

APPENDIX F

Consultation Outcomes Report 2018

Legacy Property Orchard Hills rezoning community consultation outcomes report

INTRODUCTION

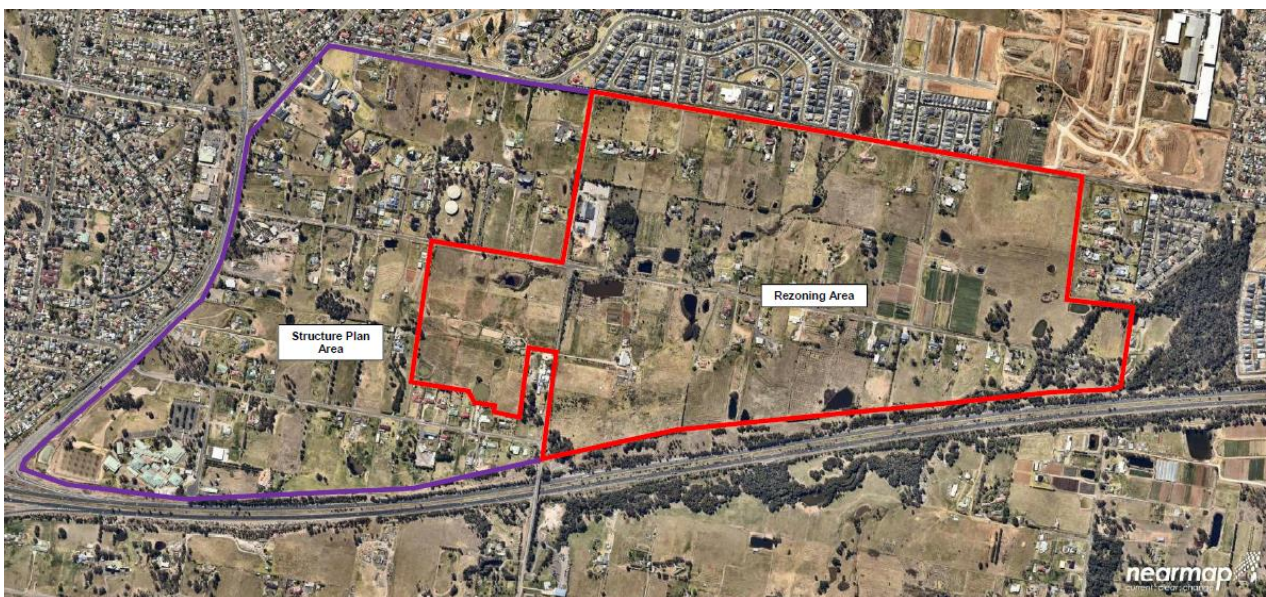
Purpose of this report

This report documents the outcomes of consultation conducted by Legacy Property prior to lodgement of its Orchard Hills rezoning application with Penrith City Council.

It has been prepared by Elton Consulting, which has provided engagement support to Legacy Property including doorknocking affected residents, distributing community notifications and organising two community information and feedback sessions.

About the proposal

Legacy Property originally proposed the rezoning of 141 hectares (ha) of Orchard Hills, between Caddens Road and the M4 Motorway (red area in image below), known as Orchard Hills North. The project area is immediately south of Legacy Property's Caddens Hill development.



However, as a result of community consultation, during which some residents made clear their desire to be included in the rezoning, the proposed rezoning area now includes properties on the northern side of Frogmore Road, including the existing school, church and a number of one-acre residential plots, increasing the rezoning area to 146.1ha.

The rezoning is expected to provide for development of approximately 1,800 to 2,000 dwellings over the next 10 years. Creation of this new residential community will be supported by provision of new open space, green corridors and infrastructure upgrades.

In addition to consulting about the rezoning of this land, Legacy Property engaged with the community on the development of a Structure Plan for an extra 122 hectares immediately west, between the rezoning area and The Northern Road (purple area above).

Consultation approach

Legacy Property prides itself on transparent and proactive communication with the communities in and around its project locations to ensure all parties are informed about the plans and have the opportunity to have their say.

At Orchard Hills, this has meant:

- » Being open, clear and sensitive in all dealings with directly affected landowners, stakeholders and the community
- » Making the greatest possible effort to ensure community members are aware of the proposal
- » Providing opportunities for participation and collaboration

COMMUNITY ENGAGEMENT

Newsletters

Newsletter updates have been provided to residents within the rezoning area in November 2017 and February 2018.

Further regular newsletter updates will be provided as the rezoning progress as a key form of ongoing communication and consultation.

Doorknocking directly-affected residents

On Monday 15 January 2018, property owners adjacent to the rezoning area and owners of small lots inside the rezoning area were doorknocked to ensure they were aware of the rezoning plan.

Each was provided with a copy of the latest project newsletter, given a verbal briefing on the background and expected timeframes and told there would be information sessions held in February, to which they would receive a separate invitation.

