

2 Housekeeping Amendment to the Penrith Local Environmental Plan 2010

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Outcome	<i>We plan for our future growth</i>
Strategy	<i>Protect the City's natural areas, heritage and character</i>
Service Activity	<i>Ensure our policies, strategies and plans set a clear direction for managing the growth of our City</i>

Procedural note: Section 375A of the Local Government Act 1993 requires that a division be called in relation to this matter.

Executive Summary

Council officers have prepared a Planning Proposal which seeks changes to Penrith Local Environmental Plan 2010 (LEP 2010) to correct various minor errors and anomalies identified in the document, collectively known as a “Housekeeping Amendment”.

It is recommended that Council endorses the Planning Proposal and that the document is finalised and forwarded to the Minister for Planning with a request to issue a “Gateway Determination” to commence a Local Environmental Plan (LEP) amendment process.

Background

Council officers have prepared a Planning Proposal which seeks to amend LEP 2010. The objective of the Planning Proposal is to correct various errors and anomalies which have been identified in the document and are considered to be minor in nature. The various changes are proposed to be consolidated and progressed as a single amendment to LEP 2010, known as a “Housekeeping Amendment”.

Rectifying these errors and anomalies will provide a more accurate planning instrument and reduce the potential for delays, should development be proposed where the errors and anomalies exist. The consolidation of these items as a single set of proposed “Housekeeping” changes to LEP 2010 provides for a more efficient use of time and resources to amend LEP 2010 compared to proceeding with separate planning proposals for each individual correction.

The Planning Proposal

The preparation of a Planning Proposal is the first step in the Department of Planning and Environment’s (DP&E) Gateway Process for making or amending LEPs. The Planning Proposal recommends changes to the LEP 2010 written instrument and LEP 2010 map tiles.

The errors and anomalies proposed to be resolved by this Planning Proposal can be categorised as follows:

- Minor alignment of zoning and other development standards to lot boundaries.
- Correction of labelling errors.
- Addition of missing mapped planning controls.
- Correction to maps to reflect mapping standards.
- Update to provisions to contemporise the plan.

- Update provisions to provide for consistency in the application of development controls.
- Correlation with provisions within the Penrith Development Control Plan 2014.

There are 38 items in total proposed to be changed in the Planning Proposal. The proposed changes may be grouped under the following categories:

- Instrument amendments only
- Mapping amendments only
- Instrument and mapping amendments

The Planning Proposal is initiated by Council officers and is not the result of an application by a member of the public.

The Planning Proposal is provided at Attachment 1 and provides details of the changes proposed to LEP 2010 along with supporting analysis.

Next steps

Should Council endorse the recommendations of this report, the following steps will occur:

1. The Planning Proposal will be updated and finalised, which will include the preparation of proposed amended LEP 2010 map tiles, proposed amendments to the LEP 2010 written instrument and supporting information.
2. Council Officers will forward the Planning Proposal to the Minister for Planning, seeking a “Gateway Determination” and authorisation that the LEP plan-making process may proceed.
3. Council Officers will liaise with DP&E, as delegate of the Minister for Planning, and negotiate any changes sought by DP&E in the lead up to the Gateway Determination.
4. The Gateway Determination will be issued by DP&E which will determine whether the LEP plan-making process may proceed. The Gateway Determination will specify the requirements around the community consultation to be undertaken, including consultation with public authorities.
5. The Planning Proposal will be publicly exhibited for the period specified in the Gateway Determination.
6. Submissions to the Planning Proposal exhibition will be reviewed, and recommendations prepared for Council’s consideration.
7. The Planning Proposal will be presented to Council for endorsement and then forwarded to the Minister for Planning to make the LEP amendment.

Conclusion

Council officers have prepared a Planning Proposal which seeks a “Housekeeping Amendment” to amend LEP 2010 to correct various errors and anomalies that are considered to be minor in nature. It is recommended that the Planning Proposal is endorsed, finalised and forwarded to the Minister for Planning with a request to issue a “Gateway Determination” to commence an LEP amendment process.

RECOMMENDATION

That:

1. The information contained in the report on Housekeeping Amendment to the Penrith Local Environmental Plan 2010 be received.
2. Council endorse the Planning Proposal provided at Attachment 1 to this report.
3. The General Manager be granted delegation to update and finalise the Planning Proposal prior to Council's submission of the Planning Proposal to the Minister for Planning, which will include the preparation of proposed amended LEP 2010 map tiles, proposed amendments to the LEP 2010 written instrument and supporting information.
4. Council officers forward the Planning Proposal to the Minister for Planning with a request to issue a Gateway Determination.
5. Council publicly exhibits the Planning Proposal for a period to be specified in the Gateway Determination, in accordance with the community consultation requirements.
6. A further report be presented to Council following the Public Exhibition.

ATTACHMENTS/APPENDICES

1. Planning Proposal Housekeeping Amendment 99 Pages Attachments Included



Planning Proposal

Housekeeping Amendment

November 2017

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Appendices

1	Extracts of relevant parts of Penrith Local Environmental Plan 2010
2	Proposed Penrith Local Environment Plan 2010 maps
3	Proposed changes to Penrith Local Environmental Plan 2010 Written Instrument
4	Supporting Information

Introduction

1. Purpose of Planning Proposal

An amendment to *Penrith Local Environmental Plan 2010* (LEP 2010) is proposed to resolve a series of minor errors and anomalies that has been identified in the document. The Department of Planning and Environment's (DP&E) Gateway Process is the current process for making or amending Local Environmental Plans (LEPs). The process has a number of steps which are outlined in Table 1. The preparation of a Planning Proposal is the first step in DP&E's Gateway Process for amending LEP 2010.

Table 1: Gateway Process

No.	Step	Explanation
1	Planning Proposal	Council prepares a Planning Proposal explaining the intended effect of a proposed LEP and sets out the justification for making the LEP.
2	Gateway Determination	The Department of Planning and Environment, as a delegate of the Minister for Planning, determines whether a Planning Proposal should proceed.
3	Community Consultation	The Planning Proposal is placed on public exhibition for the period identified in the Gateway Determination.
4	Assessment	Council considers the submissions received in response to the public exhibition, and varies the planning proposal if required.
5	Drafting	Parliamentary Counsel prepares a draft local environmental plan.
6	Decision	The relevant planning authority approves the local environmental plan, making it law.

2. Background

Penrith City Council (Council) previously undertook the major task of consolidating several LEPs into one comprehensive LEP, as part of a roll-out by the DP&E for all Local Government Areas (LGA) to have a consistent format for their planning instruments. The DP&E and Council agreed to deliver LEP 2010 in two stages due to the complexity and magnitude of the task. Stage 1 was gazetted on 22 September 2010 whilst Stage 2 (Amendment 4) was gazetted on 28 January 2015.

A review of the LEP 2010 written instrument and map tiles has been undertaken. This review has identified various errors and anomalies which are considered to be minor in nature. These matters are proposed to be consolidated as a single set of proposed changes to LEP 2010, known as a "Housekeeping Amendment". The errors and anomalies proposed to be resolved by this Planning Proposal can be categorised as follows:

- Minor alignment of zoning and other development standards to lot boundaries.
- Correction of labelling errors.
- Addition of missing mapped planning controls.
- Correction to maps to reflect mapping standards.
- Update to provisions to contemporise the plan.
- Update provisions to provide consistency in the application of development controls.
- Correlation with provisions in the Penrith Development Control Plan 2014 (DCP 2014)

There are 38 items in total proposed to be changed.

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to correct various errors and anomalies identified in LEP 2010.

This Planning Proposal recommends changes to the LEP 2010 written instrument and the LEP 2010 map tiles.

Rectifying these errors and anomalies will provide a more accurate planning instrument and reduce the potential for delays, should development be proposed where the errors and anomalies exist.

The consolidation of these matters as a single set of proposed changes to LEP 2010, known as a “Housekeeping Amendment”, provides for a more efficient use of time and resources to amend LEP 2010 compared to proceeding with individual planning proposals for each individual change.

Part 2 – Explanation of Provisions

The objectives and intended outcomes of the planning proposal will be achieved by amending LEP 2010. The proposed changes are presented in this Part of the Planning Proposal.

The changes may be grouped under the following categories:

- Instrument amendments only
- Mapping amendments only
- Instrument and mapping amendments

To assist in the interpretation of the proposed changes presented in this Part, current extracts of relevant parts from LEP 2010 are provided at Appendix 1.

The Legends for the current Land Zoning Map, Lot Size Map, and Height of Buildings Map are provided below to assist in the review of the proposed map changes.

Zone	Maximum Building Height (m)	Minimum Lot Size (sq m)
B1 Neighbourhood Centre	A 0	F 400
B2 Local Centre	C 5	G 450
B3 Commercial Core	I 8.5	K1 550
B4 Mixed Use	J 9	K2 560
B5 Business development	K 10	M 600
B6 Enterprise Corridor	M1 12	R 750
B7 Business Park	M2 12.5	S 800
E1 National Parks and Nature Reserves	O 15	U1 1000
E2 Environmental Conservation	P 18	U2 1200
E3 Environmental Management	Q1 19	V 2000
E4 Environmental Living	Q2 20	W 4000
IN1 General Industrial	R 21	X 6000
IN2 Light Industrial	S 24	Y1 10000 (1 ha)
R1 General Residential	T 27	Y2 12500 (1.25 ha)
R2 Low Density Residential	U 32	Z 20000 (2 ha)
R3 Medium Density Residential	U 56	AB1 100000 (10 ha)
R4 High Density Residential	Z 80	AB2 200000 (20 ha)
R5 Large Lot Residential	Refer to Clause 7.16, 8.2 & 8.4	AB3 400000 (40 ha)
RE1 Public Recreation		AI 10000000 (1000 ha+)
RE2 Private Recreation		Refer to Clause 7.16, 7.19 & 7.21
RU1 Primary Production		
RU2 Rural Landscape		
RU4 Primary Production Small Lots		
RU5 Village		
SP1 Special Activities		
SP2 Infrastructure		
SP3 Tourist		
W1 Natural Waterways		
W2 Recreational Waterways		
DM Deferred Matter		
WSEA SEPP (Western Sydney Employment Area) 2001		
SM SREP No. 30 - St Marys		

The proposed LEP 2010 map tiles are provided at Appendix 2 and the proposed changes to the LEP 2010 written instrument are provided at Appendix 3. Supporting information for these changes is provided at Appendix 4.

INSTRUMENT AMENDMENTS ONLY

1. UPDATE TO PROPERTIES UNDER CLAUSE 7.12 (MAXIMUM GROSS FLOOR AREA FOR COMMERCIAL PREMISES)

The property description under Clause 7.12(2), Column 1 (Land) is proposed to be updated to ensure it is contemporary.

Clause 7.12(2), Column 1 (Land) is to be amended as follows:

Current Clause	<p>31 Moore Street, St Clair, being Lot 41, DP 610847</p> <p>37 Cook Parade, St Clair, being Lots 671 and 672, DP 739138</p> <p>46–66 O’Connell Street, Caddens, being Lot 3, DP 1103503 and 14 Great Western Highway, Caddens, being Lot 14, DP 850402</p> <p>182–186 Sunflower Drive, Claremont Meadows, being Lot 3202, DP 813518</p> <p>180–190 Swallow Drive, Erskine Park, being Lot 100, DP 1134907</p> <p>11 Caloola Avenue, Penrith, being Lot 1, DP 530855 and 35 and 41 Kareela Avenue, Penrith, being Lots 1–3, DP 530855</p> <p>9 Birmingham Road, South Penrith, being Lot 12, DP 1120280</p> <p>21 Lavin Crescent, Werrington County, being Lot 21, DP 1085064 and 201 Dunheved Road, Werrington County, being Lot 201, DP 627088</p>
Changes	<p>31 Moore Street, St Clair, being Lot 41, DP 610847</p> <p>37 Cook Parade, St Clair, being Lots 671 and 672, DP 739138</p> <p>46–66 O’Connell Street, Caddens, being Lot 3, DP 1103503 and 14 Great Western Highway, Caddens, being Lot 14, DP 850402 <u>UWS Great Western Highway, being Lot 100, DP 1194481.</u></p> <p>182–186 Sunflower Drive, Claremont Meadows, being Lot 3202, DP 813518</p> <p>180–190 Swallow Drive, Erskine Park, being Lot 100, DP 1134907</p> <p>11 Caloola Avenue, Penrith, being Lot 1, DP 530855 and 35 and 41 Kareela Avenue, Penrith, being Lots 1–3, DP 530855</p> <p>92 Birmingham Road, South Penrith, being Lot 12, DP 1120280</p> <p><u>Lot</u> 21 Lavin Crescent, Werrington County, being Lot 21, DP 1085064 and 201 Dunheved Road, Werrington County, being Lot 201, DP 627088</p>
Proposed Clause	<p>31 Moore Street, St Clair, being Lot 41, DP 610847</p> <p>37 Cook Parade, St Clair, being Lots 671 and 672, DP 739138</p> <p>46–66 O’Connell Street, Caddens, being Lot 3, DP 1103503 and UWS Great Western Highway, being Lot 100, DP 1194481.</p> <p>182–186 Sunflower Drive, Claremont Meadows, being Lot 3202, DP 813518</p> <p>180–190 Swallow Drive, Erskine Park, being Lot 100, DP 1134907</p> <p>11 Caloola Avenue, Penrith, and 35 and 41 Kareela Avenue, Penrith, being</p>

	<i>Lots 1–3, DP 530855</i> <i>2 Birmingham Road, South Penrith, being Lot 12, DP 1120280</i> <i>Lot 21 Lavin Crescent, Werrington County, being Lot 21, DP 1085064 and 201 Dunheved Road, Werrington County, being Lot 201, DP 627088</i>
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Properties affected by amendment:

- 46–66 O’Connell Street, Caddens, being Lot 3, DP 1103503 and UWS Great Western Highway, being Lot 100, DP 1194481.
- 11 Caloola Avenue, Penrith, and 35 and 41 Kareela Avenue, Penrith, being Lots 1–3, DP 530855
- 2 Birmingham Road, South Penrith, being Lot 12, DP 1120280
- Lot 21 Lavin Crescent, Werrington County, being Lot 21, DP 1085064 and 201 Dunheved Road, Werrington County, being Lot 201, DP 627088

2. UPDATE TO HERITAGE LISTING OF VICTORIA BRIDGE, PENRITH AS A STATE HERITAGE ITEM

Victoria Bridge (Item 146) is currently a local heritage item under LEP 2010. The heritage listing was changed from a local to a State heritage item on 27 May 2016. In this regard, LEP 2010 is proposed to be amended to reflect the amended heritage listing of this item.

