Library.

## MAKING A SUBMISSION

If you wish to make a submission on the Planning Proposal, you must do so in writing by **Monday 22 August 2022**.

You can submit your written submission via:

1. **email to:**

[cityplanning@penrith.city](mailto:cityplanning@penrith.city)

2. **post to:**

The General Manager  
Penrith City Council  
PO Box 60  
Penrith NSW 2751

3. **staff at the Penrith Civic Centre.**

Please include a subject line indicating 'Orchard Hills North' in your submission. We will acknowledge all the submissions we receive.

## COUNCIL'S DECISION TO EXHIBIT

At its Ordinary Meeting of 27 June 2022, Council resolved to place the above-mentioned 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. This new information forms part of the exhibition material and proposes changes to the arrangement and delivery of stormwater and transport infrastructure as currently proposed in the exhibited documents.

Should the proposed mitigation measures be accepted, this may result in changes being required to be made to the Planning Proposal, draft DCP, draft 7.11 Plan, and draft VPA Offer following the exhibition.

## NEXT STEPS

Prior to the proposal being considered by Council post-exhibition for decision, several outstanding matters will need to first be resolved, including:

1. mitigate the financial risks identified in the Council report
2. respond to issues raised in submissions
3. complete outstanding analysis identified in the Council report
4. update all documentation

All submissions will be reported to the elected Council for consideration. If you make a submission, we will notify you of the dates of relevant Council meetings and how to address Council should you wish to.

## WANT TO KNOW MORE?

The following pages of this fact sheet present maps and extracts to demonstrate the key changes proposed.

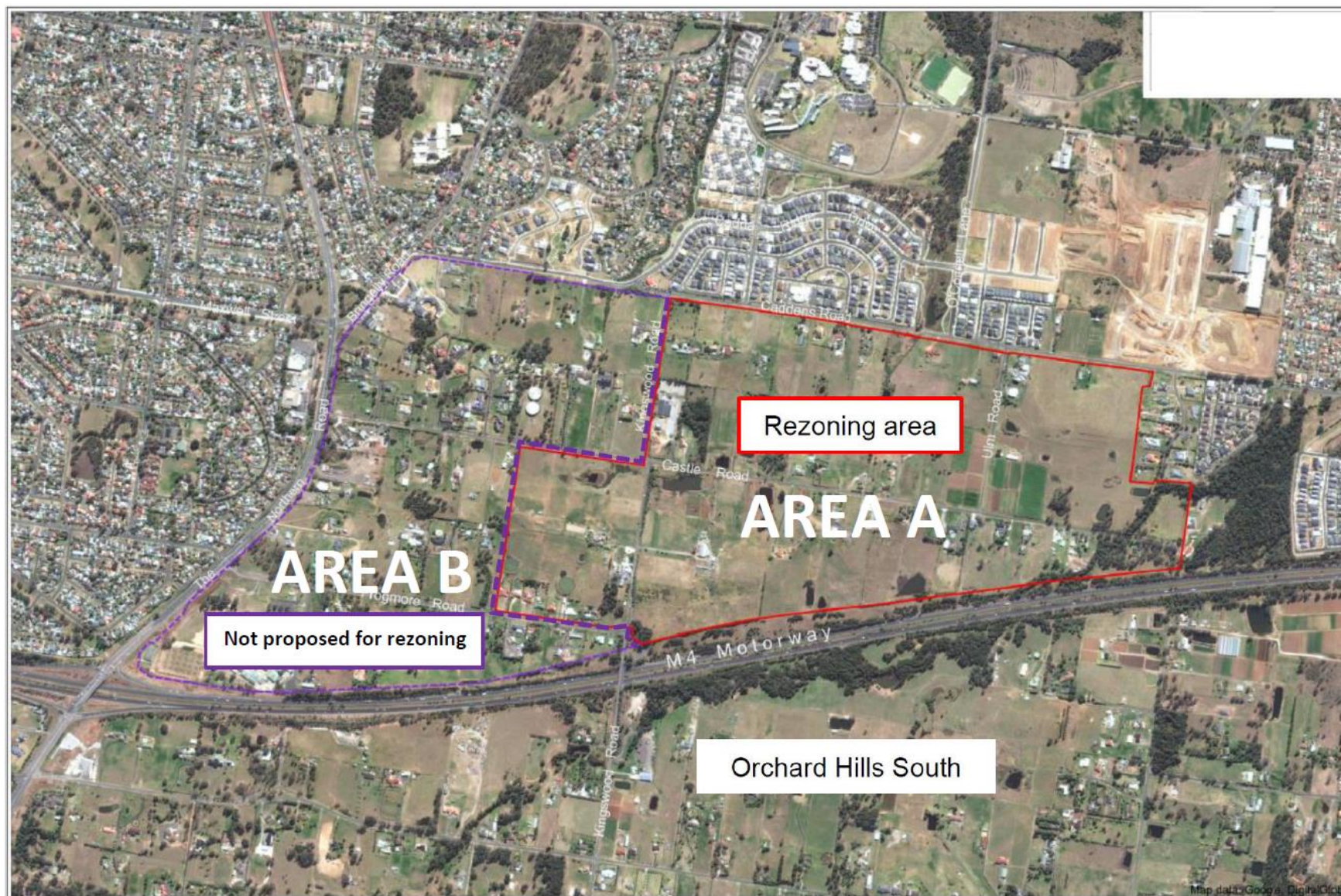
Council officers will be available to answer questions throughout the public exhibition period.

