



#### CONTACT US

##### ADMINISTRATION

Penrith Office  
Civic Centre, 601 High Street.  
St Marys Office  
Queen Street Centre,  
207–209 Queen Street.  
Contact Centre Open:  
8.30am–4pm. Mon–Fri.  
P: 4732 7777  
F: 4732 7958  
Write to: PO Box 60,  
Penrith NSW 2751.  
E: [council@penrith.city](mailto:council@penrith.city)  
Council's services are  
accessible via the online  
portal at [my.penrith.city](http://my.penrith.city)

##### SERVICES

Waste Services: 4732 7777  
Illegal Dumping:  
Contact the EPA hotline  
on 131 555 and ask for the  
RID Squad (Regional Illegal  
Dumping Squad).  
Graffiti Hotline:  
Freecall 1800 022 182

##### MEETING DATE

22 August – 7pm  
Online via [penrith.city](http://penrith.city)  
(Ordinary Meeting)

[penrith.city](http://penrith.city)  
[visitpenrith.com.au](http://visitpenrith.com.au)

**PENRITH**  
CITY COUNCIL



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## COUNCIL BRIEFS

- Construction will begin this month to upgrade the existing junior playspace in Trinity Drive Reserve, Cambridge Gardens, and to build a new mixed recreation space. The new mixed recreation space will be located adjacent to Cambridge Gardens Public School. Both sites will be closed for the duration of this work.

This project is being funded by Council and the NSW Government. It was identified through Council's Sport and Recreation Strategy, which is a 15-year road map for the future provision of sport, play, recreation and open space facilities across our City.

Find out more at [yoursaypenrith.com.au/trinityplay](http://yoursaypenrith.com.au/trinityplay)

- Council is delivering 82 sport, recreation, play and open space projects between 2020–2024 to ensure our community has access to a diverse range of high quality infrastructure and open space to enjoy.

Work is underway to install spectator seating at the Jamison Park synthetic fields, improve sporting infrastructure at Parker Street Reserve and Hickeys Lane Sportsground, and upgrade amenities buildings at Ched Towns Reserve, Bill Ball Oval and Doug Rennie Field.

These projects were identified through Council's Sport and Recreation Strategy, which is a 15-year road map for the future provision of sport, play, recreation and open space facilities across our City.

To find out more visit [penrith.city/spros](http://penrith.city/spros)

- Council's expanded range of online service options allow you to access and manage a wide range of Council services, including paying your rates, tracking a Development Application, and making an online application. Or use the Online Services Portal to easily make an enquiry, report concerns, or lodge a request for Council services such as waste collection and road maintenance.

All services are tracked so you can keep informed of its progress and you will be notified when the request has been completed. Go to [my.penrith.city](http://my.penrith.city)

## PUBLIC EXHIBITION

### Orchard Hills North - Planning Proposal, draft Development Control Plan, draft Section 7.11 Contributions Plan and draft Voluntary Planning Agreement Letter of Offer

Council invites you to view and provide feedback on proposed changes to the planning controls applying to a 151.9 hectare area of land known as Orchard Hills North (the site), or the rezoning area. The proposed changes are described in a Planning Proposal, draft Development Control Plan (draft DCP), draft Section 7.11 Development Contributions Plan (draft 7.11 Plan) and draft Voluntary Planning Agreement Letter of Offer (draft VPA Offer). The proponent for this project is Legacy Property.

The site is located at Caddens Road, Kingswood Road, Frogmore Road and Castle Road in Orchard Hills and consists of 54 individual land parcels. The Planning Proposal seeks to rezone the site under Penrith Local Environmental Plan 2010 (LEP 2010) from RU4 Primary Production Small Lots to part R1 General Residential, B2 Local Centre,

RE1 Public Recreation, C2 Environmental Conservation and C3 Environmental Management, as well as include delineation of a Transport Investigation Area. The Planning Proposal also proposes controls relating to minimum lot size, height of buildings, scenic and landscape values, maximum lot yield, additional permitted uses, urban release area nomination, provide for flexible boundaries between certain zones, local provisions, and land reservation acquisitions.

