

**7 Amendment to Penrith Development Control Plan 2014 - Glenmore Park Stage 3**

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<b>Outcome</b>	<i>We plan and shape our growing City</i>
<b>Strategy</b>	<i>Undertake strategic planning that will ensure balanced growth and liveability</i>
<b>Principal Activity</b>	<i>Provide advice and maintain a contemporary planning framework of land use and statutory plans</i>

**Procedural note: Section 375A of the Local Government Act 1993 requires that a division be called in relation to this matter.**

**Executive Summary**

At the Ordinary Meeting of 12 December 2022, Council resolved to endorse the Planning Proposal for Glenmore Park Stage 3 (GP3) to be forwarded to the Department of Planning and Environment (DPE) for finalisation. Council also endorsed a draft amendment to Penrith Development Control Plan (DCP) 2014, that seeks to include a site-specific chapter for the Glenmore Park Stage 3 rezoning area.

The endorsed GP3 DCP chapter included a series of post-exhibition amendments to address matters raised during exhibition. One of these post-exhibition amendments included the removal of the road profiles and other transport related sections from the chapter for further consideration. In consultation with the applicant the road profiles have now been reviewed and an amendment to the endorsed GP3 chapter of the Penrith Development Control Plan 2014 (the updated GP3 DCP) has been prepared.

The purpose of this report is to seek Council's endorsement to publicly exhibit the updated GP3 DCP. This chapter includes revised road profiles and an amendment to certain controls and objectives to align with the revised road profiles. In addition, the updated GP3 DCP will include amendments to provide alignment with revised technical studies, and other minor 'housekeeping' amendments.

The report recommends that Council endorse the public exhibition of the updated GP3 DCP.

**Background**

The Glenmore Park Stage 3 Planning Proposal seeks to amend the Penrith Local Environmental Plan (LEP) 2010 for a 206-hectare site south of the existing suburb of Glenmore Park. The Planning Proposal seeks to rezone the land to facilitate the delivery of up to 2,330 dwellings, shop top housing, a local centre and a future school site. Large lots are proposed on the periphery of the rezoning to respond to the sites' location on the urban/rural edge. The masterplan includes a network of open space and environmental corridors that links with the local centre and future school site.

At the Ordinary Meeting of 12 December 2022, Council resolved to endorse:

- the Planning Proposal for Glenmore Park Stage 3 to be forwarded to DPE for finalisation; and
- an amendment to the Penrith Development Control Plan (DCP) 2014 to include a site-specific chapter for Glenmore Park Stage 3.

As a result of DPE's strict timeframes for finalisation of the Planning Proposal, the road profiles and related transport sections of the GP3 DCP were excluded with the intention to prepare an amendment, that included these road profiles, for Council's consideration in the first quarter of 2023. In consultation with the applicant (Mirvac) the road profiles and transport related sections of the GP3 DCP have now been prepared.

In addition, some of the supporting technical studies have also now been contemporised to reflect the final revised Planning Proposal endorsed by Council including an updated Water Cycle Management Report (WCMR). The updated GP3 DCP includes amendments to ensure there is consistency with the updated WCMR (November 2022) and updated diagrams and images following the completion of supporting technical studies. The updated GP3 DCP has been enclosed separately for the information of Councillors.

### **Key Changes to the Development Control Plan**

Changes made to the GP3 DCP since its endorsement in December 2022 are outlined below:

#### **7.5.3.3.3 Road Sections and 7.5.3.2 Access and Movement**

These sections have been updated to include revised road profiles and road typologies, developed in consultation with the applicant. The road profiles address the traffic and parking requirements of future residents, footpath and shared path provision, streetscape and public amenity, the need to create a safe environment for pedestrians and cyclists and provide active transport connections.

The release area has extensive environmental corridors and is adjacent to the Mulgoa Nature Reserve. The road profiles have also considered the NSW Rural Fire Service Planning for Bushfire Protection 2019 guideline.

Some key features of the road profiles are:

- 26m wide road reserve for The Northern Road Entry Boulevard.
- 1.5 m footpath on both sides of the road.
- 5 m wide verge widths on collector roads to accommodate 2.5m shared paths (cycle and pedestrian).

Please refer to the updated GP3 DCP (separately enclosed) for more details on various road cross sections. Further detail is to be worked through at development application stage.

#### **Section 7.5.3.1.3 Water Management and 7.5.3.1.4 Flood Management**

A revised WCMR (November 2022) was submitted post exhibition. DPE's timeframe to finalise the Planning Proposal did not allow the WCMR to be finalised at the time of reporting (December 2022). The WCMR has been updated to include statements that further work will be required at the detailed development application stage.

### **Next steps**

Should Council endorse the recommendations of this report, the next steps include:

- Public exhibition of the draft amendment to the endorsed GP3 chapter of Penrith Development Control Plan 2014.
- Public exhibition will be undertaken for a minimum of 28 days in accordance with the community consultation requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000, and Council's Community Participation Plan. These processes will include landholder notification.
- Prepare a report to Council on the results of the public exhibition and submissions.
- The draft amendment to the endorsed GP3 chapter of Penrith Development Control Plan 2014 will take effect following the date when the LEP amendment sought by the Planning Proposal takes effect.

### **Financial Implications**

There are no financial implications for Council associated with this report.

### **Risk Implications**

The approach to remove the road profiles from the endorsed GP3 DCP has not created any risk for Council. The Penrith Local Environmental Plan 2010 (LEP) Clause 6.3 Development Control Plan requires for urban release areas, that a DCP be in effect that addresses an overall movement transport hierarchy prior to granting development consent.

### **Conclusion**

Council resolved to endorse the Planning Proposal Glenmore Park Stage 3 release area at the Ordinary Meeting of 12 December 2022. The road profiles and other transport related sections were removed from the GP3 DCP that was endorsed. Council has worked with the developer to finalise the road profiles that now form part of the updated GP3 DCP provided for Council's consideration.

This report seeks Council's endorsement to publicly exhibit a draft amendment to the endorsed GP3 chapter of the Penrith Development Control Plan 2014. This chapter includes updated road profiles and road typologies; revised objectives and controls to align with the updated road profiles and updated technical studies; and minor updates to images and diagrams.

### **RECOMMENDATION**

That:

1. The information contained in the report received
2. The draft amendment to the endorsed GP3 chapter of Penrith Development Control Plan 2014 be placed on public exhibition and relevant stakeholders be notified.
3. The General Manager be granted delegation to make any minor changes to the draft amendment to the endorsed GP3 chapter of Penrith Development Control Plan 2014 prior to exhibition in accordance with Council's endorsed policy.
4. The draft amendment to the endorsed GP3 chapter of Penrith Development Control Plan 2014 be publicly exhibited, in accordance with the relevant provisions of the Environmental Planning and Assessment Act, 1979 and associated Regulations and Councils Community Participation Plan.

5. A further report be presented to Council following the public exhibition.

**ATTACHMENTS/APPENDICES**

There are no attachments for this report