

**Orchard Hills
Community Consultative Committee**

Meeting no: 8

Date: 2 May 2024, 6:30 – 8 pm

Location: Online, Zoom

Attendees	
<p>Community members</p> <p>Diane Azzopardi (DA)</p> <p>Ajmair Chauhan (AC)</p> <p>Deborah Cutajar (DC)</p> <p>Don Feltis (DF)</p> <p>Tony Napoli (TN)</p> <p>Con Paphatzis (CP)</p> <p>Bree Wilson (BW)</p> <p>Ed Zussa (EZ)</p> <p>Felicity Grima (FG)</p> <p>Independent Community Commissioner</p> <p>Professor Roberta Ryan, Independent Community Commissioner (RR)</p> <p>Isa Crossland Stone, minute taker, office of the Independent Community Commissioner (ICS)</p>	<p>Government representatives</p> <p>Jane Grose, Director Employment Land Development Program, Department of Planning, Housing and Infrastructure (DPHI) (JG)</p> <p>Stephanie Madonis, Manager, Communications, DPHI (SM)</p> <p>Rob Hodgkins, Manager, Place and Infrastructure, Metro West, DPHI (RH)</p> <p>Chris Davis, Senior Manager, Engagement, Sydney Metro-WSA (CD)</p> <p>Sarah Strang, A/ Director Strategy and Transactions, Office of Strategic Lands, DPHI (SS)</p> <p>Fernando Ortega, Commercial Partnerships Manager-Utilities/Infrastructure Western Sydney Development, Sydney Water (FO)</p> <p>Christine Gough, City Planning Manager, Penrith City Council (CG)</p> <p>Ben Coughlan, Department of Defence (BC)</p> <p>Richard Poli, Assistant Director of Environmental Management, Department of Defence (RP)</p> <p>Ellen McCormack, DPHI (EMc)</p> <p>Grant Russell, Douglas Partners (GR)</p> <p>Other attendees</p> <p>Tanya Davies MP, Member for Badgery’s Creek (TD)</p> <p>Kate Robinson, office of the Independent Community Commissioner (KR)</p>
<p>Apologies</p> <p>Christine Vella, community member</p>	

Item	Description	Action
1	Welcome - RR	
	<p>RR welcomes everyone to the meeting and introduces herself.</p> <p>RR invites all new attendees to the introduce themselves.</p> <p>RP introduces himself – director of PFAs remediation at Defence Department</p> <p>GR introduces himself; he is from Douglas Partners, a geotechnical engineer consultancy.</p> <p>SS introduces herself; she is Director of Strategy and Transactions within the Planning Ministerial Corporation.</p>	
2	Minutes from previous meeting - RR	
	<p>The minutes of the previous two meetings are confirmed and will be posted online within the next few days.</p>	
3	Actions from previous meeting - KR	
	<p>KR says that most actions have been resolved.</p> <p>The first item was related to NDAs in the acquisition process. A recommendation was made to remove NDAs through the Parliamentary inquiry into land acquisition for major transport projects. Government supported greater transparency around acquisitions, and the current review of land acquisition by DPHI is considering removing NDAs. A final report will be provided towards the end of the year, so there will be more information then.</p> <p>The third action related to a question about Government surveyors who were seen in the area in March. DPHI says that they did not have surveyors in the field at that time. KR has not been able to identify who those people where, but she is able to follow this up further if the community feels this is needed.</p>	
4	Update: Department of Planning - JG	
	<p>JG says that water and soil contamination testing for PFAS levels has found that levels are not high enough to impact the rezoning plans.</p> <p>RH provides an update on the contamination investigation work. He recounts the process of initial contamination testing of soil, surface and creek water in Orchard Hills, which occurred in the last months of 2023 and in early 2024.</p> <p>It was confirmed that there is PFAS present in the precinct, but these levels are low and at rates to be expected in a rural area with a history of agricultural land use. These levels do not exceed acceptable levels for healthy land use.</p>	