The intent of the proposed changes is to facilitate the development of the site for approximately 1,729 residential lots, a mix of housing types, a village centre, local open space, playing fields, bushland and riparian corridors.

A draft DCP has been prepared for the site, which provides detailed planning and development controls and guidelines for specific types of development.

A draft 7.11 Plan has been prepared for the site to deliver the infrastructure required to support future development within the rezoning area.

The proponent has submitted to Council a draft VPA Offer. The Offer addresses how the proponent seeks to deliver on its obligations under the draft 7.11 Plan and provide additional public benefits in addition to 7.11 contributions.

At its Ordinary Meeting of Monday, 27 June 2022, Council resolved to place the above documents on public exhibition. The Council report to this meeting identifies several financial risks associated with the project which are to be addressed and resolved prior to the project being reported to and considered by Council post-exhibition. In response to these identified financial risks, the proponent recently submitted proposed mitigation measures and new information to Council which will be considered by Council officers throughout the public exhibition period. This new information also forms part of the exhibition material. Should the proposed mitigation measures be accepted, this may result in changes being made to the exhibited documentation following the exhibition.

#### Viewing the exhibition material and making a submission

The Planning Proposal and supporting information is on public exhibition until Monday, 22 August 2022.

The Planning Proposal, draft DCP, draft 7.11 Plan, and draft VPA Offer, along with a Fact Sheet and supporting information can be viewed online at [yoursaypenrith.com.au](http://yoursaypenrith.com.au) and at Council's Civic Centre, Penrith Library and St Marys Library.

You are invited to provide feedback on the proposed changes by making a written submission to Council by Monday, 22 August 2022 to:

- **Email:** [cityplanning@penrith.city](mailto:cityplanning@penrith.city)
- **Post:** The General Manager  
Penrith City Council  
PO Box 60, Penrith NSW 2751

Please include a subject line indicating 'Orchard Hills North' in your submission.

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

For further enquiries please contact Joel Carson, Senior Planner on 4732 8098 or Nicole Dukinfield, Principal Planner on 4732 8511.

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## PUBLIC NOTICES

### Proposed Easement on Community Lands

#### 151 Parker Street, South Penrith

Under Section 47 of the *Local Government Act 1993*, notice is hereby given that Penrith City Council intends to grant an easement located at 151 Parker Street, South Penrith as detailed below.



**Applicant:** Epsilon Distribution Ministerial Holding Corporation T/AS Endeavour Energy

**Proposed Use:** Easement for a padmount station

**Term:** Indefinitely

**Description of Land:** Lot 12 DP220581, 151 Parker Street, South Penrith

All affected parties are hereby invited to make submissions concerning the proposal. Submissions must be received in writing addressed to the General Manager, Penrith City Council to PO Box 60, Penrith NSW 2751 or [council@penrith.city](mailto:council@penrith.city), within 28 days of the date of this notice.

For all enquiries, please contact Tara Braithwaite, on 4732 7777 or [Tara.Braithwaite@penrith.city](mailto:Tara.Braithwaite@penrith.city)

#### 29 Harwood Circuit, Glenmore Park

Under Section 47 of the *Local Government Act 1993*, notice is hereby given that Penrith City Council intends to grant an easement located at 29 Harwood Circuit, Glenmore Park as detailed below.



**Applicant:** Jemena Gas Networks (NSW) Ltd

**Proposed Use:** Easement for a gas main

**Term:** Indefinitely

**Description of Land:** Lot 2 DP214036, 29 Harwood Circuit, Glenmore Park

All affected parties are hereby invited to make submissions concerning the proposal. Submissions must be received in writing addressed to the General Manager, Penrith City Council to PO Box 60, Penrith NSW 2751 or [council@penrith.city](mailto:council@penrith.city), within 28 days of the date of this notice.

For all enquiries, please contact Tara Braithwaite, on 4732 7777 or [Tara.Braithwaite@penrith.city](mailto:Tara.Braithwaite@penrith.city)

### Planning Agreement for 657-769 Mamre Road, Kemps Creek

Penrith City Council is publicly notifying a Voluntary Planning Agreement (VPA) between Council, Altis Frasers JV Pty Ltd ATF ARET Frasers Project and The Trust Company (Australia) Ltd. The VPA has been prepared in connection with the proposed development of 657-769 Mamre Road, Kemps Creek under State Significant Development Applications SSD 25725029 and SSD9522.

