

The RWC logo consists of the letters 'RWC' in a bold, sans-serif font, centered within a white square. The background of the entire page is a dark, atmospheric aerial photograph of a cityscape with modern buildings and green spaces under a cloudy sky.

RWC

RWC WESTERN SYDNEY

Orchard Hills Stage 1

Revised Rezoning Proposal & Structure Plan

ON EXHIBITION

STRATEGIC CONTEXT

The Orchard Hills Precinct

1,315 ha




Total precinct area, Penrith LGA

~10 km

From Penrith CBD



~45 km

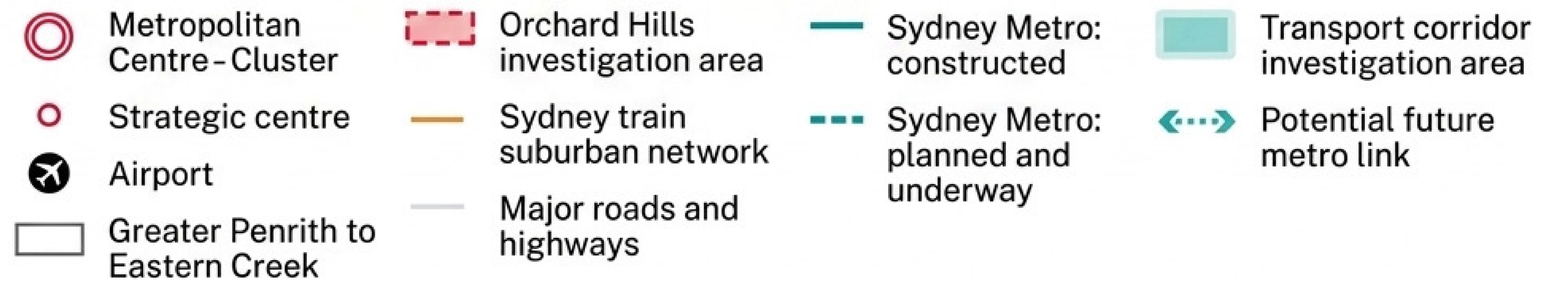
From Sydney CBD

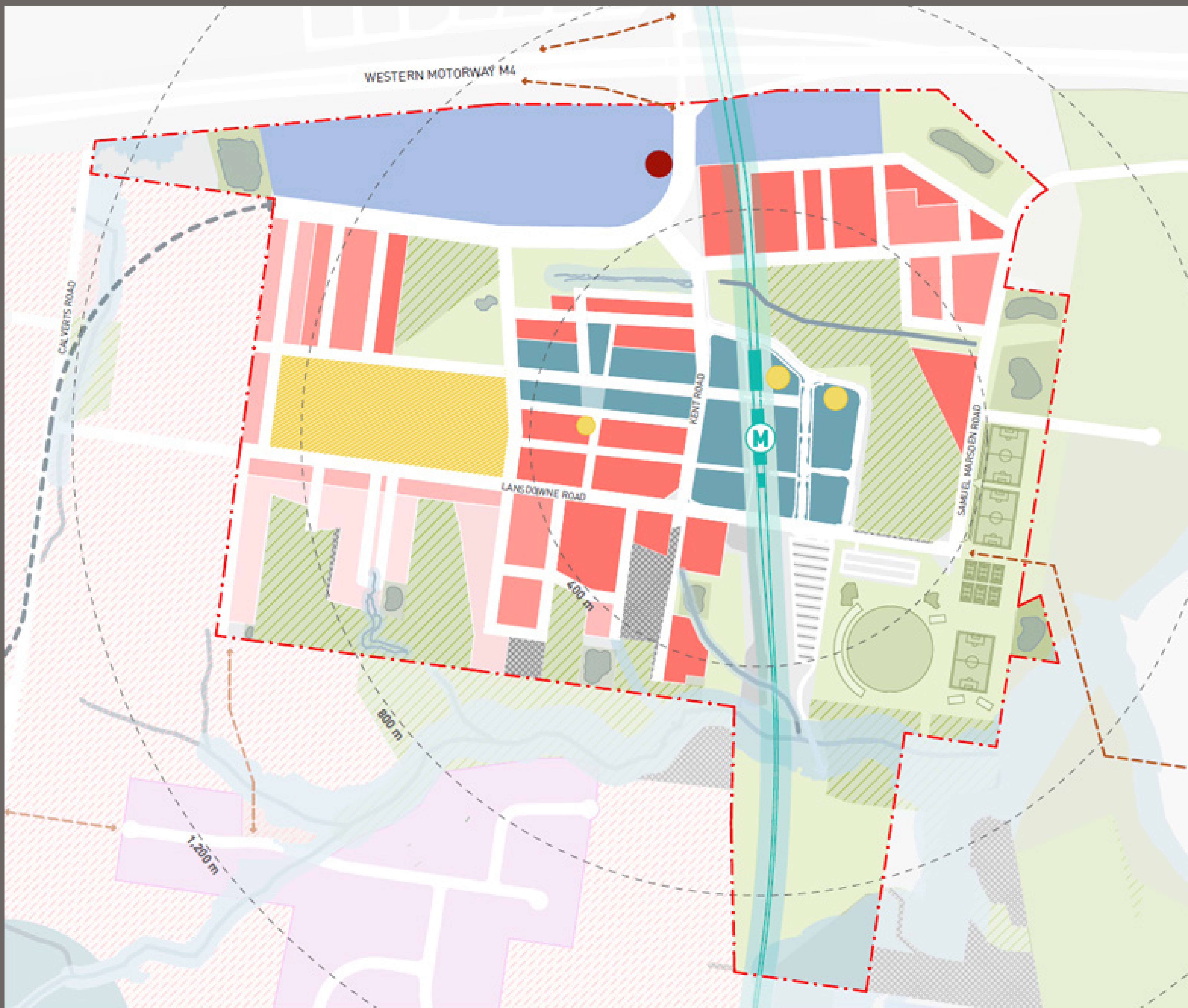
-  Identified as a priority urban investigation area
-  Positioned to benefit from Western Sydney Airport and Sydney Metro - Western Sydney Airport line
-  Transitioning from semi-rural to a new urban precinct

