



WINTER SPORTS WORLD

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Winter Sports World Engagement Report

Client: Winter Sports World

Version: 5

Date: 1 November 2022



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1. Acknowledgement of Country

Cred Consulting acknowledges the Traditional Owners and Custodians of the lands on which we live and work. We pay our respects to Elders past, present and emerging.

We recognise the strength, resilience and contributions of First Nations Peoples, and the eternal and spiritual connection held in the lands, skies and waters, through cultural practices and beliefs.

Our team is proud to live, learn and thrive in the place we now call Australia, and recognise sovereignty has never been ceded by First Nations Peoples of this continent.

As embedded in our values, we are committed to building connected, healthy and resilient communities and creating purposeful outcomes that reflect our deep appreciation for the peoples and cultures that make us who we are and shape where we are going — together as one.

2. Introduction

This report provides a summary of the community and stakeholder engagement undertaken by Winter Sports World and supported by Cred Consulting, to collect feedback on the proposed Winter Sports World development.

2.1 Background

Winter Sports World is a proposed year-round indoor snow resort, located at 2 Tench Avenue, Jamistown. The project is expected to support local jobs, enhance the local economy, improve amenity for the community and help turn Western Sydney into a thriving adventure destination for both locals and visitors.

The proposed development includes:

- A 54 metre high building with a four-level basement, including carpark and services
- Advanced open snow run and learn-to-ski runs
- Admissions and equipping areas to support the snow offerings, including other ancillary offerings
- Snow play with various activities
- 4.5 star 170 room hotel with function and conference facilities, and
- Variety of food and beverage premises, including ancillary offerings, throughout the facility.

A Planning Proposal and site-specific Development Control Plan were prepared and exhibited by Penrith City Council in 2020. Issues that were raised during this process have informed the current project design. A design competition was held in early 2022 to select an architect for the development based on design objectives, planning objectives, cost and buildability, for which the winner has now been chosen to progress to the State Significant Development Application (SSDA) phase.

Cred Consulting have been engaged by Winter Sports World to support the community and stakeholder consultation process, to inform the SSDA design development and submission. This report provides a summary of the outcomes of the consultation, which was delivered by Winter Sports World between June and September 2022.

The engagement process was designed to meet the Planning Secretary's Environmental Assessment Requirements (SEARs) through consultation that was meaningful, proportionate and tailored to the needs of the community. This report details the consultation undertaken, issues raised and feedback provided by the community and stakeholders consulted.

2.2 Purpose of engagement

The purpose of the engagement process was to inform the community and stakeholders about the proposed development and how they could have their say, and to collect feedback on the proposal to inform the SSDA design development and submission.

Consultation aimed to:

- Provide clear and concise information about the project and its impacts
- Implement engagement activities that encourage and facilitate participation
- Capture the views of a wide variety of stakeholders, including relevant government agencies, special interest groups, affected landowners, businesses and the community
- Deliver meaningful and effective engagement opportunities for stakeholders to provide feedback on the proposed project
- Document the consultation process and the inputs received, including the timing and engagement opportunities
- Build relationships with the community and stakeholders to enable a process of ongoing communication, project updates and reporting back.

2.3 Engagement activities

The engagement program included the following engagement activities, which were designed by Cred Consulting and delivered by Winter Sports World:

- The development of information materials, including a consultation pack and stakeholder email
- Regular community and stakeholder liaison
- Meetings with Nepean Shores residents
- Meetings with Penrith City Council
- Consultation with First Nations stakeholders.

3. Information materials

3.1 Consultation pack

A consultation pack was hand delivered to neighbouring residents on Thursday 30 June 2022. The purpose of the consultation pack was to provide residents with information about the project, including benefits, timing and frequently asked questions, and inform them about opportunities to provide feedback.

The consultation pack also informed residents about the project history and planning process, including the next stage being SSDA design development and submission.

The consultation pack consisted of the following documents:

- Notification letter (please see Appendix A)
- Project newsletter (please see Appendix B)
- Architectural plans of the proposed facility (please see Appendix D).

The consultation pack was delivered to the following distribution zone. The grey shaded area indicates the distribution zone, with the blue dots showing where the letter boxes are located within this zone. The red lines show the exact route the delivery walker took to hand deliver the consultation packs.



