

9 January 2023

Please withhold my personal details from publication

SUBMISSION IN RELATION TO:

WINTER SPORTS WORLD

APPLICATION NO: SSD-10475

**LOCATION: 2 TENCH AVENUE, JAMISONTOWN
LOT 1 IN DP 38950**

APPLICANT: WINTER SPORTS WORLD PTY LTD

COUNCIL AREA: CITY OF PENRITH

**CONSENT AUTHORITY: MINISTER FOR PLANNING OR
INDEPENDENT PLANNING COMMISSION**

I DO NOT have any reportable political donations in accordance with
the *Environmental Planning and Assessment Act 1979*.

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STRONGLY OBJECT

TO

PROPOSAL SITUATE, 2 TENCH AVE, JAMISONTOWN

DO NOT OBJECT TO THE CONCEPT OR DEVELOPMENT OF ABOVE PROPOSAL
AT ANOTHER MORE APPROPRIATE LOCATION

SEE ATTACHMENT OUTLINING **OBJECTION** REASONS

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OBJECTION REASONING

Penrith Council is spending \$millions of dollars beautifying the parklands along Tench Avenue, Jamisontown, for public use, which has been long overdue.

The Tench Avenue precinct is a very, very popular area enjoyed by Families large and small, far and wide, from the Mountains to City.

The Tench Avenue, has also become even more popular with the emergence of a number of enjoyable restaurants along the area overlooking the wonderful river. This will be even more popular, when the Penrith Council, Tench Avenue parkland beautification upgrade project is completed.

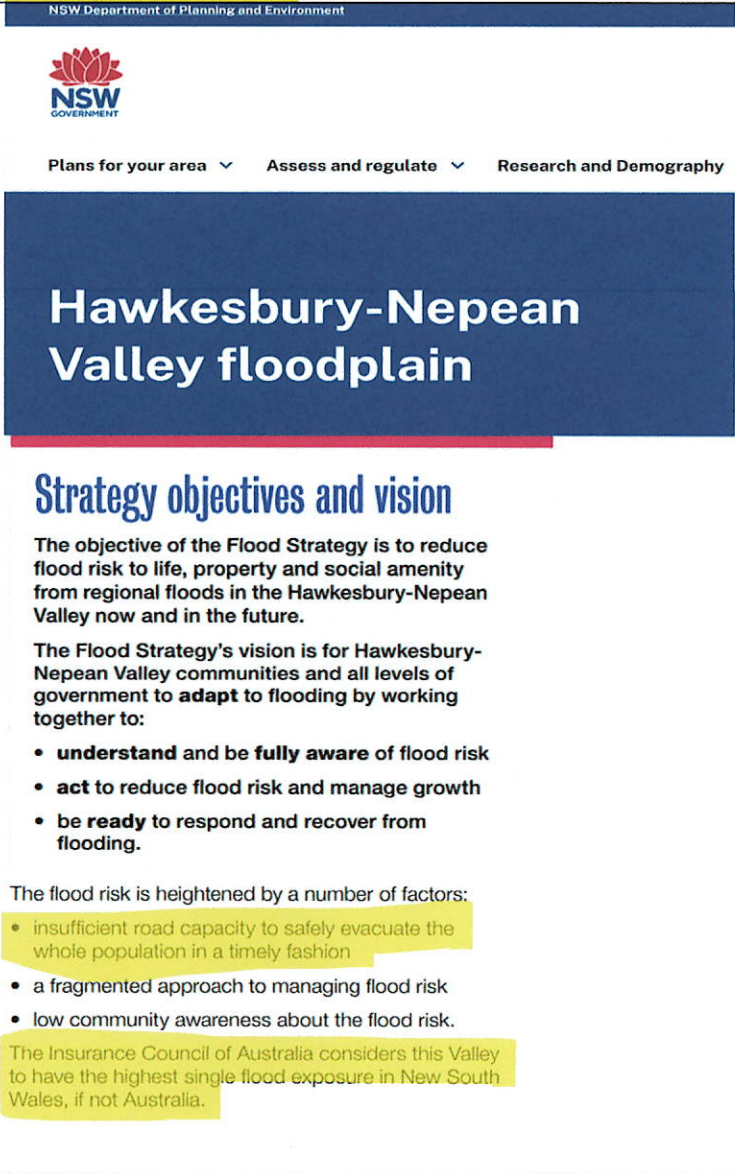
Development would be more appropriate in **THE PENRITH LAKES** area, which would compliment all the other “**Olympic**” standard facilities (as stated in the applicant’s submission, that it will be Olympic standard) **NOT** in a family orientated parkland.