<p>DPHI has provided this advice to the EPA, and the EPA has advised that the next step will be to consult with the NSW PFAS Technical Advisory Group. The Group will review the reporting and will advise on the need for any further action.</p> <p>There will be an update on the website early next week and an email sent to the community.</p> <p>DC asks RH how to get on the email list for updates. RH says that there will be an email address on the Department's Orchard Hills webpage, which can be contacted in order to join the mailing list. He will send it to the group through KR once the option is added.</p> <p>DC asks if the PFAS chemicals will be phased out. RP says that they have largely phased them out. They still use them on ships at sea when there is no other option. Many 'legacy' products such as nonstick, pans, sanitary products, and others are still in circulation and so PFAS is still entering the environment to some degree.</p> <p>GR says that from the testing they have done there is no indication that there is any environmental impact that requires remediation.</p> <p>RP says that the Defence Department still has further testing to do before it can decide whether there are remediation measures required.</p> <p>TN asks about the detonations. He asks if the Defence base will still go on with the detonations that currently disturb the surrounding neighbours. The soil movement is quite uncomfortable, and future landowners in the area should be made aware of it.</p> <p>RP says that the subject of detonations is beyond his remit.</p> <p>JG says that the DPHI did high-level consultation with the neighboring landowners about the considerations that should be included when developing the Masterplan. They provided recommendations where at the fringes of development it would make sense for lower density housing. All of this information will be made available as part of the exhibition package. JG notes that there wasn't any advice about vibrations and impacts for certain land uses.</p> <p>JG says that the operators of the base should be contactable directly. RP says that he will seek that out and will pass on via KR.</p> <p>JG says that since PFAS is no longer an issue, DPHI is in the final stages of compiling the rezoning package. For the most part, the plans are resolved and ready for exhibition. They are hoping to exhibit mid-year.</p>	<p>RH, via KR, to provide the group with a link to sign up to the upcoming mail list for the DPHI's electronic update alerts.</p> <p>RP to provide the group, via KR, with the contact number for operators at the Defence Base to call with any complaints.</p>
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	<p>JG says that given that the Department is restructuring, the leadership on this project will be changing, JG will be leaving her role as executive director. RH will be retaining his role on the project, and the new Executive Director is keen to attend these meetings from now on.</p> <p>DC asks what 'mid year' means. Can the community expect to see the plans exhibited in June? JG says that June is feasible, but she cannot confirm the date given the structural changes in the department and the need to brief the new leadership. They are certainly aiming for June and understand the community's urgency.</p> <p>AC asks about whether the structure plans for the whole of Orchard Hills will be on exhibition with the draft rezoning in June.</p> <p>JG says it will.</p> <p>DC asks if the Vines is inside or outside the boundary of Stage 1.</p> <p>JG says that she is not able to give this information as it is essential that everyone receives information at the same time for probity reasons.</p> <p>JG says that she feels nervous about excluding the Vines on the basis of the few representatives of the area that do not want to be included. JG will be suggesting to her successor that they do include the Vines in the rezoning plan and seek community feedback through submissions.</p>	
5	Update: Sydney Metro - CD	
	<p>CD provides an update presentation on the Sydney Metro.</p> <p>TN says that when heading south from Orchard Hills station, the train tracks seem to be below the flood level. He wonders if Metro has notified landowners about the potential that in laying the tracks at ground level, they have displaced the overland flow path of water in areas that have previously been unaffected by flooding? This potential would be concerning for landowners nearby, and there is an obligation for Metro to notify the owners.</p> <p>CD thanks TN and will follow this up.</p> <p>TN also raises the issue of maintenance at Kent Road. During this current construction phase, there are large trucks laden with soil, which tend to spread dirt around the road and onto other vehicles.</p> <p>The road is also not well-maintained posing safety concerns, as has been previously raised in these meetings.</p>	<p>CD to follow up TN's concern that the new tracks, heading south of Orchard Hills station, have displaced/interfered with the overland flow path of water.</p> <p>CD to follow up the community's concerns about the upkeep on Kent Road and the spreading of dirt from</p>

	<p>CD will take this on notice and raise with the team that there is community concern. He notes that it is a safety concern, and also that the trucks should be better cleaned before leaving the worksite and entering Kent Road.</p> <p>DC adds that she called the Metro offices today about Kent Road, and they reported that their actions aligned with EPA requirements. She was told that there would not be much change for about 6 weeks. There is sludge along the road and on Gipps Road, heading both North and South. The K3 is the worst, and the sweeper at the site tends to toss the sludge over the cars on the road. It is very frustrating.</p> <p>EZ agrees that the state of Kent Road has been very damaging to his new car. It is very dangerous. There are a lot of instances of dangerous situations caused by the greasy streets, potholes, and craters. Recently, a driver ran into a residential fence due to the slippery roads.</p> <p>DA agrees. She has raised concerns about road safety consistently, and notes that more cars will be travelling on Kent Road as works continue around it, which places more pressure on the roads. There are not only potholes, but craters.</p> <p>DC asks about the viaduct at Orchard Hills. How tall and long is it?</p> <p>CD says that it will be 3.5km in length, and height varies up to 12.5m.</p> <p>DC asks where the viaduct ends. Does it go into the maintenance yard?</p> <p>CD says that the maintenance yard is at ground level. Trains will surface from the tunnel to the maintenance yard, and then will continue onto Luddenham Station.</p> <p>AC agrees with TN that the flood levels are a concern. He recalls that previously, when dealing with his property, Metro did not have accurate flood information. He hopes that they now have updated maps and information.</p> <p>CD will follow up to check that Metro is using accurate and up-to-date flood information.</p>	<p>the current Metro worksite onto the public roads.</p> <p>CD to follow up regarding the currency of Metro's flood information.</p>
6	Acquisition discussion and presentation – SS	
	<p>SS presents on Planning Ministerial Corporation Land Acquisition.</p> <p>TN asks: in circumstances where a property is part of stage 1 but next door to R2 or R3 zoned land, will the compensation be impacted by its close location to the rural zoning?</p>	