No feedback was received from any neighbouring residents or nearby land/business owners (including Penrith Panthers and Hometown) following the delivery of the consultation pack, with the exception of Nepean Shores residents who provided verbal feedback. See Chapters 4, 5 and 6 of this report for a summary of the verbal liaison and engagement with Nepean Shores residents. No written feedback was provided by Nepean Shores residents.

3.2 Stakeholder email

An email was sent to key stakeholders on 28 June 2022. Please see Appendix C for the stakeholder email copy.

The purpose of the email was to provide stakeholders with information about the project, and inform them about opportunities to provide feedback. The email also informed stakeholders about the project history and planning process, including the next stage being SSDA design development and submission.

The stakeholder email was sent with the following attachments:

- Project newsletter (please see Appendix B)
- Architectural plans of the proposed facility (please see Appendix D).

The email was sent to stakeholders from the following organisations:

- Penrith City Council
- Nepean Shores Owner Hometown, including Nepean Shores long term residents
- The Hon. Anthony Roberts, Minister for Planning
- The Hon. Matt Kean, Treasurer of NSW
- Stuart Ayres, State Member for Penrith (formerly Minister for Enterprise, Investment and Trade, Minister for Tourism and Sport and Minister for Western Sydney)
- Melissa McIntosh, Federal Member for Lindsay
- The Hon. Don Farrell, Minister for Trade and Tourism
- Penrith Panthers
- Cables Wake Park
- Penrith Valley Chamber of Commerce
- Blue Mountains Tourism
- Penrith CBD Corporation.

Penrith Valley Chamber of Commerce provided a letter of support for the project. No feedback was received from the remaining stakeholders listed above (with the exception of long term Nepean Shores residents), including from State and Federal Ministers, Penrith Panthers and Hometown.

4. Community and stakeholder liaison

4.1 About the community and stakeholder liaison

Liaison with the community and stakeholders was undertaken regularly throughout the consultation period, to provide information, answer questions and take feedback under consideration.

One of Winter Sports World's aims in relation to engagement was to ensure that the community, particularly neighbouring Nepean Shores residents, had all the necessary information about the project to be able to provide informed feedback and reduce their anxiety about the proposed development.

Winter Sports World is committed to building strong relationships with the local community and minimising any negative impacts of the development.

4.2 What we heard

Community and stakeholder liaison was undertaken throughout the consultation period. A summary of one key communication is provided below.

Date: Tuesday 5 July 2022, 11:24am

Stakeholder: Representative from the Nepean Shores Resident Committee

Summary of conversation: The Managing Director of Winter Sports World spoke with a representative from the Nepean Shores Resident Committee, who requested an extension of the consultation period. Winter Sports World agreed to extend the closing date from 15 July 2022 to 22 July 2022, and to present and answer questions at the Nepean Shores Resident Meeting on 12 July.

5. Meeting with Nepean Shores residents

5.1 About the meeting with Nepean Shores residents

A meeting was held on Tuesday 12 July 2022 to provide project information to residents of Nepean Shores and collect their feedback. The meeting ran for 1.5 hours and a total of approximately 50 residents from Nepean Shores were in attendance.

The meeting was held face-to-face at Nepean Shores and was facilitated by Winter Sports World and Environa Studio. The Managing Director of Winter Sports World presented on the proposed development and project history, including the benefits the project would bring to the area. The Managing Director stated that the rezoning of the land to tourism inspired them to create a development that would give back to the community and increase jobs and visitation to the area.

The Managing Director of Winter Sports World extended an invitation for Nepean Shores residents to reach out at any time to organise further meetings, with the aim being to reduce the anxiety of the residents and reduce or eliminate impacts where possible.

The Principal Architect of Environa Studio then presented on the planning process and project history, from the initial submission of the planning proposal to the design competition and current SSDA design development and submission process. The detailed studies and modelling that have been conducted (including visual, urban contextual, flood and traffic modelling studies) were explained to the residents, in addition to the design changes that have been incorporated to reduce the impact of the project on Nepean Shores. These changes include having vehicular entry from Wilson Lane, to reduce traffic impacts on Jamison Road and Tench Avenue, and the reduction in bulk and scale of the building to allow more sunlight to reach Nepean Shores.

Residents were provided with information on next steps for the project, including ways to provide further feedback, and the meeting was closed.