The VPA secures the payment of a monetary contribution payable to Penrith City Council to be used by Penrith City Council for provision of new trees, shrubs and ground cover to areas reserved for open space, construction of bike and pedestrian tracks for use by the local community, and provision of outdoor exercise equipment, picnic areas, and rest areas.

A copy of the VPA and explanatory note can be viewed online at [yoursaypenrith.com.au](http://yoursaypenrith.com.au)

The notification period is from Thursday, 4 August 2022 to Thursday, 1 September 2022.

Please contact Glen Weekley, Executive Planner, on 4732 7415 or email [glen.weekley@penrith.city](mailto:glen.weekley@penrith.city) for enquiries.

### Public Meeting - Proposed Categorisation of Community Land in Council's Draft Regatta Park Plan of Management

In accordance with Section 40A of the *Local Government Act 1993*, public notice is hereby given that an independently chaired public hearing will be conducted into the proposed Categorisation of Community Land in Council's Draft Regatta Park Plan of Management.

The Public Hearing will be held in compliance with Chapter 6, Division 2, Section 40A of the *Local Government Act 1993* (LG Act). The Hearing will be independently chaired and hosted by Penrith City Council as an online meeting via Zoom, on Tuesday, 23 August 2022 from 5-6pm.

A report will be provided to Council for public inspection after the public hearing. The Public Hearing Report will be submitted together with the final draft of Plan of Management for Regatta Park, for Council consideration and adoption.

To view the draft Plan of Management for Regatta Park and to make submissions, visit [yoursaypenrith.com.au/regatta-park](http://yoursaypenrith.com.au/regatta-park)

To attend the Public Hearing and register your attendance, visit our website.

## DEVELOPMENT APPLICATIONS

The following Development Applications have been received by Council:

- Bains Design Pty Ltd DA22/0686  
**65 Caloola Avenue, Penrith**  
Demolition of existing structures, construction of 2-storey and 50-place child care centre and associated site works  
Contact: Sufyan Nguyen on 4732 856  
Closing Date: 29 August 2022
- Mark Attard DA22/0657  
**143-145 Stafford Street, Penrith**  
Demolition of existing structures and construction of 17 x 2-storey townhouses  
Contact: Sufyan Nguyen on 4732 856  
Closing Date: 29 August 2022
- Parade Apartments Pty Ltd DA22/0665  
**7-11 Worth Street and 33 Rodley Avenue, Penrith**  
Demolition of existing structures and construction of 5-storey residential flat building including 70 apartments and 2 levels of basement car parking  
Contact: Wendy Connell on 4732 7908  
Closing Date: 29 August 2022

## DEVELOPMENT CONSENT/S DETERMINED

Pursuant to Section 4.59 of the *Environmental Planning and Assessment Act 1979*, the schedule below lists applications recently determined by Penrith City Council.

