

# Orchard Hills

A discussion paper on planning  
for the future of Orchard Hills

November 2022





# Acknowledgement of Country

The Department of Planning and Environment acknowledges and pays respects to the Traditional Owners and Custodians of Country within Orchard Hills, the Dharug people.

The Discussion Paper recognises that, as part of the world's oldest living culture, the Traditional Aboriginal and Torres Strait Islander Owners and Custodians of the Australian continent and adjacent islands share a unique bond to Country — a bond forged through thousands of years of travelling across lands and waterways for ceremony, religion, trading and seasonal migration. Aboriginal people maintain a strong belief that if we care for Country, it will care for us. This requires us to care for Country throughout the process of design and development.

A Connecting with Country approach can help us to meet statutory requirements to sustainably manage Aboriginal culture and heritage in the built environment. Using comprehensive and respectful approaches, planning for Orchard Hills can build capacity and pathways for knowledge sharing between Aboriginal and non-Aboriginal communities.

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Orchard Hills Discussion Paper

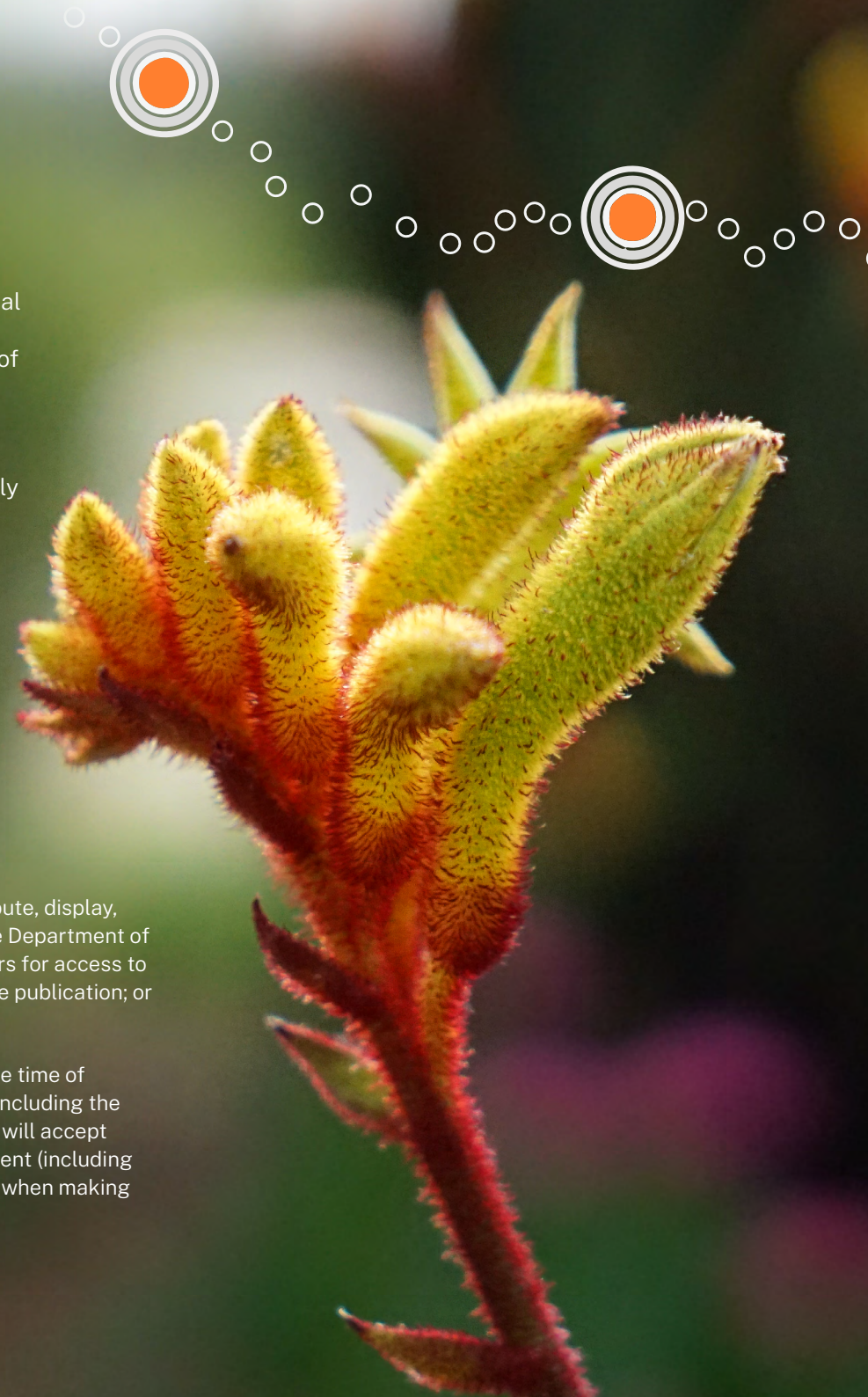
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Image on front cover: A family playing with children in the park  
Artwork (top right) by Nikita Ridgeway





# Message from the Independent Community Commissioner

The NSW Government has appointed me as the Independent Community Commissioner to help with planning for the future of Orchard Hills.

In this role, I am independent of government. I will help the community to understand the planning process and what any proposed changes may mean. I will also advocate on the community's behalf raising any issues and concerns with government during the process.

To start to get to know the community in Orchard Hills, I ran a short survey in October and November. Thank you to those members who were able to take part. The findings provided me with valuable information about the community's views on the future of Orchard Hills, and how I can support you.

A summary of the findings will be available by the end of November here:

[www.planning.nsw.gov.au/independent-community-commissioner](http://www.planning.nsw.gov.au/independent-community-commissioner)

There is an opportunity for the community to have a strong voice in planning for the future of Orchard Hills.

I encourage you to provide your views on this discussion paper to help the NSW Government to understand the current community's needs, and the needs of those who will call Orchard Hills home in the future.

*Best wishes,*  
**Professor Roberta Ryan**  
Independent Community Commissioner – Orchard Hills



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# The purpose of this Discussion Paper

Orchard Hills sits at the heart of Western Sydney – an area that we expect to grow and change significantly over the coming decades.

This discussion paper is all about Orchard Hills, the existing community and what we need to consider when planning for its future.

Why Orchard Hills? In planning terms, our focus began with the 2018 release of the Greater Sydney Region Plan and signing of the Western Sydney City Deal. These both committed the NSW Government to investigate an area defined as Greater Penrith to Eastern Creek (GPEC).

GPEC is ideal for new homes, given its location and planned connections to the emerging Western Sydney Aerotropolis, which will evolve around the Western Sydney International (Nancy-Bird Walton) Airport.

Orchard Hills is one of 6 GPEC precincts. We've defined it a priority urban release area, as it will be home to a Sydney Metro – Western Sydney Airport station.

We are starting a precinct planning process for Orchard Hills. Precinct planning allows us to consider the type of housing, workplaces, open space and transport connections the area will need as well as considering the needs of the existing community.

As part of this, we've released this discussion paper to collect feedback from the community on our early findings and ideas. We use the term 'Orchard Hills investigation area' to define the land we're looking at and draw from analysis to identify the potential for some areas to change and others to remain the same.

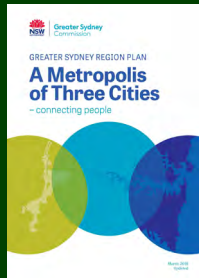
We've included a draft vision and principles to guide our work. These ideas are preliminary only – we will continue to refine them as we analyse the feedback we receive and additional technical studies and analysis. The technical studies will investigate issues such as urban design, transport, land suitability and constraints.

Think about the ideas in this paper as preliminary only – they are not specific recommendations in terms of the types of development or mechanisms such as land rezoning or acquisition.



# Strategic planning context

## 1 Context

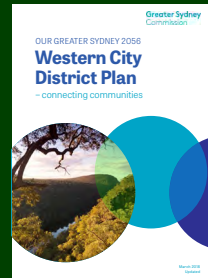


### A Metropolis of Three Cities – The Greater Sydney Region Plan

The Greater Sydney Region Plan seeks to manage growth and change across Greater Sydney and repositions Sydney as a metropolis of 3 cities: the Western Parkland City, the Central River City and the Eastern Harbour City.

Orchard Hills is in the Greater Penrith to Eastern Creek Investigation Area within the Western Parkland City.

The Orchard Hills Precinct can make a significant contribution to housing in the Western Parkland City, leveraging its proximity to the Western Sydney Airport, the existing road network, and the proposed metro line.



### Western City District Plan

The district plan sets out the planning priorities and actions for growth and development in the Western City District – one of 5 in Greater Sydney – over the next 20 years. It identifies GPEC as an area for growth.

The district plan sets the scene for the precinct planning we are undertaking in Orchard Hills. It details the planned investment in the airport and transport infrastructure, the potential of the Western Economic Corridor and of existing health and education industries and the connections between Greater Penrith, Parramatta, Liverpool and Campbelltown.

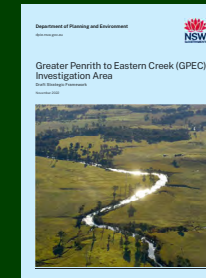
Growth at Orchard Hills will ensure people have access to range of housing, jobs, services and open space and support the 30-minute city.



### Western Parkland City Draft Blueprint

The draft blueprint supports the district plan vision and sets out a long-term strategy for a green parkland city, that is physically, socially and culturally connected and economically advanced.

Orchard Hills will contribute to achieving these outcomes through the provision of new neighbourhoods defined by landscapes of green corridors, connected by a network of public open space with walking and cycling paths. It will also achieve it by delivering housing close to the adjoining centres of Penrith, Parramatta, Liverpool and Campbelltown, together with their existing innovation and education precincts. Planning will also leverage existing road, rail and metro networks that will connect it to the new Western Sydney Airport.

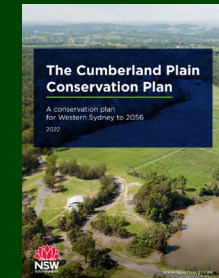


### Draft Greater Penrith to Eastern Creek Strategic Framework (Framework)

The draft strategic framework identifies areas within GPEC where there is capacity for new housing and urban renewal.

Under the framework, Orchard Hills is identified as a priority urban release area due to its potential for a diversity of housing, with access to infrastructure, services and a new Orchard Hills metro station.

Orchard Hills will be a diverse suburb delivering on strategic intent for future growth in the area. Orchard Hills will be designed to remain connected to its existing community as well as to its unique landscape, including Wianamatta-South Creek and Cumberland Plain Woodland and framed by existing ridge lines and iconic views.



### The Cumberland Plain Conservation Plan (CPCP)


The Cumberland Plain Conservation Plan (CPCP) is a strategic conservation plan for Western Sydney. It has been approved under the NSW Biodiversity Conservation Act and applies in Orchard Hills. The CPCP removes the need for many landholders to seek the biodiversity approvals needed as part of the development process. It does this by identifying areas suitable for housing and areas that will continue to play an important role in maintaining the region's unique plants and animals.