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



## ORCHARD HILLS NORTH SITE LOCATION MAP

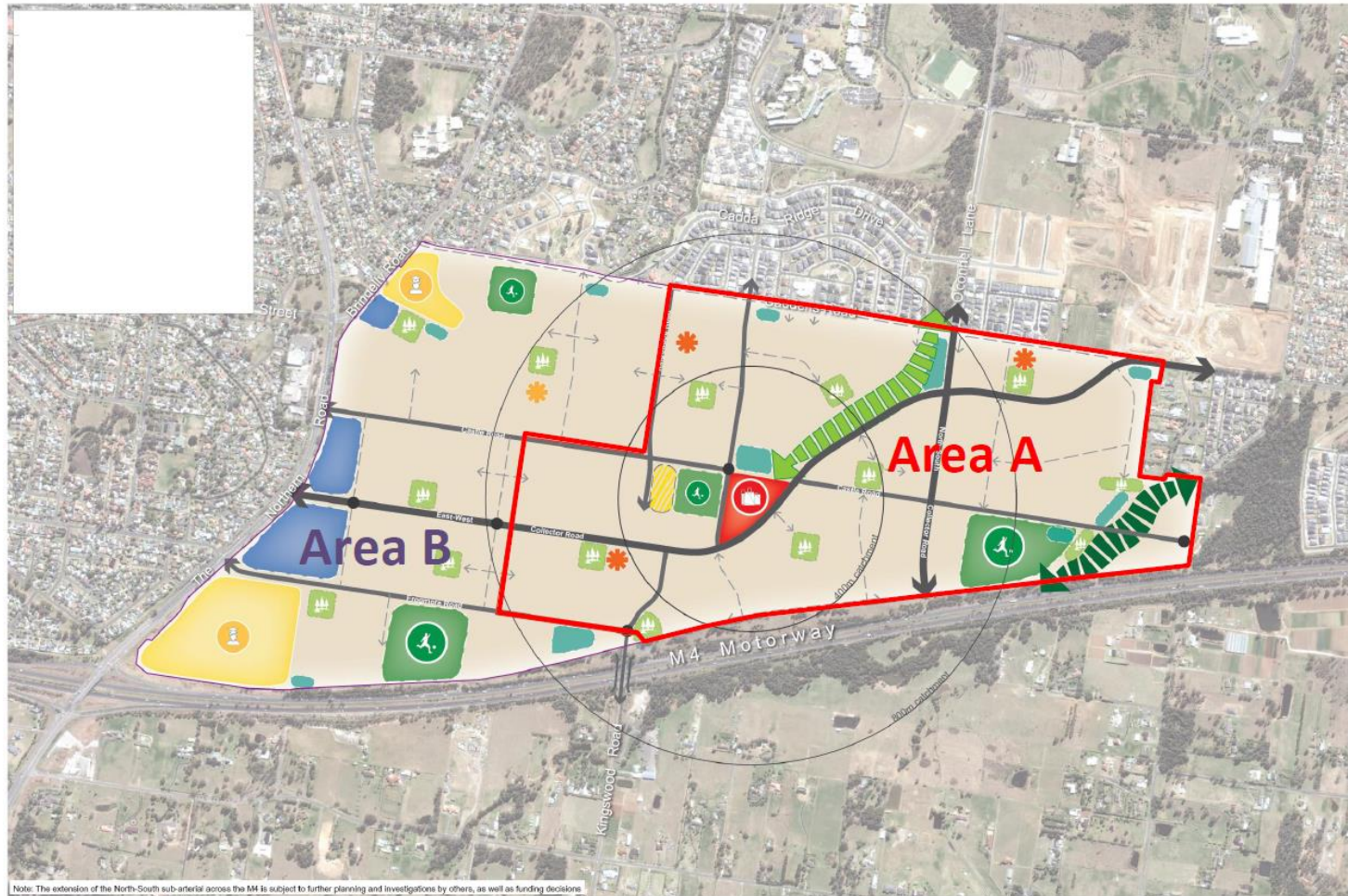
The affected land subject to the Orchard Hills North Planning Proposal is Area A / the rezoning area, identified in red outline on the map. Note that Area B, being the balance lands adjacent to The Northern Road, is not subject to the Planning Proposal and is therefore not affected land.





