

Proposed Changes to Planning Controls for Penrith Panthers Site

FACT SHEET

Background

Council has received a request to change the planning controls applying to the Penrith Panthers Site (Figure 1). The Penrith Panthers Site can currently be developed with a range of tourism related uses (including hotels, motels and serviced apartments), residential apartments, seniors housing, offices, and shops including an outlet centre (a building or place containing one or more shops selling surplus goods, seconds, samples, discontinued stock etc).

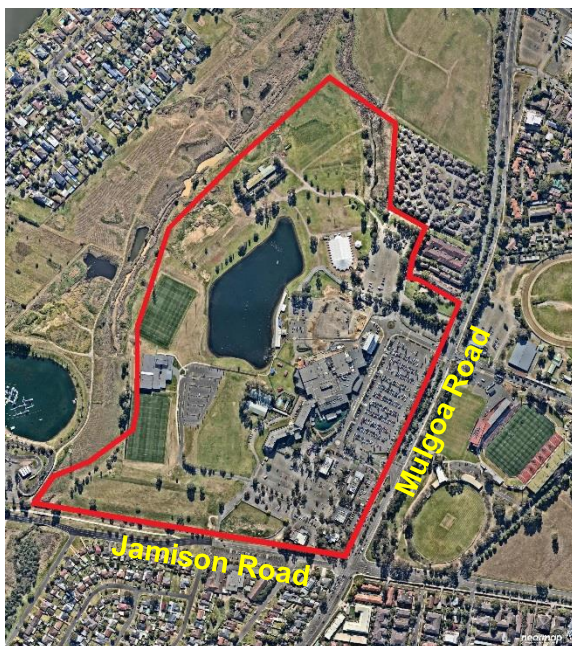


Figure 1: Penrith Panthers Site Location

The intention of the proposed changes is to enable the development of a mixed-use and residential precinct on the northern portion of the Penrith Panthers Site.

The development of the site with new apartments is considered a good opportunity to provide additional homes in a location that has good access to jobs, shops and services provided by the City Centre, as well as nearby leisure and entertainment facilities.

The changes will also allow the development of taller buildings (up to 14 storeys) in the centre of the site and reduce the height of buildings in locations next to existing development, such as the Mountain View Retreat Retirement Village. Allowing taller buildings in appropriate locations provides opportunities for an attractive and interesting development, and shorter buildings next to existing development helps reduce overshadowing and amenity impacts.

Have Your Say

The process that Council must follow to consider this request, known as the Gateway Process, requires the public exhibition of a Planning Proposal. A Planning Proposal is a document that explains and justifies the proposed changes to the planning controls.

Council also proposes an amendment to a Development Control Plan. A Development Control Plan provides detailed controls and design guidelines to support the planning controls.



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The Planning Proposal and Development Control Plan, along with relevant background information, is on exhibition from Monday 4 September 2017 to Tuesday 3 October 2017. A copy of the exhibition material is available to view at:

- the Penrith Civic Centre (601 High Street, Penrith) between 8:30am and 4pm weekdays
- Penrith Library (601 High Street, Penrith) between 9am and 8pm weekdays, 9am to 5pm Saturdays and 10am to 5pm Sundays
- the St Marys Business Office (207-209 Queen Street, St Marys) between 8:30am and 4pm weekdays
- St Marys Library (207-209 Queen Street, St Marys) between 9am and 8pm Monday to Thursday, 9am to 5:30pm Fridays, 9am to 5pm Saturdays and 10am to 5pm Sundays.

The material is also available online at:
www.penrithcity.nsw.gov.au

If you would like to make a submission on the Planning Proposal or Development Control Plan you need to do so in writing by Tuesday 3 October 2017. We will send an acknowledgement in response to all submissions we receive, so if you do not receive acknowledgment within 10 working days of making your submission please contact us.

All of the submissions will be reported to the elected Council for its consideration. If you make a submission, we will notify you of the dates of relevant Council meetings and how to address them.

Submissions can be made by post with letters marked for the attention of the City Planning Team and sent to:

**The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751**

Submissions can also be left with staff at the Penrith Civic Centre, the St Marys Business Office or made via email to:

cityplanningteam@penrithcity.nsw.gov.au

Further Information

If you have any further questions, please visit the exhibition venue or contact the City Planning Team on (02) 4732 8196 or at the above email address.