# Who lives in Orchard Hills?

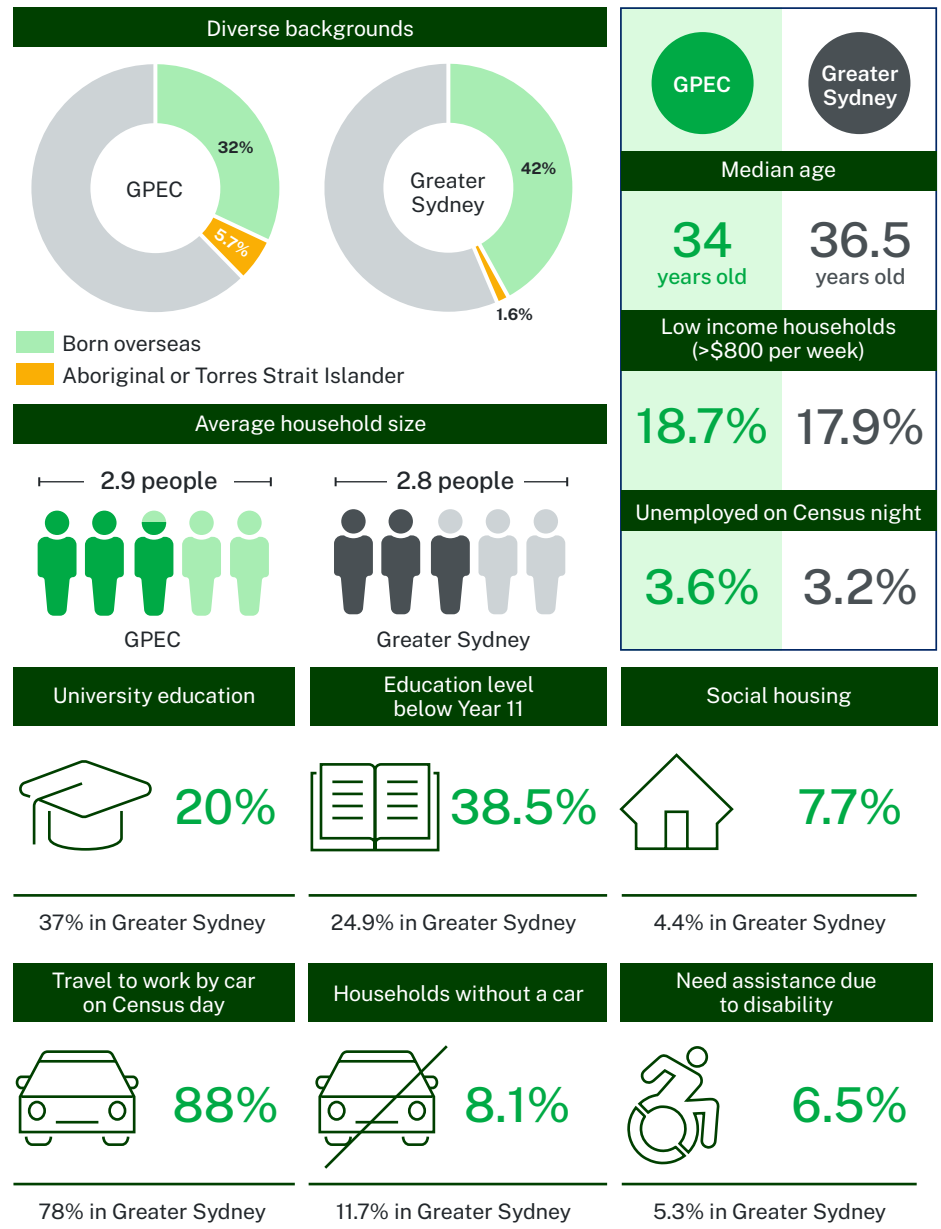
The draft Greater Penrith to Eastern Creek Strategic Framework consolidates and builds on the strategic planning and infrastructure work in the area to set a clear direction for future growth and development. Orchard Hills is a part of this unique area.

The snapshot on the right depicts the community living in GPEC which Orchard Hills is a part of. This allows us to have an insight in what the community is like to be able to better cater to it.

Do you think this snapshot represents your community well? 

## GPEC Community Snapshot

(Sourced from Profile ID using 2021 Census data)



# Why are we planning for Orchard Hills?

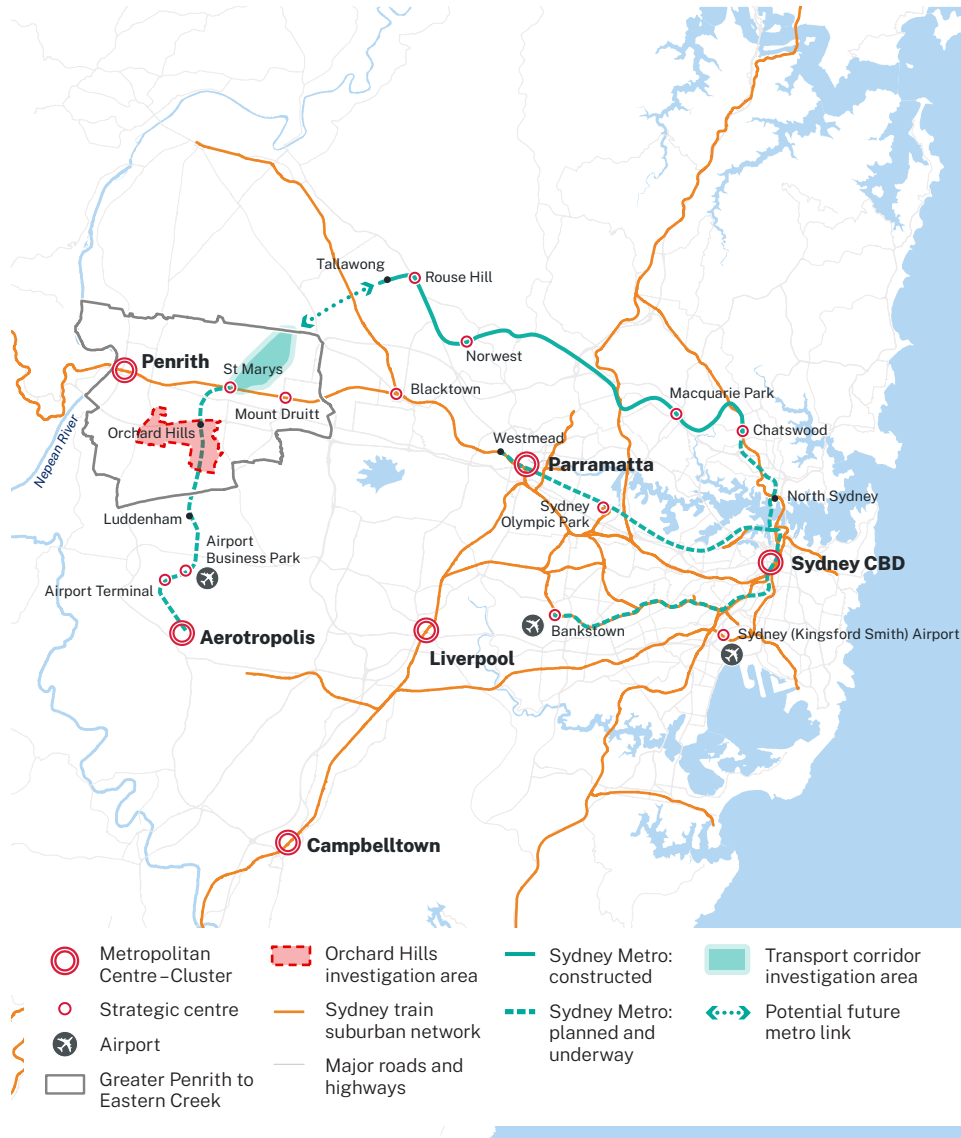
The GPEC strategic framework has already identified Orchard Hills as a strategically important area but why plan for it now?

Here are some of the reasons why we believe Orchard Hills is ready to be looked at closely:

- We are leveraging current Government support to unlock homes in NSW. The 2022-23 Housing Package is expected to unlock 70,000 additional homes NSW wide.
- The Government is ready to invest in infrastructure to support new communities through programs such as the Accelerated Infrastructure Fund.
- Providing a wide range of housing types in Orchard Hills will help first home buyers enter the market.
- Sydney Metro is planning to provide the Orchard Hills community with a vibrant centre as well as connections to other areas and work.
- The area around Orchard Hills has already been developed into a mix of housing and jobs and it has good access to future jobs in Penrith, St Marys and the Aerotropolis.



# Place context



Orchard Hills is located within the GPEC investigation area, a part of Sydney that is a great place to live and has good access to jobs, infrastructure and services. The new Sydney Metro –Western Sydney Airport line will catalyse opportunities for growth, enabling better connectivity to the new Western Sydney Airport and the rest of Greater Sydney.

Orchard Hills offers a unique opportunity to carefully transition

rural lands for new homes and a new community.

Orchard Hills is approximately 8-12km from Penrith CBD and 48km from Sydney CBD. It is also located within 5km of major employment hubs, including the Western Sydney University Kingswood campus, together with the Mamre Road and Aerotropolis precincts.



Figure 1: Context map of Orchard Hills investigation area within Greater Sydney



# The investigation area

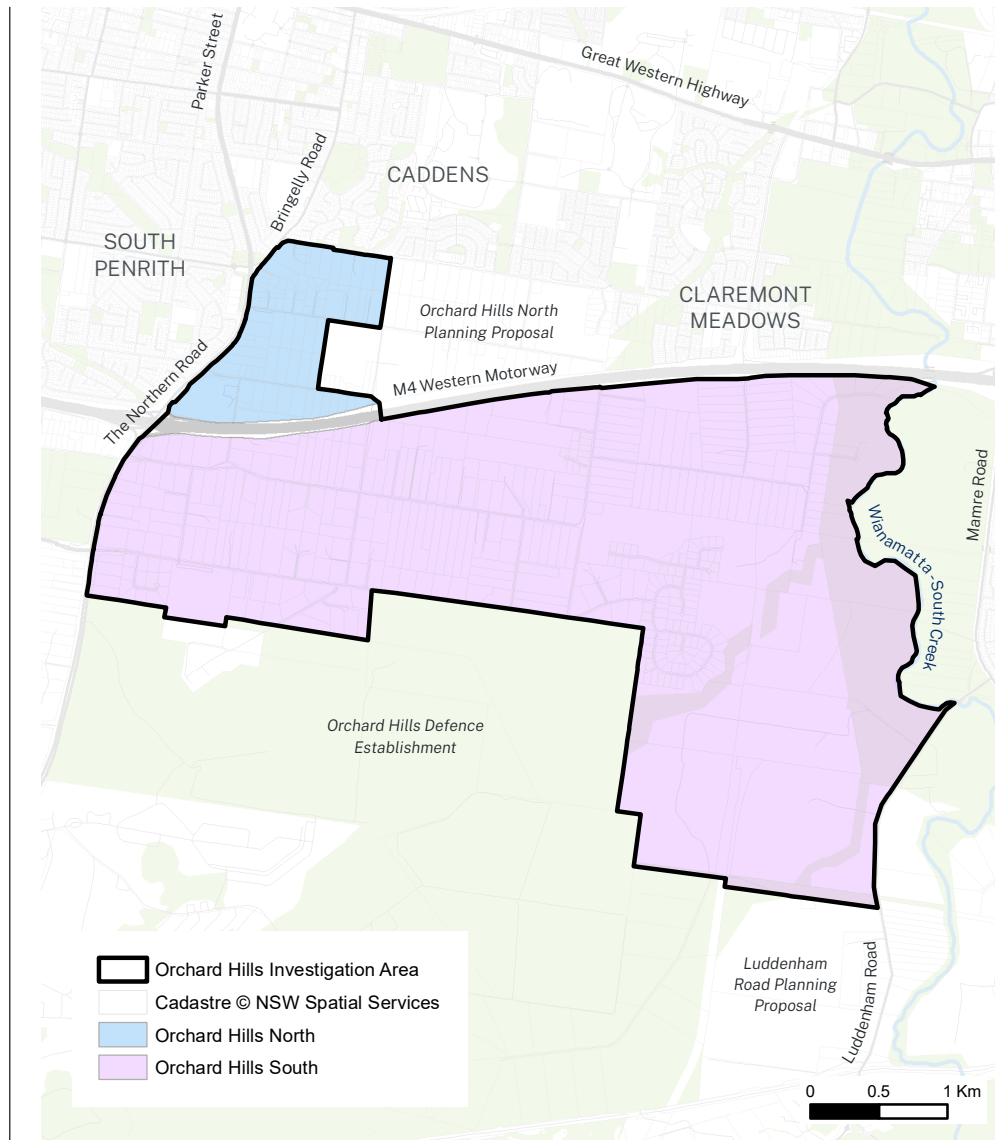


Figure 2: Orchard Hills investigation area

We have defined an investigation area to make it clear for our work –and for the community–the land within Orchard Hills will be subject to precinct planning.


