4 Amendments to the Orchard Hills North, Glenmore Park Stage 2 and Glenmore Park Stage 3 Development Control Plan

Compiled by: **Joel Carson, Senior Planner**
Danielle Fox, Senior Planner

Authorised by: **Abdul Cheema, Acting City Planning Manager**
Kylie Powell, Director - City Futures

Outcome	*We plan and shape our growing City*
Strategy	*Undertake strategic planning that will ensure balanced growth and liveability*
Principal Activity	*Facilitate and plan for housing diversity and liveability*

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

Executive Summary

The purpose of this report is to seek Council's endorsement to publicly exhibit proposed amendments to the Orchard Hills North Development Control Plan (DCP), and the Glenmore Park Stage 2 DCP and Stage 3 DCP, being chapters of Penrith DCP 2014. The purpose of these changes is to enable the preparation of accurate and contemporary planning controls which will guide development.

Key changes to the Orchard Hills North DCP include making minor changes which reflect the associated final Planning Proposal, addressing formatting matters and addressing other discrepancies identified. Key updates to the Glenmore Park Stage 2 and Stage 3 DCP chapters include the addition of a development staging section, updated figures and minor formatting matters.

The proposed changes are administrative in nature and do not introduce or amend any existing policy positions in either DCP chapter.

The public exhibition would occur for a minimum of 28 days, where notification would be placed on Council's website and in the local newspaper. Should the exhibition period occur over the Christmas/ New Year period, the exhibition period will be extended by 21 days, consistent with the requirements of Council's Community Participation Plan 2022-2026. The exhibition will provide the opportunity for any persons to review the material and make submissions on the proposed changes.

Following the public exhibition, a report will be presented to Council on the outcomes of the exhibition.

Background

The current in-force DCP applicable to Orchard Hills North (Chapter E17 of DCP 2014) was endorsed by Council at its Ordinary Meeting of 12 December 2022.

At the same meeting Council endorsed an associated Planning Proposal for the same subject land, which sought a rezoning of the site under Penrith Local Environmental Plan 2010 (LEP 2010).

The LEP amendment was subsequently gazetted and took effect on 1 October 2023. The DCP also took effect on 1 October 2023.

The DCP for Glenmore Park Stage 3 was endorsed by Council at its Ordinary Meeting of 12 December 2022.

At this meeting Council endorsed a Planning Proposal for the subject land which sought a rezoning to facilitate urban development under LEP 2010. The LEP amendment and DCP took effect on 30 June 2023. A further amendment was endorsed by Council at the Ordinary Meeting of 28 August 2023. This amendment provided revised road profiles and addressed minor administrative changes.

Amendment to the Orchard Hills North DCP chapter

Proposed amendments to this chapter have been identified to:

- reflect the final Planning Proposal by:
    - updating the detailed masterplan to add two 'compact lots' areas to align with the Penrith LEP 2010 height of buildings and minimum lot size maps,
    - updating references to the most recent flood management strategy dated February 2023.
- address inconsistencies relating to:
    - requirements for bus shelters,
    - maximum heights for tiered retaining walls and standard retaining walls,
    - minimum distances between driveway crossings and street trees.
- address formatting matters to:
    - correct page and figure references and
    - align with Council's DCP template.

The amended chapter is separately enclosed.

Amendment to the Glenmore Park Stage 2 and Stage 3 DCP chapters

It has been identified that some further changes are required to the DCP chapters for Glenmore Park Stage 2 and Glenmore Park Stage 3. The proposed changes are administrative in nature and do not introduce any additional policy changes or amend any existing policy positions in either chapter.

Glenmore Park Stage 2 DCP (Chapter E7 Part B of DCP 2014)

An amendment is proposed to this chapter to be consistent with the Clause Application (CAP) map as identified in Penrith LEP 2010 and address other minor matters.

In rezoning land within Glenmore Park Stage 3, certain land at the interface with Glenmore Park Stage 2 had to be amended and refined. This was required to remove the situation where lots, located across both boundaries, may have split zonings and subject to multiple development controls.

The amendment will update figures to align the interface between Glenmore Park Stage 2 and Glenmore Park Stage 3 with the Penrith LEP 2010 CAP map. In addition, updates to four figures are proposed to address other minor matters as follows:

- updates to the Structure Plan figure legend, to identify the indicative landscape buffer.
- identify the connection of an existing Collector Road with Glenmore Park Stage 3 on the road hierarchy and road network figures; and
- refine the subject land figure to be consistent with the broader DCP.

Although most of the release area has been developed, for consistency all figures throughout the chapter are proposed to be updated.

The amended chapter is separately enclosed.

Glenmore Park Stage 3 DCP (Chapter E7 Part C of DCP 2014)

An amendment is proposed to this chapter to:

- insert a new section that addresses the development staging of the release area and satisfies *Clause 6.3 Development Control Plan* of LEP 2010.

  Clause 6.3 requires a DCP for land in an urban release area to provide a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing.

  This new section will include an indicative staging plan that has been informed by the Glenmore Park Stage 3 Development Contributions Plan. The proposed indicative staging plan has been refined to accommodate the masterplan and acknowledges that development will likely be progressed where more than one stage will be under construction at any time by the two major developers and also by private landowners.

- address other minor administrative changes.

The amended chapter is separately enclosed.

Next steps

Should Council endorse the proposed draft DCP amendments as separately enclosed for public exhibition, the documents will be publicly exhibited. The public exhibition would occur for a minimum of 28 days, where notification would be placed on Council's website and in the local newspaper. Should the exhibition period occur over the Christmas/ New Year period, the exhibition period will be extended by 21 days, consistent with the requirements of Council's Community Participation Plan 2022-2026. The exhibition will provide the opportunity for the community to review the material and make submissions on the proposed changes.

Following the public exhibition, the outcomes of the exhibition will be reported to Council for consideration.

Financial Implications

All costs associated with the public exhibition will be funded within existing operational budgets.

Risk Implications

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