

**Orchard Hills  
Community Consultative Committee**

**Meeting No:** 6

**Date:** 22 February 2024, 6:30 – 8 pm

**Location:** Online, Zoom

<b>Attendees</b>	
<p><b>Community members</b></p> <p>Diane Azzopardi (DA) Deborah Cutajar (DC) Don Feltis (DF) Tony Napoli (TN) Con Paphatzis (CP) Bree Wilson (BW) Ed Zussa (EZ) Felicity Grima (FG)</p> <p><b>Independent Community Commissioner</b></p> <p>Professor Roberta Ryan, Independent Community Commissioner (RR)</p> <p>Kate Robinson, office of the Independent Community Commissioner (KR)</p> <p>Isa Crossland Stone, minute taker, office of the Independent Community Commissioner (ICS)</p>	<p><b>Government representatives</b></p> <p>Catherine Van Laeren, Executive Director, Western Parkland City, Department of Planning, Housing and Infrastructure (DPHI) (CVL)</p> <p>Casey Joshua, Director Central (Western), DPHI (CJ)</p> <p><b>Other attendees</b></p> <p>Tanya Davies, State Member for Badgerys Creek (TD)</p>
<p><b>Apologies</b></p> <p>Ajmair Chauhan, community member Christine Vella, community member</p>	

Item	Description	Action
<b>1</b>	<b>Welcome - RR</b>	
	<p>RR welcomes the attendees to the meeting and introduces herself. She welcomes FG as a new community member. FG is the Principal of Penrith Anglican College.</p> <p>FG introduces herself to the group.</p>	
<b>2</b>	<b>Actions from previous meeting - KR</b>	
	<p>This meeting is to provide an update from the Department of Planning on PfAS testing outcomes as it relates to the preparation of the draft rezoning plans. The actions register will be addressed at the next scheduled meeting in March.</p>	
<b>4</b>	<b>Update: PfAS testing status – RR, CVL</b>	
DPHI	<p>RR tells the group that the PfAS investigations are not yet complete. DPHI' consultants have done their testing, although they were affected by some wet weather and some issues with access to private land.</p> <p>The Department of Defence has contracted consultants to conduct testing on its site.</p> <p>RR makes it clear that the total picture of results is incomplete. The results so far show low-level PFAS, and there are no issues of concern that will have any impacts on the progression of the Orchard Hills rezoning work. The levels that have been found to date are low enough that they do not present any issues in terms of residential land use.</p> <p>DPHI will need the full results (including those from the Department of Defence) to confirm this advice.</p> <p>EZ asks when it is expected that the results will be available.</p> <p>RR says the results from Defence Department do not have clear timing, despite DPHI pushing for resolution. RR says that the DPHI is encouraging the Defence Department to speed up their delivery.</p>	
<b>5</b>	<b>Update: Orchard Hills draft rezoning plans – RR, CVL</b>	
	<p>CVL says that they have an indicative plan that shows the first stage of rezoning.</p> <p>DPHI are consulting with Penrith Council and government agencies. They have not received any approvals to exhibit the indicative layout plan and are still finalising the plans.</p> <p>CVL says that they are currently working through various matters such as the open space and recreation network, local development contributions, and a range of other key issues. They are working primarily with Penrith Council to progress these issues.</p> <p>CVL adds that they are progressing options to use stormwater for irrigation of open space areas as well, and they are working with Penrith</p>	

	<p>Council on this currently.</p> <p>CVL explains that once the plans are ready for exhibition, they will consult with the CCC, councils and the other agencies. The Minister for Planning will have to approve the plan before exhibition. They will be strictly managing the process of exhibition to ensure that nobody has the advantage of early information. Equality of sharing information is an important safeguard in instances where property and rezoning are concerned, understandably.</p> <p>DA says that the rates have already been raised, based on new valuations due to the planning proposal.</p> <p>How long will it take for the rezoning to occur?</p> <p>CVL says that Stage 1 will be the first stage of rezoning and will include property nearest the new station, and generally west to the ridgeline.</p> <p>CVL says that the DPHI does not influence the value of the land. Rather, this matter will have to be addressed in discussion with the Valuer General. The Valuer General will need to understand the value of the land, whether the land will be rezoned, if it will, in what timeline that rezoning will occur.</p> <p>RR says that she has talked to the Valuer General and the two councils involved. She adds that the Valuer General's response is driven by the movement of the market.</p> <p>EZ notes that there is an extensive open area being developed on Kent Road toward the highway. Is that separate from the planning here? Is it in the precinct plan?</p> <p>CVL says that the department does consider open space in and surrounding the precinct in developing the open space strategy. This is to ensure that they are not under-providing or over-providing open space.</p> <p>CJ addresses the property in question on Kent Road. She says that it is not in the precinct, but it was included in the consideration of the open space requirements for the new development in terms of the quantum of regional open space. However, the proposed rezoning will include sufficient new open space to serve the new community created in the rezoning.</p> <p>EZ says that there were certain areas in the first stage that were involved the flood zoning. Will these areas be used for the planned sports fields?</p> <p>CVL says that as a rule, council does not like to position sports fields in flood-affected areas due to damage when flooding occurs. As a rule, they also do not like to put stormwater infrastructure in these areas for the same reason.</p> <p>The nature of the flood affectation on the site impacts the planned use of land.</p>	
--	--	--

