



23 December 2016

Executive Director, Local Planning Liaison
NSW Department of Planning and Environment
GPO Box 39 Sydney NSW 2001

Submission: Draft State Environmental Planning Policy (Penrith Lakes Scheme) Amendment 2016

Stockland welcomes the opportunity to provide a submission to the Draft State Environmental Planning Policy (Penrith Lakes Scheme) Amendment 2016 (Draft SEPP). We have previously worked closely with Penrith City Council to deliver our masterplanned communities at Glenmore Ridge and Waterside, the latter of which directly adjoins the Penrith Lakes site.

Reflecting our long history and significant investment in Penrith, we take a keen interest in progressing plans for the city's future, as set out in Council's New West strategy, the Greater Sydney Commission's draft West Sydney District Plan and the recently exhibited Western Sydney Rail Needs study.

In this context, we would support a holistic approach being taken to planning for the site, involving the completion of all relevant studies, and we seek further clarity around the intent of the draft SEPP amendment.

Proposed SEPP zoning and context

The regeneration of Penrith Lakes to provide for significant recreation and tourism uses is an important step in opening up the site for the community to enjoy. We note the Draft SEPP protects a significant area of land under the environment zone, however, it appears to change areas previously proposed for significant lakes. These features would add to the site's future potential as a public recreation and community space.

Penrith Lakes has the potential to contribute substantially to job creation for the area, benefitting the economy and the community, through both the development process and the inclusion of longer term commercial uses, such as potential retail and services. The draft SEPP identifies a potentially logical extension to the current employment land off Old Castlereagh Road in the south of the precinct. However, the draft SEPP appears to apply other zonings not defined within the planning framework, without supporting studies.

We note detailed work currently being undertaken in relation to the Hawkesbury Nepean Floodplain Management Strategy, including investigations into increasing the height of the Warragamba Dam wall and associated road infrastructure. These are important considerations for future development at Penrith Lakes.

Identification of future urban investigation area

Any SEPP amendment should more clearly identify the area subject to further urban investigation. This would reflect the significant body of background work undertaken over the past several years, including the Penrith Lakes Parkland Draft Vision Plan 2014 and earlier structure plans.

It would provide a clearer basis for further community and stakeholder engagement, and also retain the importance of giving environmental studies appropriate weight as part of these investigations.

Timing for review of the SEPP

Clause 6C relating to the review timeframe for the policy provides for review as soon as practicable after three years of the commencement date of the clause. Given planning and environmental studies are continuing in relation to the site and surrounds, it would be appropriate for a shorter review period to be provided in the SEPP. We suggest this review takes place within 12 months, or at milestones such as the finalisation of key environmental and planning studies and could be on the basis of 'whichever occurs first'.

Consistency with draft West District Plan

The inclusion of Penrith Lakes within Sydney's 'Blue-Green Grid', as outlined in the West Sydney District Plan, is a key factor in transforming the former quarry into a sustainable, liveable place for the community. In addition to environmental considerations, the draft West District Plan identifies the potential for the Penrith Lakes precinct to deliver high quality, design-led housing. The inclusion of a specific reference to future urban studies within the aims of the policy would appropriately reflect the intent of the draft District Plan.

As employment growth has been 7% higher in this region compared with Greater Sydney as a whole over the past 20 years, we believe Penrith Lakes should also be considered in the context of achieving the objective of a '30 minute city'.

The inclusion of a specific reference to future urban studies within the aims of the policy would appropriately reflect the intent in the draft District Plan. Given its proximity to recreational areas, future jobs and other significant amenity, we believe the Penrith Lakes precinct needs to be carefully considered in terms of its ability to provide sustainable housing, closely informed by ongoing environmental studies.

Contact

Thank you for the opportunity to provide input in this process. If you would like to discuss our submission, please contact Nicole Eastaway, Manager Stakeholder Relations, on nicole.eastaway@stockland.com.au or 02 9035 3202.