

Our Ref: 2022\_15 DEC\_GPEC Submission

Proj Ref: 22\_024: OHN Submission

15 December 2022

**Noble Planning**

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**Submission via:** the NSW Planning Portal

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To Whom It May Concern

## Greater Penrith to Eastern Creek (GPEC) Investigation Area: Draft Strategic Framework (November 2022)

My name is Robert Bennett. I am a Director of **Noble Planning** and I have over 30 years of experience as a town planner, specialising in residential development and greenfield development in Western Sydney.

I have been engaged by two resident landowners within the Orchard Hills precinct (details provided below), to make a submission on the *Greater Penrith to Eastern Creek (GPEC) Investigation Area – Draft Strategic Framework* (the **GPEC draft Strategic Framework**), dated November 2022, prepared by the NSW Department of Planning and Environment (**DPE**) and on public exhibition until 16 December 2022.

### Overview

In short, this submission:

- provides “in principle support” for the GPEC draft Strategic Framework and for a swift, State-led rezoning process of the Orchard Hills lands; and
- requests that the boundaries for the Priority Areas for rezoning be aligned with the boundaries of the DPE Orchard Hills Discussion Paper and incorporate all of the lands north of the M4 Motorway (namely the remainder of the “Orchard Hills North” lands not already included in the Orchard Hills North planning proposal).

This submission requests the DPE actively engage with the resident landowners in the evolution of planning over their lands, especially on potential future land use/s and density options.

### **Engagement by Local Residents / Landowners**

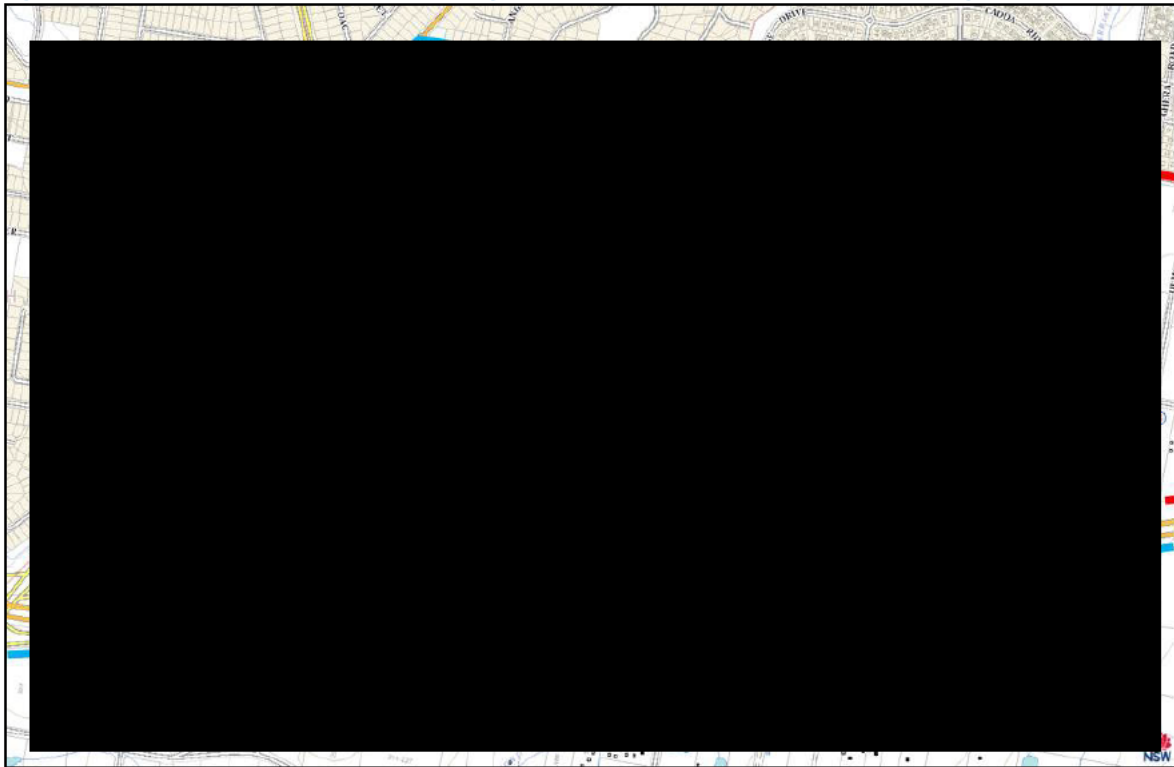
This submission has been prepared by Noble Planning on behalf of the following local residents:

- [REDACTED] and
- [REDACTED].

The above residents are aware that this submission will be made public, but request that their individual names be kept confidential, until further notice.

The location of their landholdings within the Orchard Hills precinct is shown in **Figure 1** and **Figure 2** below.