Schedule 5 Environmental heritage, Part 1 Heritage items is to be amended as follows:

Current listing for item 146

Suburb	Item name	Address	Property description	Significance	Item no
<i>Penrith</i>	<i>Victoria Bridge</i>	<i>Great Western Highway</i>		<i>Local</i>	<i>146</i>

Changes to item 146

Suburb	Item name	Address	Property description	Significance	Item no
<i>Penrith</i>	<i>Victoria Bridge</i>	<i>Great Western Highway</i>		<i>Local</i> <i>State</i>	<i>146</i>

Proposed listing for item 146

Suburb	Item name	Address	Property description	Significance	Item no
<i>Penrith</i>	<i>Victoria Bridge</i>	<i>Great Western Highway</i>		<i>State</i>	<i>146</i>

Properties affected by amendment:

- Victoria Bridge, Great Western Highway, Penrith

MAPPING AMENDMENTS ONLY

3. ACTIVE STREET FRONTAGE FOR THE PENRITH HEALTH AND EDUCATION PRECINCT

The mapped planning controls delineating active street frontages at the Penrith Health and Education Precinct, which are currently prescribed in Figure E12.7 – Active street frontages of Part E12 (Penrith Health and Education Precinct) of DCP 2014, are proposed to be added to the LEP 2010 Active Street Frontages Map. The purpose of these changes is to provide consistency between LEP 2010 and DCP 2014.

The Active Street Frontages Map is to be amended as follows:



Properties affected by amendment:

- Lot 1 DP122112 1, 6 Brangelly Road, KINGSWOOD
- Lot 27 DP14333 PT1, 254 Great Western Highway, KINGSWOOD
- Lot 28 DP14333 PT1, 254 Great Western Highway, KINGSWOOD
- Lot 40 DP14333 PT1, 214 Great Western Highway, KINGSWOOD
- Lot 46B DP411863 PT1, 190 Great Western Highway, KINGSWOOD
- Lot 186 DP14333, 45 Orith Street, KINGSWOOD
- Lot 301 DP14333, 72 Derby Street, KINGSWOOD
- Lot 302 DP14333, 70 Derby Street KINGSWOOD
- Lot 26 DP1855 Sec. 30, Lot 26 Rodgers Street, KINGSWOOD
- Lot 21 DP215146, 34 Somerset Street, KINGSWOOD

- Lot 57 DP215146, 32 Somerset Street, KINGSWOOD
- Lot 1 DP215200 1, 178 Great Western Highway, KINGSWOOD
- Lot 2 DP215200 , 2 Bringelly Road, KINGSWOOD
- Lot 3 DP215200 , 2a Bringelly Road, KINGSWOOD
- Lot 4 DP215200 , 33 Santley Crescent, KINGSWOOD
- Lot G DP24607, 60 Derby Street, KINGSWOOD
- Lot H DP24607, 60 Derby Street, KINGSWOOD
- Lot 18 DP31682, 33 Derby Street, KINGSWOOD
- Lot 19 DP31682, 38 Somerset Street, KINGSWOOD
- Lot 20 DP31682, 36 Somerset Street, KINGSWOOD
- Lot 1 DP32073, 76 Derby Street, KINGSWOOD
- Lot 3 DP 32073, 74 Derby Street, KINGSWOOD
- Lot 1 DP33084, 12 Bringelly Road, KINGSWOOD
- Lot 2 DP33084, 10 Bringelly Road, KINGSWOOD
- Lot 3 DP33084, 8 Bringelly Road, KINGSWOOD
- Lot 5 DP33084 PT1, 4 Bringelly Road, KINGSWOOD
- Lot 58 DP36728, 30 Somerset Street, KINGSWOOD
- Lot 59 DP36728 , 28 Somerset Street, KINGSWOOD
- Lot 60 DP36728, 26 Somerset Street, KINGSWOOD
- Lot A DP406516, Lot 26 Rodgers Street, KINGSWOOD
- Lot B DP406516, 1 Bringelly Road, KINGSWOOD
- Lot 43 DP14333 PT1, 202 Great Western Highway, KINGSWOOD
- Lot 42 DP520145, 46 Derby Street, KINGSWOOD
- Lot 412 DP523200, 46a Derby Street, KINGSWOOD
- Lot 3 DP588640, 218 Great Western Highway, KINGSWOOD
- Lot 4 DP588640, 220 Great Western Highway, KINGSWOOD
- Lot 1 DP774999 , 11 Bringelly Road, KINGSWOOD
- Lot 1 DP795678, 228-230a Great Western Highway, KINGSWOOD
- Lot 1 DP799352, 194 Great Western Highway, KINGSWOOD
- SP19144, 3-5 Bringelly Road, KINGSWOOD
- SP21995, 22 Santley Crescent, KINGSWOOD
- SP23112, 232-234 Great Western Highway, KINGSWOOD
- Lot 137 DP 14333, Lot 138 Orth Street, KINGSWOOD
- Lot 21 DP1855 Sec. 30 , 186-188 Great Western Highway, KINGSWOOD
- Lot 22 DP1855 Sec. 30 , 182-184 Great Western Highway, KINGSWOOD
- Lot 2 DP656836, 198 Great Western Highway, KINGSWOOD
- Lot 29 DP656835, 252 Great Western Highway , KINGSWOOD
- Lot 1 DP660226 , 192 Great Western Highway, KINGSWOOD
- SP60562, 64-68 Derby Street, KINGSWOOD
- SP66514, 7 Bringelly Road, KINGSWOOD
- SP73190, 222-226 Great Western Highway, KINGSWOOD
- SP74291, 43-45 Rodgers Street, KINGSWOOD
- SP79434, 29-33 Somerset Street, KINGSWOOD
- SP77322, 58 Derby Street, KINGSWOOD
- Lot 56 DP1101143, Kingswood Hotel 180 Great Western Highway, KINGSWOOD
- Lot 200 DP 1137377, 62 Derby Street, KINGSWOOD
- Lot 10 DP1183672, 236-238 Great Western Highway, KINGSWOOD
- Lot 1 DP1209517, 240 Great Western Highway, KINGSWOOD
- Lot 12 DP1221342, 206 Great Western Highway, KINGSWOOD
- Lot 1 SP96258, 48-56 Derby Street, KINGSWOOD

Map tiles to be amended:

- Active Street Frontages Map – Tile 013

4. LOT SIZE CONTROLS AT CLAREMONT MEADOWS STAGE 2 ADJACENT TO M4 MOTORWAY

The prescribed minimum lot size control under LEP 2010 for properties at the “Eastern Precinct” of Claremont Meadows Stage 2 that are located adjacent to the M4 Motorway is proposed to be increased from the current 550 square metres to 1,000 square metres. The Eastern Precinct is currently prescribed with a 1,000 square metre minimum lot size under Chapter 2.2 (Residential Development) and Figure E2.2 – Eastern Precinct of Part E2 (Claremont Meadows Stage 2) of DCP 2014. The purpose of these changes is to provide consistency between LEP 2010 and DCP 2014.

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- Lot 17 DP 27107, 344-348 Caddens Road, Claremont Meadows
- Lot 18 Dp 27107, 350-356 Caddens Road, Claremont Meadows
- Lot 146 Dp 1108846, 48 Doncaster Avenue, Claremont Meadows
- Lot 147 Dp 1108846, 46 Doncaster Avenue, Claremont Meadows

- Lot 148 Dp 1108846, 44 Doncaster Avenue, Claremont Meadows
- Lot 149 Dp 1108846, 42 Doncaster Avenue, Claremont Meadows
- Lot 150 Dp 1108846, 40 Doncaster Avenue, Claremont Meadows
- Lot 151 Dp 1108846, 38 Doncaster Avenue, Claremont Meadows
- Lot 152 Dp 1108846, 36 Doncaster Avenue, Claremont Meadows
- Lot 153 Dp 1108846, 34 Doncaster Avenue, Claremont Meadows
- Lot 154 Dp 1108846, 32 Doncaster Avenue, Claremont Meadows
- Lot 155 Dp 1108846, 30 Doncaster Avenue, Claremont Meadows
- Lot 1561 Dp 1142422, 28 Doncaster Avenue, Claremont Meadows
- Lot 1562 Dp 1142422, 26 Doncaster Avenue, Claremont Meadows
- Lot 18 Dp 1137586, 50 Doncaster Avenue, Claremont Meadows
- Lot 19 Dp 1137586, 52 Doncaster Avenue, Claremont Meadows
- Lot 20 Dp 1137586, 54 Doncaster Avenue, Claremont Meadows
- Lot 571 Dp 1150128, 24 Doncaster Avenue, Claremont Meadows
- Lot 572 Dp 1150128, 22 Doncaster Avenue, Claremont Meadows
- Lot 573 Dp 1150128, 20 Doncaster Avenue, Claremont Meadows

Map tiles to be amended:

- Lot Size Map – Tile 013

5. REMOVAL OF BUILDING HEIGHT CONTROLS FROM RE1-ZONED LAND IN THE VICINITY OF NEPEAN HOSPITAL

The maximum building height controls prescribed by LEP 2010 on four sites in the vicinity of Nepean Hospital at Kingswood are to be removed. The four sites are zoned RE1 Public Recreation under LEP 2010. LEP 2010 does not intend to impose maximum height controls on RE1-zoned land. Therefore, the height controls for these sites are proposed to be removed.

The Height of Buildings Map is to be amended as follows:



Properties affected by amendment:

- 65 Stafford Street, Kingswood (Lots 381, 382 & 383 DP 14333)
- 4 Baden Powell Avenue, Kingswood (Lot 69 DP 752022)
- Lot 138 Orth Street, Kingswood (Lots 137, 138, 139, 140, 141, 142, 143, 177, 178, 179 & 180 DP 14333)
- 254 Great Western Highway, Kingswood (Part Lots 27 & 28 DP 14333), and part of Wainright Lane.

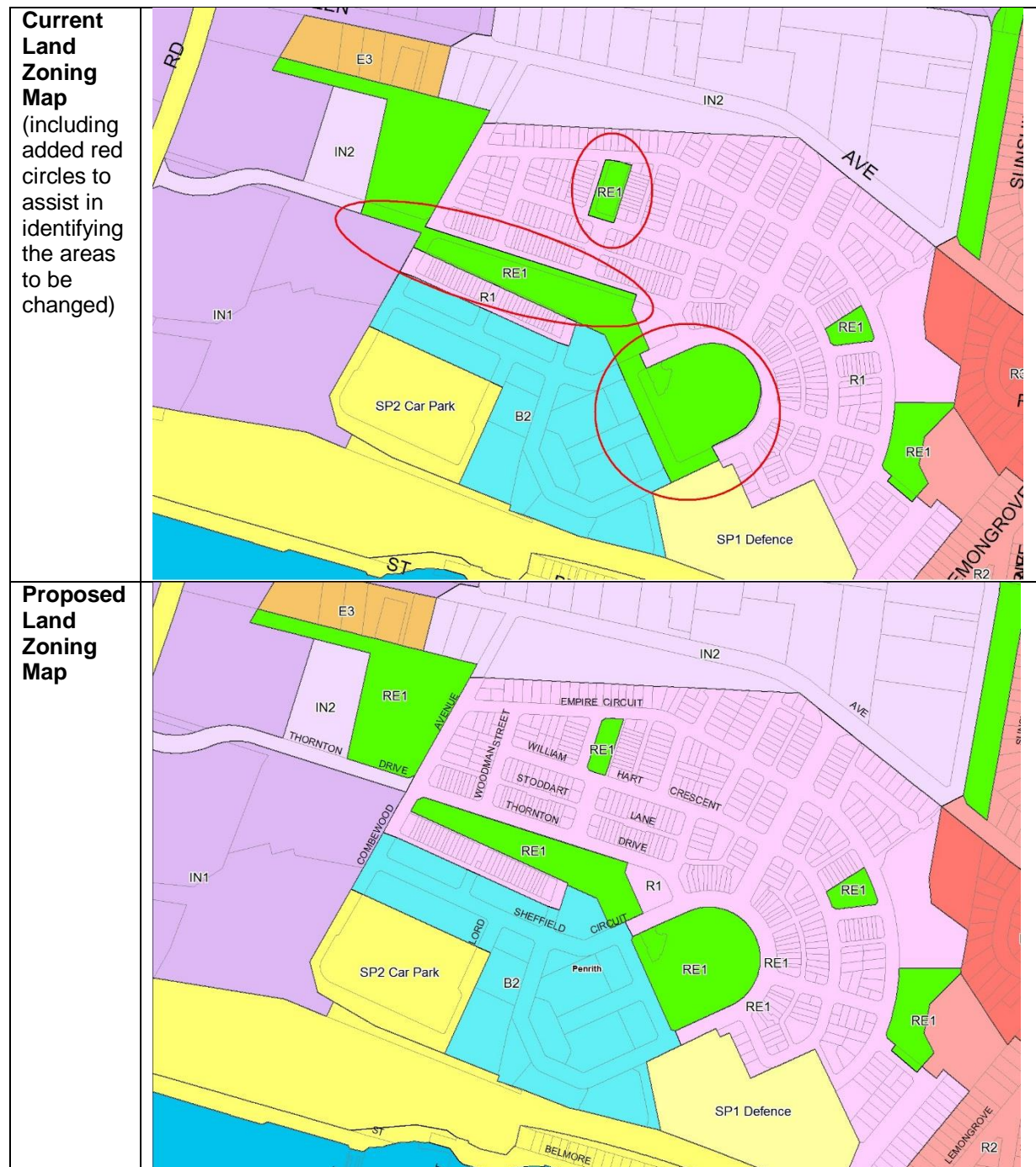
Map tiles to be amended:

- Height of Buildings Map – Tile 013

6. ALIGN MAPPED PLANNING CONTROLS TO SUBDIVISION BOUNDARIES AT NORTH PENRITH

The Land Zoning, Height of Buildings and Lot Size Maps at North Penrith current contain various mapping errors, mainly as a result of the misalignment of these mapped controls with subdivision boundaries. There errors are proposed to be corrected through changes to the maps.

