



PENRITH

Our reference: InfoStore  
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26 February 2021

Greater Sydney Parklands  
via email: [sydneyparksvision@dpie.nsw.gov.au](mailto:sydneyparksvision@dpie.nsw.gov.au)

Dear Sir/Madam,

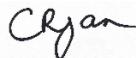
**Final Submission – Fernhill Estate Draft Plan of Management 2030**

Thank you for the opportunity to comment on the Fernhill Estate Draft Plan of Management 2030.

A draft submission was provided to Joshua French via email on 4 February 2021. The submission has now been endorsed by Council and the final submission is attached to this letter for your consideration. I note that there are some changes from the draft submission.

If you have any questions, please contact Paula Tomkins on 4732 7885 or [paula.tomkins@penrith.city](mailto:paula.tomkins@penrith.city).

Yours sincerely,



Carlie Ryan  
**City Strategy Manager**

**Fernhill Estate: Draft Plan of Management 2030**

Thank you for the opportunity to review and comment on the Draft Plan of Management 2030 for Fernhill Estate. Council previously made a comprehensive submission on the Fernhill Estate – Future Use Options Paper in early 2020 and the comments in this submission remain relevant to the Draft Plan of Management and further work identified in the implementation sections of the document. As such, we are resubmitting Council's previous submission and make the following further comments as an addendum to that submission.

Council is generally supportive of the draft Plan of Management albeit as a high level document. A number of previous suggestions made in Council's submission on the options paper seem to have been broadly considered in the draft Plan of Management (draft PoM). It is noted that the draft PoM identifies the opportunity for ongoing consultation with Council which is welcomed during both finalisation of the draft PoM and its implementation.

**STRATEGIC PLANNING**

- The draft PoM acknowledges Council's Local Strategic Planning Statement (LSPS) and the importance of places like Fernhill Estate for the realisation of the strategic planning vision for our City. Council is continuing to build a new strategic framework for our City based on the planning priorities and actions identified in the LSPS. One of the key initiatives is the further development of the economic triangle anchored by Penrith, St Marys and Western Sydney Airport. The western arc of the triangle, stretching from Penrith to Western Sydney Airport is the scenic corridor that presents significant opportunities associated with tourism and its scenic, ecological and rural landscapes. Fernhill Estate is a key opportunity in the scenic corridor and Council supports the realisation of this opportunity and further engagement of the community in the Estate.
- Council is currently developing a green grid strategy for our City. Fernhill Estate will be a key part of the City's green grid for recreational, ecological and hydrological reasons and the draft PoM appears to support this by identifying linkages for walking and cycling in most directions. The extension of the existing Great River Walk along the Nepean River and the provision of tracks to connect the Estate to it are supported. Walking and cycling connections from the Littlefields Creek Precinct to Mulgoa Park and Gow Park would also be favourable.
- The draft PoM identifies the need for a Landscape Master Plan for the Estate. It is considered that the Master Plan could be broader than landscape only, further developing the draft PoM to deliver a coordinated vision for the Estate and each of its precincts that includes placemaking principles and strategies, where relevant.
- The draft PoM considers important view corridors within the site, but there may need to be further consideration of any views from the Estate outside, such as to the Blue Mountains.
- Precinct management is a good way to split use. The establishment of buffers between each zone would offer less crossover and impacts of different uses.

## HERITAGE

- As outlined in Council's submission on the Options Paper, Council is not supportive of Sorenson's works/stone retaining walls on the site being removed. The draft PoM includes a management priority for Rural Parklands precinct that states '*Investigate opportunities to reverse the late 20<sup>th</sup> century modifications to the early colonial landscape settings*'. If this priority includes the Sorenson works, it is not supported by Council.
- Penrith Council has formed a Cultural Tourism Group consisting of heritage staff of Penrith, Hawkesbury, Liverpool, Camden, Blue Mountains and Blacktown Councils. The collaboration is known as the "Heritage of Western Sydney" (HoWS) group. The HoWS group has recently produced a heritage app whereby heritage sites of each Council are linked to other Councils sites. Thus, individual sites visitation is enhanced by linking to all other heritage sites, creating short and longer tours. Fernhill is currently on the HoWS App and Penrith Council sees Fernhill as a key component in the invigoration of tourism of the region's communities that will provide long term cultural and economic benefits.