The investigation area is generally south of the M4 Western Motorway, with a smaller area to the north of the M4, within Penrith Local Government Area (LGA). The investigation area is bounded to the:

- **north** by residential areas in South Penrith, Caddens and Claremont Meadows, and the edge of an Orchard Hills North planning proposal area, which Penrith City Council placed on exhibition in mid-2022
- **east** by the edge of Wianamatta–South Creek in the north and part of Luddenham Road to the south
- **south** by another planning proposal area –Luddenham Road planning proposal Planning Proposal area and the Orchard Hills Defence Establishment site which includes Cumberland Plain Woodland that are biodiversity offsets for the new airport
- **west** by The Northern Road and residential areas in South Penrith and Glenmore Park.

Orchard Hills is mainly rural, with rural lots of one to two hectares or more and small-scale agricultural uses. A lot of land along Wianamatta–South Creek is zoned for public recreation and secondary creeks are zoned as conservation areas.

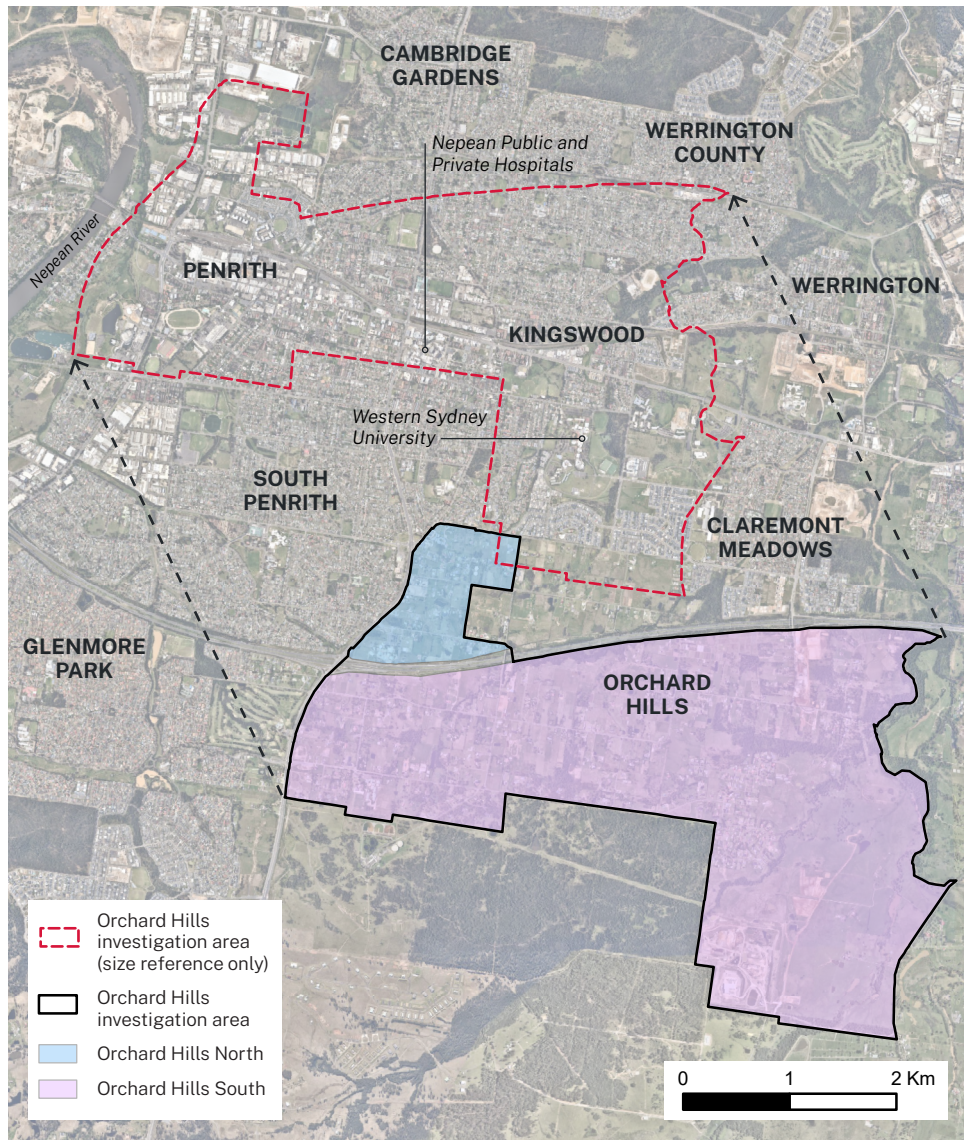
The surrounding suburban areas contain some steep slopes, remnant bushland and views west to the Blue Mountains.

Community infrastructure is limited –there is a waste recovery centre in the south and a few connecting roads. Generally, these roads are used only by local residents –they are either private rural roads or quieter single lane, local roads.

Does the ‘investigation area’ adequately cover the area we should be looking at? 



# The scale of the area



The Government's precinct planning process relates specifically to the Orchard Hills investigation area, noted in the map above. It is 1,315 ha of land – approximately 5.5km from east to west and 3.5 km from north to south.

This is substantially larger than many other areas that are subject to precinct planning – for example, it's

the equivalent in size and scale to 3 traditional station-based precincts.

To put that into perspective, this is the same size as the area from Penrith CBD to Werrington, the corridor between North Sydney to Central Station or the area spanning Central Station to Anzac Bridge.

**Figure 3:** The size of the Orchard Hills Investigation area over developed areas of Penrith



# Local connections

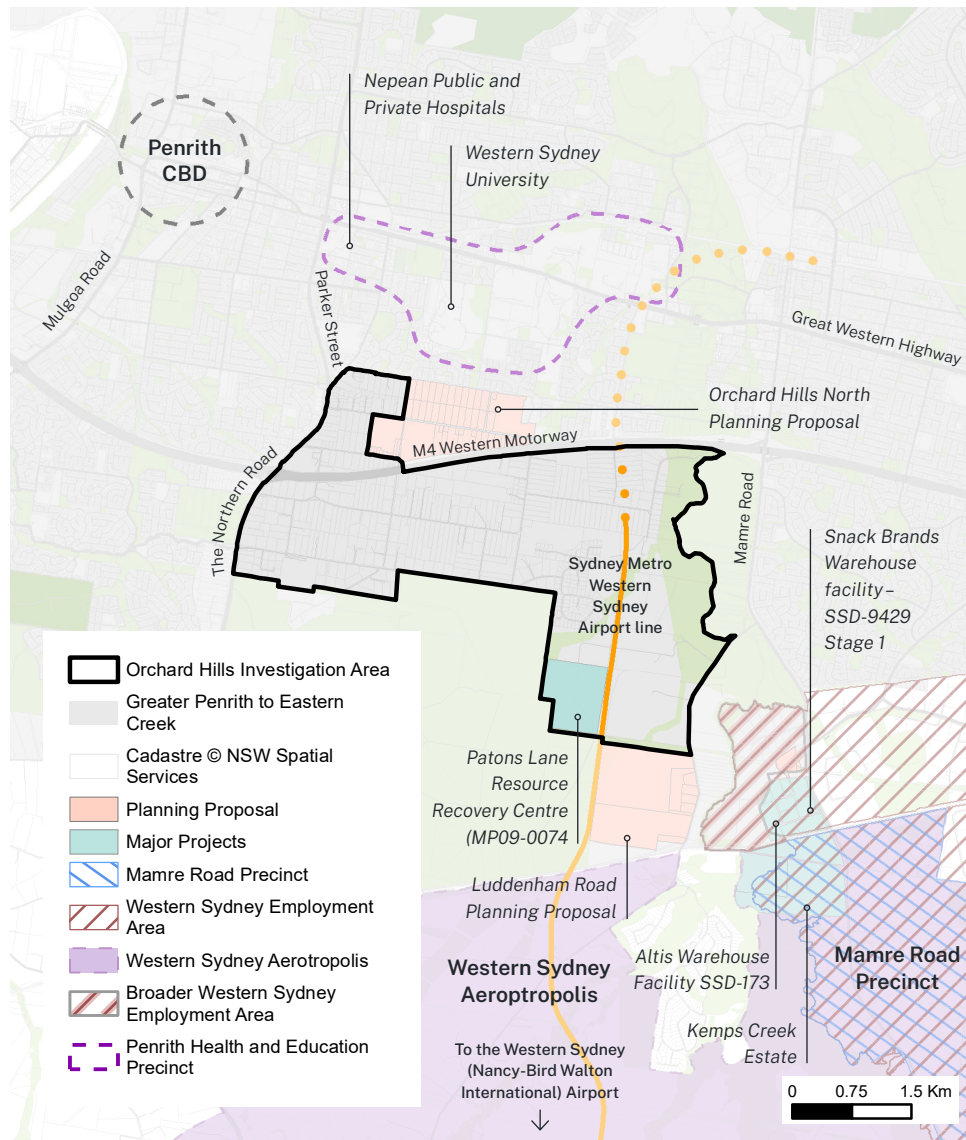


Figure 4: Orchard Hills planned future developments

The area around Orchard Hills is undergoing transformation, and this will influence Orchard Hills. Examples of this transformation include:

- Penrith Health and Education Precinct 5 km to the north, which provides health facilities and services including Nepean Public and Private hospitals and supporting health specialists and medical research
- Western Sydney University, around 4 km north, a leading higher education institution
- a warehousing and logistics area at Mamre Road, around 10 km south of Orchard Hills
- the new airport, which is under construction and surrounded by the planned Aerotropolis
- the proposed Sydney Metro – Western Sydney Airport line, which will include an interchange with the rail network at St Marys and a new direct connection to the Aerotropolis, via Orchard Hills station
- Western Sydney Employment Area, to the southeast, which provides employment land near major road connections and the Aerotropolis
- the Patons Lane Resource Recovery Centre in the south of Orchard Hills, which will mean development will be limited in its vicinity
- the Orchard Hills North planning proposal area, noted earlier, which aims to rezone land for more than 1,700 new homes
- the Orchard Hills Defence Establishment site, which, at around 1,740 ha, contains a lot of vegetation that has been planted as a biodiversity offset to account for the loss of vegetation for the construction of the new airport.



# A draft vision

Agreeing a vision that states our aspirations for the future Orchard Hills is an important part of the planning process. This vision will change over time, depending on how the needs and aspirations of the Orchard Hills community change.

We've developed this draft vision as a starting point –let us know what you think.

Does the vision meet the current community's needs and the needs of those who will be part of Orchard Hills in the future?



## 2 The proposed direction

People and the natural landscape will be at the centre of the area's future development which will provide a strong connection to Country. The area will be shaped by Wianamatta South Creek and Cumberland Plain Woodland. New development will complement the topography, ridge lines, sight lines and iconic views. Orchard Hills will retain and build on its unique identity, continuing to deliver supportive communities with a strong sense of belonging.