The Land Zoning Map is to be amended as follows:

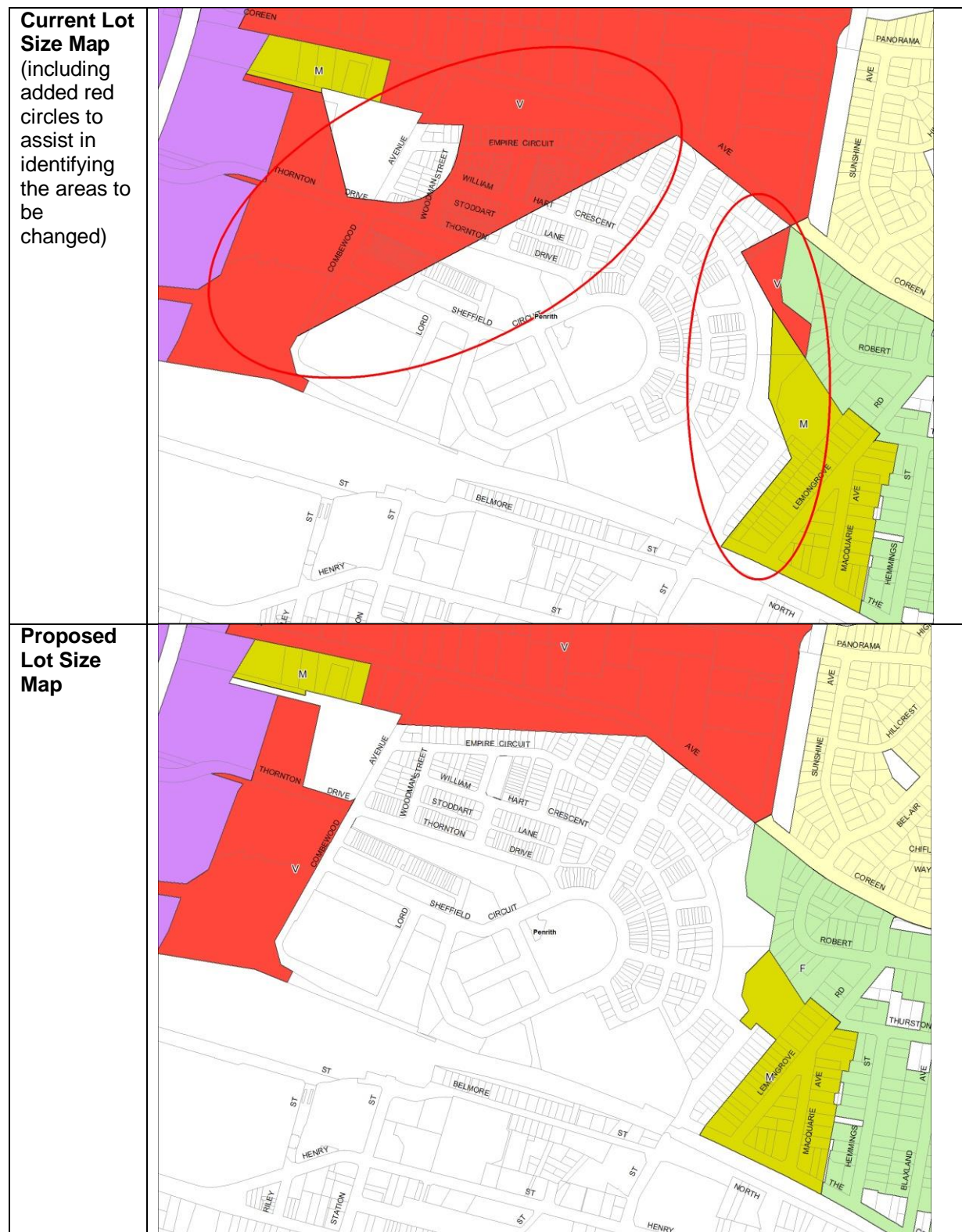


The Height of Buildings Map is to be amended as follows:

Current Height of Buildings Map
(including added red circles to assist in identifying the areas to be changed)

Proposed Height of Buildings Map

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- Land Zoning Map
 - Aviators Way
 - Lord Sheffield Circuit
 - Thornton Drive

- Empire circuit
- Hudson Street
- Public Reserve 21 Empire Circuit (Lot 2392 DP 1184497)
- Height of Buildings Map
 - Lot 1337 DP1171493 79 Empire Circuit, NORTH PENRITH
 - Lot 1339 DP1171493 17 William Hart Crescent, NORTH PENRITH
 - Lot 1345 DP1171493 Lot 1345 William Hart Crescent, NORTH PENRITH
 - Lot 63 DP1189857 12 Seymour Lane, PENRITH
 - Lot 2005 DP1181618 96 Empire Circuit, PENRITH
 - Lot 2009 DP1181618 20 Mountain View Crescent, PENRITH
 - Lot 2010 DP1181618 18 Mountain View Crescent, PENRITH
 - Lot 2011 DP1181618 16 Mountain View Crescent, PENRITH
 - Lot 2012 DP1181618 14 Mountain View Crescent, PENRITH
 - Lot 2013 DP1181618 12 Mountain View Crescent, PENRITH
 - Lot 2014 DP1181618 10 Mountain View Crescent, PENRITH
 - Lot 120 DP1208440 Lot120 Combewood Avenue, PENRITH
 - Lot 2104 DP1184494 89 Thornton Drive, PENRITH
 - Lot 2105 DP1184494 8 Thornton Drive, PENRITH
- Lot Size Map
 - Lot 1179 DP1171491, 17 Bartlett Place, PENRITH
 - Lot 1189 DP1171491, 68 Empire Circuit, PENRITH
 - Lot 1190 DP1171491, 70 Empire Circuit, PENRITH
 - Lot 2015 DP1181618, 36 The Crescent, PENRITH
 - Lot 2016 DP1181618, 1 Mountan View Crescent, PENRITH
 - Lot 2017 DP1181618, 3 Mountan View Crescent, PENRITH
 - Lot 2018 DP1181618, 5 Mountan View Crescent, PENRITH
 - Lot 2019 DP1181618, 7 Mountan View Crescent, PENRITH
 - Lot 2020 DP1181618, 9 Mountan View Crescent, PENRITH
 - Lot 2021 DP1181618, 11 Mountan View Crescent, PENRITH
 - Lot 2022 DP1181618, 13 Mountan View Crescent, PENRITH
 - Lot 2023 DP1181618, 15 Mountan View Crescent, PENRITH
 - Lot 2024 DP1181618, 17 Mountan View Crescent, PENRITH
 - Lot 2025 DP1181618, 19 Mountan View Crescent, PENRITH
 - Lot 2026 DP1181618, 21 Mountan View Crescent, PENRITH
 - Lot 2027 DP1181618, 23 Mountan View Crescent, PENRITH
 - Lot 2028 DP1181618, 25 Mountan View Crescent, PENRITH
 - Lot 2029 DP1181618, 27 Mountan View Crescent, PENRITH
 - Lot 2030 DP1181618, 29 Mountan View Crescent, PENRITH
 - Lot 2031 DP1181618, 31 Mountan View Crescent, PENRITH
 - Lot 2034 DP1181618, 72-84 Empire Circuit, PENRITH
 - Lot 2201 DP1184495, 27 Combewood Avenue , PENRITH
 - Lot 2202 DP1184495, 25 Combewood Avenue , PENRITH
 - Lot 2203 DP1184495, 23 Combewood Avenue , PENRITH
 - Lot 2204 DP1184495, 21 Combewood Avenue , PENRITH
 - Lot 2205 DP1184495, 1 Empire Circuit , PENRITH
 - Lot 2206 DP1184495, 3 Empire Circuit , PENRITH
 - Lot 2207 DP1184495, 5 Empire Circuit , PENRITH
 - Lot 2208 DP1184495, 5 Woodman Street, PENRITH
 - Lot 2209 DP1184495, 7 Woodman Street, PENRITH
 - Lot 2210 DP1184495, 9 Woodman Street, PENRITH
 - Lot 2211 DP1184495, 11 Woodman Street, PENRITH
 - Lot 2212 DP1184495, 13 Woodman Street, PENRITH

○ Lot 2213 DP1184495,	116 William Hart Crescent, PENRITH
○ Lot 2214 DP1184495,	114 William Hart Crescent, PENRITH
○ Lot 2215 DP1184495,	112 William Hart Crescent, PENRITH
○ Lot 2216 DP1184495,	110 William Hart Crescent, PENRITH
○ Lot 2217 DP1184495,	108 William Hart Crescent, PENRITH
○ Lot 2218 DP1184495,	106 William Hart Crescent, PENRITH
○ Lot 2219 DP1184495,	104 William Hart Crescent, PENRITH
○ Lot 2220 DP1184495,	102 William Hart Crescent, PENRITH
○ Lot 222 DP1184495,	100 William Hart Crescent, PENRITH
○ Lot 2222 DP1184495,	98 William Hart Crescent, PENRITH
○ Lot 2223 DP1184495,	96 William Hart Crescent, PENRITH
○ Lot 2224 DP1184495,	1 Woodrow Way, PENRITH
○ Lot 2225 DP1184495,	3 Woodrow Way, PENRITH
○ Lot 2227 DP1184495,	2 Woodrow Way, PENRITH
○ Lot 230 DP1184497,	15 Combewood Avenue, PENRITH
○ Lot 230 DP1184497,	2 Empire Circuit, PENRITH
○ Lot 230 DP1184497,	4 Empire Circuit, PENRITH
○ Lot 230 DP1184497,	6 Empire Circuit, PENRITH
○ Lot 2305 DP1184497,	8 Empire Circuit, PENRITH
○ Lot 2306 DP1184497,	10 Empire Circuit, PENRITH
○ Lot 2307 DP1184497,	12 Empire Circuit, PENRITH
○ Lot 2308 DP1184497,	14 Empire Circuit, PENRITH
○ Lot 230 DP1184497,	16 Empire Circuit, PENRITH
○ Lot 2310 DP1184497,	18 Empire Circuit, PENRITH
○ Lot 2311 DP1184497,	20 Empire Circuit, PENRITH
○ Lot 231 DP1184497,	22 Empire Circuit, PENRITH
○ Lot 2313 DP1184497,	24 Empire Circuit, PENRITH
○ Lot 2314 DP1184497,	26 Empire Circuit, PENRITH
○ Lot 2315 DP1184497,	28 Empire Circuit, PENRITH
○ Lot 2316 DP1184497,	30 Empire Circuit, PENRITH
○ Lot 2317 DP1184497,	32 Empire Circuit, PENRITH
○ Lot 2318 DP1184497,	34 Empire Circuit, PENRITH
○ Lot 2319 DP1184497,	36 Empire Circuit, PENRITH
○ Lot 232 DP1184497,	38 Empire Circuit, PENRITH
○ Lot 2321 DP1184497,	40 Empire Circuit, PENRITH
○ Lot 2322 DP1184497,	42 Empire Circuit, PENRITH
○ Lot 2323 DP1184497,	44 Empire Circuit, PENRITH
○ Lot 2324 DP1184497,	2 Laimbeer Place, PENRITH
○ Lot 2325 DP1184497,	4 Laimbeer Place, PENRITH
○ Lot 2326 DP1184497,	6 Laimbeer Place, PENRITH
○ Lot 2327 DP1184497,	11 Laimbeer Place, PENRITH
○ Lot 2328 DP1184497,	9 Laimbeer Place, PENRITH
○ Lot 2329 DP1184497,	7 Laimbeer Place, PENRITH
○ Lot 2330 DP1184497,	5 Laimbeer Place, PENRITH
○ Lot 2331 DP1184497,	3 Laimbeer Place, PENRITH
○ Lot 2332 DP1184497,	1 Laimbeer Place, PENRITH
○ Lot 2335 DP1184497,	16 Walshaw Street, PENRITH
○ Lot 2337 DP1184497,	20 Walshaw Street, PENRITH
○ Lot 2338 DP1184497,	2 Cleveland Street, PENRITH
○ Lot 2364 DP1184497,	31 Empire Circuit, PENRITH
○ Lot 2365 DP1184497,	29 Empire Circuit, PENRITH
○ Lot 2366 DP1184497,	1 Durrant Street, PENRITH