	<p>SS says that a specific piece of land will only be determined based on its specific zoning,</p> <p>DC says that she went to Parramatta to the meeting and presentations on acquisitions in relation to Government's review into land acquisition and the Just Terms Act, and it was extremely helpful. It was a great team, and DC was very impressed.</p> <p>She recommends that her fellow CCC members seek out a meeting or webinar from the team to enhance their understanding.</p> <p>KR will seek out a recording of the webinar version of this presentation to share with the group.</p> <p>EZ would like some clarification on whether the Orchard Hills acquisitions occur before or after the findings of the review are released.</p> <p>KR says that according to the website the recommendations for the acquisition review will be released late 2024, so in answer to EZ's question, it will depend on timing.</p>	<p>KR to provide recordings of information sessions of the review into land acquisition, if available.</p>
All Other Business		
	<p>CG says that the Council is eagerly awaiting the exhibition of the planning package in order to start receiving submissions.</p> <p>Based on information shared by Penrith Council on rates and land value increases after the March meeting, DC asks why some land on Orchard Hills North decreased in value.</p> <p>CG says that she is not currently sure how this decision was made, but she will seek out clarification on the data that was used to inform this valuation.</p> <p>BW asks about the projected timelines for developing the land around the metro station, which is expected to be operable in 2026. When are the buildings/livable apartments expected to be ready? She assumes that the process (development, DAs construction, etc) will take quite a few years. What is the timeline objective for this 'livable centre'?</p> <p>JG says that the objective is to have apartments built ASAP, but the process to get to that stage is complex. There will be a process of selling the land for development, and from that point the detailed planning and approvals will commence.</p> <p>DPHI is getting the rezoning done as quickly as possible in preparation for the many-staged development process, but they cannot control or project the timeline of development.</p> <p>Development applications will go through State and / or local</p>	<p>CG to clarify the basis for the decreased valuation of land in Orchard Hills North.</p>

	<p>governments, depending on their location and scale. Orchard Hills South rezoning will be State-led. Orchard Hills North rezoning is Council-led or developer-led.</p> <p>RR adds that it will largely depend on how the market moves, and how quickly infrastructure delivery will successfully occur.</p> <p>AC asks if the Department’s timeline for exhibition is mid-June, will the Council’s review take long?</p> <p>CG says that DPHI will not be waiting on the Council to provide feedback in order to exhibit publicly.</p> <p>JG explains that the expectation is that the Council will not be surprised by any of the contents of the plan, and the Council’s review will not hold up the exhibition process. It will likely happen at the same time that it is being publicly exhibited.</p> <p>DA notes, to BW’s point, that there are many instances of stations being built well before the surrounding accommodation is built. Rouse Hill is an example.</p> <p>JG agrees that this is likely. The market needs to evolve (new businesses, etc.) to support demand.</p> <p>DC notes that the minutes from the meeting have not been published on the website.</p> <p>KR says that they will be put up on the website in the next few days.</p> <p>DC asks if Sydney Water has confirmed sewer lines for Orchard Hills.</p> <p>RR says that this will be included in the exhibited plans, but she can pass this question on to FO for next time.</p> <p>BW asks about the potential windfall tax, and whether this will come up in future for landowners in Orchard Hills whose properties are acquired.</p> <p>RR says that there is no discussion at present about a windfall tax or anything similar. Currently, the focus is on executing infrastructure delivery as smoothly as possible.</p>	<p>FO to clarify whether Sydney Water has confirmed sewer lines for Orchard Hills.</p>
	Next meeting	
	<p>RR asks the group if there is anything in particular they would like to add to the next agenda.</p> <p>There are no comments here, but RR invites people to contact KR offline with any specific items of presentation requests for coming meetings.</p> <p>KR will be in touch about a date for the next meeting, which will</p>	

	be subject to various timings. Date: TBD	
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