Properties were doorknocked along:

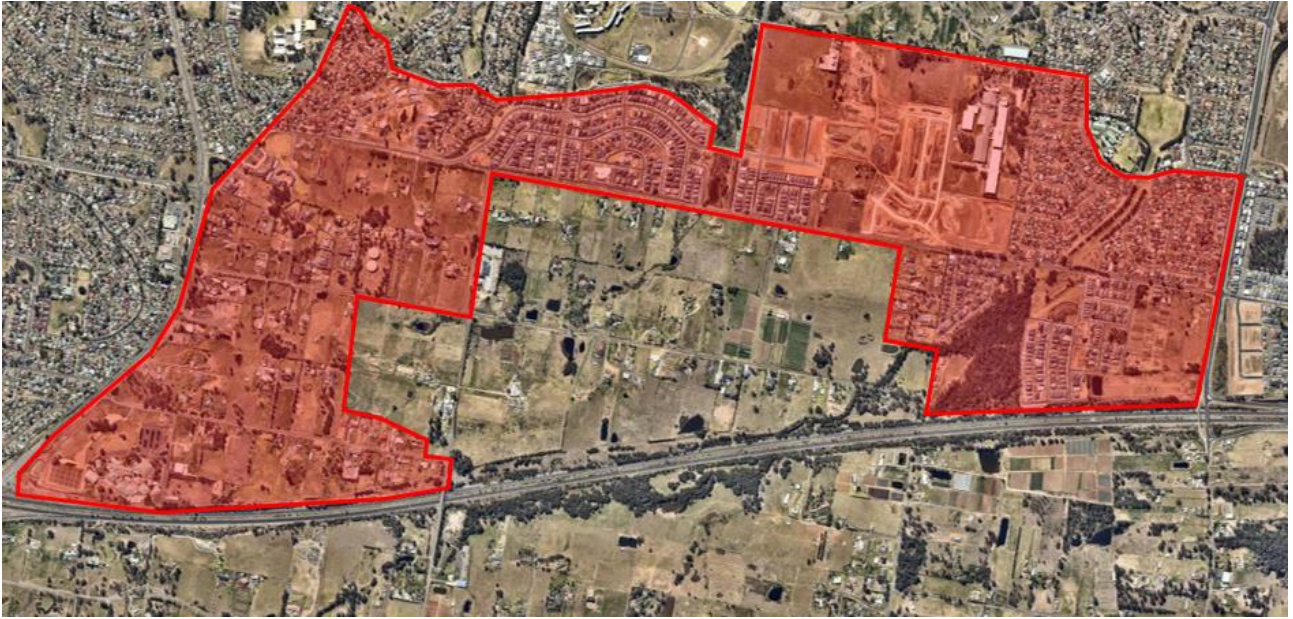
- » the western side of Hermitage Court,
- » at the intersection of Caddens Road and Ulm Road,
- » the south side of Castle Road between Ulm Road and Kingswood Road, and
- » the northern side of Frogmore Road.

Direct contact was successfully made at more than 75 per cent of addresses. Residents who did not answer the door, or where locked gates or dogs prevented entry, were left a copy of the newsletter.

Key areas of interest from those who were engaged included the likely size of lots, location and features of the new local centre, plans to relocate the primary school, the impact of rezoning on council rates and whether the project would involve any compulsory acquisition.

Letterbox notification to nearby residents

Residents surrounding the rezoning area were notified on 30 January 2018 of a community information session about the project that would be held on 11 February 2018 at Penrith Baptist Church. The area covered by this activity is shown below.



Residents inside the rezoning area were invited separately by Legacy Property to an information session on 10 February 2018.

Community information sessions

Two community information and feedback sessions were held at Penrith Baptist Church in Caddens to provide further information about the project to interested community members.

A session was held for residents inside the rezoning area from 1-3pm on Saturday 10 February 2018. This was attended by about 25 groups (we endeavoured to have only one member of each couple/family sign in, but this did not always occur).

A session was held for the broader community surrounding the rezoning area from 1-4pm on Sunday 11 February 2018. This was attended by about 35 groups.

Both sessions were held in an informal "drop-in" style, with project representatives in attendance to discuss plans and information provided for review on four A0-sized boards.

Project representative organisations included:

- » Legacy Property
- » Design + Planning (Urban Design)
- » Knight Frank (Market Negotiation)
- » Elton Consulting (Urban Planning and Community Consultation)

Below: activity during the Saturday (left) and Sunday (right) information sessions.



A feedback form was provided for both sessions, which asked:

1. What factors or considerations should be prioritised in rezoning Orchard Hills North?
2. What services or amenities would be most important to you in a new local centre?
3. What aspects of the local area would you like to see improved?
4. Do you have any further questions for the project team?

Of the approximately 60 groups who attended, 13 completed a feedback form. Feedback focused on:

- » Importance of parks within five minutes' walk from all homes, with facilities catering for all ages.
- » Desire for a new high school in the area.
- » Desire for Caddens Road to remain closed (ie. current state).
- » Adequate road widths and footpaths in the new development as current roads in the new development are too narrow
- » Privacy and a transition to existing properties.
- » Maintaining the rural atmosphere of the area.
- » Minimising impacts for residents on roads that will become busier (inc. Frogmore Road).
- » Provision of new road behind Hermitage Court properties to allow future sub-division.
- » Importance of a local quality shopping centre.
- » A desire from several residents adjoining the rezoning area (on the northern side of Frogmore Road) to have their properties rezoned.

All those who registered at the information sessions and provided their email address were sent a copy of the material that was displayed on information boards at the sessions, for their further review. Those addresses were also added to a distribution list for future project updates.

Project email address

An email address specific to the project has featured in communication to residents and on collateral that was provided at the information sessions.

As of 8 March 2018, two emails have been received. One was from an information session attendee who wanted to leave feedback and the other was from a resident who was unable to attend the session and wanted to receive information.