○ Lot 2367 DP1184497,	3 Durrant Street, PENRITH
○ Lot 2368 DP1184497,	5 Durrant Street, PENRITH
○ Lot 2369 DP1184497,	7 Durrant Street, PENRITH
○ Lot 2370 DP1184497,	9 Durrant Street, PENRITH
○ Lot 2371 DP1184497,	11 Durrant Street, PENRITH
○ Lot 2372 DP1184497,	13 Durrant Street, PENRITH
○ Lot 2373 DP1184497,	15 Durrant Street, PENRITH
○ Lot 2374 DP1184497,	17 Durrant Street, PENRITH
○ Lot 2376 DP1184497,	71 William Hart Crescent, PENRITH
○ Lot 2377 DP1184497,	73 William Hart Crescent, PENRITH
○ Lot 2378 DP1184497,	75 William Hart Crescent, PENRITH
○ Lot 2379 DP1184497,	8 Woodman Street, PENRITH
○ Lot 2380 DP1184497,	6 Woodman Street, PENRITH
○ Lot 2381 DP1184497,	4 Woodman Street, PENRITH
○ Lot 2382 DP1184497,	9 Empire Circuit, PENRITH
○ Lot 2384 DP1184497,	13 Empire Circuit, PENRITH
○ Lot 2385 DP1184497,	15 Empire Circuit, PENRITH
○ Lot 2386 DP1184497,	17 Empire Circuit, PENRITH
○ Lot 2392 DP1184497,	21 Hudson Street, PENRITH
○ Lot 3105 DP1184499,	1-39 Lord Sheffield Circuit, PENRITH
○ Lot 169 DP1201427,	17 Hudson Street, PENRITH
○ Lot 170 DP1201427,	15 Hudson Street, PENRITH
○ Lot 171 DP1201427,	13 Hudson Street, PENRITH
○ Lot 173 DP1201427,	9 Hudson Street, PENRITH
○ Lot 174 DP1201427,	7 Hudson Street, PENRITH
○ Lot 175 DP1201427,	5 Hudson Street, PENRITH
○ Lot 176 DP1201427,	3 Hudson Street, PENRITH
○ Lot 177 DP1201427,	1 Hudson Street, PENRITH
○ Lot 97 DP1201424,	73 Thornton Drive, PENRITH
○ Lot 98 DP1201424,	71 Thornton Drive, PENRITH
○ Lot 99 DP1201424,	69 Thornton Drive, PENRITH
○ Lot 100 DP1201424,	67 Thornton Drive, PENRITH
○ Lot 101 DP1201424,	65 Thornton Drive, PENRITH
○ Lot 102 DP1201424,	63 Thornton Drive, PENRITH
○ Lot 103 DP1201424,	61 Thornton Drive, PENRITH
○ Lot 104 DP1201424,	59 Thornton Drive, PENRITH
○ Lot 105 DP1201424,	57 Thornton Drive, PENRITH
○ Lot 106 DP1201424,	55 Thornton Drive, PENRITH
○ Lot 107 DP1201424,	53 Thornton Drive, PENRITH
○ Lot 152 DP1204190,	65 William Hart Crescent, PENRITH
○ Lot 153 DP1204190,	63 William Hart Crescent, PENRITH
○ Lot 154 DP1204190,	20 Hudson Street, PENRITH
○ Lot 155 DP1204190,	18 Hudson Street, PENRITH
○ Lot 156 DP1204190,	16 Hudson Street, PENRITH
○ Lot 157 DP1204190,	14 Hudson Street, PENRITH
○ Lot 158 DP1204190,	12 Hudson Street, PENRITH
○ Lot 159 DP1204190,	10 Hudson Street, PENRITH
○ Lot 160 DP1204190,	8 Hudson Street, PENRITH
○ Lot 161 DP1204190,	6 Hudson Street, PENRITH
○ Lot 162 DP1204190,	4 Hudson Street, PENRITH
○ Lot 163 DP1204190,	2 Hudson Street, PENRITH
○ Lot 164 DP1204190,	25 Empire Circuit, PENRITH

○ Lot 165	DP1204190,	23 Empire Circuit, PENRITH
○ Lot 108	DP1201425,	65 Thornton Drive, PENRITH
○ Lot 109	DP1201425,	63 Thornton Drive, PENRITH
○ Lot 110	DP1201425,	61 Thornton Drive, PENRITH
○ Lot 111	DP1201425,	59 Thornton Drive, PENRITH
○ Lot 112	DP1201425,	57 Thornton Drive, PENRITH
○ Lot 113	DP1201425,	55 Thornton Drive, PENRITH
○ Lot 114	DP1201425,	53 Thornton Drive, PENRITH
○ Lot 115	DP1201425,	51 Thornton Drive, PENRITH
○ Lot 116	DP1201425,	49 Thornton Drive, PENRITH
○ Lot 117	DP1201425,	47 Thornton Drive, PENRITH
○ Lot 118	DP1201425,	45 Thornton Drive, PENRITH
○ Lot 119	DP1201425,	43 Thornton Drive, PENRITH
○ Lot 120	DP1201425,	41 Thornton Drive, PENRITH
○ Lot 121	DP1201425,	39 Thornton Drive, PENRITH
○ Lot 122	DP1201425,	37 Thornton Drive, PENRITH
○ Lot 124	DP1201425,	5 Woodrow Way, PENRITH
○ Lot 144	DP1205091,	10 Laimbeer Place, PENRITH
○ Lot 143	DP1205091,	8 Laimbeer Place, PENRITH
○ Lot 95	DP1205090,	3 Woodman Street, PENRITH
○ Lot 96	DP1205090,	1 Woodman Street, PENRITH
○ Lot 120	DP1208440,	Lot 20 Combewood Avenue, PENRITH
○ Lot 1178	DP1171491,	15 Bartlett Place, PENRITH
○ Lot 145	DP1207869,	24 Walshaw Street, PENRITH
○ Lot 146	DP1207869,	25 Walshaw Street, PENRITH
○ Lot 178	DP1205092,	1 Fernandez Lane, PENRITH
○ Lot 179	DP1205092,	3 Fernandez Lane, PENRITH
○ Lot 180	DP1205092,	5 Fernandez Lane, PENRITH
○ Lot 181	DP1205092,	7 Fernandez Lane, PENRITH
○ Lot 182	DP1205092,	9 Fernandez Lane, PENRITH
○ Lot 183	DP1205092,	11 Fernandez Lane, PENRITH
○ Lot 184	DP1205092,	13 Fernandez Lane, PENRITH
○ Lot 185	DP1205092,	15 Fernandez Lane, PENRITH
○ Lot 186	DP1205092,	17 Fernandez Lane, PENRITH
○ Lot 187	DP1205092,	19 Fernandez Lane, PENRITH
○ Lot 188	DP1205092,	21 Fernandez Lane, PENRITH
○ Lot 189	DP1205092,	23 Fernandez Lane, PENRITH
○ Lot 190	DP1205092,	25 Fernandez Lane, PENRITH
○ Lot 191	DP1205092,	27 Fernandez Lane, PENRITH
○ Lot 192	DP1205092,	29 Fernandez Lane, PENRITH
○ Lot 193	DP1205092,	31 Fernandez Lane, PENRITH
○	SP92424,	33 Fernandez Lane, PENRITH
○ Lot 211	DP1205092,	2 Lord Sheffield Circuit, PENRITH
○ Lot 2104	DP1184494,	89 Thornton Drive, PENRITH
○ Lot 2105	DP1184494,	8 Thornton Drive, PENRITH

Map tiles to be amended:

- Land Zoning Map – Tiles 005 and 012.
- Height of Buildings Map – Tiles 005, 012 and 013.
- Lot Size Map – Tiles 005 and 012.

7. ALIGN PLANNING CONTROLS TO SUBDIVISION BOUNDARIES AT PANDOREA ST, CLAREMONT MEADOWS

The boundaries of E2 Environmental Conservation, RE1 Public Recreation and R2 Low Density Residential zonings do not align correctly to the subdivision boundary at the Pandorea Street reserve, Claremont Meadows.

This requires realignment of the zonings applying to Pandorea Street, the adjacent reserve and the Claremont Creek corridor. It also requires realignment of the lot size and building height maps to align with the R2 zoning.

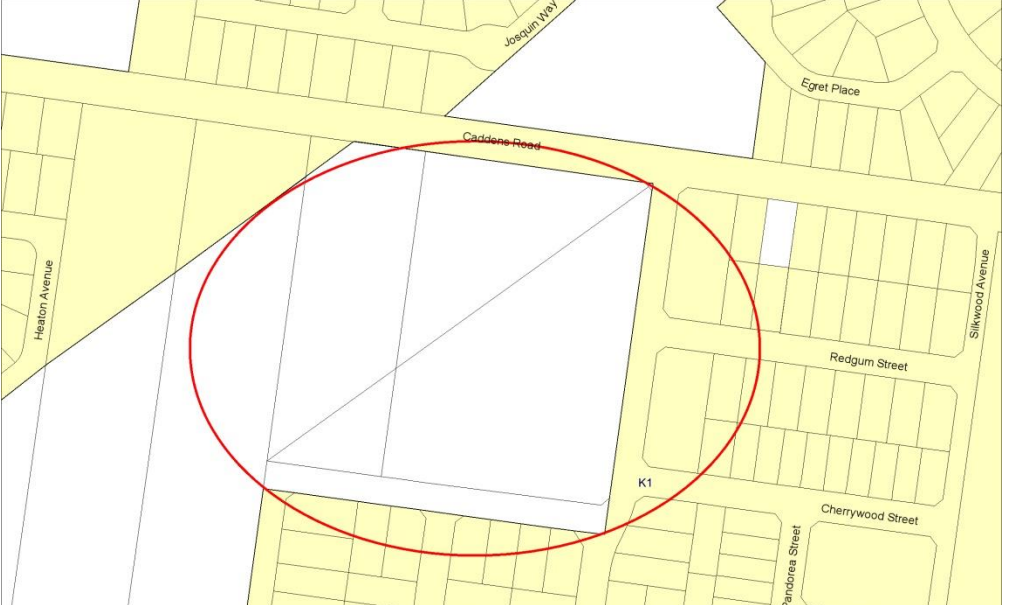
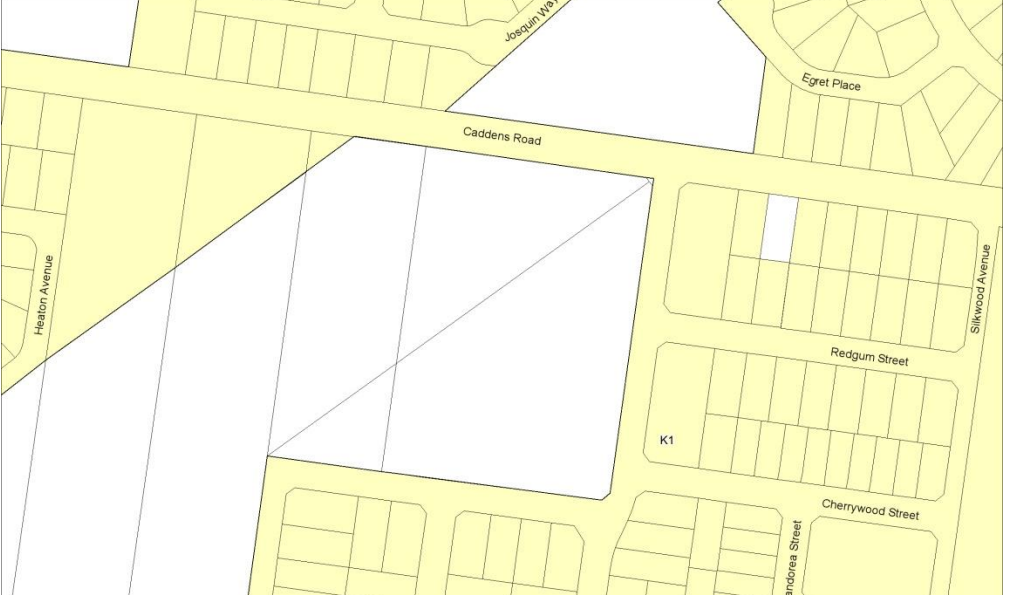
The Land Zoning Map is to be amended as follows:

<p>Current Land Zoning Map (including added red circles to assist in identifying the areas to be changed)</p>	
<p>Proposed Land Zoning Map</p>	

The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>	 A map of a residential area with green-shaded lots and white roads. A large red circle is drawn around a specific lot located between Caddens Road and Redgum Street, and between Heaton Avenue and Silkwood Avenue. The lot is divided into several smaller sections by thin white lines. Other streets labeled include Joquin Way, Egret Place, Pandorea Street, and Cherrywood Street.
<p>Proposed Height of Buildings Map</p>	 The same map as above, but without the red circle. The lot in question is still outlined by the surrounding roads and street names: Caddens Road, Redgum Street, Heaton Avenue, Silkwood Avenue, Joquin Way, Egret Place, Pandorea Street, and Cherrywood Street.

