



Reclassification of Public Land St Marys Town Centre

3

The Reclassification Process

Background

It's an exciting time for St Marys...

For many years the community and Penrith City Council have recognised its potential to become a vibrant, vital and sustainable city and invested appropriately to make this happen. But the Town Centre's viability has been limited by the growth of nearby centres and the range of shops and services they provide.

Between 2002 and 2006, Council conducted the *Our City Centres – Vitality and Viability Review* to ask the St Marys community what it wanted for the Town Centre in the future. The community's vision was captured in the adopted *St Marys Town Centre Strategy*. This Strategy outlines how to create attractive public places, encourage new investment, deliver new infrastructure, and generate jobs.

In 2007, Council created the *St Marys Town Centre Masterplan* to show how these things could be achieved. Actions included a new town square, residential development near the train station, a new east-west street and the expansion of Station Plaza and St Marys Village Shopping Centres towards Queen Street.

The next step for Council is to reclassify parts of the land near existing shopping centres, so we can consider opportunities and start realising the vision. This Planning Proposal does not propose the sale, lease or development of the land – these matters will be considered by Council in the future and will include community consultation. It also does not prevent the current use of the land from continuing.

The Reclassification Process

The reclassification of public land refers to the process of changing the classification of public land from *Community Land* to *Operational Land* and vice versa. Public land is any land vested in, or under the control of Council and falls into one of these two categories.

Community Land is generally open to the public and includes parks, reserves and sports grounds. Operational Land is generally land held as a temporary asset or used by Council to carry out its work functions, such as work depots and garages.

Community Land cannot be sold and cannot be leased or licensed for more than 21 years. No such restrictions apply to Operational Land.

The reclassification process requires the amendment of the City-wide Local Environmental Plan, known as *Penrith Local Environmental Plan 2010*. Council needs to use the Department of Planning and Environment's *Gateway Process* to amend this plan.

This process requires Council to prepare, publicly exhibit and adopt a Planning Proposal, a document that explains what the amendment will do.

Further Information

If you have any questions, please visit one of the exhibition venues or contact the City Planning Team on (02) 4732 7703 or at cityplanningteam@penrithcity.nsw.gov.au.