Figure 1: Location of resident landholdings and the Orchard Hills North Precinct / Neighbourhood A



Source: SixMaps

Figure 2: Location of resident landholdings and the Orchard Hills Discussion Paper – Neighbourhood Plan



Source: DPE

Each of the two landholdings measure approximately 1.9 ha in area (making a combined land area of over 3.8 Ha). Both lots have direct access onto The Northern Road and are currently semi-rural residential properties.

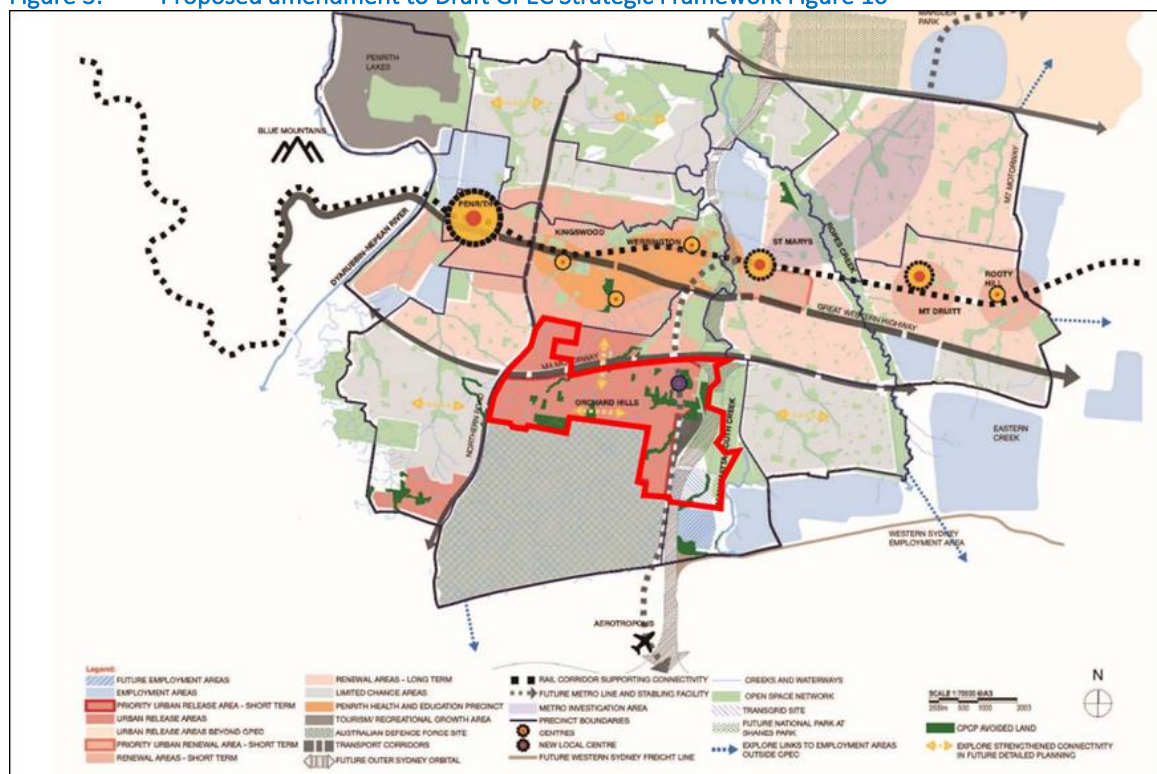
## Draft GPEC Structure Plan

We note and support identification of Orchard Hills as an **“Urban Release Area”**

We question why the remainder of Orchard Hills North (ie the land that lies between The Northern Road and the Orchard Hills North Planning Proposal area) has not been included within the **“Priority Urban Release Area – Short Term”**? There is no logic to its exclusion, especially when one considers: all of the studies undertaken for this area in parallel with the adjoining lands at Orchard Hills North; and the need to make best use of existing and proposed infrastructure (in alignment with the stated priorities of the draft GPEC Strategic Framework).

This area should be incorporated into the **“Priority URA – Short Term”** (as should all of the lands identified in the *Orchard Hills Discussion Paper*), to fully coordinate the major land release. Refer **Figure 3** below.