The Lot Size Map is to be amended as follows:

<p>Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)</p>	 <p>This map shows a residential area with several streets: Heaton Avenue, Josquin Way, Caddens Road, Egret Place, Silkwood Avenue, Redgum Street, Cherrywood Street, Pandorea Street, and K1. A large triangular lot on Caddens Road is highlighted with a red circle, indicating the area to be amended.</p>
<p>Proposed Lot Size Map</p>	 <p>This map shows the same residential area as the current map, but without the red circle. The lot boundaries and street names remain the same.</p>

Properties affected by amendment:

- Pandorea Street
- 282-292 Caddens Road (Lots 196 and 197 DP 1169281)
- Lot 499 Caddens Road (Lot 499 DP 1197976)
- Lot 500 Pandorea Street (Lot 500 DP 1197976)

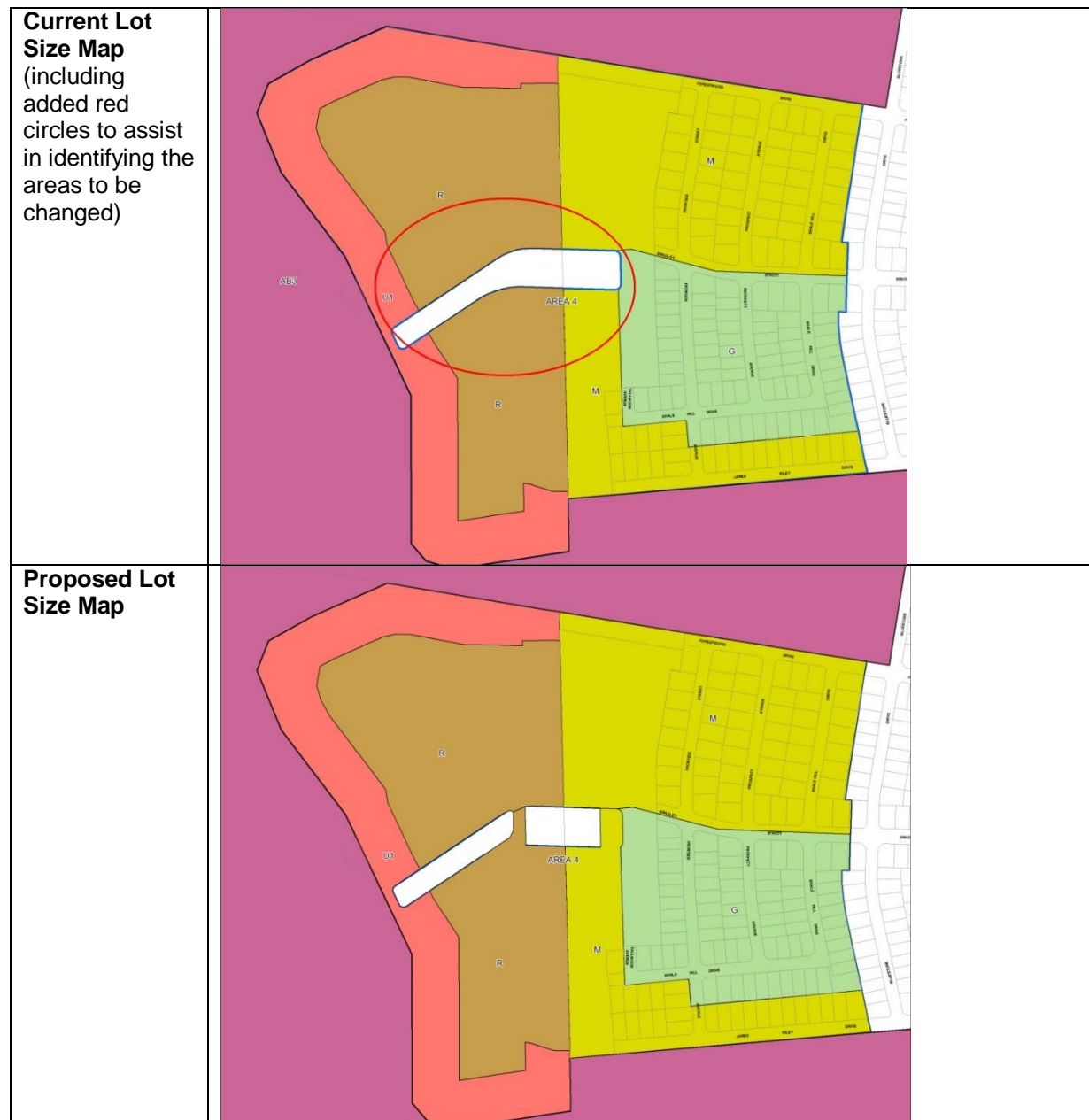
Map tiles to be amended:

- Land Zoning Map – Tile 013
- Height of Buildings Map – Tile 013
- Lot Size Map – Tile 013

8. ALIGN LOT SIZE CONTROL WITH LOCATION OF RE1-ZONED LAND AT GLENMORE PARK STAGE 2

There is a misalignment in the mapped lot size controls in the vicinity of land zoned RE1 at Glenmore Park Stage 2, Precinct C. It is proposed that the lot size control is amended so as to not apply the RE1-zoned land and reflects the correct location of this RE1 zoned area. Some of the residential-zoned land surrounding the RE1 zone is to be applied with a missing lot size control.

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- Lot 640 DP 1222236, Forestwood Drive, Glenmore Park
- Lot 7142 DP 1217971, Glenmore Park

Map tiles to be amended:

- Lot Size Map – Tile 007

9. IMPROVEMENT TO LABELLING OF STATE HERITAGE ITEM 187 (STATION MASTERS HOUSE), PENRITH

Some improvements are proposed to apply to the Heritage Map to distinguish State Heritage item 187, being the Station Master's House (former) at Jane Street, Penrith. Four map tiles of the Heritage Map contain this heritage item. Changes are proposed to two of these map tiles – one change being to add a missing label, the other change being to add an '&' between the heritage item reference and another heritage item reference that shares the same location, so as to better distinguish the two items on the map.

The Heritage Map is to be amended as follows:



Properties affected by amendment:

- Lot 31, DP 1086586

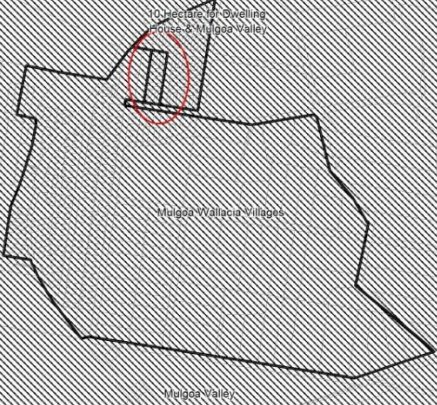
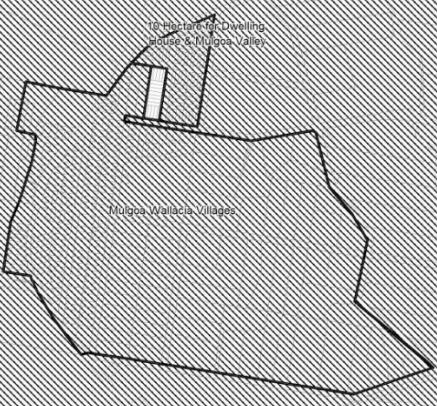
Map tiles to be amended:

- Heritage Map – Tiles 005 and 012.

10. REMOVAL OF '10 HECTARE FOR DWELLING HOUSE' CONTROL FROM RE1 LAND AT MULGOA HALL, MULGOA

The '10 hectare for dwelling house' on the Clause Application Map currently applies to an area of RE1-zoned land at Mulgoa Hall, Mulgoa. Dwelling houses are prohibited in RE1 zones. It is proposed to amend the Clause Application Map to change the boundary of the '10 hectare for dwelling house' area so that it does not apply to land zoned RE1 Public Recreation.

The Clause Application Map is to be amended as follows:

<p>Current Clause Application Map (including added red circles to assist in identifying the areas to be changed)</p>	 <p>The map shows a large area labeled 'Mulgoa Valley' with a smaller area labeled 'Mulgoa Valley Village' inside it. A red circle highlights a specific area within the 'Mulgoa Valley Village' area, labeled '10 hectare for dwelling house'. The area outside the 'Mulgoa Valley Village' boundary is shaded with a diagonal line pattern.</p>	
<p>Proposed Clause Application Map</p>	 <p>The map shows the same area as the current map, but the boundary of the '10 hectare for dwelling house' area has been changed. The area previously highlighted by the red circle is now excluded from the '10 hectare for dwelling house' area. The area outside the 'Mulgoa Valley Village' boundary is shaded with a diagonal line pattern.</p>	

Properties affected by amendment:

- Mulgoa Hall 349 Littlefields Road, Mulgoa (Lots 46 – 57, DP 2721 & Lots 7 – 11, DP 2721)

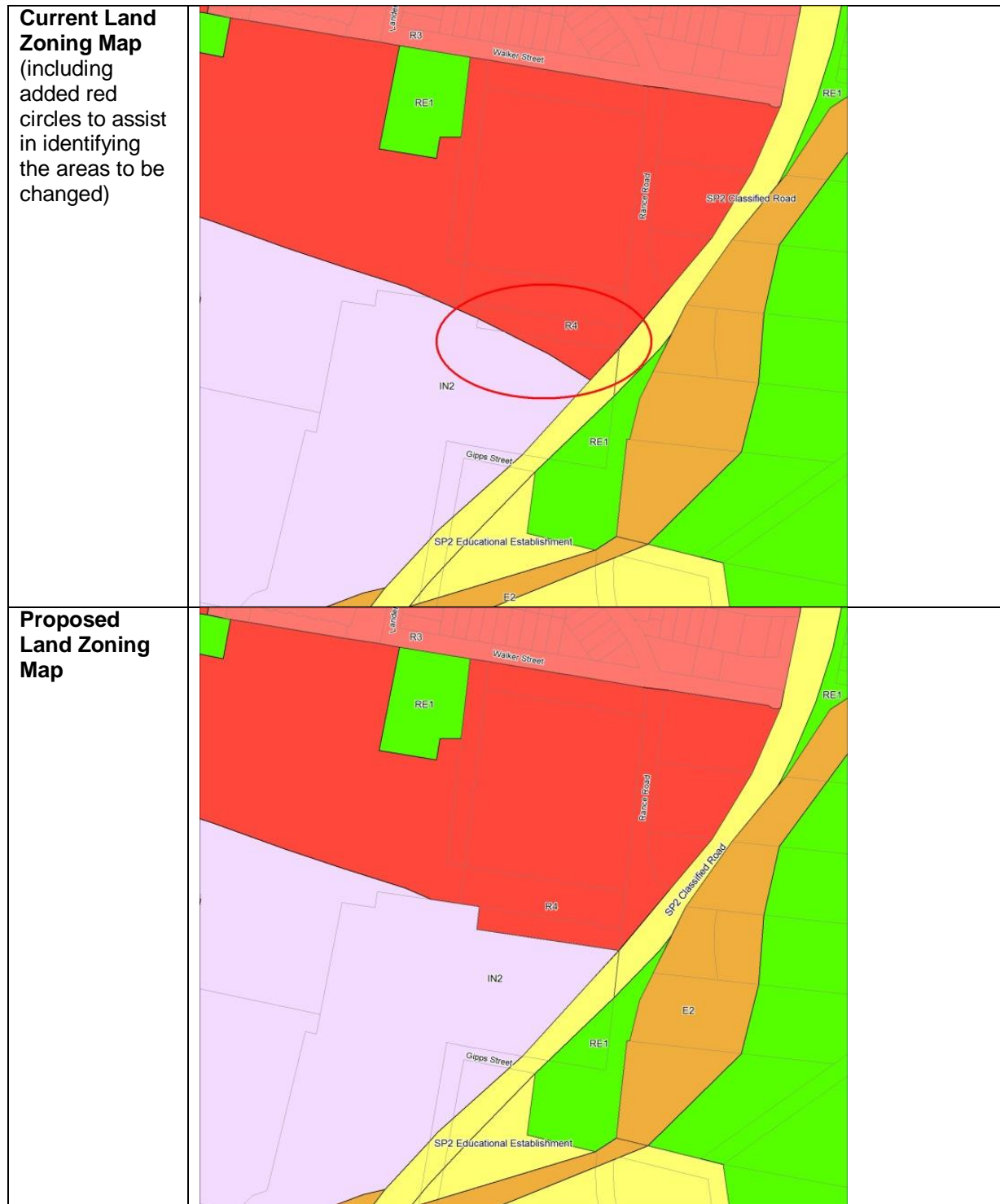
Map tiles to be amended:

- Clause Application Map – Tile 002

11. ALIGN PLANNING CONTROLS TO SUBDIVISION BOUNDARIES AT WERRINGTON

The land zoning, building height and lot size maps in a location at Werrington do not align with property boundaries. It is proposed that these elements are amended accordingly.