## LAND USE OPPORTUNITIES

- The draft PoM considers recreation and community uses as land use opportunities for certain parts of the site. Council is interested to receive further detail in relation to these opportunities to understand how this would align with Council recreation and community facilities.
- Specialist sport is listed as a land use opportunity, with more specific reference to engaging with Council about the location of archery. Council is supportive of this as an opportunity for the site but would like to further understand the specific details of the opportunity and whether it has been considered in relation to the existing facility at Troy Adams Archery Field, Werrington. Furthermore, Council would like to understand the extent to which other specialist sports have been considered. Council received requests for a diverse range of specialist sports as diverse as frisbee golf.
- While the draft PoM includes equine activities as a land use opportunity it is unclear as to whether there is consideration of accommodating the Riding for the Disabled (Nepean) (RDA) and Nepean Pony Club at the site as outlined in Council's submission on the Options Paper. There are multiple references to commercial leases for equine facilities which appear to limit the ability to provide for these groups. In addition, the list of actions for the first 12 Months identifies 're-leasing the equestrian facility including for public uses, such as recreational riding and eventing'. Clarification is required on whether RDA and the Nepean Pony Club will be considered as part of this programming.
- The draft PoM refers to water sports in a number of places but the extent to which water access is available to the dams and lakes on the Estate is unclear.
- The draft PoM notes that community feedback suggested the use of the Estate by filmmakers. Fernhill provides a great opportunity for attracting film makers to the area and injecting valuable dollars into the economy along with potential promotion of the area. This would need to be balanced with other uses to ensure the venue is open to the

**Fernhill Estate: Draft Plan of Management 2030**

general public for the majority of the time and ensure strict measures are in place to protect the natural attributes of the property.

- Council's submission to the Options Paper suggested an outdoor art gallery or sculpture walk as a unique opportunity to leverage the natural setting. The draft PoM does not mention this. We note the use of the House as a gallery or museum but recommend a permanent outdoor gallery or temporary art gallery delivered as part of the annual events program such as sculptures by the sea.
- Commercial leasing opportunities for the Estate should be addressed on the basis of fairness, inclusion of all community and reputation, and consider business matching. For example, it can be a frustration for visitors going to a venue and the café closes early, bike hire only operates on weekends or the restaurant has a strict dress code but it is the only option onsite for walkers to get lunch.
- The tourism land use opportunities identified in the draft PoM are supported and align to Council's key directive to extend the length of stay for visitors to Penrith.
- Council is supportive of the inclusion of events in the draft PoM and would welcome the opportunity to see additional detail such as the type of events supported e.g. weddings, conferences, major events, markets.

**TRAFFIC, TRANSPORT AND ACCESS**

- Improved accessibility via public transport needs to be considered to support the land use opportunities identified in the draft PoM.
- Any larger types of events should be supported by a Traffic, Transportation and Parking Management Plan that includes:
  - Addressing the impact of traffic generated by the event on the area road and transportation network including Mulgoa Road, adjoining roads and intersections.
  - Site access arrangements for cars, buses and service vehicles.
  - Potential shuttle bus arrangements.
  - Site access traffic control and traffic conflict management.
  - Pedestrian access.
  - Onsite traffic and pedestrian management
  - Public, TfNSW, Council, Police and other stakeholder consultation.
  - Parking and potential overflow parking arrangements.

**BIODIVERSITY**

- Council would like to reiterate the comments made in our previous submission on the Future Use Options Paper. Specifically, while the draft Plan of Management appears to acknowledge the importance of continuing to implement the biobanking agreements that apply to the Estate, there is less emphasis on the need to assess impacts to biodiversity outside of these areas. As a number of threatened fauna species have been identified on the Estate in recent years, future uses should be considered in light of likely impacts to threatened species and ensuring their habitat is retained and protected.



# SUBMISSION

## Fernhill Estate: Draft Plan of Management 2030

### FUTURE WORK

- The draft Plan of Management identifies the future work to be undertaken for Fernhill Estate including updating the Conservation Management Plan, a Landscape Masterplan and a biodiversity strategy. Council requests that these documents be publicly exhibited to allow input from Council and our community.