

Glenmore Park Stage 3 Public Exhibition

Draft Amendment to the endorsed Glenmore Park Stage 3 chapter of the Penrith Development Control Plan 2014

Background

The Glenmore Park Stage 3 site (the site) consists of 25 land parcels and is located south of the existing suburb of Glenmore Park. At the Ordinary Meeting of 12 December 2022, Council resolved to endorse:

- a Planning Proposal to amend the planning controls for the site to facilitate urban development and
- a site-specific development control plan.

As a result of strict reporting timeframes for the Planning Proposal, the site-specific Development Control Plan (DCP) excluded the road profiles and transport related sections, with the intention to prepare an amendment, for Council's consideration in early 2023.

In addition, some of the supporting technical studies for the Planning Proposal have been contemporised to reflect the final Planning Proposal endorsed by Council, including an updated Water Cycle Management Report (WCMR).

In consultation with the applicant the endorsed DCP now includes updated Access and Movement section and Road Sections. The updated DCP also includes amendments to ensure consistency with the updated WCMR and other minor housekeeping updates to update figures and numbering.

Key updates to the endorsed GP3 development control plan

Traffic and transport related controls

The *Road Sections* (pg 134) and *Access and Movement* sections (pg 125) have been updated to include revised road profiles and road typologies. These updated sections address parking requirements of future residents; footpath and shared path provision; landscape and public amenity; the need to create a safe environment for pedestrians and cyclists; and considers NSW Rural Fire Service guidelines.

The road profiles are illustrated as cross-sections on pages 138-145 and include the following:

- Entry Boulevard (The Northern Road)
- Entry Boulevard (Chain O Ponds)
- The Northern Road indicative interface – Minor Local Road
- Chain O Ponds Road interface
- Chain O Ponds Road – East – interface
- Collector Road with median
- Collector Road (Adjacent to development on both sides)
- Collector Road (Adjacent to Bushfire hazard/ Active District Park)
- Collector Road (adj to Bushfire hazard/ Passive District Park/ Linear Parks)
- Minor Local Road
- Minor Local Perimeter Road (Adjacent to bushfire hazard) Option A & B
- Minor Local Perimeter Road (Adjacent to bushfire hazard/ District Park 1 & 2)
- Minor Local Road (Bushfire hazard Non-perimeter)
- Minor Local Road (adj to local park / District Park 3)
- Laneway

Water Management

A revised WCMR was submitted to Council in November 2022. This report has now been updated to include statements that further work will be required at the detailed development application stage. The DCP references this report.

Minor Housekeeping amendments

The updated DCP includes minor amendments as follows:

- General formatting and updates to figure numbering and section numbering as required
- Correction of minor errors
- Updated figures
- Insert a summary table for all road profiles and images of road profiles to follow the table (previously images were placed separately throughout the chapter and there was no summary table)
- Names of road types updated to reflect new road profiles.



Have Your Say

We are now seeking your feedback on the development control plan. The public exhibition is on from Friday 19 May 2023 to Friday 16 June 2023. The draft development control plan and all supporting information can be viewed online at **yoursaypenrith.com.au**

Exhibition material will also be available to view at Council's Civic Centre, Penrith Library and St Marys Library.

To make a submission

To make a submission you must do so in writing by **Friday 16 June 2023**. You can submit your written submission via:

- email to: city.planning@penrith.city
- post to: The General Manager (Attention: City Planning), Penrith City Council, PO Box 60 PENRITH NSW 2751
- the staff at the Penrith Civic Centre or St Marys Business Office.

Please include 'Draft amendment – Glenmore Park Stage 3 DCP' in the subject line of your submission. We will acknowledge all the submissions we receive.

Next Steps

The results of the public exhibition will be reported to Council post exhibition. If you made a submission, we will notify you of the dates of relevant Council meetings.

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

For more information please contact Clare Tregenza on 4732 7548.