## INDICATIVE STRUCTURE PLAN MAP FOR ORCHARD HILLS NORTH 2022

Due to the future potential development of the rezoning area (Area A), an indicative structure plan map has been prepared that includes the land within Area A as well as the balance lands located adjacent to The Northern Road, known as Area B. The purpose of the structure plan is to ensure that future land uses and key road connections for the entire Orchard Hills North area are planned in a holistic manner. It is noted that the structure plan map is indicative only and that any potential future rezoning and development of the Area B lands would be subject to a separate, future process, where more detailed analysis of envisaged land use outcomes would be undertaken and determined. The current Planning Proposal on public exhibition seeks changes only to the planning controls applying to Area A.



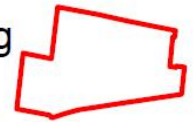
Indicative Structure Plan  
ORCHARD HILLS NORTH PRECINCT

50 0 100 200 300 400 500 metres  
Ref: LEGOS-1474 | Rev E | Date: 28/11/2021  
Note: All areas and dimensions are subject to final design.

### LEGEND

- Area A
- Area B
- Collector Roads
- Major Roads
- Village Centre
- Employment
- Residential
- Active Open Space
- Open Space
- Open Space Corridor
- Riparian Corridor
- Heritage
- Water Towers
- Basin
- Existing School
- Potential Future School