### Approved Development Applications

- Tanya Coram DA22/0604  
**Lot 8005 DP 261683, 48 Ploughman Crescent, Werrington Downs**  
Alterations and additions to existing dwelling
- Simonds Homes Mod22/0133  
**Lot 81 DP 129451, 454-460 Blacktown Road, Londonderry**  
Section 4.55 (2) modification to floor levels of DA21/0679 for single storey dwelling and installation of an OSSM System
- James A & Kerrie L Wilson DA22/0653  
**Lot 12 Sec B DP 22646, 35-41 Parker Road, Londonderry**  
In-ground fibreglass swimming pool
- Matthew Bantick DA22/0506  
**Lot 205 DP 261038, 14 Eucalyptus Drive, Cranebrook**  
Demolition existing structures, dwelling alterations and additions including relocation of beauty salon
- McDonald Jones Homes (Sydney) DA22/0227  
**Lot 27A DP 2147, 27 Fourth Avenue, Llandilo**  
Single storey dwelling, installation of an OSSM System and tree removal
- Joseph Rafla DA22/0111  
**Lot 3101 DP 263158, 23 Casuarina Circuit, Kingswood**  
Demolition of existing structures and construction of a detached dual occupancy with Strata subdivision x 2 lots
- Auscro Design & Build Pty Ltd DA22/0528  
**Lot 2052 DP 264061, 17 Arafura Avenue, Cranebrook**  
Demolition of existing dwelling and construction of 2-storey dwelling
- Keystone Building Services Pty Ltd DA22/0615  
**Lot 1195 DP 259017, 2 Summerville Place, Werrington Downs**  
Alterations to existing dwelling including first floor addition
- Eden Edward Jones DA22/0612  
**Lot 2008 DP 264011, 5 Laycock Street, Cranebrook**  
Detached garage, carport, retaining walls and driveway
- Sharon Jones DA22/0472  
**Lot 71 DP 237405, 186 River Road, Leonay**  
Alterations to existing 2-storey dwelling including garage addition and retaining walls
- S Kopp Building Services Mod22/0138  
**Lot 934 DP 635455, 3 Pinetree Avenue, Cranebrook**  
Modification of DA22/0377 to reduce boundary setbacks
- Brandon Glenn Garrett DA22/0610  
**Lot 35 DP 255727, 114 Hume Crescent, Werrington County**  
Swimming pool
- Hi-Craft Home Improvements Mod22/0103  
**Lot 24 DP 28965, 17 Balmoral Drive, Cambridge Park**  
Section 4.55 (1a) modification to carport location

### Viewing of Development Applications

The above development application/s may be viewed on Council's DA Tracker via [penrithcity.nsw.gov.au/DATracker](http://penrithcity.nsw.gov.au/DATracker) Officers of Council's Development Services Department will be able to assist with your enquiries.

### Disclosure of Political Donations or Gifts

By law, reportable political donations or gifts must be disclosed by anyone lodging a planning application to Council. Call 4732 7649 or visit [penrithcity.nsw.gov.au](http://penrithcity.nsw.gov.au)



## INTEGRATED DEVELOPMENT

Penrith City Council has received a Development Application in respect of the subject property. The consent authority for this development application is Penrith City Council.

- Fishtail Homes Pty Ltd DA22/0622

**Lot 1B DP 398920, 5 Melbourne Street, Oxley Park**

Demolition of existing structures and construction of a detached 2-storey dual occupancy with Strata subdivision

The proposal is an Integrated Development. The application seeks approval from the NSW Rural Fire Service (RFS).

The Development Application referred to in this notice and supporting documentation accompanying the subject application may be inspected at the locations listed below at any time during ordinary office hours, in the period from 15 August 2022 to 29 August 2022.

Any person may, during the exhibition period, make a submission in writing to Penrith City Council, in relation to the Development Application. Where a submission is made by way of an objection, the grounds of objection are to be specified in the submission. The submission is to include Council's reference number DA22/0622.

For any queries relating to the proposal, please contact Nick McMaster on 4732 8578.

## NOMINATED INTEGRATED DEVELOPMENT

Penrith City Council has received a Development Application in respect of the subject property. The consent authority for the Development Application is the Sydney Western City Planning Panel.

- Cabe Developments (NSW) Pty Ltd DA22/0545

**Lot 59 DP 1256085, Lot 60 DP 1256085 & Lot 2 DP 1263697, 18–22 Ransley Street and 123 Mulgoa Road, Penrith**

Staged construction of mixed-use residential and retail development including 4 buildings (5 to 14 storeys), 335 residential apartments, 19 retail premises, 2 levels of basement car parking, ground level car parking and associated site works

The proposal is an Integrated Development. The application seeks concurrent approval under the *Water Management Act 2000* from the NSW Department of Planning and Environment, Water Operations Division.

The Development Application referred to in this notice and supporting documentation accompanying the subject application may be inspected on Penrith Council's DA Tracker at [penrithcity.nsw.gov.au/DATracker](https://penrithcity.nsw.gov.au/DATracker) in the period from 15 August to 12 September 2022.

Any person may, during the exhibition period, make a submission in writing to Penrith City Council, in relation to the Development Application. Where a submission is made by way of an objection, the grounds of objection are to be specified in the submission. The submission is to include Council's reference number DA22/0545.

For any queries relating to the proposal, please contact Wendy Connell on 4732 7908.