5.2 What we heard

Residents raised questions and concerns covering the following themes:

Safety and security

Residents expressed concerns about safety and security around the site, in relation to the southern boundary and Wilson Lane. They questioned how high the fencing would be, and what type of fencing would be used, as well as whether Wilson Lane could be blocked off.

Noting that the project would bring more people to Wilson Lane and the site, Winter Sports World advised that they would provide security day and night to ensure surveillance for the site and its neighbours.

Winter Sports World also noted that fencing would be designed and installed to comply with SEPP principles and in collaboration with affected neighbours. They advised that they would meet directly with the 10 Nepean Shores residents along the southern boundary to discuss preferred fencing types.

Emergency assembly point

Residents questioned how the project and construction of Wilson Lane would impact the Nepean Shores emergency assembly point, which is currently located in the north-east corner of the site at Wilson Lane. Winter Sports world advised that they will collaborate with Nepean Shores and Penrith City Council to ensure they are not adversely affecting the assembly point.

Traffic

Residents expressed concern that the project would result in increased traffic in the area, which would negatively impact their way of life. Winter Sports world advised that detailed traffic modelling has been conducted with traffic engineers, concluding that the road infrastructure is able to handle the development. Winter Sports World also noted that all vehicular access points would be via Wilson Lane, removing the need for vehicles to go down Tench Avenue. In consideration of the traffic concerns, in particular Tench Avenue, the project designs have been revised with the removal of the service road from Tench Avenue. There are now no vehicular connection points off Tench Avenue or Jamison Road. All access is via Wilson Lane to reduce the pressure off Tench Avenue.

Noise during construction

Residents requested information on the build time, construction hours and mitigation measures to reduce noise during construction. Winter Sports World advised that the build time is two years, and construction hours are subject to approval but may be 7am – 5pm Monday to Friday, and 7am – 1pm on Saturday. Winter Sports World stated that development components would be prefabricated off site as much as possible, excavation noise would be limited and a solid boundary fence would be installed for safety and acoustic reasons during construction.

Noise during operation

Residents requested information on operational noise. Winter Sports World advised that all plant and equipment would be located within the building, so no noise transmits outside. The snow areas would be insulated and would not have any windows. Acoustic engineers and monitoring would be conducted to ensure the surrounding noise levels are not increased.

Windows and privacy

Residents questioned whether hotel windows would be able to look into Nepean Shores homes. Winter Sports World advised that the hotel component of the site would be located a distance away from Nepean Shores. Hotel windows would be positioned so they do not look directly into Nepean Shores homes, and privacy screens would be used where required.

Ice rink

Residents asked whether an ice rink would be part of the development. Winter Sports World noted that they are working through some issues (such as financial viability and changes to building design) and a decision had not been made on whether an ice risk would be included.

Solar studies

Residents requested access to the solar studies. Winter Sports World advised that these would be provided as part of the development application. The development would allow for at least three hours of sunlight from 9am to 3pm on 21 June.

Damage to homes during construction

Responding to queries around potential damage to homes during construction, Winter Sports World advised that dilapidation reports would be conducted of Nepean Shores homes prior to the commencement of construction.

Pre-consultation process

Winter Sports World advised that the current consultation process is required as per the Secretary's environmental assessment requirements (SEARs). Winter Sports World noted that feedback would be accepted any time, even after the consultation closing date.

Flooding

Residents expressed concerns about potential flooding impacts on Nepean Shores. Winter Sports World advised that flood modelling up to the PMF events concluded that the site is able to support the development, and that the development would not cause flood impacts on neighbouring properties. The natural levels along the southern boundary would be maintained, along with the depression at the mid section of the site, so that in high flood events the water can flow through and drain away from Nepean Shores.

Location

Residents were interested in understanding why the location was selected. Winter Sports World advised that the site was the most ideal location due to it being the closest appropriately-zoned land to the M4 motorway, which would reduce traffic on local roads. The Riverlink tourism precinct also offers the ultimate guest experience.

Development features

Residents asked what features would be included in the development. Winter Sports World provided an outline of what is proposed to be part of the facility, including a hotel, conference spaces, eateries, rock climbing and snow for all skill levels.

Financial viability

Residents questioned whether there is a risk of the builder going bankrupt during construction. Winter Sports World advised that there is always a risk, however they are taking measures to reduce the risk, including hiring a high-quality builder with a strong balance sheet and reputation.