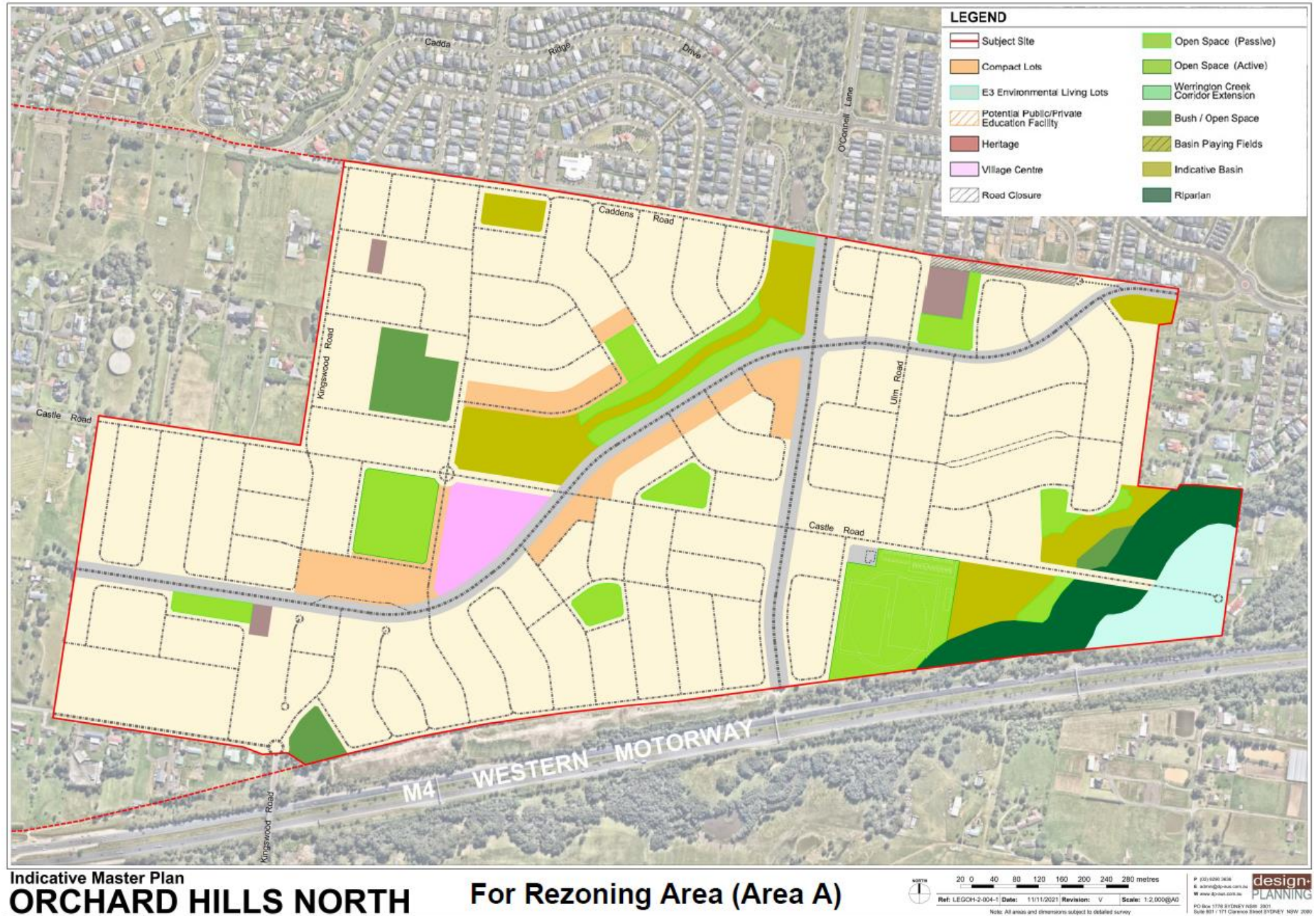
Rezoning  
area  
(Area A)