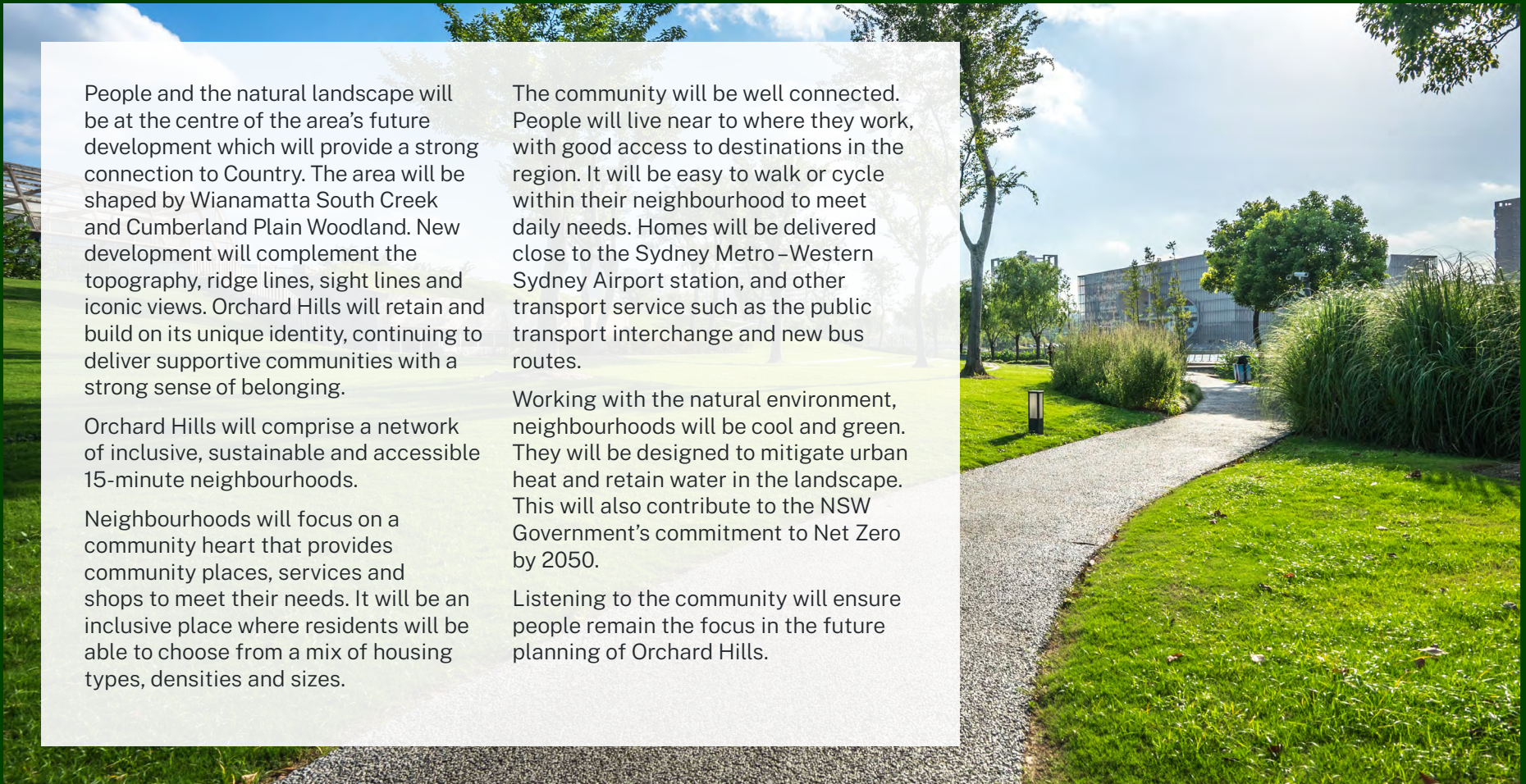
Orchard Hills will comprise a network of inclusive, sustainable and accessible 15-minute neighbourhoods.

Neighbourhoods will focus on a community heart that provides community places, services and shops to meet their needs. It will be an inclusive place where residents will be able to choose from a mix of housing types, densities and sizes.

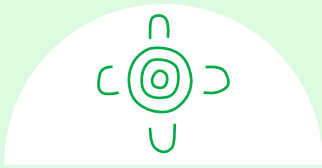
The community will be well connected. People will live near to where they work, with good access to destinations in the region. It will be easy to walk or cycle within their neighbourhood to meet daily needs. Homes will be delivered close to the Sydney Metro –Western Sydney Airport station, and other transport service such as the public transport interchange and new bus routes.

Working with the natural environment, neighbourhoods will be cool and green. They will be designed to mitigate urban heat and retain water in the landscape. This will also contribute to the NSW Government's commitment to Net Zero by 2050.

Listening to the community will ensure people remain the focus in the future planning of Orchard Hills.



# Principles



## Renewed connection to Country

A renewed connection to Country means protecting and preserving important places on Country, elevating the voices of Traditional Custodians, and designing places to respond to Aboriginal cultural places, landscapes, practices and values.

Our early investigations have found that Orchard Hills is home to important places on Country. Preliminary consultation and investigations through the preparation of the GPEC Strategic Framework highlights the untouched green spaces, together with waterways and places along the river and creeks are important places for connecting with Country in Orchard Hills.

Wianamatta-South Creek is a particularly important connection.

Future work on this principle will focus on strengthening connections with Country and voices of Traditional Custodians through their continued engagement and participation.

Precinct planning will continue the process of engaging with the tradition custodians, building on the Aboriginal Engagement previously undertaken for the GPEC area.

This will help us to preserve significant places, integrate traditional naming, support cultural practices and address accessibility.

Our next steps will be to investigate the specific actions that renew connections to Country, including targeted consultation with Aboriginal stakeholders and an Aboriginal cultural and archaeological heritage assessment.

Are there areas you think are important when connecting to Country?



## Use landscape qualities to shape urban form

The precinct planning and design of Orchard Hills will be shaped by the unique landscape of gently undulating hills, creeks, stands of remnant vegetation and views to the Blue Mountains to the west.

Blaxland Creek, Claremont Creek and other creeks feed into Wianamatta-South Creek. This forms a network of green and blue connections that could be enjoyed by local residents, while also providing a continuous network for plants and animals. Natural soils and water management practices will increase water quality.

Green spaces like hilltop parks can also visually green the ridgelines while creating lovely public spaces for the community.

We will prioritise green, vegetated and natural spaces ahead of locations of roads, housing and other land uses.

This will require us to establish a plan that protects and maintains areas of significant biodiversity, including land identified in the Cumberland Plan Conservation Plan, and minimise impacts on ecosystems, drainage areas and waterways.

What landscape qualities do you think are the most important in Orchard Hills?



What are your ideas for the future of Wianamatta-South Creek?



Are there some “gems” in your neighbourhood that we should incorporate in the plans for Orchard Hills?







## Focus on public space


People seek out quality public spaces to get together with friends, play, exercise or go walking or cycling. These are the places that add character to a neighbourhood and range from open spaces, parks, squares, streets or social infrastructure.


A diverse network of new open spaces will be created in Orchard Hills, around a framework of green corridors that will be based on existing areas of remnant vegetation.

Orchard Hills will feature vibrant and diverse streets – places where people come together, exercise, visit local businesses or cultural places or enjoy the lovely environment. These streets will add vitality to neighbourhoods as places where people can walk, ride a bike or socialise.

Orchard Hills will include – or give people easy access to nearby facilities such as hospitals and medical centres, schools and early education and childcare facilities support.

Other community facilities like libraries and cultural centres will provide places to learn, celebrate or create. People will be able to gain help and support when needed. This is particularly important in newly developed areas, where many residents are new to the area and may not have local connections or support.

What type of public spaces and facilities would you like to see in the future? 

Can you give us an example of a public space you think works well that we should learn from? 



## Integrate movement and create a connected place


The Metro station will be a catalyst for growth and change in Orchard Hills, enabling people to connect to the rest of Greater Sydney, including the Aerotropolis, Penrith and Parramatta.


The Metro station will form the centre of a transport interchange that will offer a diverse range of transport options. Our planning will prioritise walking, cycling and public transport.

Similarly, we will plan for new housing within 800m of high-frequency public transport services and give people safe and secure access routes to these services.

In quieter residential areas, most people will live within 400m of public transport services that may travel less frequently.

We will leverage the existing road network to make it easier for people to travel to and from Orchard Hills and to key transport hubs within the area.

What is your most important destination e.g. work, schools, local shops etc.? 

Apart from the car – what is your preferred way of getting around? 



## Create walkable, compact neighbourhoods

Orchard Hills will be made up of several connected 15-minute neighbourhoods – this means people will be able to meet most of their daily needs within a 15 minute return walk from home, via safe pedestrian and cycling options. We will design compact neighbourhoods that offer a mix of land uses, open space and recreational options.

This will be achieved by delivering a place that is easy and safe to walk around and that is supported by public open space, community places, schools, shops and services.

We will aim for a street pattern where residential street blocks are around 160m – in practice, this means they will be easier to walk around. People will also be able to use mid-block connections and through site links every 130m.

Public streets and connections will be safe and inviting and easily link people between key places in each neighbourhood.

How do you think we can get the community to embrace active transport?



What do you think is the best street pattern? Do you know of any examples?



## Plan for diverse and vibrant neighbourhoods

Orchard Hills will be made up of a network of distinct and vibrant neighbourhoods. The connections between buildings and public spaces will support the activity and quality of public space.

Neighbourhood centres will offer schools, retail and public spaces and be places of community focus.

Housing will meet the changing needs of the community over time, offering different housing types, tenure, price points, and designs. This includes affordable housing, culturally sensitive housing and opportunities for people to stay in the area they know as they age.

The mix of different street types, block sizes, building shapes and orientations, together with a mix of lot types and housing forms, will ensure a genuine variety in the scale of each neighbourhood. Some places – for example, around centres or public spaces – might be busier than others, with higher density housing.

The Metro station will give more people access to more places. We will focus higher density – in the form of apartments – around the Metro station and other public transport.

These buildings will be scaled back in the right places, so that there's a complementary transition between neighbourhoods and other places.

What would you like to see in a neighbourhood centre?



Is there a neighbourhood you currently like? What do you like about it?







## Create sustainable and resilient neighbourhoods

With the NSW Government committing to net zero emissions by 2050, we need to ensure new neighbourhoods and development are sustainable and resilient.

Sustainable neighbourhoods incorporate natural landscape features. They are planned into the urban fabric, protect and manage natural systems, cool the urban environment, retain water and incorporate innovative solutions for the efficient use and re-use of energy, water and waste resources.

The Western City Parkland City is the hottest and driest district in Greater Sydney. By revitalising the connections between creeks, bushland, a quality tree canopy, green ground cover and open spaces we can help to reduce urban heat. We will also plan for an urban pattern and the type of buildings that can leverage climatic elements for natural ventilation and access to sunshine.

Resilience is the ability for people and places adapt to change and quickly recover from natural and urban shocks and stresses.

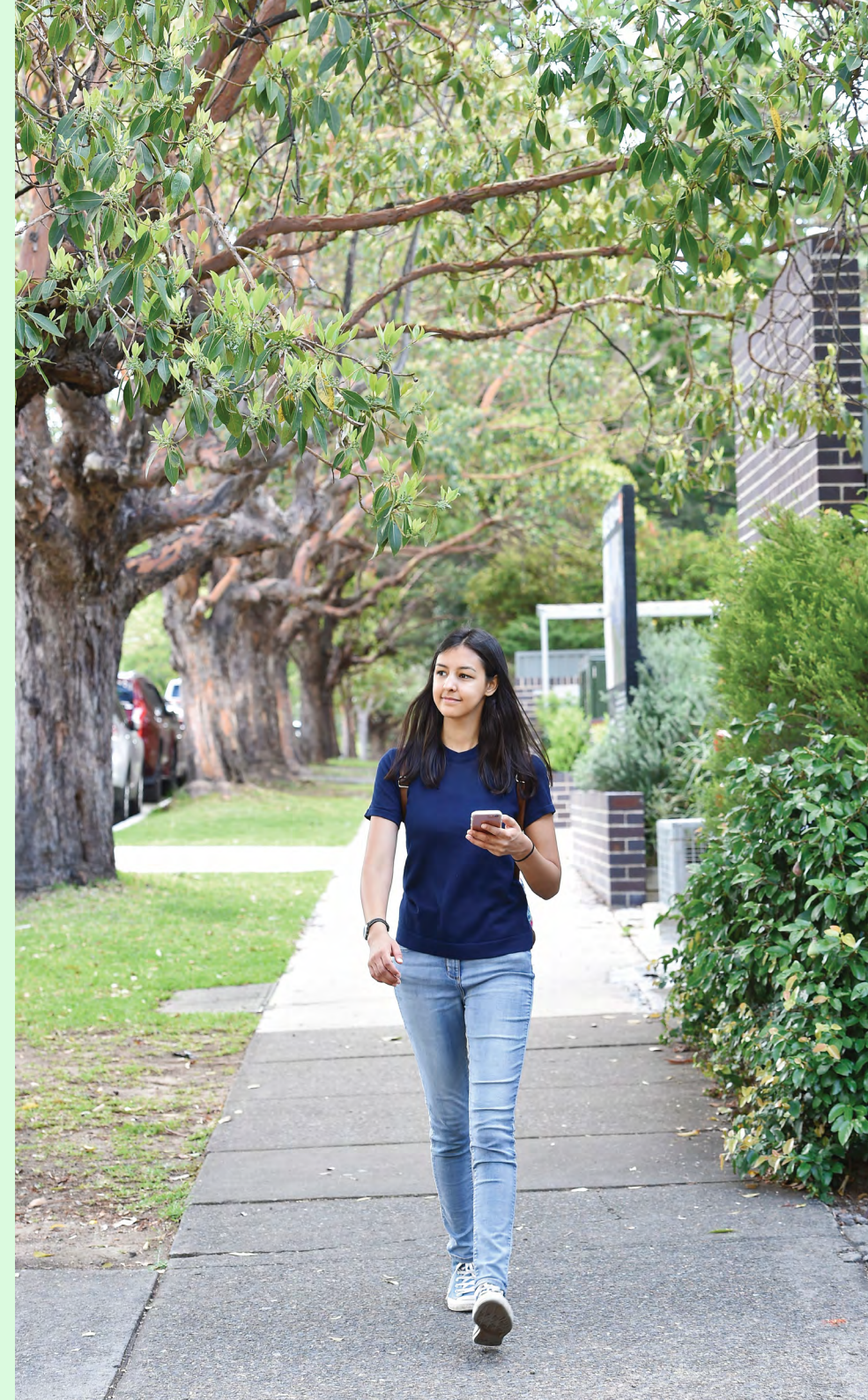
We will adopt a risk-based approach to risk such as flooding, bushfire and drought. Specialist flooding, bushfire and water cycle management studies will inform our work to mitigate risks to ensure community and landscape resilience.