6. Meeting with immediately adjoining Nepean Shores neighbours

6.1 About the meeting with immediately adjoining Nepean Shores neighbours

A meeting was held on Wednesday 3 August 2022 with Nepean Shores residents who immediately adjoin the southern boundary of the Winter Sports World site, to discuss any concerns around impacts to their properties in more detail. The meeting ran for 1.5 hours and a total of 10 residents from Nepean Shores were in attendance. The residents were from the following property numbers, which immediately adjoin the Winter Sports World southern boundary, were in attendance.

- Unit 22
- Unit 23
- Unit 24
- Unit 25
- Unit 111
- Unit 112
- Unit 113
- Unit 114
- Unit 115
- Unit 116.

The meeting was held face-to-face at Nepean Shores and was facilitated by Winter Sports World and Environa Studio. The Principal Architect of Environa Studio provided a recap on the project and the process to date. The proposed building design was described in detail, including what each resident would see from their property. 3D images were provided to the residents to show what the view would be at three different vantage points near their property.

The project team noted the following:

- The 6m landscape setback would be maintained and planted with landscaping
- No road or other type of service would be located within the landscape setback zone
- The residents would see the landscaped area within the 6m setback, then a 4m – 6m vertical wall (no windows) with another wall transitioning away at a 45 degree angle
- The ski slope is on the far Northern side and would be away from the residents
- Three hours of sunlight to all residents would be maintained.

Residents were provided with an opportunity to ask questions, and they were led on a site walk of the 10 immediately adjoining properties, with the project team explaining the anticipated views of Winter Sports World from each of the three vantage points. The meeting was then closed.

6.2 What we heard

The following items were discussed:

- The preferred fencing option along the boundary of Nepean Shores and Winter Sports World was a black open pool-fence style with spears at approximately 2.4m high. Residents agreed that this would offer security and an open view into the 6m landscaped zone on the Winter Sports World site.
- Residents stated that they were supportive of trees on the site, however not when restricting sunlight to their properties.
- Residents asked whether they would be able to hear any operational noise. The project team advised that the facility would be acoustically treated to ensure noise transmission does not extend to the outside. Acoustic engineers would ensure the operational running does not allow for transmission of noise to neighbours.
- Residents asked how many car spaces would be provided at the facility. The project team advised that there would be approximately 720 car spaces located in the basement.
- Residents asked how buses would enter and exit the site. The project team advised that buses would enter and leave via Jamison Road and cars would enter via Wilson Lane. The intention would be to reduce the impact on Tench Avenue.
- Residents asked about water run off. The project team advised that the project would have no impact on water run off and would maintain the existing run off paths, by maintaining the depression in the mid-section of the site.
- Residents asked whether Winter Sports World would consider paying for roof skylights on the 10 immediately adjacent properties. The project team advised that this can be organised.
- Residents asked whether Winter Sports World would organise cleaning services to the 10 immediately adjacent properties after construction is completed. The project team advised that this can be organised.
- Residents asked what the construction hours would be. The project team advised that this would be determined by the approval, however typically it would be 7am – 5pm Monday to Friday, and a half day on Saturday.
- A resident from Unit 116 requested a 3D view specific to that property. The project team advised that they will prepare and provide this to the resident.

7. Meetings with Penrith City Council

7.1 About the meetings with Penrith City Council

Two meetings were held with Penrith City Council to present project information for Council consideration.

- Tuesday 19 April 2022, 10am – 12pm (10 attendees)
- Tuesday 14 June 2022, 10am – 11:30am (11 attendees)

The meetings were held online via Microsoft Teams.

Meeting on 19 April 2022

The Managing Director of Winter Sports World presented the proposal to Council, including the design competition outcomes and intentions for progression to SSDA lodgement. A representative from Government Architect NSW also confirmed design competition requirements.

Discussion points included the following:

- Relationship of the proposal with respect to adjoining land uses, in particular responding to setbacks and separation, solar access, context and character and listed heritage item(s) in the vicinity of the site
- Outcome of Jury Review process, including progression of the scheme through the competition, any remaining recommendations for amendment/refinement, and reasons for determination of design excellence
- Address of the newly adopted site specific DCP section and discussion on how the proposal complies with, or responds to, those new provisions
- Timeframe intentions for lodging the request for SEARs and scoping report submission to the NSW Department of Planning and Environment, as well as intended lodgement of the SSD application.