\*Note that Area B is not subject to the proposed rezoning

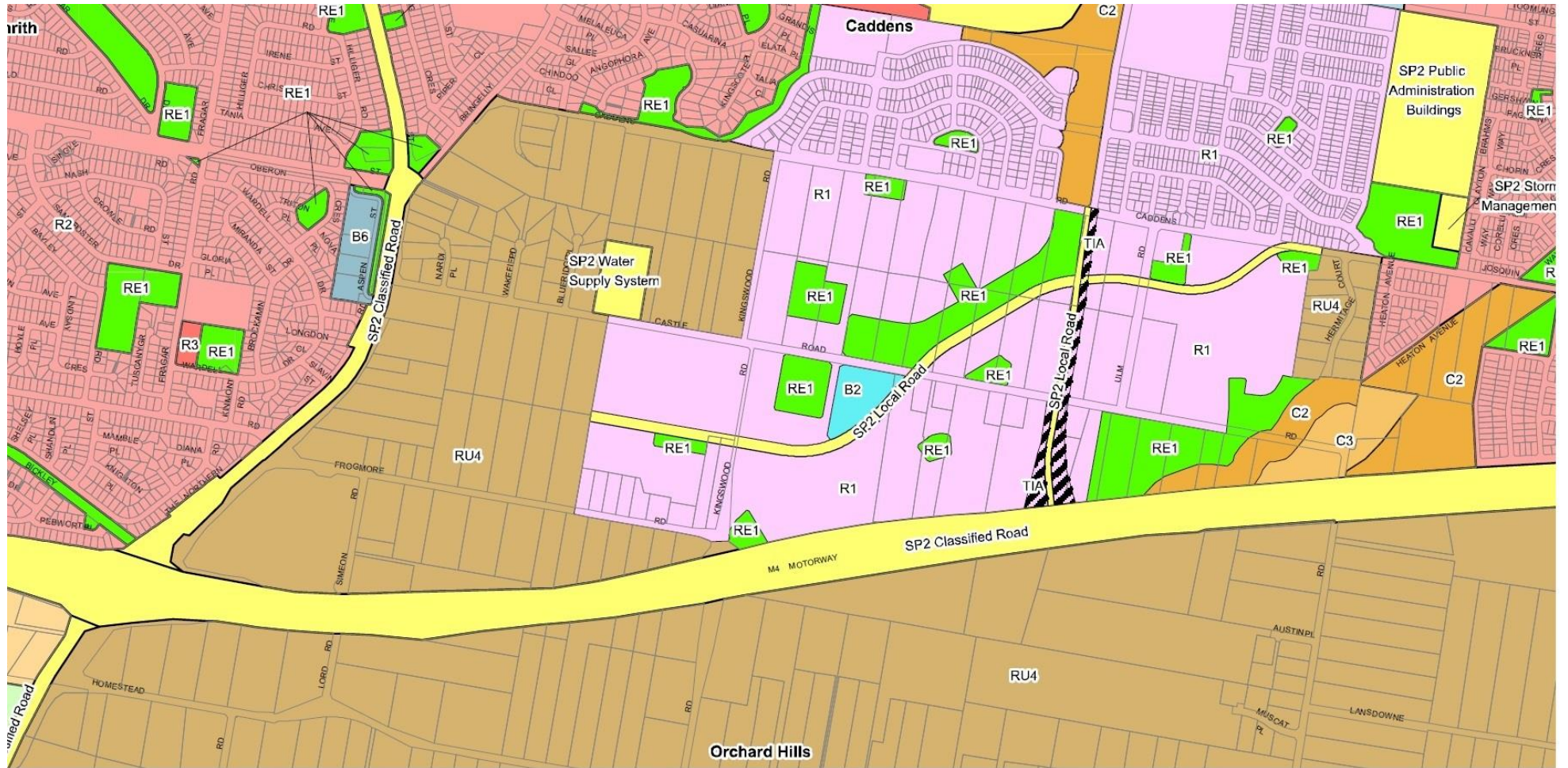


## INDICATIVE MASTER PLAN FOR REZONING AREA (AREA A)





# PROPOSED LAND ZONING MAP



## Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business development
B6	Enterprise Corridor
B7	Business Park
C1	National Parks and Nature Reserves
C2	Environmental Conservation
C3	Environmental Management
C4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential

R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
DM	Deferred Matter

TIA	Transport Investigation Area
WSEA	SEPP (Western Sydney Employment Area) 2009
SM	SREP No. 30 - St Marys
MIC	SEPP (Major Infrastructure Corridors) 2020
WSA	SEPP (Western Sydney Aerotropolis) 2020