	<p>CP asks: do the community CCC members get a chance to look at the plans before it is put on exhibition? Do the community members get any input into the plans? CP feels as though the CCC community members' role has been somewhat passive until now. It is important to him that his role as a community representative does not implicate him as a consenting party to plans that he does not actually approve of. His objective in being here is to advocate for the interests of his community.</p> <p>RR assures CP that membership of the CCC does not mean consent or support of the subject matter of the meeting. The community representatives have been selected on the basis of their well-connected and well-informed positions in their respective communities, and their ability to facilitate communication with and within their networks.</p> <p>RR says that it is important that nobody receives information or updates before they are approved. Plans cannot be shown in advance, as this raises probity concerns.</p> <p>RR says that as they have previously, they are able to give CCC members the opportunity to meet and discuss plans immediately following their public exhibition, so that these members can go into their community as well-informed points of reference. The plans that go on exhibition are draft, so CCC community members will have the opportunity to share their own feedback as well as feedback of their surrounding community. This feedback is considered when the department reviews the plans. The department then produces an 'explanation of intended effect'.</p> <p>The CCC forum will give the community representatives a space to provide clear feedback on draft plans to the agencies and to pose key questions from the community.</p> <p>CVL notes that often, plans change significantly after exhibition – sometimes they change to the extent that they might need to be exhibited again. The formal exhibition process is important, particularly in relation to the issue of probity, and it is important that all members of the community have the opportunity to view the proposed rezoning at the same time.</p> <p>CVL would like to share the outcomes of the technical studies with the CCC so that the community members can offer feedback on those too.</p> <p>CP asks how many of the present community members approve of this staged rezoning process. It appears that the staging will extend the rezoning process to be nearly 40-years.</p> <p>RR explains that it would not serve the group to rezone land that is not serviced – if rezoned all at once, the rates will increase immediately. In Orchard Hills there are no major developers who can move forward the development at once, and the government is not in a position to service the land so that the land can be sold or developed immediately. This staging is a function of the government's capacity to provide infrastructure.</p>	
--	---	--

<p>CVL gives the example of Austral, which was rezoned all at once. There was no lead infrastructure delivery, and delivery has taken a long time. The development has been very fragmented.</p> <p>RR and CVL agree that this case of Austral has been distressing for some residents.</p> <p>TN says that he recently saw a DPHI document about metro stations, which said that they would not be building as high as they had initially thought; they would be building 8 rather than 20 storeys. Will this be the case at Orchard Hills?</p> <p>CVL says this document was about the traffic orientation development, where they are looking at existing stations which are lower than that. The goal is to bring these lower heights up, not to bring any down. They are looking at bespoke controls for Orchard Hills to maximise capacity. FG asks about the extensive road system. Will the system accommodate for traffic flowing through Orchard Hills? There are limited ways to get out of Orchard Hills, and the two major roads have schools on them. The schools have no control over the road infrastructure, etc., but people tend place the responsibility for road management onto schools.</p> <p>CVL says that traffic around schools is an important issue. One of the main areas that takes a long time in developing a traffic plan is traffic modelling. The modelling projects how traffic flow is expected to move as the development progresses. CVL notes that traffic planning work is being done as part of the precinct work.</p> <p>FG says that she heard that traffic modelling and surveying was going to happen in January of this year. She notes that this time window, which falls in the summer holidays, is not reflective of regular school-time traffic.</p> <p>CVL says that she is unsure about what dates data was collected for this modeling. It is in the best interests of TfNSW to record the most accurate data available, as they set contributions for developers to ensure that adequate fees are paid. Therefore, she would assume that they would collect data during School term time to ensure accuracy. CVL will make note of this and follow up with TfNSW.</p> <p>BW says that her parents live in the Aerotropolis, and that their property has been split into two zones – one residential, one commercial. This has had no impact on their experience of the rezoning process and progress. They still often do not receive water/basic infrastructure delivery to their property; they are left a 24-case of water to cook with, bathe in, etc. With the infrastructure not yet in place, they have not been able to sell their land and nor have their neighbours.</p> <p>RR agrees that BW’s example is a good one of the potential consequences of rezoning which is premature (not staged).</p> <p>DA notes that Orchard Hills has had a 35% increase in land rates already, despite a supposed decrease of 28%.</p> <p>DA says that there needs to be a better avenue for approaching the Valuer General. She has attempted to make online submissions to the Valuer</p>	<p>CVL to clarify with TfNSW when Orchard Hills traffic modelling measurement was done.</p> <p>RR and KR to arrange for a representative from the Valuer General’s office to attend the next CCC meeting.</p>
--	---