We will carefully locate different types of land uses to manage, reduce or mitigate risks. For example, higher density places will be located away from vulnerable areas.

What do you think are the main natural and man made hazards in your area?



How do you think we can plan for resilient communities?





# Site analysis – features that will guide precinct planning

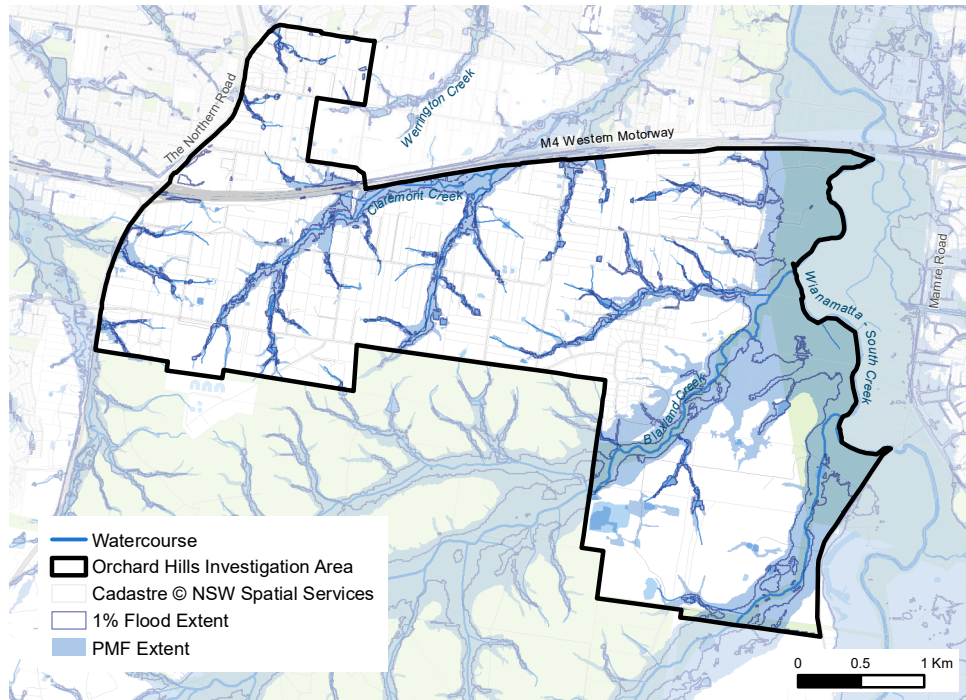


Figure 5: Flooding

## Flooding

A network of creeks traverses Orchard Hills and some of these are prone to flooding (based on flood studies conducted by Penrith City Council). We currently use a measure called the PMF – the probable maximum flood – as well as a prediction of 1 in 100 year flood levels to understand the nature of flooding in an area.

The NSW Independent Flood Inquiry recommended a more risk-based approach to flooding and land use planning. We are working through the implications of these recommendations.

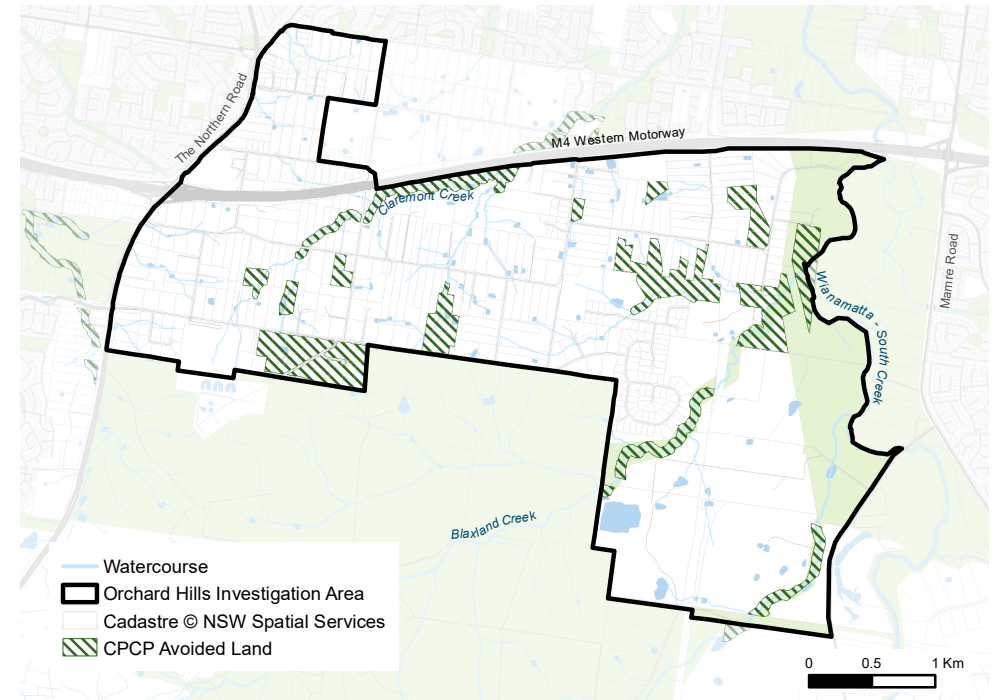


Figure 6: Cumberland Plain Conservation Plan

## Cumberland Plain Conservation Plan

The CPCP is a strategic conservation planning approach across Western Sydney which:

- identifies areas suitable for housing and delivery of infrastructure
- protects biodiversity early in the planning process, to support development
- ensures our unique and diverse plants and animals, are protected, and
- removes the need for biodiversity approvals on certified urban capable land.

Planning for future growth in Orchard Hills provides a unique opportunity to develop a town centre amongst existing Cumberland Plain Woodland identified in the CPCP, enabling residents to connect with the landscape around them.



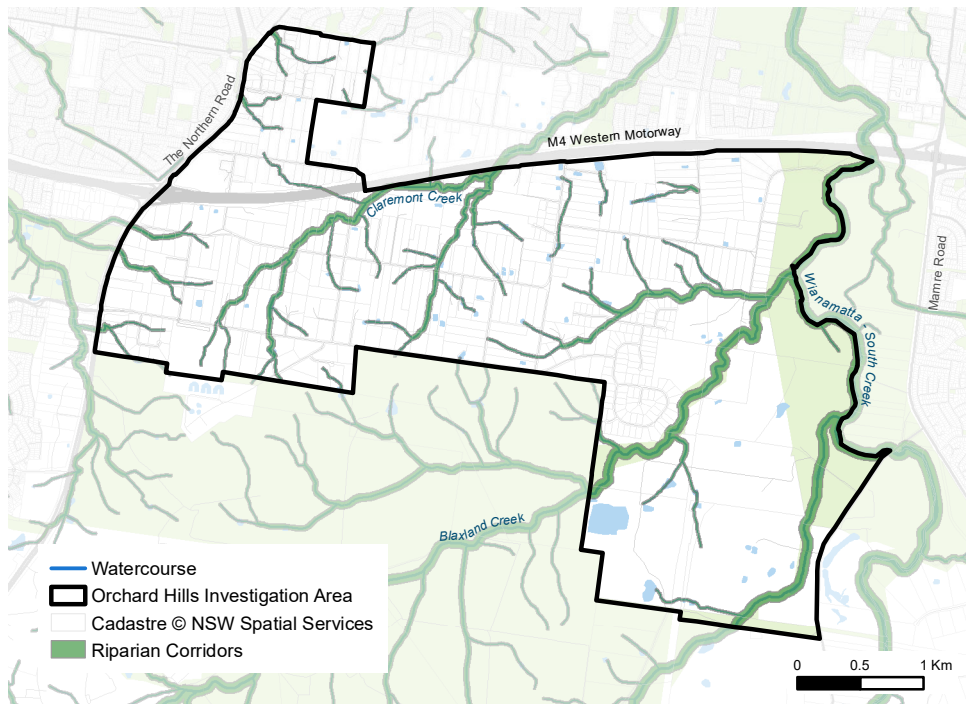


Figure 7: Riparian corridors

## Riparian corridors

Riparian corridors are the naturally vegetated corridors that line the sides of creeks. They act as an interface between the land and the waterway and provide an important environmental function.

We work to generally protect and preserve riparian corridors in their natural state, enhanced with vegetation, and supported by natural or engineered drainage and water quality measures.

These areas are often also used for recreation – walking trails or bike paths, for example – and integrated into water management systems, where appropriate. Where land is required for public purposes, such as bike paths, it will be acquired.

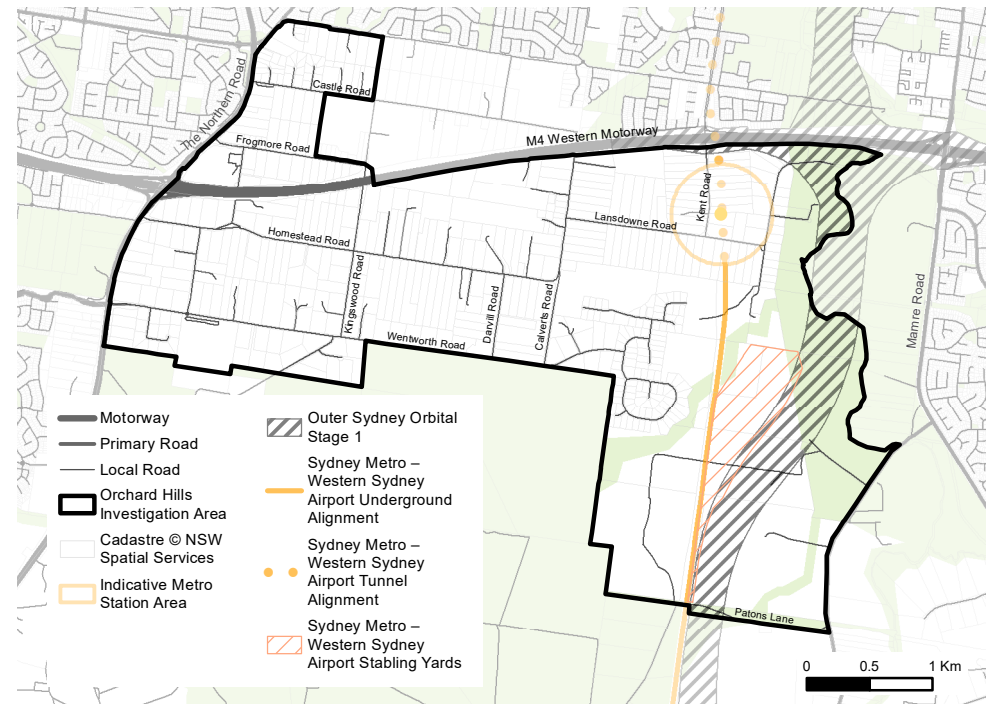


Figure 8: Road network and infrastructure

## Infrastructure and roads

The Metro station is the catalyst to investigate Orchard Hills for urban growth.

