

PLANNING PROPOSAL, DRAFT DEVELOPMENT CONTROL PLAN AND LETTER OF OFFER FOR INFRASTRUCTURE WORKS FOR 221–325 LUDDENHAM ROAD, ORCHARD HILLS

Fact Sheet

PLANNING PROPOSAL

A Planning Proposal is a document that explains and provides justification for changes being proposed to Council's statutory planning controls that are located with the Penrith Local Environmental Plan 2010. An LEP is a legal document prepared by Council and approved by the State Government that guides future development through land use zones and development controls.

A planning proposal is a request to the NSW Department of Planning and Environment to amend the planning controls, explaining the justification and effect of the proposed changes. The NSW Department of Planning and Environment's process requires any planning proposal be placed on public exhibition for community and stakeholder comment, prior to making a decision on whether to adopt the changes.

WHAT CHANGES ARE PROPOSED?

An amendment to the Penrith LEP 2010 is proposed for land at 221–325 Luddenham Road, Orchard Hills.

The Planning Proposal seeks to:

- Rezone part of the site from RU2 Rural Landscape to part IN1 General Industrial and part IN2 Light Industrial,
- Amend the Minimum Lot Size map to reduce the minimum lot size to 1,000m²,
- Introduce a Height of Building control of 24 metres to the site,
- Introduce density provisions to ensure a mixture of large and small lots that meet the needs of the local market. A minimum lot provision of 40 lots will apply to land zone IN1 and minimum lot density provision of 60 lots will apply to land zoned IN2,
- Introduce a sunset clause which requires commencement of the development within five (5) years of gazettal of the PLEP 2010. Should this not occur, the zoning will revert to the current RU2 Rural Landscape zone, and
- Maintain a 40metre wide corridor of land zoned RU2 Rural Landscape on the western side of Luddenham Road to allow for the future widening of Luddenham Road.



The Planning Proposal initially seeks to facilitate redevelopment of the land to enable the development of industrial warehouses at the site across three stages which will comprise the following:

- Potential for thirty-two (32) high-quality warehouse buildings across thirty-two (32) lots, each accompanied with an ancillary office, associated parking and business identification signage for legibility and easy way-finding,
- Landscaped internal estate roads, and
- Electrical easement and an environmental zone and basins.

Employment Zones Reform

Changes being proposed under the DPE's Employment Zones Reform will apply to the site, should the land be supported for rezoning to IN1 General Industrial and IN2 Light Industrial.

As part of the proposed broader translation for Penrith LEP 2010, all permissible land uses under the existing IN1 zone are proposed to be translated to the new E4 General Industrial zone. This approach is consistent with DPE's primary translation for the IN1 zone. There are two additional land uses proposed as permissible with consent for the E4 zone that are not currently permissible under the existing IN1 zone. These land uses are mandated as permissible within the E4 zone and include 'Goods repair and reuse premises' and 'Local distribution premises'.

For the IN2 translation, it will be recommended that this site is also proposed to be translated to the E4 General Industrial zone. This is also consistent with DPE's primary translation. All existing land uses under the existing IN2 zone will be translated to the new E4 zone, either through the land use table or through the application of Schedule 1 – Additional Permitted Uses. This is consistent with Council's approach to the majority of other existing IN2 sites across the LGA.

DRAFT DEVELOPMENT CONTROL PLAN

The proponent has prepared draft DCP in consultation with Council Officers that will form a chapter of Penrith DCP 2014. The draft DCP contains specific objectives and controls that apply to future development within the site.

The draft DCP contains controls for:

- Building setbacks
- Landscaping
- Building and urban design
- Signage and estate entrance walls,
- Lighting,
- Services,
- Interface with the transmission line easement
- Interface with the Outer Sydney Orbital
- Noise and air pollution,
- Trading and operating hours of premises,
- Storage, transportation, and processing of chemical substances,
- The road network and site access,



- Access and car parking,
- Integrated water cycle management,
- Flood prone land, and
- Waterway Health.

LETTER OF OFFER FOR INTRASTRUCTURE WORKS

A Letter of Offer to enter into a VPA for the provision of key infrastructure was submitted on Friday 4 November 2022. The letter of offer includes provisions for:

- Dedication of land for the future widening of Luddenham Road. Provisions in the Planning Proposal allow for a 40 metre wide corridor, however the amount of land that will need to be dedicated for the widening of Luddenham Road is yet to be determined.
- The upgrade of the intersection of Luddenham Road and Patons Lane
- The upgrade of Patons Lane from Luddenham Road through to the new western estate entry roundabout that provides access into the development,
- The construction of an intersection on Luddenham Road and Patons Lane, to satisfaction of Council and TfNSW,
- The construction of a roundabout on Patons Lane providing access into the development,
- Internal road access to lots not owned by HBB Property, and
- Construction of a secondary intersection to the south of the land at Luddenham Road to the satisfaction of Council and TfNSW.

A draft VPA will be prepared and reported to a future Ordinary Meeting of Council to be endorsed for public notification as a separate process to the Planning Proposal and Draft DCP.

HAVE YOUR SAY

We're now seeking your feedback on the proposed LEP amendment, Draft DCP, and Letter of Offer. The Planning Proposal, Letter of Offer and supporting information are on exhibition from **Thursday 15 December until Monday 6 February 2023**.

The documents are available to view online at yoursaypenrith.com.au. They can also be viewed at:

- **Penrith Civic Centre** – 601 High St, Penrith (Mon–Fri 8:30am–4pm)

If you would like to provide feedback, please do so in writing by Monday 13 February 2023:

- **By email** to: Glen.Weekley@penrith.city
- **By post** to:

The General Manager (Attn. Glen Weekley)
Penrith City Council
PO Box 60
Penrith NSW 2751

- **Via NSW Planning Portal** at: <https://www.planningportal.nsw.gov.au/ppr> Please include a subject line indicating, '221-235 Luddenham Road, Orchard Hills'.

We will send an acknowledgment in response to all submissions. If you do not receive an acknowledgement within 10 working days, please contact us.



WHAT HAPPENS NEXT?

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 do so.

WANT TO KNOW MORE?

If you have any questions please contact Glen Weekley, Executive Planner on 4732 7415, or Glen.Weekley@penrith.city