Representatives from the following organisations were in attendance:

- Winter Sports World
- Environa Studio
- Sutherland Planning
- Collins and Turner
- Government Architect NSW
- Penrith City Council.

Meeting on 14 June 2022

The purpose of this meeting was for Winter Sports World to present design concepts to date, for Council consideration and feedback.

Representatives from the following organisations were in attendance:

- Winter Sports World
- Environa Studio
- Sutherland Planning
- Collins and Turner
- PTC Traffic
- JLA Landscape Architects
- Penrith City Council.

Other meetings

Penrith Council was also invited and attended Design Integrity Panel Meeting number one on 27 May 2022 and Design Integrity Panel Meeting number two on 14 September 2022.

The design integrity panel meeting was a follow through process from the design competition with the panel jury continuing to ensure the design development of Winter Sports World was in keeping with the design competition intent.

The panel members included Government Architect NSW, and representatives from Penrith City Council and Winter Sports World. Council staff, Winter Sports World and Winter Sports World consultants were present.

Council was also given the opportunity to provide their feedback and voice any concerns.

8. Meeting with First Nations stakeholders

8.1 About the meeting with First Nations stakeholders

A meeting was held on Thursday 21 July 2022 to provide project information to First Nations stakeholders and explore ways in which the project can connect with Country. A total of 12 people were in attendance.

The meeting was held on site at 2 Tench Avenue, Jamisontown (with two participants joining via Zoom) and was facilitated by Winter Sports World. The Managing Director of Winter Sports World presented on the proposed development and project features, and participants were encouraged to share their thoughts, stories and feedback in order to identify opportunities to incorporate connection with Country into the Winter Sports World design.

Local First Nations community members who had previously registered as interested parties during the Aboriginal cultural heritage assessment consultation process (undertaken prior to this consultation and captured in the *Aboriginal Cultural Heritage Assessment Report*) were invited to participate in this meeting.

The following participants were in attendance at the meeting:

- Jamie Eastwood, Aragung
- Danny Eastwood
- Lana Turner, Darug Custodian Aboriginal Corporation
- Kadibulla Khan-Fenton, Kamilaroi-Yankuntjatjara Working Group
- Marbuck Khan, Kamilaroi-Yankuntjatjara Working Group
- Paul Boyd, DidgeNgunawal Clan.

Representatives from the following organisations were also in attendance:

- Winter Sports World
- John Lock & Associates
- Collins and Turner
- Environa Studio
- Comber Consultants.

8.2 What we heard

The following design ideas were discussed:

- Aboriginal people were connected to the whole of the Country, the sky, water and land emotionally and physically and that culture were continuous and continually adapting. The sky is a reflection of the land.
- The design for the outside of the building includes “sticks”. Participants agreed that these are an appropriate design feature as they could represent message sticks. It was suggested that they could be lit up at night to represent art/elements.
- The artwork could include a songline on the outside of the building showing, tracks, bush tucker, water, important sites etc.
- The importance of Sky Knowledge and the Emu in the Sky should be interpreted.
- It was suggested that the ceiling space could be used to depict astral dreaming stories.
- Cobbles or pebbles from the Nepean River could be used (these were often used for making ground edge axes or large tools) for decorative purposes.
- It was suggested that artistic images of animals found in the Penrith area, such as emus and grey kangaroos, could be projected onto the ceiling of the building.
- In the design of building elements, use colours of the earth, such as the red earth and ochre, and the colour of stone tools, such as red silcrete, tuff and quartz.
- The colours of stone tools are also appropriate colours for building elements. Plumpton Ridge, which is approximately 13km to the east of the study area, was a major source of material for the manufacture of stone tools. Red silcrete (a metamorphic rock cemented with dissolved silica) was quarried from Plumpton Ridge and nodules of silcrete were flaked into stone tools for spear barbs, cutting and scraping vegetable matter and for woodwork.
- Other materials used for stone tool manufacture included quartz (a hard, crystalline mineral composed of silica) and tuff (a highly siliceous material making it very suitable for small tool manufacture). Quartz usually has many bedding planes, making it unsuitable for flaking, so that only small numbers of quartz tools are usually found at a site.
- The importance of interpreting the Aboriginal history of the area and incorporating that history into the design was highlighted. It was suggested that QR codes could be used at artworks or on designs, so that people could hear about the meaning of the artwork or design features.
- The architects agreed that interpretation of Country could be included in the building and continue seamlessly from the inside to the outside of the building.
- Include contemporary Aboriginal history, such as interpreting Aboriginal people in sport, particularly in winter sports.
- Include in the interpretation that Aboriginal people lived in the area throughout the Ice Age, wearing kangaroo or possum skin cloaks.