We will create better connections within the broader road and public transport network, and also work to integrate the future Outer Sydney Orbital Corridor and east-west connectivity and north-south connections over the M4 Western Motorway.

We will leverage the existing road network to service the residents and businesses in Orchard Hills.



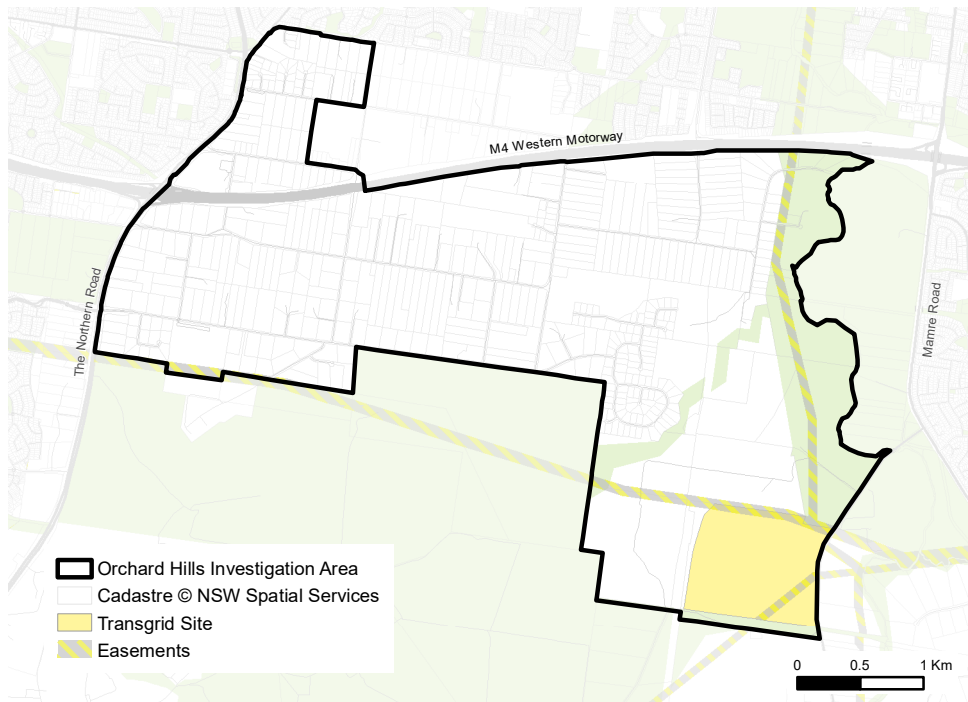


Figure 9: Electrical easements

## Electrical easements

Orchard Hills has 2 high voltage electrical easements, which means development cannot occur in these areas. One surrounds a 330 kilovolt electrical transmission line along the southern boundary and across the southern portion of Orchard Hills and the other a 500 kilovolt electrical transmission line along Wianamatta-South Creek.

A TransGrid substation is proposed for the south-east corner of Orchard Hills, next to the existing resource recovery centre.

We will need to safeguard the function of this regional electricity infrastructure and ensure future development is supported by transmission lines, easements and the proposed substation.

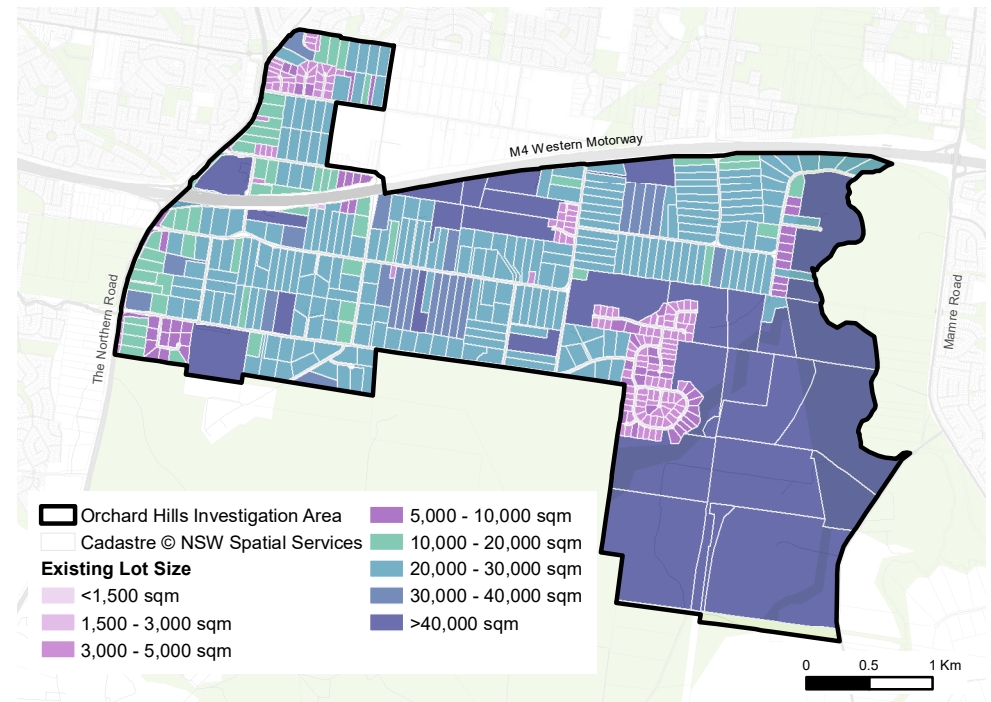


Figure 10: Existing lot pattern

## Lot pattern

The 1,315 ha of Orchard Hills is primarily rural land, used mainly for small-scale agricultural uses. The pattern of the various lots of land is highly fragmented – there are 554 lots and around 511 of these are in private ownership.

This creates challenges in terms of where to locate future roads, parks and open space. It will require coordinated development across Orchard Hills to ensure minimal impact to landowners.

# 3 The neighbourhoods

To better understand Orchard Hills and its potential for growth, we think of it in terms of different neighbourhoods that reflect the varied topography and landscape features. These neighbourhoods could inform the future urban development pattern within Orchard Hills.

Each neighbourhood could have its own identity and character, with each reflecting the individual attributes of each place.

Any approach we take and apply to each of these neighbourhoods will ensure that:

- any development renews connections to Country, where the landscape leads the design approaches, so that each neighbourhood offers plenty of open space and is easy to walk around
- Orchard Hills provides a range of housing types such as detached housing, semi-detached housing, dual occupancies, terrace housing, town houses, villas, shop-top housing and apartment buildings.

The Metro station will be the main hub and the heart of Orchard Hills. Higher density residential, commercial and retail services will be focused within this area. The highest density and tallest buildings are likely to be immediately around the Metro station, with the scale and density of development reducing across the neighbourhoods from east to west.

More medium density housing will be located in the neighbourhoods adjoining the main centre, focused on neighbourhood and local centres, public transport and public open space.

Primarily lower density neighbourhoods will be located close to The Northern Road, providing an attractive transition to residential suburbs to the west.

New residential neighbourhoods will be shaped by the creeks and ridge lines and will offer a variety of street types, block sizes, lot types and housing types and sizes. Some areas will remain unchanged while some changes may occur over decades and in stages.

People will live in new homes that sit within a network of varied public open spaces and community facilities that are connected by walking and cycle paths and other areas for people to relax, exercise or play sport.

We will determine where to locate community facilities such as libraries, schools and sports fields as part of the precinct planning process. The next level of planning – master planning – focuses more on each neighbourhood and will also inform the location of these facilities.

Each neighbourhood will also be connected by local roads, lined by vegetation to reinforce the character of the Western Parkland City. These roads will connect to The Northern Road, M4 Western Motorway, and major arterial roads.





# Neighbourhood map

## What are the green and blue corridors?

The green and blue corridors shown on the neighbourhood map are creek lines that have been used to define the proposed neighbourhoods.

These corridors collect and run water into Wianamatta-South Creek. They are opportunities to connect areas of vegetation, enhance water quality and support the ecology of the area. Green and blue corridors also have the potential to be integrated into public open space. Where future public functions are identified along blue green corridors these areas will become publicly owned, through acquisition.

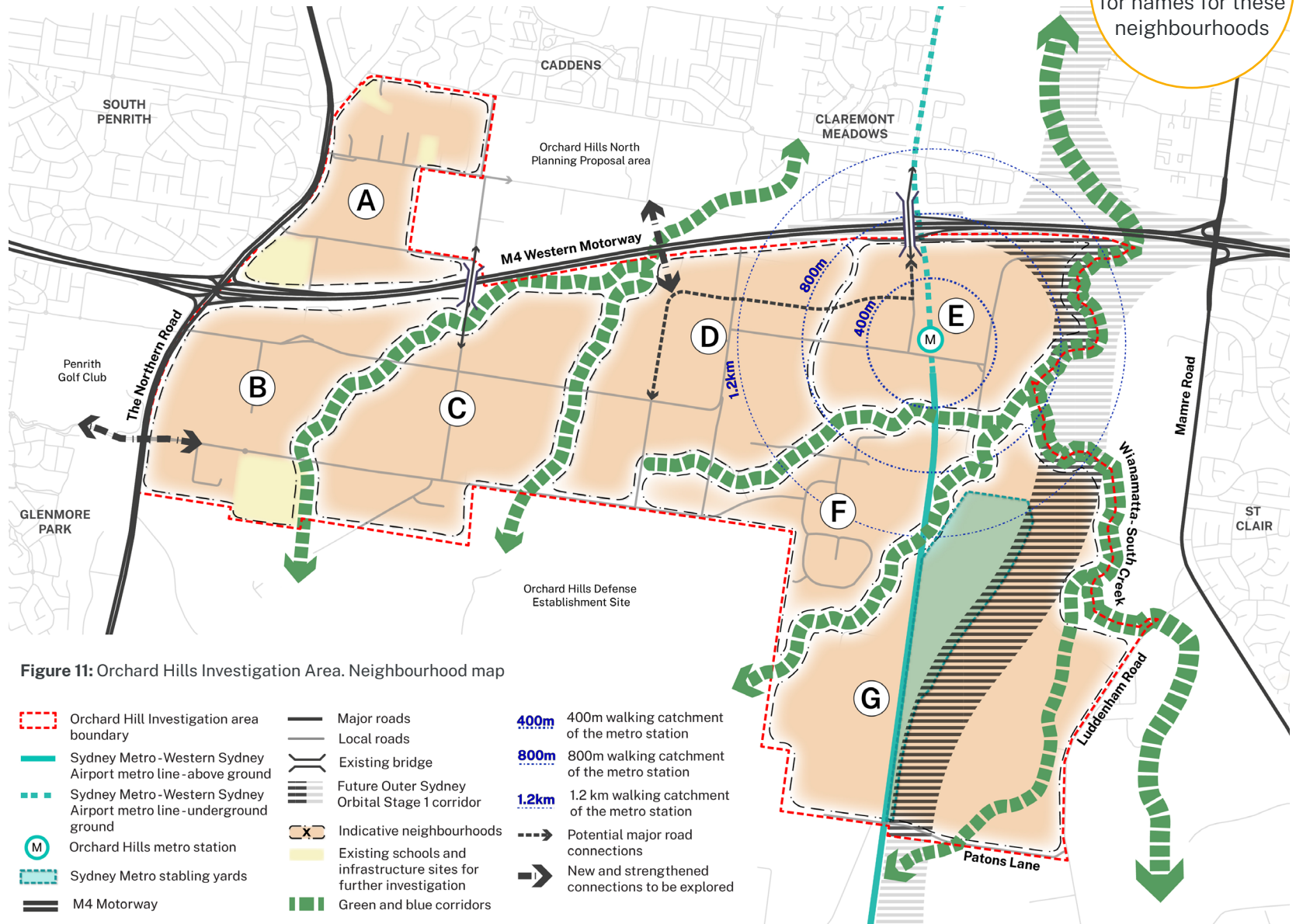
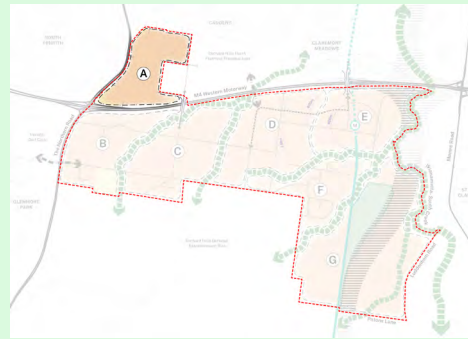


Figure 11: Orchard Hills Investigation Area. Neighbourhood map

Share your ideas for names for these neighbourhoods

# Neighbourhood summary

Is there anything else you would like to see in Neighbourhood A?