STAGE 1 REZONING AREA

155 hectares in the eastern portion of the precinct, south of the M4 Motorway, centred around the future Orchard Hills Metro Station.

-  Identified as the initial rezoning area
-  Remaining precinct to be rezoned in future stages, subject to infrastructure delivery





REVISED PROPOSAL

What Changed

- Reduction in Stage 1 rezoning area
- Removal of The Vines estate from Stage 1
- Reduction in higher density residential areas
- R2 Low Density and R5 Large Lot Residential introduced on western edge
- Industrial land increased to ~16.8ha (E3 Productivity Support)

KEY FEATURES

- Building heights of 2-25 storeys
- ~23 ha of retail, commercial and employment space
- ~20 ha of open space – parks, sporting fields and civic spaces
- New town centre around Orchard Hills Metro Station
- Multi-purpose community hub (minimum 2,400sqm)
- Improved roads, cycleways and walkways
- Protection of natural environment and waterways

Capacity & Scale

5,700

Dwellings in Stage 1

19,300

Total dwellings across the full precinct

12,350

Stage 1 residents

54,000

Full precinct residents

24%

of Penrith LGA pop. (2024)

ZONING FRAMEWORK

RESIDENTIAL

R2 Low Density

R3 Medium Density

R4 High Density

R5 Large Lot

EMPLOYMENT AND MIXED USE

E3 Productivity Support

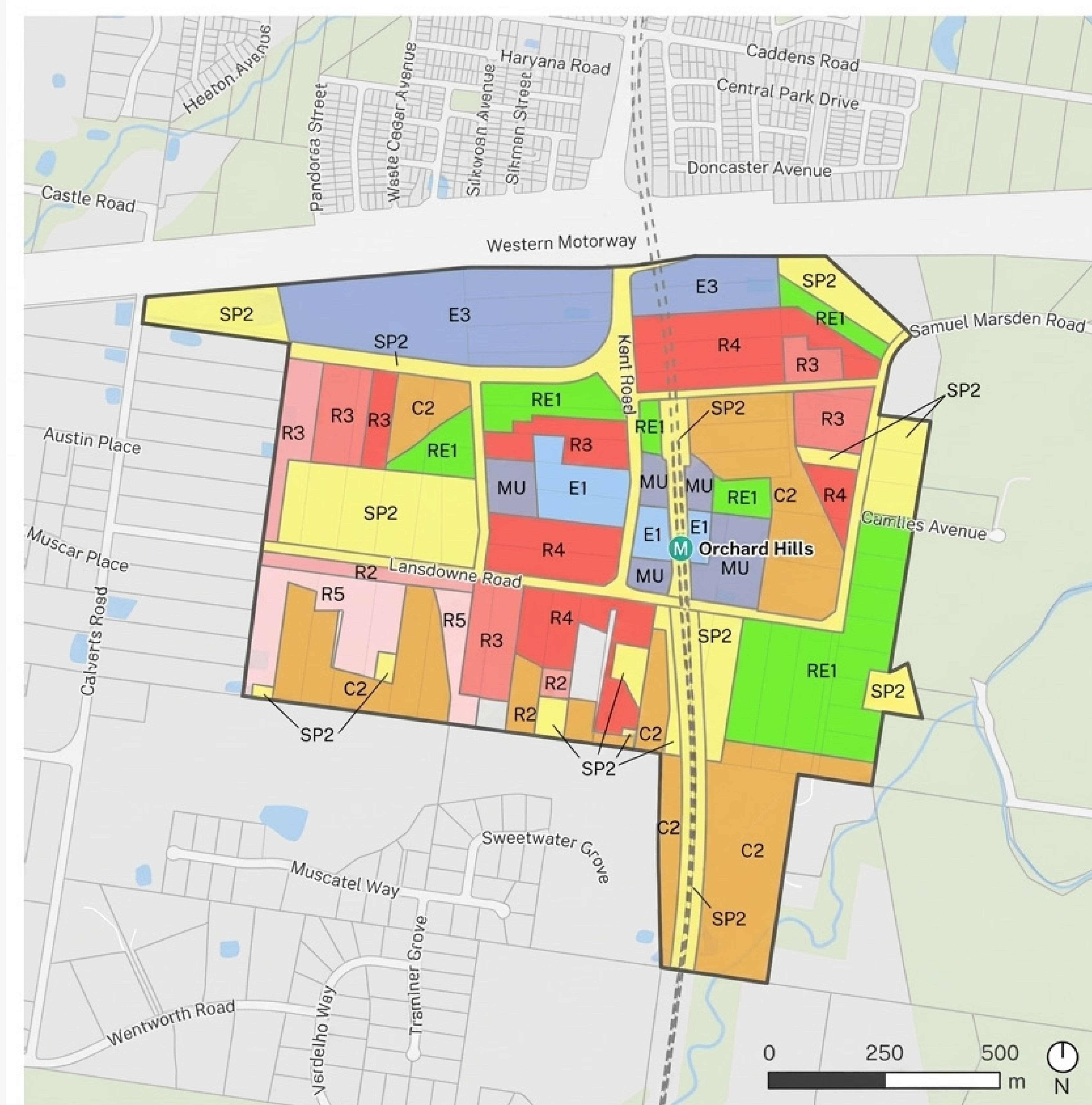
MU1 Mixed Use

E1 Local Centre

OPEN SPACE & ENVIRONMENT

RE1 Public Recreation

C2 Environmental Conservation



Orchard Hills Rezoning Area Boundary

EPI Land Zoning

- C2 Environmental Conservation
- E1 Local Centre
- E3 Productivity Support
- MU Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- SP2 Infrastructure

INFRASTRUCTURE & COMMUNITY

Infrastructure & Community Outcomes

Social Infrastructure

- Education facilities (including investigation sites)
- Community facilities

Transport & Open Space

- Road network, pedestrian and cycle connections
- Open space network and recreation areas