Further information was also provided to the project team for their consideration, around the following topics:

- The history of the Darug people, the traditional custodians of the land
- Tharawal seasons
- Sky knowledge and seasonal calendars
- Eel dreaming

- Mulgoa (black swan) story
- Darug language and words that could be used as part of the project.

Jamie Eastwood, a local First Nations artist, has been engaged by Winter Sports World for the strategy to connect with Country in a respectful and meaningful way through a variety of means. Jamie is liaising with the local First Nations community to ensure it is a collaborative approach.

9. Appendix

Appendix A: Notification letter

Winter Sports World Consultation

Winter Sports World is currently seeking feedback from stakeholders and the community on the proposed year-round indoor snow resort, located at 2 Trench Avenue, Jamistown. This is a consultation process to inform the SSSA design development and submission.

The consultation period will run for 14 days and will close on Wednesday 29 June 2022.

To provide your feedback, please email the project team at info@wintersportsworld.com.au or call 0403 598 606 by Wednesday 29 June 2022.

As you may be aware, a Planning Proposal and site-specific Development Control Plan were prepared and exhibited by Penrith City Council in 2020. Issues that were raised during this process have informed the current design, including minimum sunlight requirements to dwellings at Nepean Shores, no encroaching on setbacks and vehicular access for guests to be via Wilson Lane, to minimise traffic impacts on Trench Avenue.

A design competition was held in early 2022 to select an architect for the development based on design objectives, planning objectives, cost and buildability, for which the winner has now been chosen to progress to the SSSA phase.

Please find enclosed the following documents, which contain further information about the project:

- Project newsletter
- Architectural plans
- Shadow diagrams.

If you would like to discuss any issues further, we would be more than happy to meet with you directly. Please email info@wintersportsworld.com.au or call 0403 598 606 to organise.

To find out more or stay up to date on this project, please visit www.wintersportsworld.com.au.

Yours sincerely,

Peter Magnisalis
Managing Director, Winter Sports World

Newsletter June 2022



Winter Sports World is a new indoor snow resort development planned for Western Sydney. The project would become a tourist attraction for the area and provide the local community with a wide range of recreational offerings at their doorstep.

Project overview

Winter Sports World is a proposed year-round indoor snow resort, located at 2 Tench Avenue, Jamistown. The project is expected to support over 700 local jobs once operational, enhance the local economy, improve amenity for the community and help turn Western Sydney into a thriving adventure destination for both locals and visitors.

A design competition was held in early 2022 to select an architect for the development based on design objectives, planning objectives, cost and buildability, for which the winner has now been chosen.

The new facility would include:

- 300 metre advanced open snow run
- Dedicated learn-to-ski run
- Snow play for people of all ages
- Ice rink and ice climbing
- 4.5 star hotel
- Function and conference spaces
- Restaurant and cafes with snow views
- Outdoor rock climbing and roof walk.

Have your say

Winter Sports World is currently seeking feedback from stakeholders and the community on the proposed development, before it goes through the planning approval process. Feedback must be provided by Wednesday 29 June 2022.

Please refer to Page 3 for instructions on how to provide your feedback.



Benefits

The project is an important investment and would deliver a number of benefits to the local community and Western Sydney, including:

- Supporting over 700 local jobs during the facility's operating life
- Keeping children healthy and active, and providing opportunities to expand the school curriculum
- A goal of operating on 100% renewable, green energy
- Fostering social connection and interaction within the community
- Providing inclusive, accessible and affordable recreational experiences
- Creating a tourist attraction and landmark for Western Sydney, which will boost the local economy, bring more than 200,000 visitors to the area per year and reinforce Penrith as an adventure destination
- Improved amenity for the local area, including food and beverage venues, hotel accommodation and conference and community spaces
- Year-round sport and recreational facility, catering from first snow experience and learning to ski, through to high performance Olympic training
- Perfect and predictable snow conditions all year round.

Timing

The project is currently in the design development phase. We are aiming to start construction in 2023 and open the facility by 2025.