## Neighbourhood A

Neighbourhood A is north of the M4 Western Motorway and adjacent to Orchard Hills North planning proposal area. We are working with Council to align the planning for both areas.

This neighbourhood is surrounded by low density residential suburbs and defined in the east by Claremont Creek.

It includes the Penrith Christian School and Montgrove College, as well as existing water towers. These elements will need to be further explored as part of the precinct planning process to make sure they are integrated into the area.

This neighbourhood will include a centre that offers a small range of shops, community facilities and local parks, connected by walking and cycling pathways.

Neighbourhood A will be a low density residential suburb, mainly with detached homes, some semi-attached homes and limited attached homes located around the neighbourhood centre.

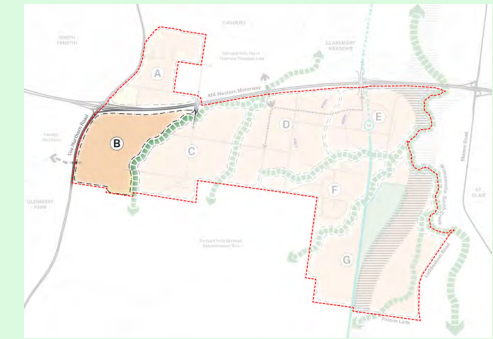
Neighbourhood A connects to the M4 Western Motorway and The Northern Road, which has been upgraded. It is a few kilometres south of the Penrith CBD with easy access to the Penrith Health and Education Precinct.

We will consider the appropriate land uses and interface with The Northern Road as well as connections to link Neighbourhood A to the southern part of Orchard Hills.

### How will Neighbourhood A compare to other places?

- Detached housing, similar to The Ponds
- Attached housing, similar to the Avena Townhomes in Willowdale
- A small neighbourhood centre, similar to Pemulwuy

Is there anything else you would like to see in Neighbourhood B?



## Neighbourhood B

Neighbourhood B is bound by the M4 Western Motorway to the north and The Northern Road to the west. The Northern Road will form a key entrance to Orchard Hills, making it easy for people to get to Glenmore Park and the M4 Western Motorway to Penrith CBD and the wider region.

The Penrith Anglican College is in the south of this neighbourhood and will need to be integrated into future planning. The south of the neighbourhood adjoins the Orchard Hills Defence Establishment site and a Sydney Water filtration plant. These will both need to be protected.

This neighbourhood is expected to be characterised by low to medium density housing including detached and attached dwellings, town houses

and a small number of 3 to 4 storey walk-up apartment buildings.

Neighbourhood B is also bound by Claremont Creek to the east. Development will be configured to respect the natural landscape and create a greener neighbourhood. The creeks will form part of a green corridor network and will be integrated into the broader public space network.

The neighbourhood includes a significant ridge line and pockets of steep land. The ridgelines and views. We will look at how we can integrate these features into the urban areas.

### How will Neighbourhood B compare to other places?

- Detached housing, similar to Edmondson Park
- Attached housing, similar to Newington
- A small neighbourhood centre like The Ponds shops
- Similar walking and biking tracks to Brickpit Ring Walk



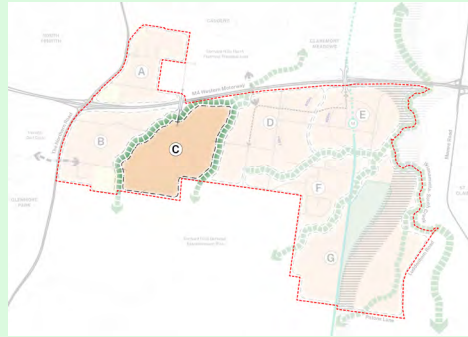
Is there anything else you would like to see in Neighbourhood C?



## Neighbourhood C

Neighbourhood C is bound by tributaries of Claremont Creek to the east, west and north. The creeks provide a buffer to the M4 Western Motorway to the north. A central ridge line crosses Neighbourhood C and connects significant areas of Cumberland Plain Woodland to the protected vegetation in the Orchard Hills Defence Establishment site.

We will integrate the neighbourhood's natural attributes into parks and will look into places for exercise, sport, play or relaxation. Development will occur around, and be shaped by, the waterways and natural areas.



A centrally located neighbourhood centre will feature local shops and cafes and could potentially accommodate a school.

The type of housing available will include detached and attached homes, terrace houses, town houses and villas. We may also include some 3 to 4 storey walk-up apartment buildings around the neighbourhood centre, parks and along main roads.

### How will Neighbourhood C compare to other places?

- Detached housing, similar to Potts Hill
- Attached housing, similar to Putney Hill
- Walk-up apartments, similar to Newington
- A neighbourhood centre like Putney shops
- Kids playgrounds that fit into the landscape like Leagues Club Park on Gosford Waterfront

Is there anything else you would like to see in Neighbourhood D?

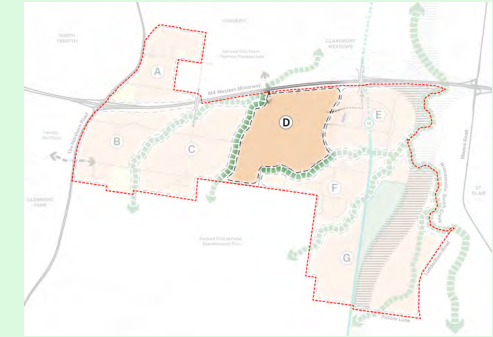


## Neighbourhood D

Neighbourhood D is located outside the 1.2km catchment of the new metro station and will be a gateway to the Orchard Hills local centre and the Metro station located nearby in Neighbourhood E.

Its topography and creek lines provide a distinct landscape that is suitable for change. By prioritising this landscape above other uses, we can create a neighbourhood that integrates and connects green corridors, giving residents good access to open space.

The neighbourhood will offer a variety of retail and community uses for daily needs of residents and could potentially accommodate a school.



Housing will be predominately medium density, including terrace houses, town houses, 4 to 6 storey apartment buildings and shop-top housing within the neighbourhood centre.

Public transport will provide easy connections to the Orchard Hills local centre, Metro station and Penrith Health and Education Precinct.

### How will Neighbourhood D compare to other places?

- Attached housing, similar to Thornton in Penrith
- Four storey apartment buildings, similar to Pemulwuy with integrated walking tracks
- Six storey apartment buildings, similar to Putney Hill
- Similar centre to Newington

Is there anything else you would like to see in Neighbourhood E?

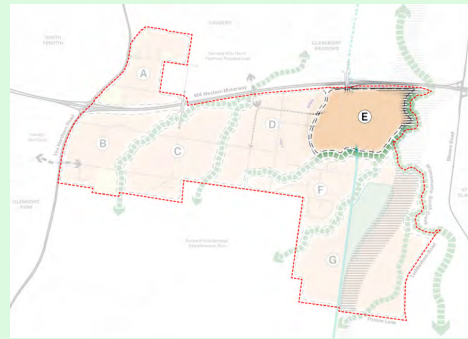


## Neighbourhood E

Neighbourhood E will be the thriving civic and cultural hub of Orchard Hills, with the Metro station and transport interchange at its heart. The centre will provide retail, commercial, community and entertainment uses, and will be a meeting place for the community. It will offer connections to the M4 Western Motorway, Penrith CBD and Mamre Road, the Aerotropolis and airport, meaning more people will live within easy access to their workplace.

Development will focus on retail and commercial uses and high density residential living. A new high street will be busy and active, while also offering views to the Blue Mountains.

This neighbourhood will also provide a primary and high school, sports fields and parks. We will work with School Infrastructure NSW

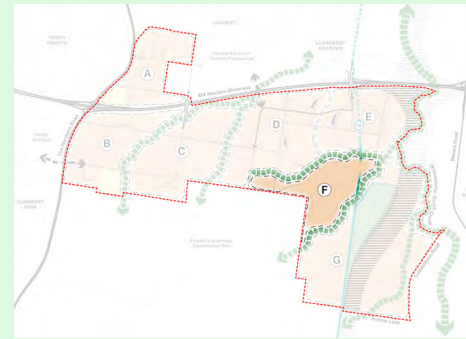


and Sydney Metro on the precinct planning of both the schools and the Metro station.

Housing will be a mix of terrace housing, 3 to 4 storey walk-up apartment buildings, shop-top housing and apartment buildings up to 15 storeys close to the Metro station. Development will be guided by the existing green corridors, with a sensitive interface to Wianamatta-South Creek, noting the need to consider how this will occur while also protecting land required for the Outer Sydney Orbital.

### How will Neighbourhood E compare to other places?

- Apartment buildings integrated with open spaces like Harold Park in Glebe
- Shop-top housing similar to Wentworth Point
- Area centred around the station similar to Wolli Creek

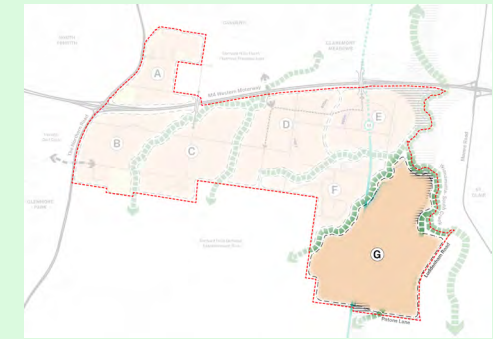


## Neighbourhood F

Neighbourhood F includes large residential lots and executive style housing. It is nestled in between 2 green corridors.

Some of this area is within an easy walk –800m to 1,200m –of the new Metro station and main centre, requiring us to consider the best options for this neighbourhood, given its proximity to these major assets.

Is there anything else you would like to see in Neighbourhoods F and G?



## Neighbourhood G

Neighbourhood G is affected by several constraints that could limit future development. The Outer Sydney Orbital Stage 1 corridor traverses through this neighbourhood, as does the Metro line and stabling yards.

Development around the Patons Lane Resource Recovery Centre, electricity substation and TransGrid site and interconnected electricity transmission easements is not anticipated in the immediate future.

