

Attachment 1 – Summary of Submissions

Submission Number	Submitter	Subject Site	Issue	Recommendation
1	Water NSW	General	No issues	The submission be noted and Council endorse the plan as exhibited.
2 & 21	NSW Rural Fire Service	General	No objection to the proposal. Noted that future planning should have regard to the requirements of <i>Planning for Bushfire Protection 2006</i> .	The submission be noted and Council endorse the Planning Proposal as exhibited.
3	State Emergency Service	General	No issues	The submission be noted and Council endorse the plan as exhibited.
4	Camden Council	General	No issues	The submission be noted and Council endorse the plan as exhibited.
5	NSW Department of Primary Industries (Water)		<ul style="list-style-type: none"> • Supports the zoning of the riparian corridor as E2 Environmental Conservation. • Unclear if any future rehabilitation of the riparian corridor would modify the Vegetation Category 2 under Council's Bushfire Prone Land Map. • The riparian corridor should be fully vegetated with native trees, shrubs and groundcover species from the local vegetation community 	The submission be noted and Council endorse the Planning Proposal as exhibited.
6	NSW Department of Industry	General	No issues	The submission be noted and Council endorse the plan as exhibited.
7	Blue Mountains City Council	General	<ul style="list-style-type: none"> ▪ Supports the in-principle zoning of the land at UWS for a business park 	The submission be noted and Council endorse the Planning Proposal as exhibited.

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			<ul style="list-style-type: none"> No objection raised to the changes proposed for the Glossop Street Precinct, St Marys, the Hornseywood Conservation Area in Penrith and the additional land required by the RMS. 	
8	Wollondilly Shire Council	General	No issues	The submission be noted and Council endorse the plan as exhibited.
9	Fairfield City Council	General	No issues	The submission be noted and Council endorse the plan as exhibited.
10, 11, 12, 13, 17, 23, 24	Various	Glossop Street Precinct, St Marys	<ul style="list-style-type: none"> 7 submissions received by Council as a pro forma letter opposed to the zoning of the eastern side of the Glossop Street Precinct to R4 High Density. Support for R3 Medium Density Residential zoning. 	The submissions be noted and Council endorse the Planning Proposal as exhibited.
14	Shane Aniag	Glossop Street Precinct, St Marys	<ul style="list-style-type: none"> Inconsistent building heights and overshadowing Support for an R4 High Density Residential zoning. St Marys could become a key interchange as a result of Western Sydney Airport and South West Rail Link extension. Revitalise existing open space. 	The submission be noted and Council endorse the Planning Proposal as exhibited.
15	Janelle Genner	Glossop Street Precinct, St Marys	<ul style="list-style-type: none"> Raised concern about Council's intention to allow high density housing along Glossop Street. Traffic and parking problems. 	The submission be noted and Council endorse the Planning Proposal as exhibited.

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			<ul style="list-style-type: none"> The change in zone has resulted in a loss of sunlight, privacy and quietness. 	
16	Annalisa Armstrong and Warwick Armstrong	UWS Campuses at Werrington	<ul style="list-style-type: none"> Objects to the proposed building height of 12.5m for the land proposed as B7 Business Park. The site should be zoned for open space due to a lack of green space and the use would be more compatible with the proposed heritage listing in the Planning Proposal. 	The submission be noted and Council endorse the Planning Proposal as exhibited.
18	F M Pulham	Glossop Street Precinct, St Marys	<ul style="list-style-type: none"> Objects to the rezoning of the eastern side of Glossop Street. Overlooking onto 25 Australia Street Traffic problems The <i>Penrith Urban Strategy – Managing Growth to 2031</i> document shows that the eastern side of Glossop Street was not included in the area of high density. 	The submission be noted and Council endorse the Planning Proposal as exhibited.
19	Stimson & Baker Planning	26-28 Gidley Street and 42 Chapel Street, St Marys	<ul style="list-style-type: none"> Support preference for R4 High Density Residential or B4 Mixed Use with 15m height limit. Continue additional permitted use (office premises) at 26-28 Gidley Street, St Marys. 	The submission be noted and Council endorse the Planning Proposal as exhibited.
20	Cityscape Planning + Projects	<ul style="list-style-type: none"> Lot 50, DP 1069025, French Street, Werrington 	<ul style="list-style-type: none"> Realign the E2 Environmental Conservation Corridor to accurately reflect the riparian corridor. Remove the minimum lot size to allow for more diverse and flexible housing 	<ul style="list-style-type: none"> Amend the publicly exhibited extent of the E2 Environmental Conservation corridor in accordance with Figure 6 of the Discussion