The absolute **LACK of community liaison** until the last minute, does this indicate underhand deals to promote and encourage the development, one does have to ask this question. I understand the owner is only interested in commencing the development to an eventual sale, to enhance profit margins, without genuine consideration for the Community which he resides in.

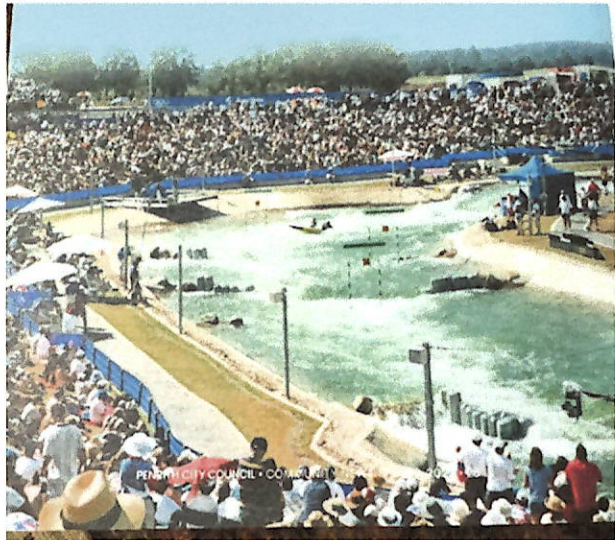
I strongly **OBJECT**, to the decision for the development at 2 Tench Avenue, Jamisontown. I do ***not object to the actual concept/idea of a Winder Sports World***, which I believe will be another sporting asset for the Penrith area, **BUT it needs to be** developed in a more appropriate area *ie the Penrith lakes area* where all the infrastructure is already established and would accommodate the establishment more effectively and efficiently and stimulate and enhance the area.

See more comprehensive objections below:

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OBJECTIONS	REASONS
FLOOD ZONED AREA:	New Government policy – NO FURTHER DEVELOPMENT IN FLOOD ZONED AREAS
EVACUATION EMERGENCY	This area has had a number of evacuation orders over the years due to imminent expected flooding. Evacuation with current resident numbers is very tight for safe movement. This development would HINDER evacuation SEVERLEY in an extremely dangerous manner and possible cost of life
EXCERPT -NSW Department of Planning and Environment DATED: Page last updated: 16/12/2022 Hawkesbury-Nepean Valley Flood Risk Management Strategy January 2017	
WSW statement of environmental effects excerpt	Issues with evacuation WSW mitigation measure LOW <u>Don't agree with this assessment</u>