A Planning Proposal and site-specific Development Control Plan were completed and exhibited by Penrith City Council in 2020, where feedback was sought from the community and stakeholders. Issues that were raised during this process have informed the current design. A design competition was undertaken in early 2022 and a winning design for the facility and architect have been selected.



Frequently asked questions

What stage are you at and what are the next steps?

The project is currently in the design development phase. A development application is currently being prepared, which will be assessed by the NSW Department of Planning and Environment. We are aiming to start construction in 2023 and open the facility by 2025.

How can I contact the project team?

If you have any questions, concerns or feedback, please email info@wintersportsworld.com.au or call **0403 598 606**. We would be more than happy to assist with your enquiry or meet with you directly to discuss your feedback. To find out more or stay up to date on this project, please visit www.wintersportsworld.com.au.

How will construction impacts be managed for nearby residents?

The project team is committed to minimising noise, dust and waste impacts wherever possible, to reduce adverse impacts on the local community. Construction will occur strictly within approved times, as per the development application. There will be a dedicated community relations contact in place during construction, to assist with questions and concerns from the local community.

Will the building block sunlight to my home at Nepean Shores?

The proposed facility design ensures a minimum of 3 hours of direct sunlight during the Winter Solstice (21 June) to all adjoining Nepean Shores homes. This requirement was introduced in the LEP following previous consultation for the Planning Proposal.

How will privacy impacts be managed for nearby residents when the facility is operational?

There will be no direct windows overlooking into Nepean Shores residents. Hotel rooms will be designed to face away from the residents as much as possible and will incorporate privacy screens.

How will operational noise impacts be managed for nearby residents?

The building and all equipment will be acoustically insulated to ensure that noise does not impact the local community. The snow and ice areas will not have windows to the outside. Acoustic studies will be undertaken.

How will operational traffic impacts be managed?

Detailed traffic modelling has been undertaken, which confirmed the existing road network can cater for the project. Access to the facility will be via Wilson Lane and Jamison Road, to reduce traffic impacts on Tench Avenue. Car, bus and bicycle parking will be provided on site at the facility.

What will the operating hours be when the facility opens?

Once completed, Winter Sports World will be open to the public from 5am to 12am daily, with snow and ice making occurring from 12pm to 5am. The building and all equipment will be acoustically insulated to ensure that noise does not impact the local community.

How will you consult with the community?

Winter Sports World will be consulting with stakeholders and the community to understand any issues and opportunities associated with the proposed development before it goes through the planning approval process. Further opportunities to provide feedback will occur when the project is exhibited by the NSW Department of Planning and Environment.

Consultation was previously undertaken when the Planning Proposal and site-specific Development Control Plan were exhibited by Penrith City Council in 2020. Issues that were raised during this process have informed the current design, including minimum sunlight requirements to dwellings at Nepean Shores, no encroaching on setbacks and vehicular access for guests to be via Wilson Lane, to minimise traffic impacts on Tench Avenue.

How to provide your feedback

Winter Sports World is currently undertaking pre-consultation to inform the SSDA design development and submission. The pre-consultation period will run for 14 days. Please email any feedback to the project team at info@wintersportsworld.com.au by Wednesday 29 June 2022.

If you would like to discuss any issues further, we would be more than happy to meet with you directly. Please email info@wintersportsworld.com.au or call **0403 598 606** to organise. To find out more or stay up to date on this project, please visit www.wintersportsworld.com.au.

Appendix C: Stakeholder email

Good morning,

I hope this email finds you well.

As you may be aware, Winter Sports World is a new indoor snow resort development planned for Western Sydney. The project would become a tourist attraction for the area and provide the local community with a wide range of recreational offerings at their doorstep.

A Planning Proposal and site-specific Development Control Plan were prepared and exhibited by Penrith City Council in 2020. Issues that were raised during this process have informed the current design, including:

- meeting a minimum of 3 hrs of sunlight requirements to dwellings at Nepean Shores on 21 June (Winter Solstice) between 9am – 3pm
- a minimum 6 metre setback provided to the Southern Boundary adjoining Nepean Shores

A design competition was held in early 2022 to select an architect for the development based on design objectives, planning objectives, cost and buildability, for which the winner has now been chosen to progress to the SSDA phase.

Please find attached the project newsletter and architectural plans, which contain further information about the project for your reference.