**Figure 3: Proposed amendment to Draft GPEC Strategic Framework Figure 10**



Source: DPE

## Focus Precincts:

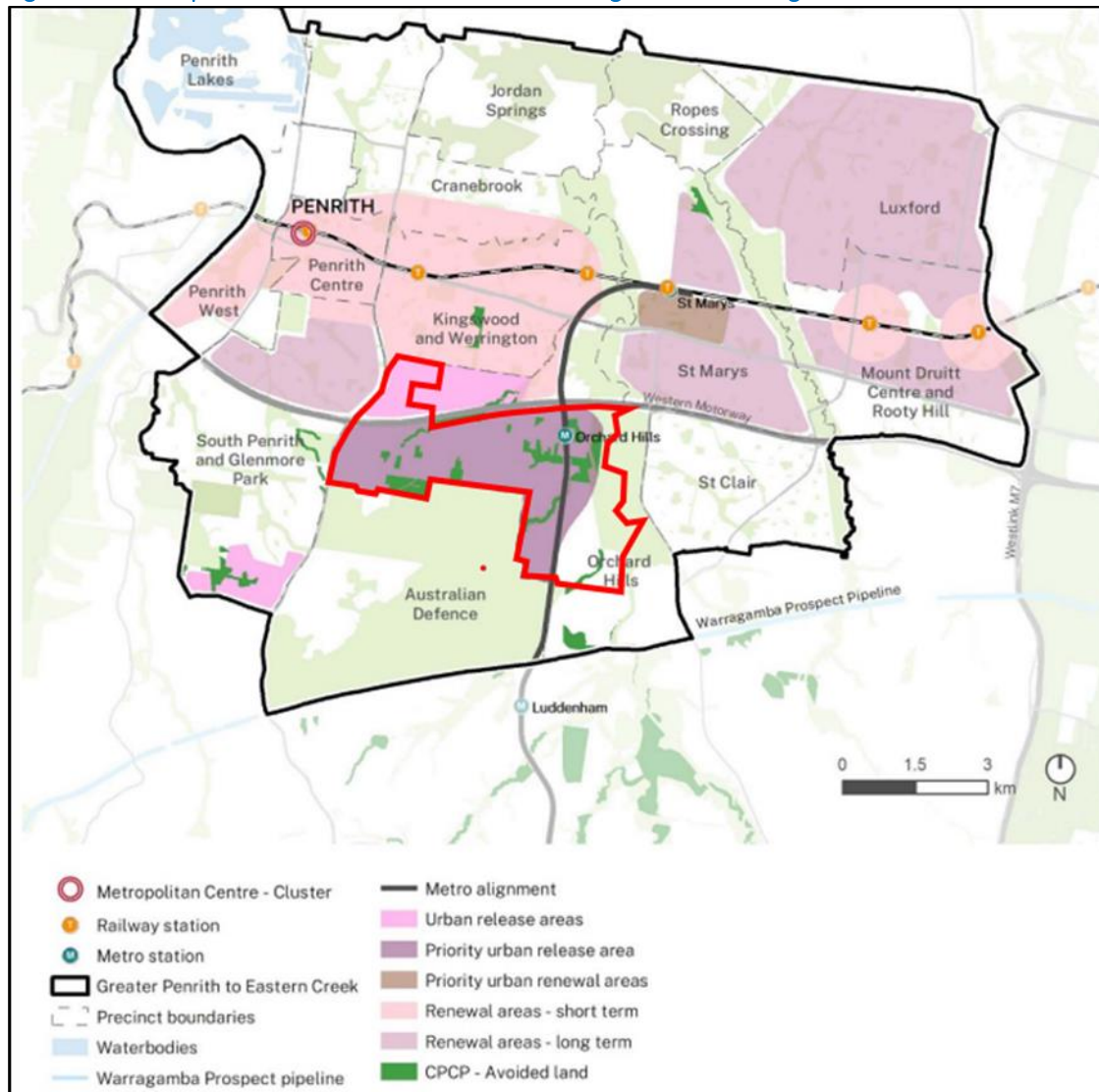
As above, the **“priority areas”** (Orchard Hills Priority Urban Release Area – Short Term) should be expanded to reflect the boundaries of the NSW Government led rezoning process (as above).

## Other planned developments

There appears to be a misunderstanding that the Orchard Hills North rezoning proposal includes the lands immediately adjoining The Northern Road – which it doesn’t. This area should be included into the **“Priority Areas”** of Orchard Hills.

To assist, **Figure 13** (illustrating the locations of “focused and responsive growth”) should be amended to reflect the same boundaries identified in the DPE *Orchard Hills Discussion Paper*. Refer **Figure 4** below.

Figure 4: Proposed amendment to Draft GPEC Strategic Framework Figure 13



Source: DPE

## Conclusion

This submission provides “in principle support” for the GPEC draft Strategic Framework and for a swift, State-led rezoning process of the Orchard Hills lands. However, it strongly requests that the boundaries for the Priority Areas for rezoning be aligned with the boundaries of the *Orchard Hills Discussion Paper* and incorporate all of the lands north of the M4 Motorway (ie the remainder of the “Orchard Hills North” lands).

This submission also requests the DPE actively engage with the resident landowners in the evolution of planning over their lands, especially on potential future land use/s and density options.

Should you require any additional information, please do not hesitate to contact me at any time.

Robert Bennett

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