<p>IMPRACTICAL: to develop Winter Sports World at 2 Tench Ave Jamisontown</p>	<p>PRACTICAL site: Penrith Lakes precinct Where all large sporting Olympic standard are situated. Plus infrastructure already in place to cater for access for large crowds. Plus would enhance the area for proposed visitors to the Venue, and stimulate what is also offered in the Olympic standard precinct which WSWorld has indicated that the venue will be of olympic standard. The Penrith Lakes area would also be revitalised at the same time.</p>
<p>UNWARRANTED: 170 room hotel in this family</p>	<p>This is a family parkland area, NOT an accommodation sporting complex precinct. High Rise in this area would not fit ascetically. This is a family enjoyment area with trees, fresh air childrens play area, NOT UGLY HIGH RISE. The area will end up being a ghetto like the Rhodes area in Sydney this is not wanted for our lovely country Penrith This is a treasured river front, and will be even better when the new beautification program in progress is completed. Note: Panthers, as mentioned in the submission is a self contained precinct and does not impact on the residents in Jamisontown so reference to that is irrelevant. Cables Ski park has only low level patronage and this applies to the golfing range as well. Very low level.</p>
<p>UNWARRANTED: GYMNASIUM inclusion</p>	<p>The Penrith area is swamped with gymnasiums, There is one a small number of meters down the road and another on Mulgoa road to start with. The area does not require or need ANOTHER one.</p>
<p>UNWARRANTED: Removal of Trees</p>	<p>CONTRADITION of Government Policy! The Federal and State Governments, which Department of Planning, Industry and Environment is part of promotes GREEN areas and non -removal of nature trees or any trees for that matter. Penrith area also experiences very high temperatures in the summer months as recorded by</p>

	<p>the Bureau of Meteorology and therefore, the removal of trees is a contradiction.</p>
<p>PARKING: Huge impact on the parking facilities currently available which will incur a lack of parking facilities for families wanting to use the parklands daily. which is unacceptable</p>	<p>Parking is currently at a premium in the river precinct due to Families enjoying the ambience of the amazing river/parkland area along the Nepean River, Tench Avenue and restaurant/café attendance.</p> <p>This Development will further congest the area making it impossible for families to park their vehicles safely and unload their children and picnic gear just to enjoy the parkland on the river.</p> <p>Perhaps this block would be better utilised as a low level parking station to accommodate the already large volume of vehicles that daily attend the river precinct.</p> <p>This development and crowd volume will deter many families from spending time at the river precinct, due to the fact parking will be unavailable. This type of deterrent is not wanted</p>
<p>CROWDS/PARKING Excerpt from Penrith Council document</p>	 <p>Parking or crowds like this and if evacuation necessary HOW?? WHERE??</p> <p>When this is apparently going to be Olympic standard and used for such purpose. The above photo demonstrates "crowd" volumes.</p>

VOLUME OF VEHICLES vs WALKERS/BIKE RIDERS ETC	<p>This Jamison Road, Tench Avenue attracts a very large number of walkers, joggers, dog walkers, aged walkers, bike riders of all ages, mothers with prams and wheelchairs. Do you think this will encourage more of this type of exercise/relaxing daily activity. NO this will also impact strongly on all of the above, enjoying their daily exercise relaxation activities, and having to compete with MORE traffic and vehicle obstacles which occur on occasions when, as an example, Panthers fire works event for new years eve, happens once a years in this small quiet area.</p>
Excerpt from WSW - by Sutherland & Associates environmental impact statement	<p><i>"Specifically, the development will attract over 1 million visitors per year".</i></p> <p>This demonstrates all the above issues that have been raised which will be greatly impacted by such a large volume.</p>
Excerpt from WSW - Sutherland & Associates environmental impact statement	<p>"The aim of the GTP is to provide a package of measures with the aim of increasing the opportunities for people to travel to and from the WSW <u>by transport modes other than private cars</u> and to encourage and support more sustainable ways to travel to the WSW. The Plan is to be monitored regularly and updated annually so that over time fewer private vehicle trips are made to the facility"</p> <p>JUST HOW WILL THIS HAPPEN (<i>Warm and fuzzy words to placate</i>) <i>Once built no further assessment would be ongoing I would likely assume!</i></p>
ROADS AND ACCESS	<p>Traffic access from Mulgoa Road, Blakie Road, Harris St, McNaughton St, Anakai Drive and Factory Road is currently at a peak, and by adding further vehicles, streets in this area will be greatly affected. This is totally impractical and unworkable. All this traffic will impact these residential streets from access into McNaughton/Willoring crescent from Mulgoa Rd "quick" access routes. No Just from the intersection of Mulgoa and Jamison road.</p>