The Land Zoning Map is to be amended as follows:



The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>	 <p>This map shows a residential area with several streets: Rance Road, Werrington Road, Gipps Street, Ternant Road, and The Kingsway. A large yellow-shaded area labeled 'M2' is prominent. A red circle is drawn around a small, light-brown rectangular area located at the intersection of Rance Road and Werrington Road, just north of the yellow 'M2' area. A small circle with a dot is also visible within the light-brown area.</p>
<p>Proposed Height of Buildings Map</p>	 <p>This map shows the same residential area as the current map, with the same streets and yellow 'M2' area. However, the red circle is no longer present, indicating that the area it highlighted is no longer designated for height restrictions in the proposed map.</p>

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- Lot 2 DP 1176624
- Lot 1 DP 527752

Map tiles to be amended:

- Land Zoning Map – Tile 013
- Height of Buildings Map – Tile 013
- Lot Size Map – Tile 013

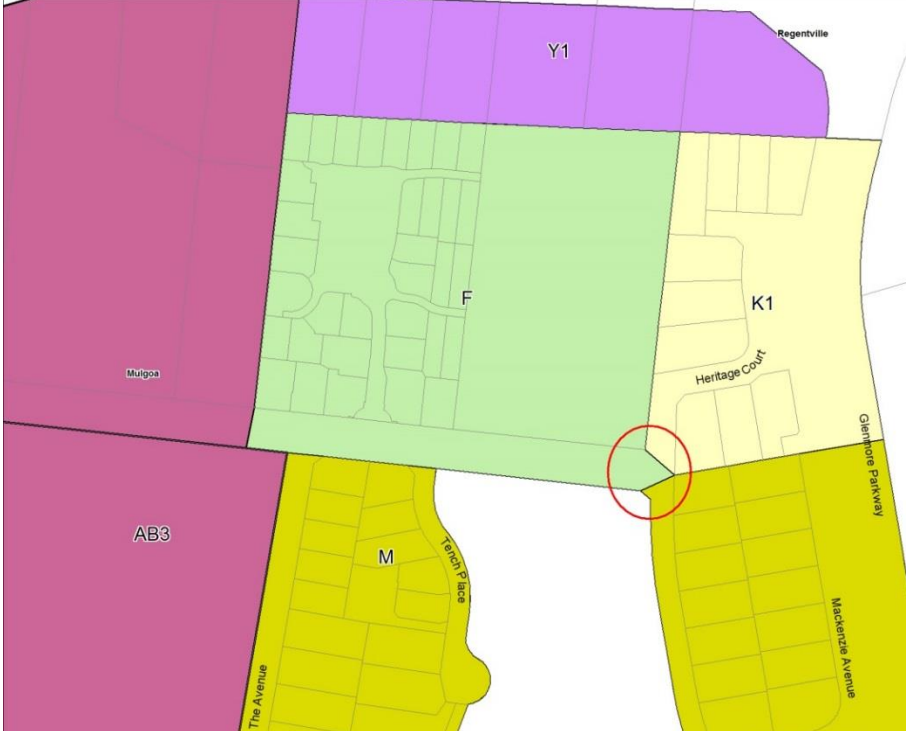
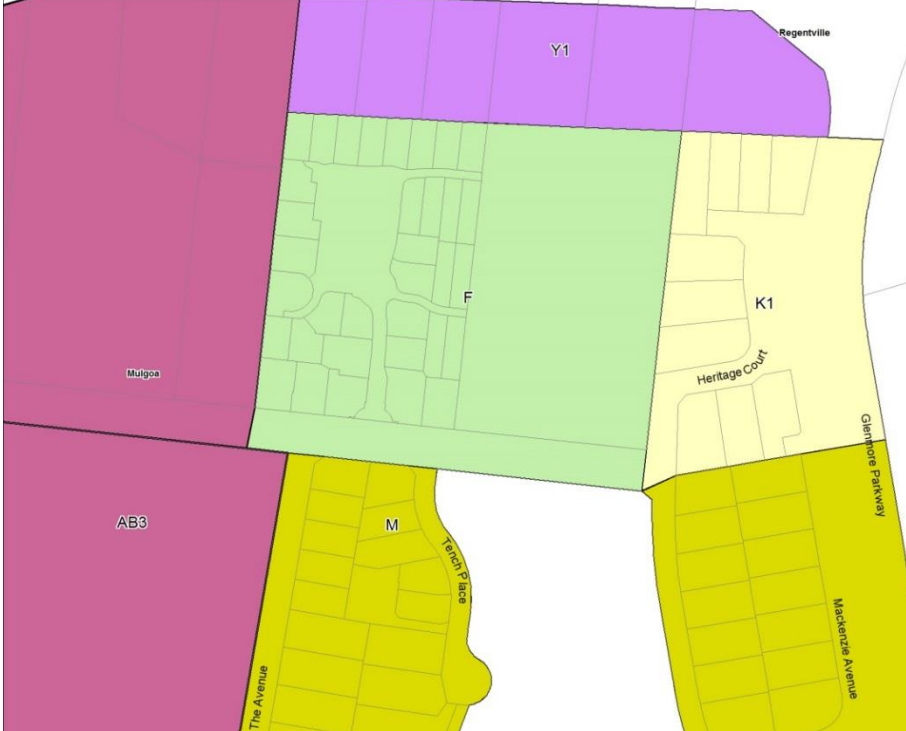
12. ALIGNMENT OF ZONING AND LOT SIZE CONTROLS AT REGENTVILLE ROAD, GLENMORE PARK

An incorrectly-mapped triangular portion of R3-zoned land on Regentville Road at Glenmore Park adjacent to 11 Heritage Court (Lot 1 DP 1040374) needs to be rezoned to R2 Low Density Residential. An amendment to the same area on the Lot Size Map must also be undertaken to change the minimum lot size from 400sqm to 550sqm to be consistent with the lot size currently applying to the adjacent R2-zoned lands.

The Land Zoning Map is to be amended as follows:

<p>Current Land Zoning Map (including added red circles to assist in identifying the areas to be changed)</p>	 <p>The map shows a triangular area of R3-zoned land (red) on Regentville Road, adjacent to 11 Heritage Court (Lot 1 DP 1040374). This area is highlighted with a red circle. The surrounding areas include E3 (orange), R2 (pink), RE1 (green), and SP2 Water Supply Sys (yellow). Other roads shown are The Avenue, Tenth Place, and Gladstone Avenue.</p>
<p>Proposed Land Zoning Map</p>	 <p>The map shows the same area as the current map, but with the triangular area of R3-zoned land on Regentville Road rezoned to R2 Low Density Residential (pink). The surrounding areas and roads remain the same.</p>

The Lot Size Map is to be amended as follows:

<p>Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)</p>	
<p>Proposed Lot Size Map</p>	

Properties affected by amendment:

- Regentville Road, Glenmore Park [adjacent to 11 Heritage Court, Glenmore Park (Lot 1 DP 1040374)]

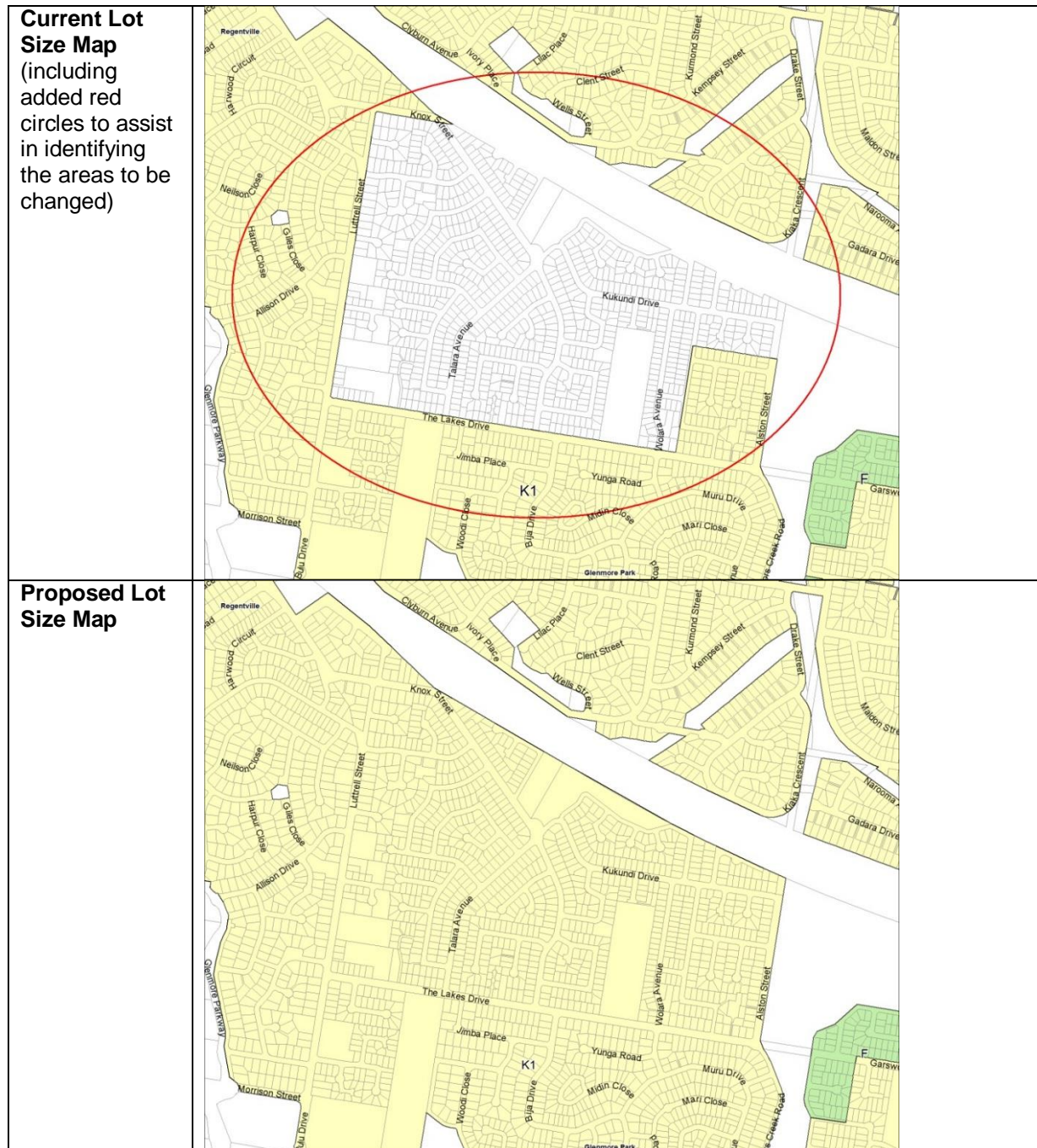
Map tiles to be amended:

- Land Zoning Map – Tile 006
- Lot Size Map – Tile 006

13. ADDITION OF MISSING LOT SIZE CONTROLS AT GLENMORE PARK

A part of Glenmore Park currently does not contain a minimum lot size control. The area is zoned R2 Low Density Residential. The lot size should be 550sqm to be consistent with the minimum lot size applied to adjoining R2 Low Density Residential land.

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- The land generally bound by Luttrell Street, The Lakes Drive, Alston Street and the M4 Motorway.

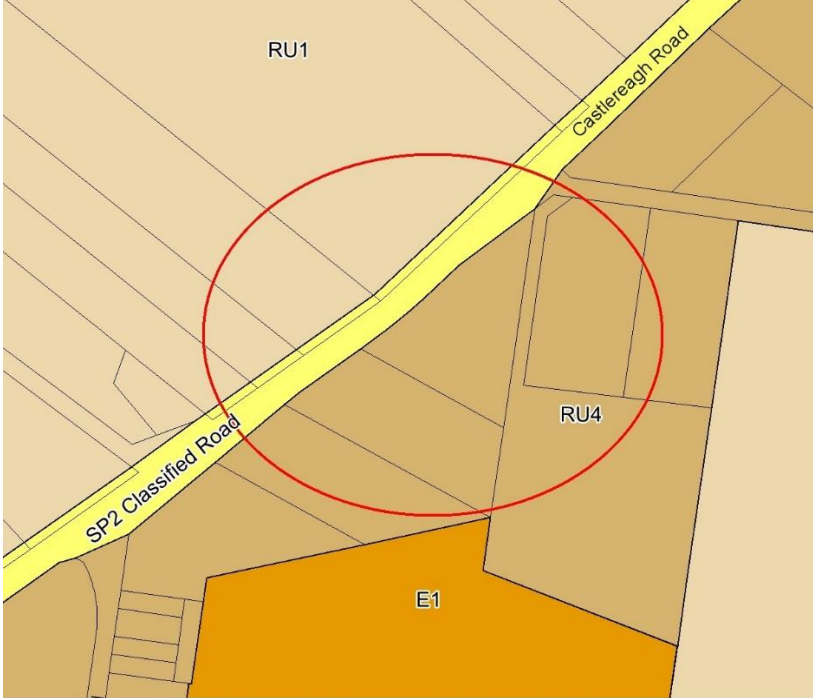
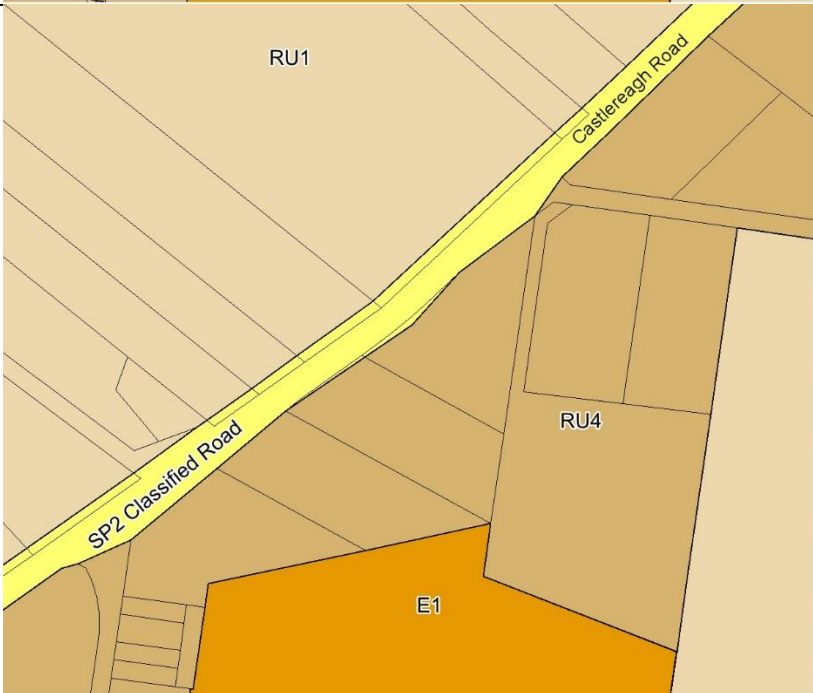
Map tiles to be amended:

- Lot Size Map – Tile 006

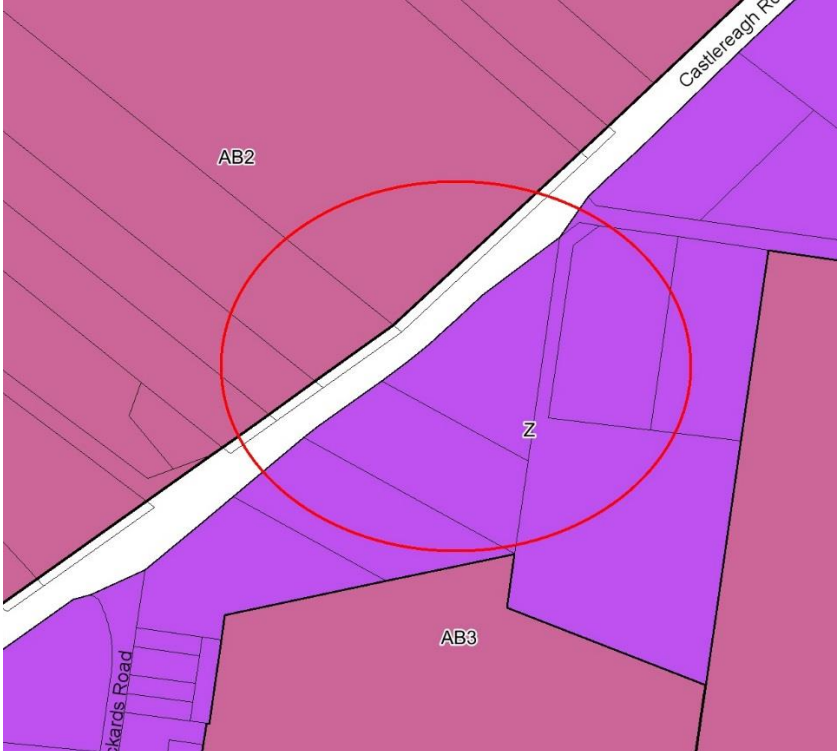
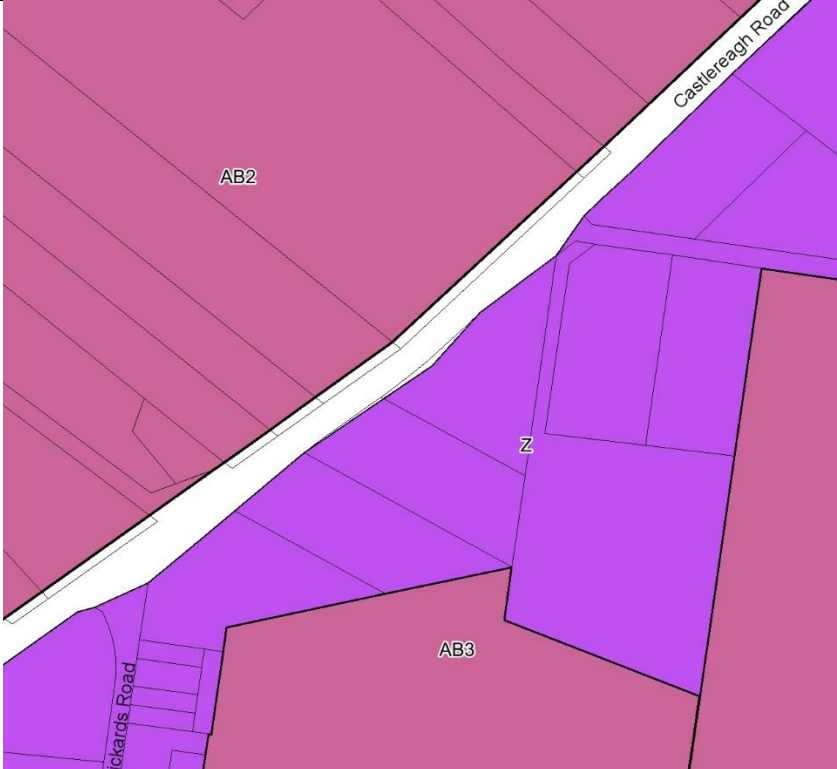
14. ALIGNMENT OF ZONING, LOT SIZE AND LAND RESERVATION MAPS FOR AGNES BANKS PROPERTIES

It is proposed to amend the zoning and lot size of part of two properties on the eastern side of Castlereagh Road at Agnes Banks which are zoned RU4 Primary Production. The Castlereagh Road frontage of these two properties is identified on the land reservation map for a Classified Road. The mapped zoning and lot size for this land must be amended to be consistent with the boundaries of the land reservation on the land reservation map. It is proposed that the zoning of the applicable land reservation area is changed to SP2 Classified Road and that the minimum lot size is removed from this area.

The Land Zoning Map is to be amended as follows:

<p>Current Land Zoning Map (including added red circles to assist in identifying the areas to be changed)</p>	 <p>The map shows a yellow diagonal strip labeled 'SP2 Classified Road' running from the bottom left towards the top right. To its right is a light brown area labeled 'RU4'. Above the RU4 area is a light tan area labeled 'RU1'. Below the RU4 area is a dark orange area labeled 'E1'. A red circle is drawn around the intersection of the SP2 Classified Road and the RU4 area, indicating the area to be changed.</p>	
<p>Proposed Land Zoning Map</p>	 <p>This map is identical to the current map, showing the same zoning areas (RU1, RU4, E1, SP2 Classified Road) and features. However, the red circle highlighting the area to be changed is removed, indicating the proposed amendment.</p>	

The Lot Size Map is to be amended as follows:

<p>Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)</p>	 The map shows a section of land with various colored zones. A red circle is drawn around the intersection of Castlereagh Road and Rickards Road. The zones are labeled AB2 (top left, pink), AB3 (bottom center, pink), and Z (center right, purple). The road names are written along the roads.
<p>Proposed Lot Size Map</p>	 This map is identical to the current map, showing the same land parcels and road network. The zones are labeled AB2, AB3, and Z. The road names are written along the roads.

Properties affected by amendment:

- 633-655 Castlereagh Road (Lot 10 DP 1171071)
- 657-665 Castlereagh Road (Lot 11 DP 1171071)

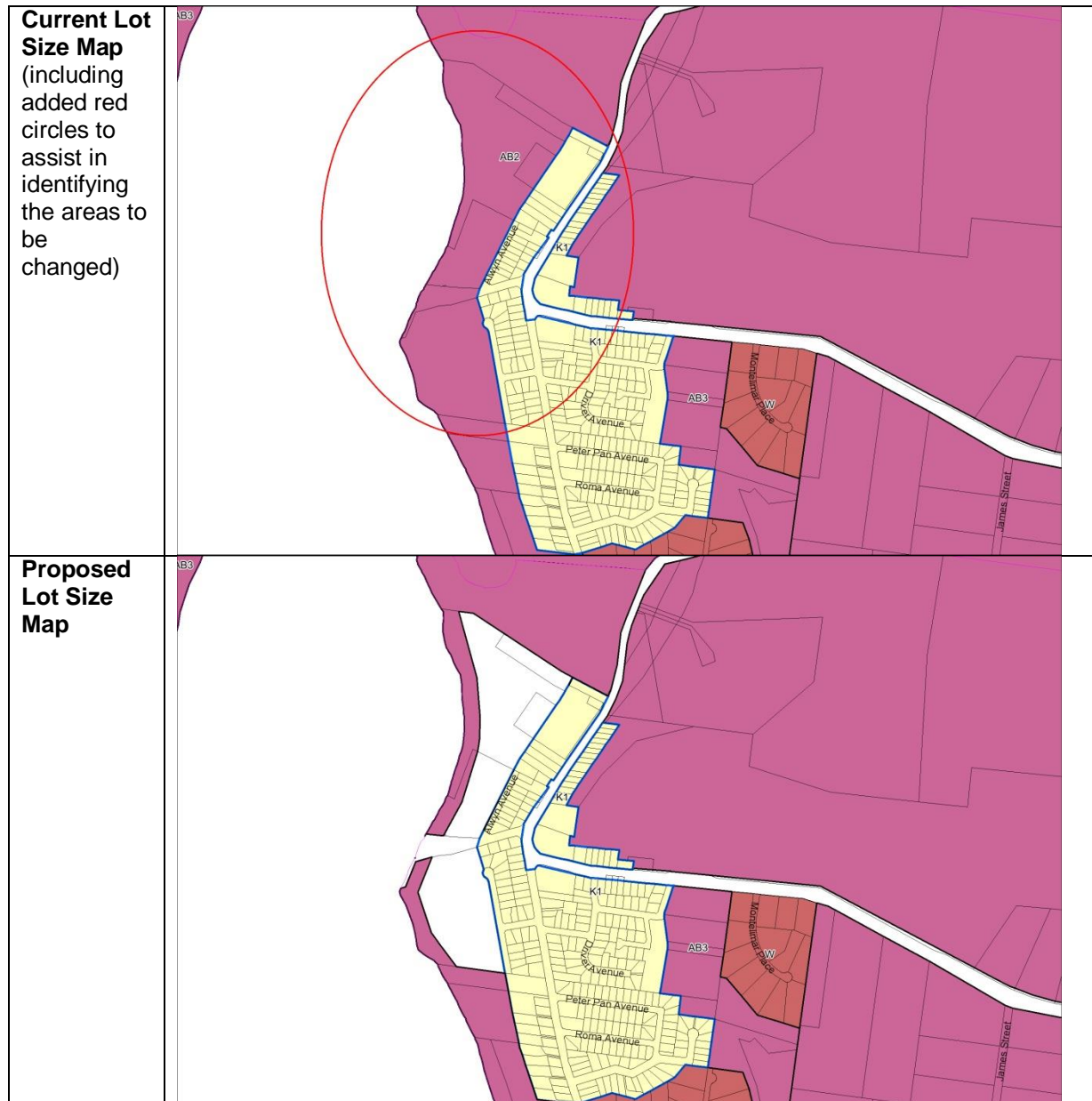
Map tiles to be amended:

- Land Zoning Map – Tile 003
- Lot Size Map – Tile 003

15. REMOVE MINIMUM LOT SIZE CONTROL FROM RE1-ZONED LAND AT WALLACIA

It is proposed to remove the minimum lot size controls from the Blaxland Crossing Reserve at Wallacia. This area is zoned RE1 Public Recreation. Minimum lot size controls are not applied to RE1 zones in Penrith LEP 2010.

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- 1b Alwyn Avenue (Lots 7001 and 7002, DP 1125515; Lot 39 and Part Lot 40, DP 752016)
- 1a Shelley Road (Lot 36 DP 248614)
- Part of Silverdale Road

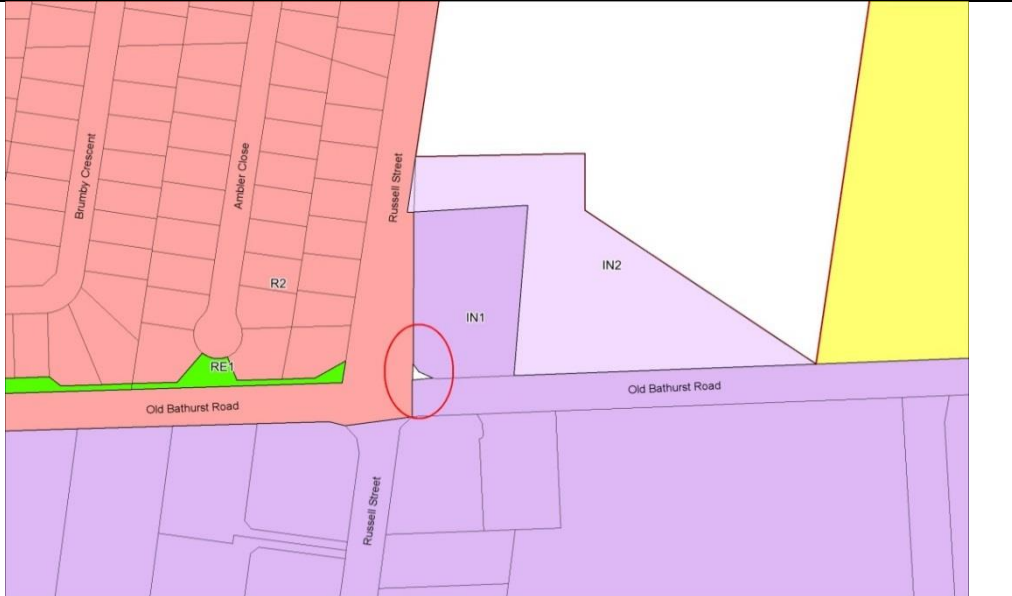
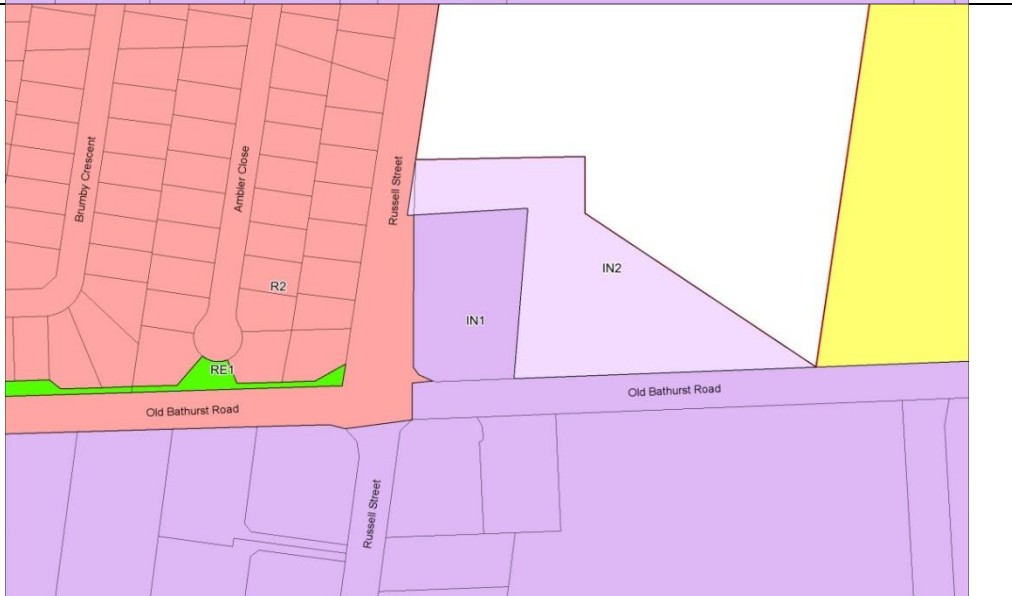
Map tiles to be amended:

- Lot Size Map – Tile 008

16. ADDITION OF MISSING ZONING AT CORNER OF OLD BATHURST RD AND RUSSELL ST, EMU PLAINS

A part of the road reserve on the corner of Old Bathurst Road and Russell Street, Emu Plains, adjacent to 162-168 Russell Street, Emu Plains (Lot 10 DP 865951) is missing a zoning on the zoning map. It is proposed to apply a R2 Low Density Residential zone to this part of the road reserve. The R2 zone correlates with the adjacent R2-zoned land and with the 8.5 metre building height which applies to these R2-zoned lands.