We are currently seeking feedback from stakeholders and the community on the proposed project. This is a consultation process to inform the design development and submission of the State Significant Development Application (SSDA) for the Winter Sports World development.

The consultation period will run for 14 days and will close on Friday 15th July 2022.

You are invited to provide your feedback by emailing me on info@wintersportsworld.com.au or calling 0403 598 606 by Friday 15th July 2022.

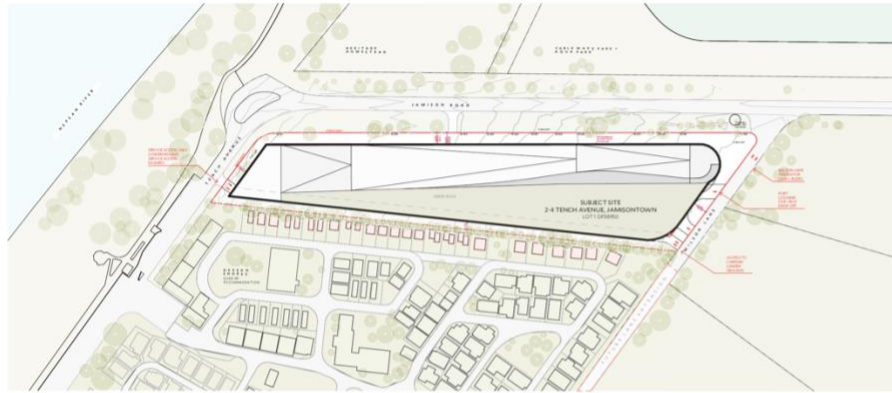
If you have any questions, concerns or feedback, I would be more than happy to assist or meet with you directly to discuss.

You can also visit www.wintersportsworld.com.au to find out more about this project and stay up-to-date.

Yours sincerely,

Peter Magnisalis
Managing Director, Winter Sports World

Appendix D: Architectural plans of the proposed facility



Indicative Site Locality Plan



Indicative Building Section



Jun 21 - 9am



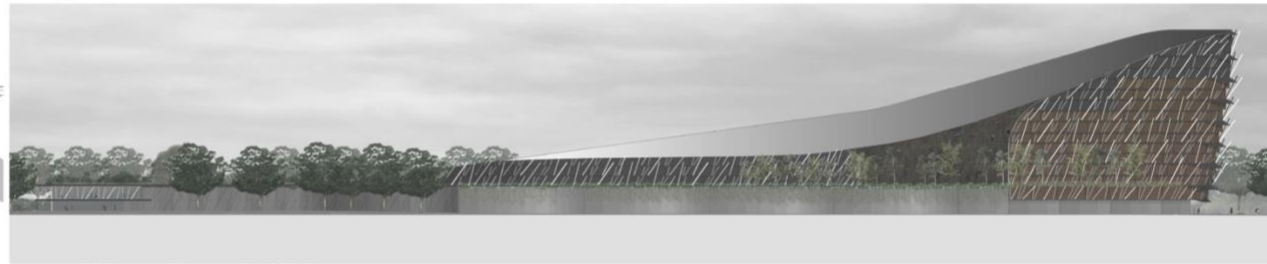
Jun 21 - 12noon



Jun 21 - 3pm



Design competition stage - North Elevation



Design competition stage - South Elevation

COLLINS AND TURNER

Architect
Collins and Turner Pty Ltd
Level 5, 1 Prince Albert Road
Sydney NSW 2000 Australia
Telephone +61 2 9550 3337
info@collinsandturner.com
collinsandturner.com

Registered Architect in NSW Perakase Collins 498 7362

Notes
01. Do not scale, dimensions govern
02. All dimensions are in millimeters
03. All dimensions to be verified on site
04. Collins and Turner are to be notified of any discrepancies.

No	Date	By	Note
01	27.06.22	BL	For Information

Client
Winter Sports World
2-4 Trench Avenue
Jamisontown NSW 2750
Lot 1 DP381950

Executive Architect
Environa Studio
124 Riley Street,
Surry Hills NSW 2030



North



Scale bar

Project
344
2-4 Trench Avenue
Jamisontown NSW

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Drawing Title
WSW Concept Stage -
Notification Plan

Scale: 1:1000
Date: XX/XX/XX
Drawn by: -
Drawing number: 344_DA_522
Revision: 01

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