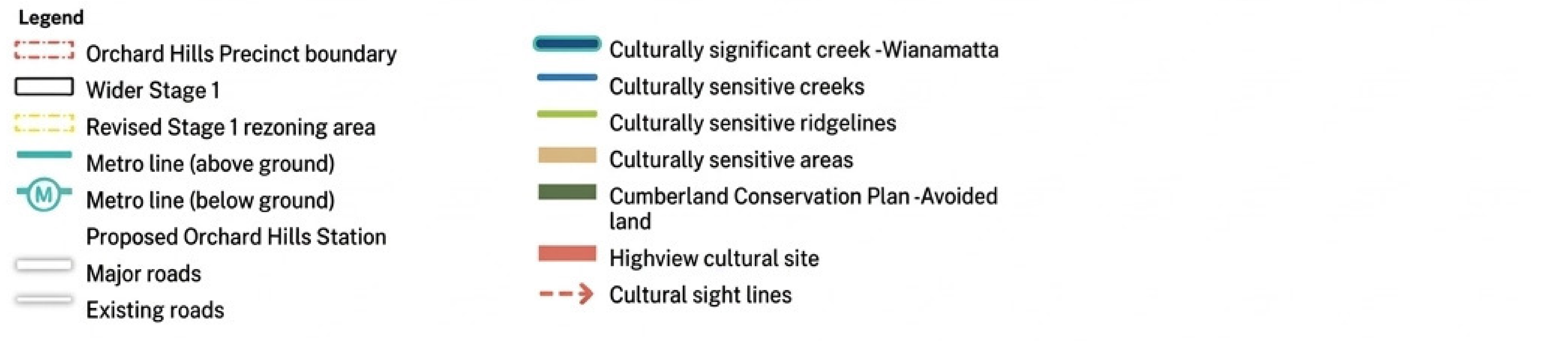
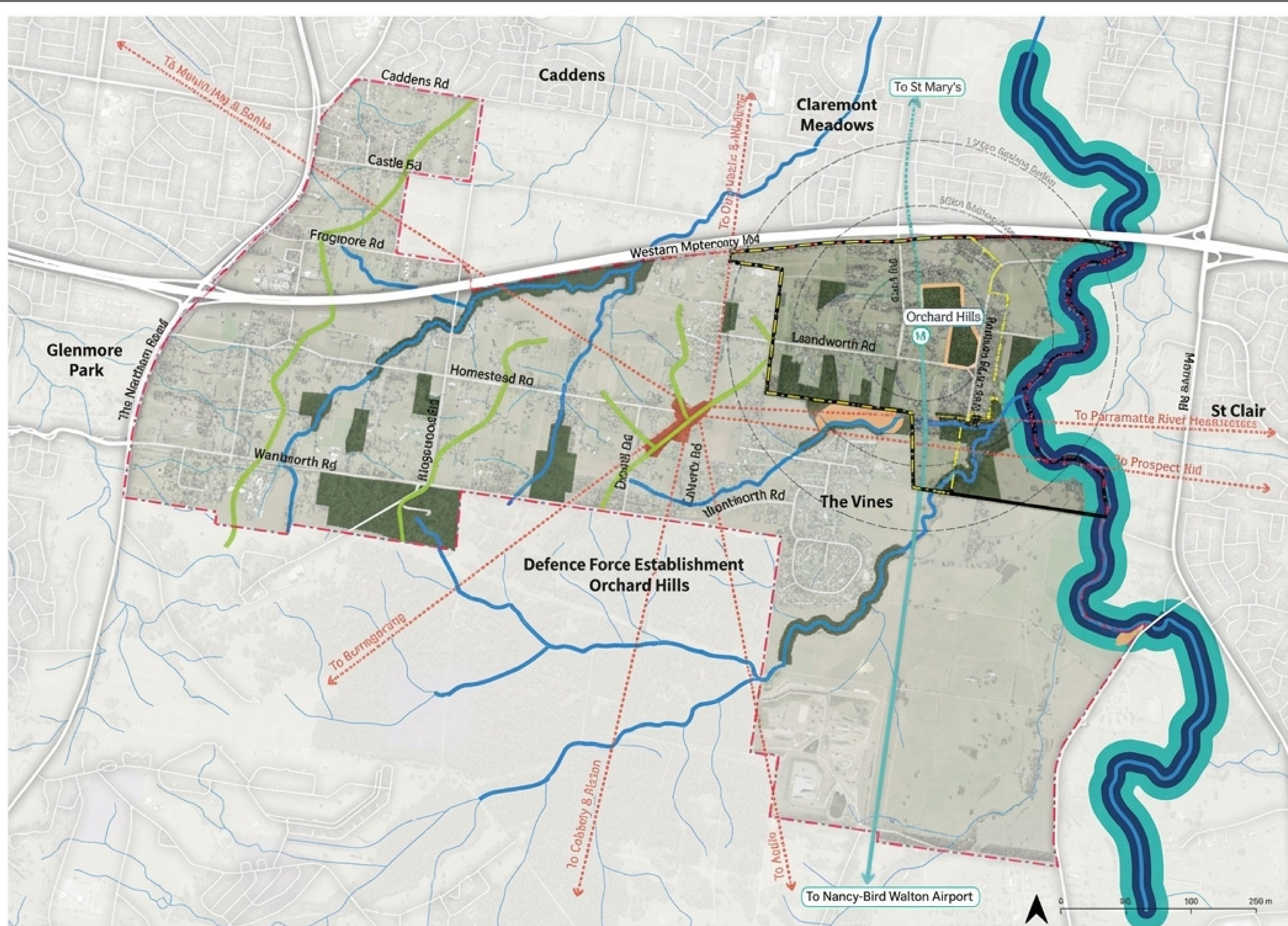
Future Infrastructure

- Land for future infrastructure including a potential fire station
- Development aligned with infrastructure delivery and staging

ON EXHIBITION

EXHIBITION PERIOD
20 Mar – 1 May 2026

Submissions close **5pm Friday 1 May 2026**. Feedback will inform finalisation. An outcome is expected in 2026.