	<p>General, but has not been able to make much progress in her attempts of discussion.</p> <p>RR says that she will arrange to have someone from the Valuer General's office come to the meeting to hear from the community members on this matter.</p> <p>EZ asks what the timeframe for rezoning looks like.</p> <p>CVL says that since the contamination will not hold up the rezoning process, the DPHI is aiming for plans to go on exhibition in mid-2024. At this stage, they are consulting with the council and other agencies. When there is a firm exhibition date, CVL will update the group via KR and RR.</p> <p>CVL says that the rezoning planning process has been drawn out by some key issues. The DPHI generally is pushing as hard as they can, but some elements of the process, like modelling, take a lot of time (particularly modelling around the stormwater and associated flooding). They may move forward to exhibition with some modelling work still to be done, where it is determined that that modelling is not likely to have a significant impact on the draft master plan design or outcomes.</p> <p>EZ requests that the DPHI updates their website with newest information on the rezoning plans and process. Currently, many residents are getting only old information from the site and are finding it distressing.</p> <p>DC says that in a previous exhibition, the department mentioned changing the road from the roundabout to the traffic lights. The roundabout becomes a bottleneck, and it is very frustrating. At the roundabout, the cars are funneled into a single lane from two.</p> <p>DC says that there needs to be more clarification on plans for The Vines in general. Some residents in the area seem to believe that The Vines will not be rezoned.</p> <p>CVL says that the department is still looking into it. They have not excluded the idea of not rezoning The Vines at this stage, and they will be interested to see what the response from the public is when it goes on exhibition. They are getting mixed perspectives from residents of The Vines.</p> <p>TD says that this news about The Vines was not known to her. She says that, generally speaking, the residents of The Vines should be better-informed.</p> <p>DC suggests that the road network should be updated – particularly Homestead Road, leading up to the school, needs upgrading.</p> <p>DC suggests that there should be a face-to-face meeting with residents of The Vines. RR assured her that this will happen when the plans go on exhibition.</p> <p>DA says that it would be good to have more consistent updates between meetings. Currently, members are usually only provided new information directly before and after the meetings.</p>	<p>CVL/CJ to ensure that the DPE website is updates with current information about the rezoning.</p> <p>KR to provide more consistent updates to the CCC (rather than just</p>
--	--	--

	<p>DA would also like the zoom address to be include on the agenda for ease of access.</p> <p>RR says that Sydney Metro representatives attended this meeting to hear the update eon PFAS, but she has no other update on Metro.</p> <p>RR will ask for an update on Metro and share it via email with the group.</p>	<p>directly before and after meetings).</p> <p>KR to include the Zoom link in the CCC meeting agendas.</p> <p>KR/RR to seek a general update from Metro and share it with the group.</p>
<b>6</b>	Next meeting: 31 March	
	<p>RR says that when they have the full report on PFAS, she will update the CCC.</p> <p>The next meeting is scheduled for March 31.</p>	<p>RR and KR to provide the CCC with updates on the PFAS investigations.</p>

# Process and approvals

We are here



Planning

Exhibition  
Discussion  
Paper

Studies/review  
feedback

Draft  
framework  
and approvals

Exhibition  
Precinct Plan  
(6 weeks)

Review  
feedback

Finalise plan

Organisations consulted include:

- Council
- Sydney Metro/TfNSW
- EHG, EPA
- Greater Cities Commission (now DPHI), Education, Health, Sports and Rec
- Sydney Water/Endeavour Energy
- And more

Consulting with the following on the draft plans:

- Agencies
  - Council
- Internal exhibition approvals:
- DPHI executive
  - Minister for Planning and Public Spaces

Orchard Hills

Consulting with the following on final draft plans:

- Agencies
  - Council
- Internal exhibition approvals:
- DPHI executive
  - Minister for Planning and Public Spaces
  - Executive Counsel (for statutory plan)