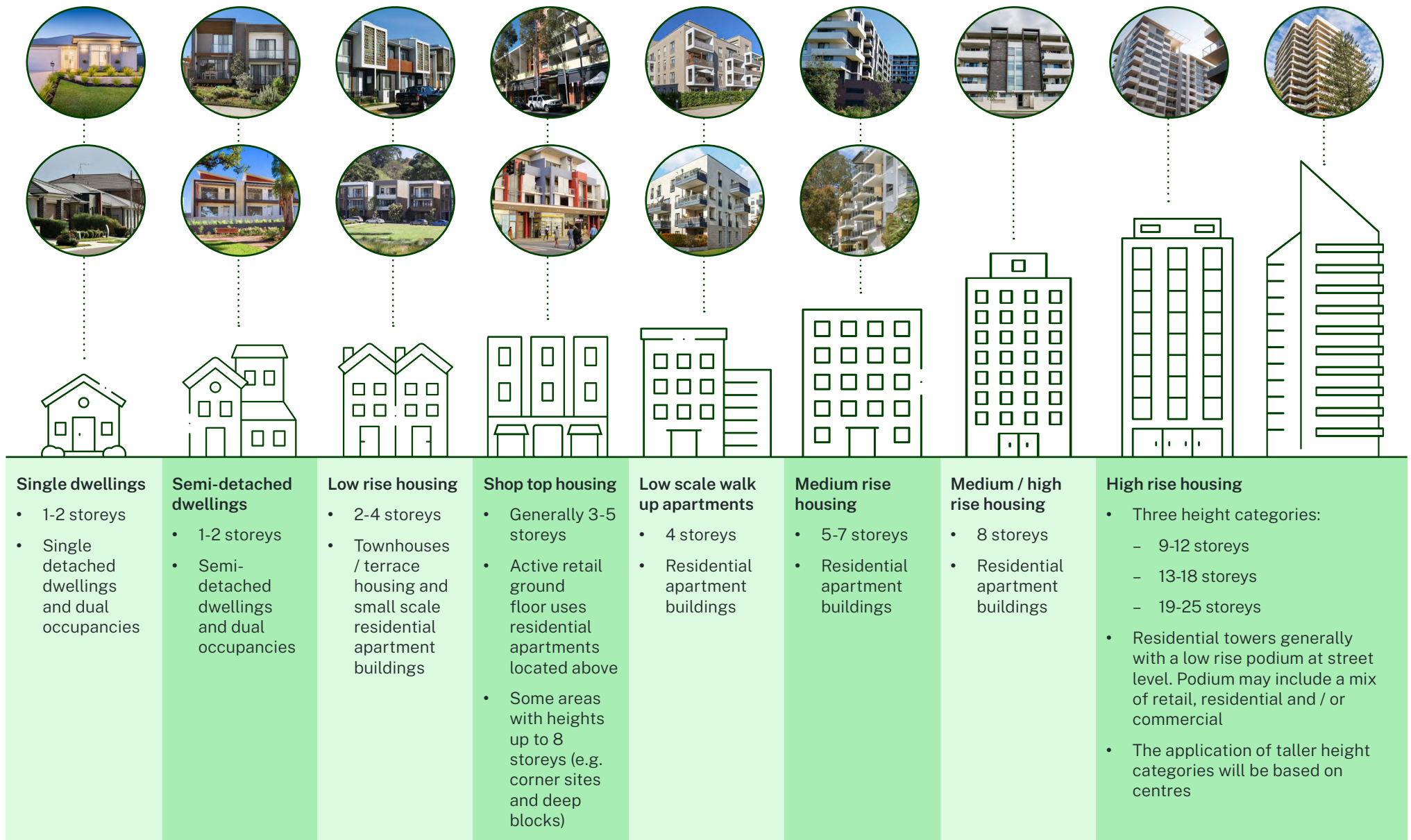
Our ongoing investigations will assess the nature of these constraints and if this land has capacity to support new development.

### How will Neighbourhoods F and G compare to other places?

- Careful consideration of existing smaller lots and subdivision pattern
- Local park similar to Cavanstone Park in Eastwood



# Neighbourhood scale - possible housing types



# Infrastructure

We have developed an indicative preliminary list of infrastructure that would need to be provided by the NSW Government (we call this regional or state infrastructure) to support growth in Orchard Hills. These items, noted below, are indicative and will be reviewed, together with mechanisms for funding, as part of the future precinct planning process. We also note that local infrastructure items provided by Council, such as for local parks and drainage will be identified during precinct planning. Both State and local infrastructure will be fully or partially funded through a new development contribution framework that will be prepared for Orchard Hills.

Indicative timeframes:  
 Short term -1-5 years  
 Medium term -5-10 years  
 Longer term -10+ years



Note: TBC = To be confirmed

## Social infrastructure

### Community facilities

Orchard Hills South Community Hub (new)  
 Indicative timeframe: Medium  
 Key agency involvement: Penrith City Council

### Education

New primary schools, potentially with preschools  
 Indicative timeframe: Short  
 Key agency involvement: SINSW (TBC)

Potential Secondary School  
 Indicative timeframe: Short  
 Key agency involvement: SINSW (TBC)

Potential School for Special Purposes  
 Indicative timeframe: Short  
 Key agency involvement: SINSW (TBC)

### Health

Orchard Hills HealthOne facility (new, committed)  
 Indicative timeframe: Medium  
 Key agency involvement: Health NSW

### Open space and recreation

Orchard Hills district and regional open space (new)  
 Indicative timeframe: Short  
 Key agency involvement: Penrith City Council, Office of Strategic Lands

Indoor sport and recreation facility in Orchard Hills South (new)  
 Indicative timeframe: Medium  
 Key agency involvement: Penrith City Council

Aquatic facility Orchard Hills (new - post 2036)  
 Indicative timeframe: Medium-long  
 Key agency involvement: Penrith City Council

## Utilities

### Water

Sewer Pump Station and Rising Mains (2)  
 Indicative timeframe: Short  
 Key agency involvement: Sydney Water

Sewer Mains  
 Indicative timeframe: Short  
 Key agency involvement: Sydney Water

Wastewater Treatment Plant  
 Indicative timeframe: Short  
 Key agency involvement: Sydney Water

Effluent Transfer Main and Pump  
 Indicative timeframe: Short  
 Key agency involvement: Sydney Water

Trunk Potable Water Mains  
 Indicative timeframe: Unknown  
 Key agency involvement: Sydney Water

Recycled Water Reservoir  
 Indicative timeframe: Short  
 Key agency involvement: Sydney Water

Recycled Water Pump Station (2)  
 Indicative timeframe: Short  
 Key agency involvement: Sydney Water

### Electrical

Orchard Hills Zone Substation  
 Indicative timeframe: Short  
 Key agency involvement: Endeavour Energy

Bulk Supply Point (South Creek)  
 Indicative timeframe: Medium  
 Key agency involvement: TransGrid

East Orchard Hills Zone Substation  
 Indicative timeframe: Long  
 Key agency involvement: Endeavour Energy

Electrical Distribution Works  
 Indicative timeframe: Ongoing  
 Key agency involvement: Endeavour Energy

## Transport

### In delivery

Sydney Metro – Western Sydney Airport between St Marys and the Aerotropolis  
 Indicative timeframe: Short  
 Key agency involvement: Transport for NSW

### Planned – in proximity to Orchard Hills

Mamre Road Stage 1  
 Indicative timeframe: Short  
 Key agency involvement: Transport for NSW

### For investigation

Luddenham Road upgrade  
 Indicative timeframe: TBC  
 Key agency involvement: Transport for NSW

Mamre Road Stage 2 - Erskine Park Road to Kerrs Road  
 Indicative timeframe: TBC  
 Key agency involvement: Transport for NSW



# Further studies

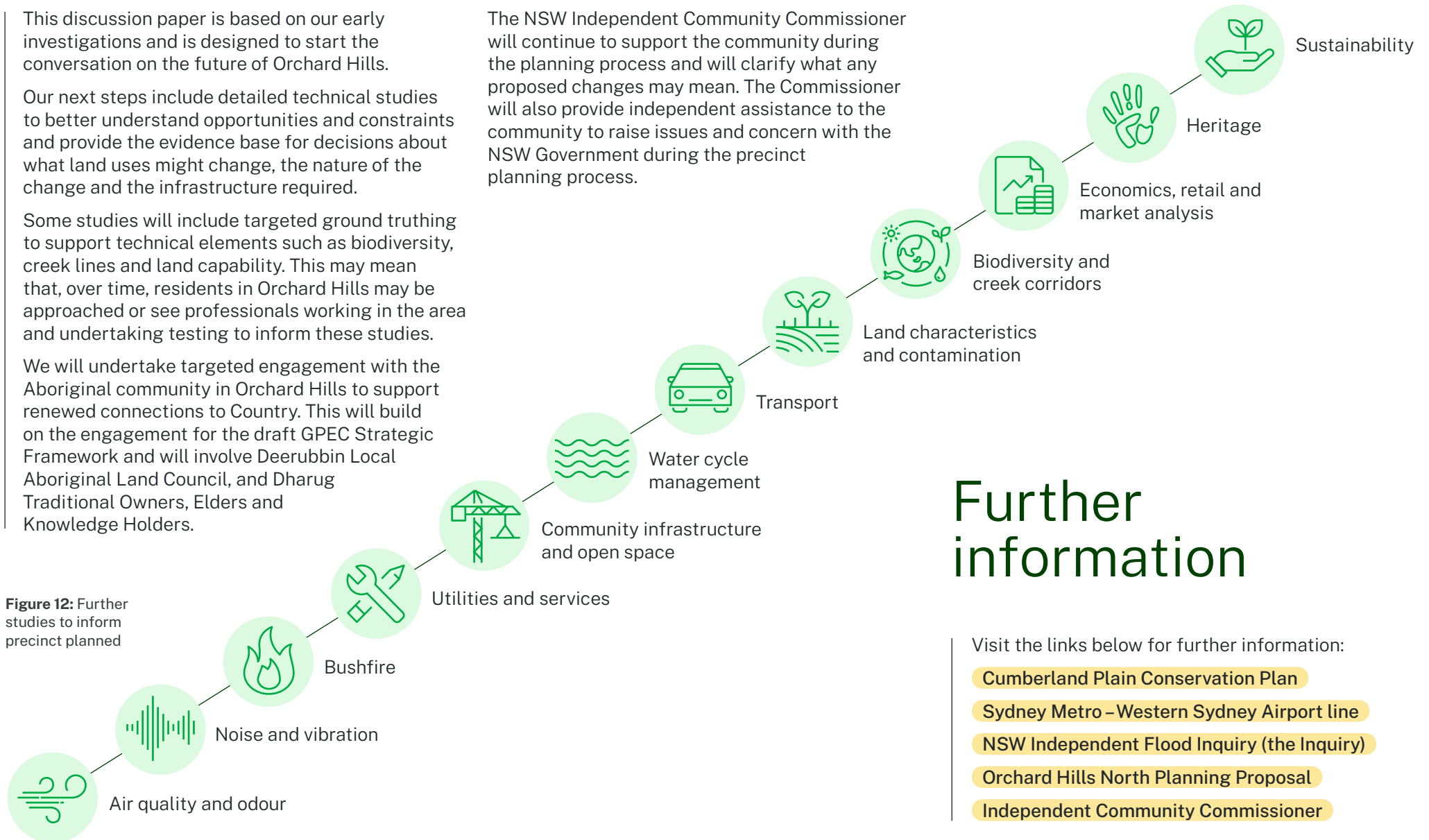
This discussion paper is based on our early investigations and is designed to start the conversation on the future of Orchard Hills.

Our next steps include detailed technical studies to better understand opportunities and constraints and provide the evidence base for decisions about what land uses might change, the nature of the change and the infrastructure required.

Some studies will include targeted ground truthing to support technical elements such as biodiversity, creek lines and land capability. This may mean that, over time, residents in Orchard Hills may be approached or see professionals working in the area and undertaking testing to inform these studies.

We will undertake targeted engagement with the Aboriginal community in Orchard Hills to support renewed connections to Country. This will build on the engagement for the draft GPEC Strategic Framework and will involve Deerubbin Local Aboriginal Land Council, and Dharug Traditional Owners, Elders and Knowledge Holders.

The NSW Independent Community Commissioner will continue to support the community during the planning process and will clarify what any proposed changes may mean. The Commissioner will also provide independent assistance to the community to raise issues and concern with the NSW Government during the precinct planning process.



**Figure 12:** Further studies to inform precinct planned

## Further information

Visit the links below for further information:

- [Cumberland Plain Conservation Plan](#)
- [Sydney Metro – Western Sydney Airport line](#)
- [NSW Independent Flood Inquiry \(the Inquiry\)](#)
- [Orchard Hills North Planning Proposal](#)
- [Independent Community Commissioner](#)

# Next steps

This discussion paper is the first of several steps in the precinct planning for Orchard Hills. This Discussion paper is an opportunity for you to have your say early in the planning process.

Remember that this discussion paper is preliminary in nature. We expect to prepare, refine and adapt our ideas as we talk to more people, receive your comments and complete our technical investigations.

We want to hear from you on this discussion paper and get your feedback on the development of the future rezoning package for Orchard Hills.

The Independent Community Commissioner has conducted a survey of the Orchard Hills community to better understand your views. The feedback received through this process will also be used to inform the next steps in the precinct planning process as well as let us know how you like to be informed about this process.

## Have your say



Visit

[www.planning.nsw.gov.au/Orchard-Hills](http://www.planning.nsw.gov.au/Orchard-Hills)



Email the project team

[orchard.hills@planning.nsw.gov.au](mailto:orchard.hills@planning.nsw.gov.au)

## Our timeline for precinct planning in Orchard Hills





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