HARRIS STREET/PANTHERS LIGHTS UNDER CONSTRUCTION	These lights will also impact the traffic flow in this area down to the river with another “stop” in travel from Mulgoa Road, which will be under stress through quick access routes to the river precinct and now with the extra volume of traffic from the WSW proposal
PLANNING SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS	<p>States: Applicant: Penrith City Council Date of issues: NO DATE Point No (10) – Flooding and Drainage using and stating NSW floodplain development manual (2005) THERE HAVE BEEN FURTHER FLOOD ASSESSMENTS SINCE 2005 – I DON’T BELIEVE THIS IS UP TO DATE or is acceptable Point no (13) – Transport and accessibility (operation) The intersections mentioned in this point that need to be addressed DO NOT INCLUDE other streets in the residential area that WILL BE affected as in Harris St, McNaughton st, Willoring Crescent, Anakai Drive, Factory Road all situated in this area that will be impacted but NOT MENTIONED.</p>
COMMUNITY CONSULTATION	It appears only Nepean Shores residents were the only residents consulted in July 2022. Other Jamisontown residents were not advised until 12 and 19/12/22. Why was this?
OBJECTION RESPONSE TIME:	<p>No public meetings have been proposed or offered so relevant questions can be answered by Council representatives on this development WHY NOT? If we are not considered stakeholders (which we are) why did we receive the letter from the Department of Planning and Environment in the first place, and why such a small window to respond to concerns, and small window to obtain and go through all pertinent documents and details. THIS IS NOT ACCEPTABLE</p>

Below are some anomalies, that may have since been addressed, but where are the relevant documents for all stakeholders to read. Where are the Council final approvals, and what say is left open for residents of the Penrith area affected by this?

Winter Sports World (WSW) – **State Significant Development Scoping Report dated 16/6/20 – submitted by WSW**

Excerpts from above document:

“Council unanimously endorsed the planning proposal.

Excerpts from **Council letter dated 9/7/20**

“The application has **not** addressed flooding issue or the impacts of loss of flood storage on the surrounding properties”

“Reference to Flood Evacuation prepared by J. Wyndham Prince that has not been attached, nor available from the department’s website”

“As previously outlined, it is considered that the proposed request for SEAR’s is premature as the resulting development is not yet suitable having regard to the current provisions within the applicable environmental planning instrument (Penrith LEP 2010)”

HAVE ALL THESE ISSUES RAISED BY GAVIN CHERRY, PENRITH COUNCIL BEEN FULLY ADDRESSED?

Comment: Speaking to Staff at Penrith Council on 4/1/23 to view the display of the proposed WSW, we were informed the Council had nothing to do with this project, it was a “State” project. *This appears not to be the case due to correspondence!*

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Point (4) – Project Value, Job Creation, Investment and Tourism

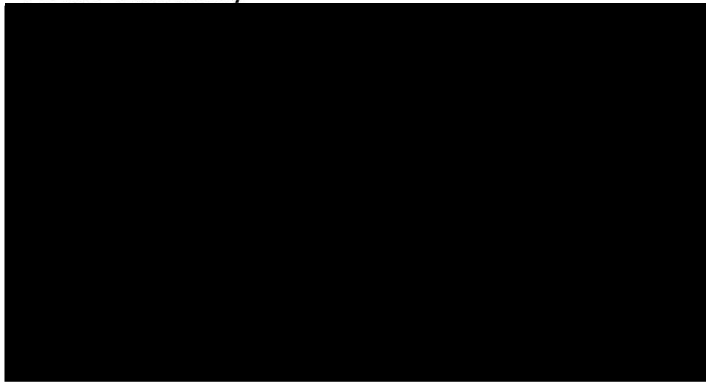
Comment: this will be the same wherever the development is situated in Penrith area - not relevant.

I therefore submit my comments, for genuine consideration, and reconsider the location selection.

I would also appreciate if public comments meeting could be arranged, and all residents, not just the Nepean Shores residents be notified of such meeting with time, date and place so people have the option. Also the possibility of a model of the proposed development be on display

Please acknowledge your response by either email, or return mail

Yours faithfully



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