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		<ul style="list-style-type: none"> ▪ Lots 56-58 DP 1069025, 731-739, 741-753 and 755-769 Great Western Highway, Werrington 	<p>outcomes to be achieved in a manner consistent with other release areas.</p> <ul style="list-style-type: none"> ▪ Increase the maximum building height of the residential component of the Werrington Signals Site from 8.5m to 12.5m. ▪ Permit service stations as an additional permitted use on Lot 56, DP 1069025, 731-739 Great Western Highway, Werrington. 	<p>Paper to accurately reflect the riparian corridor.</p> <ul style="list-style-type: none"> ▪ Retain the R3 Medium Density Residential zone and remove the exhibited 400m² minimum lot size requirement and ▪ Retain the 8.5m building height for the land proposed to be zoned R3 Medium Density Residential. ▪ Retain the prohibition of service stations within the B7 Business Park zone and not permit a service station on the subject site.
22	University of Western Sydney	Werrington Business Park	<ul style="list-style-type: none"> ▪ Supports the B7 Business Park zone and a 12.5m height limit. ▪ Supports the proposed local clause to manage the development of warehouse and distribution centres on the land proposed to be zoned B7 Business Park but views the 50% maximum as restrictive. Suggested a metric based on the number of jobs rather than percentage of Gross Floor Area (GFA). ▪ Objects to the listing of the entire Lot 101 DP 1140594, 653 – 729 Great Western Highway, Werrington as a heritage item. 	<ul style="list-style-type: none"> ▪ Retain the additional local clause to require warehouse and distribution centres to be ancillary to a higher order employment use and limit the size of the warehouse and distribution centre component of a development to 50% of the gross floor area of the development be retained.

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			<ul style="list-style-type: none"> Also noted that the map included in the Planning Proposal denoting the current heritage item [Werrington Park House] is incorrect as the land is zoned RE1 Public Recreation and E2 Environmental Conservation. Would prefer to maintain the listing for the item only rather than whole Lot. Will consider bush fire affectation in the Concept Plan for the Business Park. 	
25	Health Nepean Blue Mountains Local Health District (LHA)	General	<ul style="list-style-type: none"> Supportive of the developments to increase housing, employment and transport for the local community within the Penrith region. Raised some concerns surrounding transport flows whilst widening of the Northern Road is underway. As a major arterial road within the region, it is imperative that appropriate arrangements are planned for ease of access to Nepean Hospital by both Ambulances and patients during the road upgrade and redevelopment period. 	<ul style="list-style-type: none"> The submission be noted and Council endorse the plan as exhibited. Council can, it our discussions with the RMS, iterate the need to have access for Ambulance vehicles during construction work. The Nepean Blue Mountains LHA can also make their own representations to the RMS to ensure access for emergency vehicles during construction.
26	Heritage Division, Office of Environment and Heritage	General	No objections raised to the Planning Proposal.	That the submission be noted and Council endorse the Planning Proposal as exhibited.

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27	Transport for NSW	Werrington Business Park	<ul style="list-style-type: none"> ▪ The Transport Management and Accessibility Plan (TMAP) supporting the rezoning is over 8 years old. ▪ Since the TMAP was published, there have been considerable changes in infrastructure commitments by the NSW Government including the <i>Western Sydney Infrastructure Plan</i> which outlines a number of significant regional road improvements in Western Sydney. ▪ Suggested that the Working Group and a representative from the Department of Planning & Environment form a steering committee to guide the development of an updated TMAP proposal. 	<ul style="list-style-type: none"> ▪ The submission be noted and Council endorse the Plan and exhibited.
28	Beatriz Garabelli	Glossop Street Precinct, St Marys	Supports the rezoning of Chapel Street to R3 Medium Density Residential.	The submission be noted and Council endorse the Planning Proposal as exhibited.
29	Maritza Rosales & Carlos Amorin	Glossop Street Precinct, St Marys	Supports the proposed changes which will bring more prosperity and business to make the area more vibrant.	The submission be noted and Council endorse the Planning Proposal as exhibited.