CONCLUSION

The Orchard Hills Precinct presents a compelling rezoning opportunity for landowners, developers and investors across the Penrith LGA.

With the future Orchard Hills Metro Station at its centre, Stage 1 will deliver a new urban community of up to 5,700 dwellings and capacity for over 12,000 residents – integrated with employment, retail, open space and community infrastructure.

The RWC Western Sydney team is tracking this proposal closely as it progresses through the planning process.

CONTACT



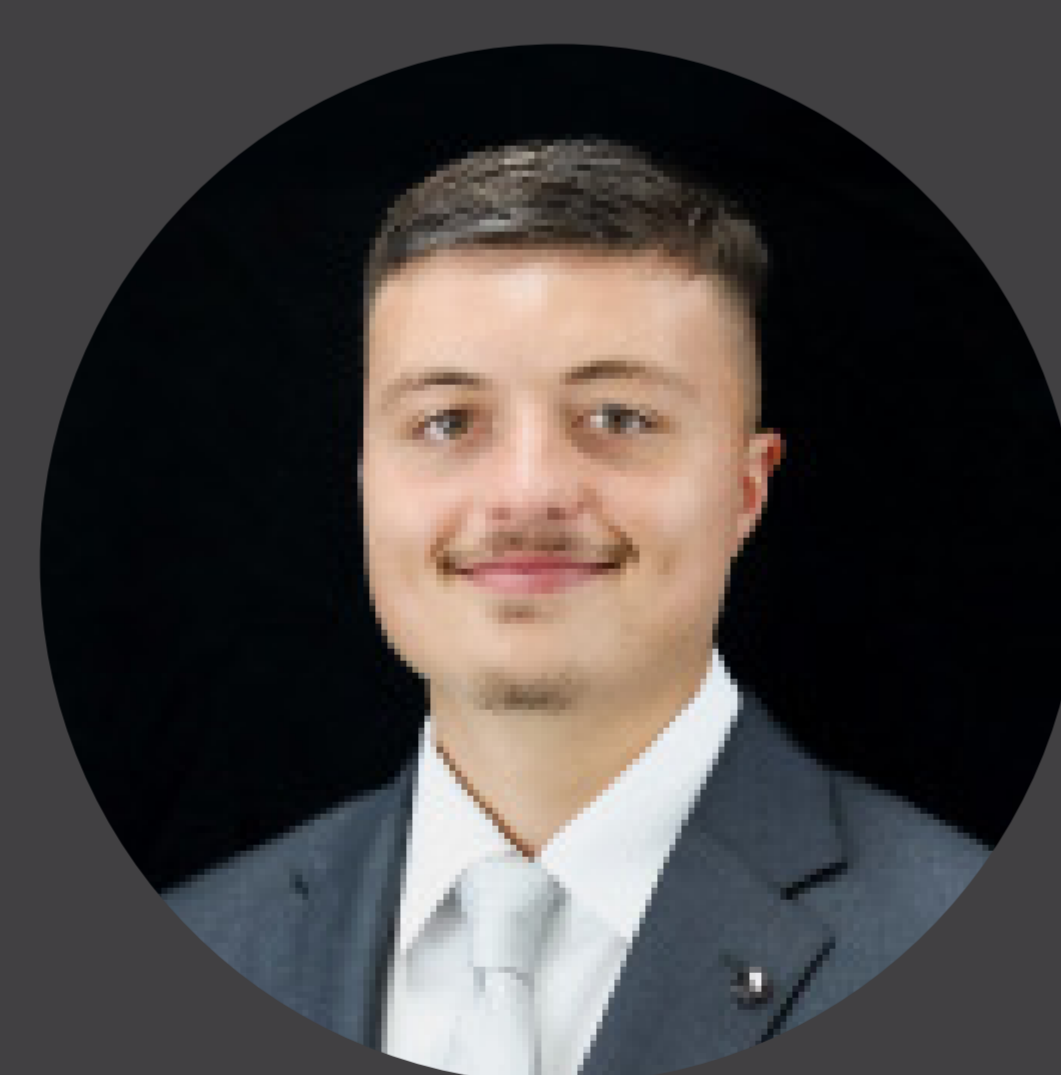
PETER VINES

Managing Director
peter.vines@raywhite.com



CHRISTIAN FINIANOS

Commercial Property Researcher
christian.finianos@raywhite.com



MARCUS TOLE

Commercial Property Analyst
marcus.tole@raywhite.com



RWC WESTERN SYDNEY

Level 1, 15-17 Argyle Street
Parramatta NSW 2150

(02) 8074 4884

rwcws.com