The Land Zoning Map is to be amended as follows:

<p>Current Land Zoning Map (including added red circles to assist in identifying the areas to be changed)</p>	
<p>Proposed Land Zoning Map</p>	

Properties affected by amendment:

- Adjacent to 162-168 Russell Street, Emu Plains (Lot 10 DP 865951)

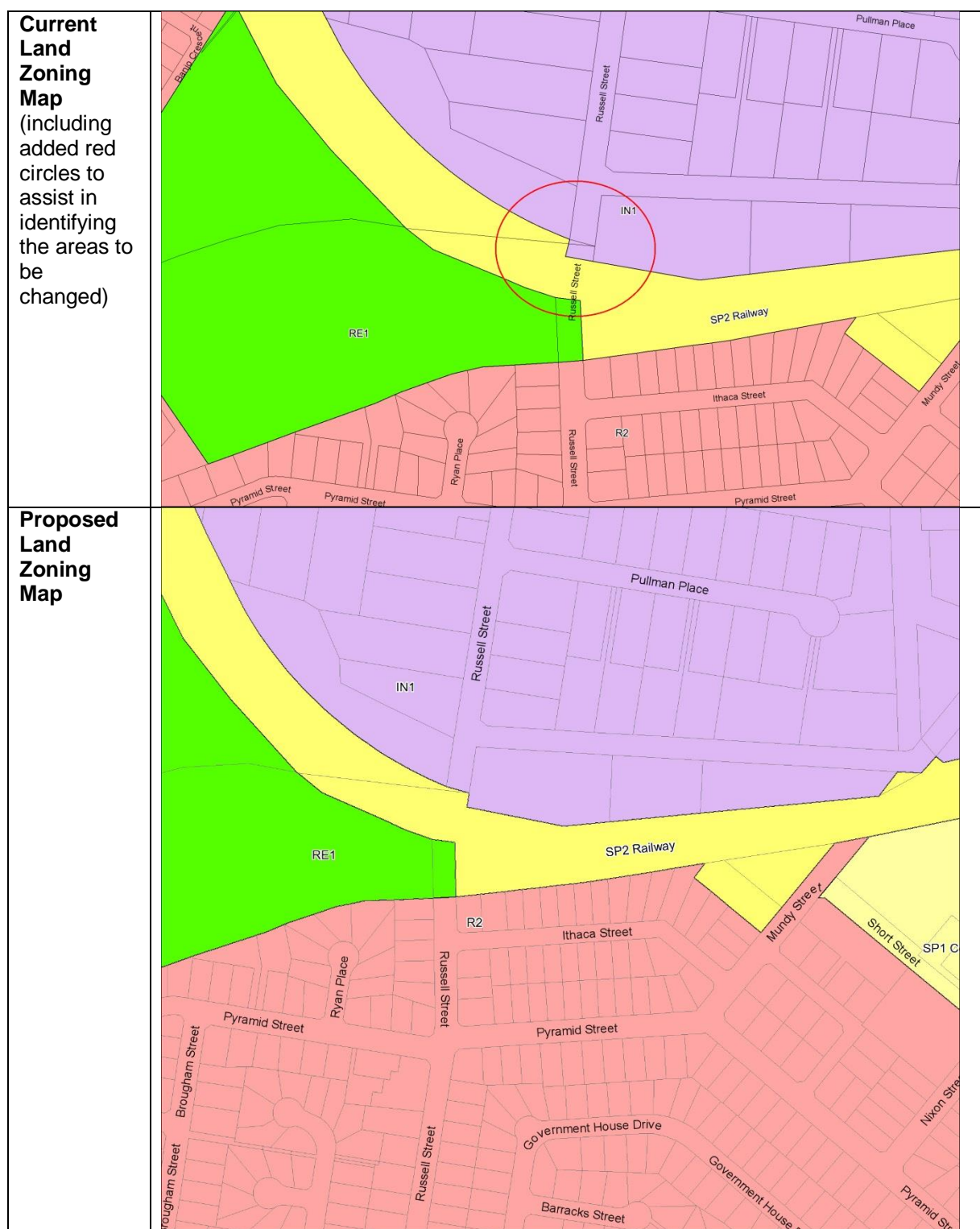
Map tiles to be amended:

- Land Zoning Map – Tile 005

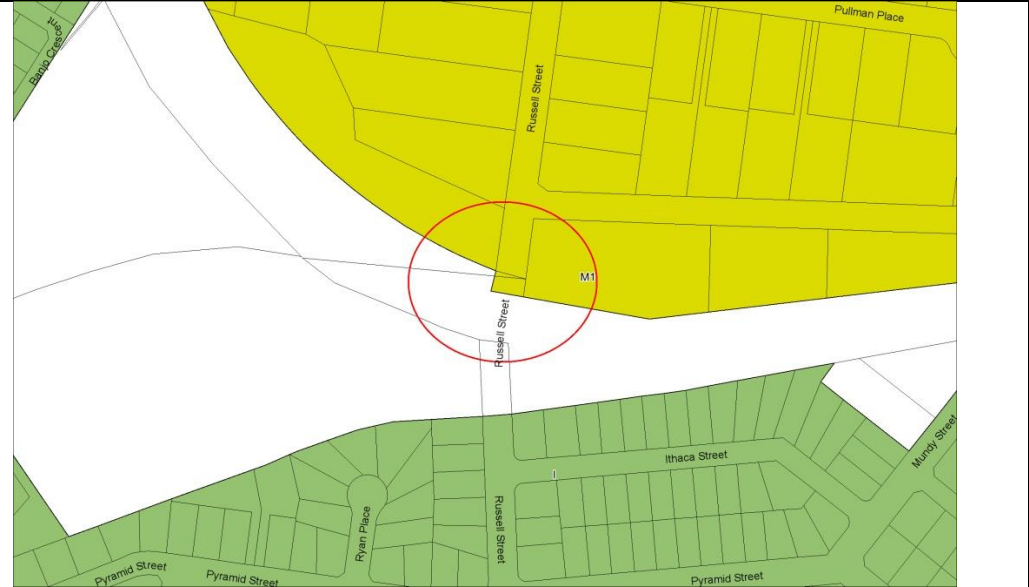

17. CORRECTION TO MAPPED PLANNING CONTROLS ON RAILWAY LAND AT RUSSELL ST, EMU PLAINS

A portion of the Western Railway Line land at Emu Plains is incorrectly currently zoned IN1 General Industrial. This area is proposed to be rezoned to SP2 Railway to provide consistency with the zoning of the remainder of the Western Railway Land in the locality. It is also proposed to remove the building height and lot size controls mapped for this land to provide consistency with Council's approach to other SP2 Railway land in the locality.

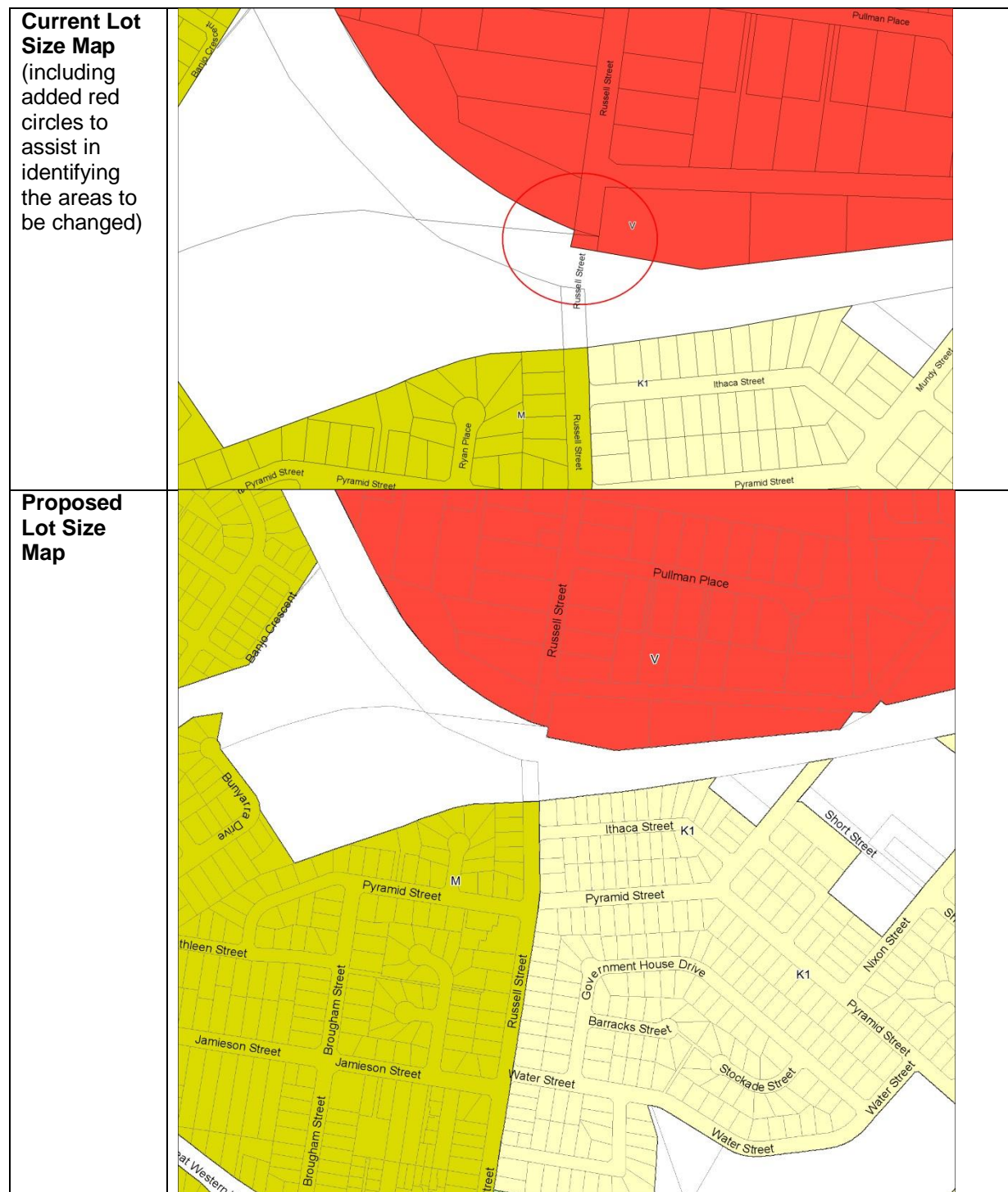
The Land Zoning Map is to be amended as follows:



The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>	 The map shows a residential area with yellow and green zones. A red circle is drawn around a small area on Russell Street, labeled 'M1'. The street names visible include Pullman Place, Russell Street, M1, Ithaca Street, Mundy Street, Pyramid Street, Ryan Place, and Brougham Street.
<p>Proposed Height of Buildings Map</p>	 The map shows the same residential area as the current map, but without the red circle. The yellow and green zones are clearly defined. The street names visible include Pullman Place, Russell Street, M1, Ithaca Street, Mundy Street, Short Street, Pyramid Street, Ryan Place, Brougham Street, Government House Drive, Barracks Street, Government House, Nixon Street, and Pyramid Street.

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- Lot 1866 DP 1193517
- Lot 1 DP 1111879

Map tiles to be amended:

- Land Zoning Map – Tile 005
- Height of Buildings Map – Tile 005
- Lot Size Map – Tile 005

18. CORRECTION TO MAPPED PLANNING CONTROLS AT CARINDA DRIVE AND STEVENSON ST, SOUTH PENRITH

It is proposed that some corrections are made to the mapping of zoning, building height and lot size at Carinda Drive and Stevenson Street, South Penrith. The changes are required due to the incorrect mapping of the RE1 zone on the reserve adjacent to Carinda Drive and Stevenson Street [2-12 Carinda Drive, South Penrith (Lot 10 DP 875877)]. This RE1 zoning overlaps onto Carinda Drive and Stevenson Street.

Zoning map - Rezone the RE1-zoned portion of Carinda Drive and Stevenson Street to R2 Low Density Residential to correlate with the R2 zoning of adjacent lands.

Building height map - Apply a maximum building height of 8.5 metres to the RE1-zoned portion of Carinda Drive and Stevenson Street. This area currently does not contain a building height control. An 8.5 metre height correlates with the building height prescribed to adjacent residential areas.

Lot size map - Apply a minimum lot size of 550sqm to the RE1-zoned portion of Carinda Drive and Stevenson Street. This area currently does not contain a minimum lot size control. A 550sqm minimum lot size correlates with the minimum lot size prescribed to adjacent residential areas.

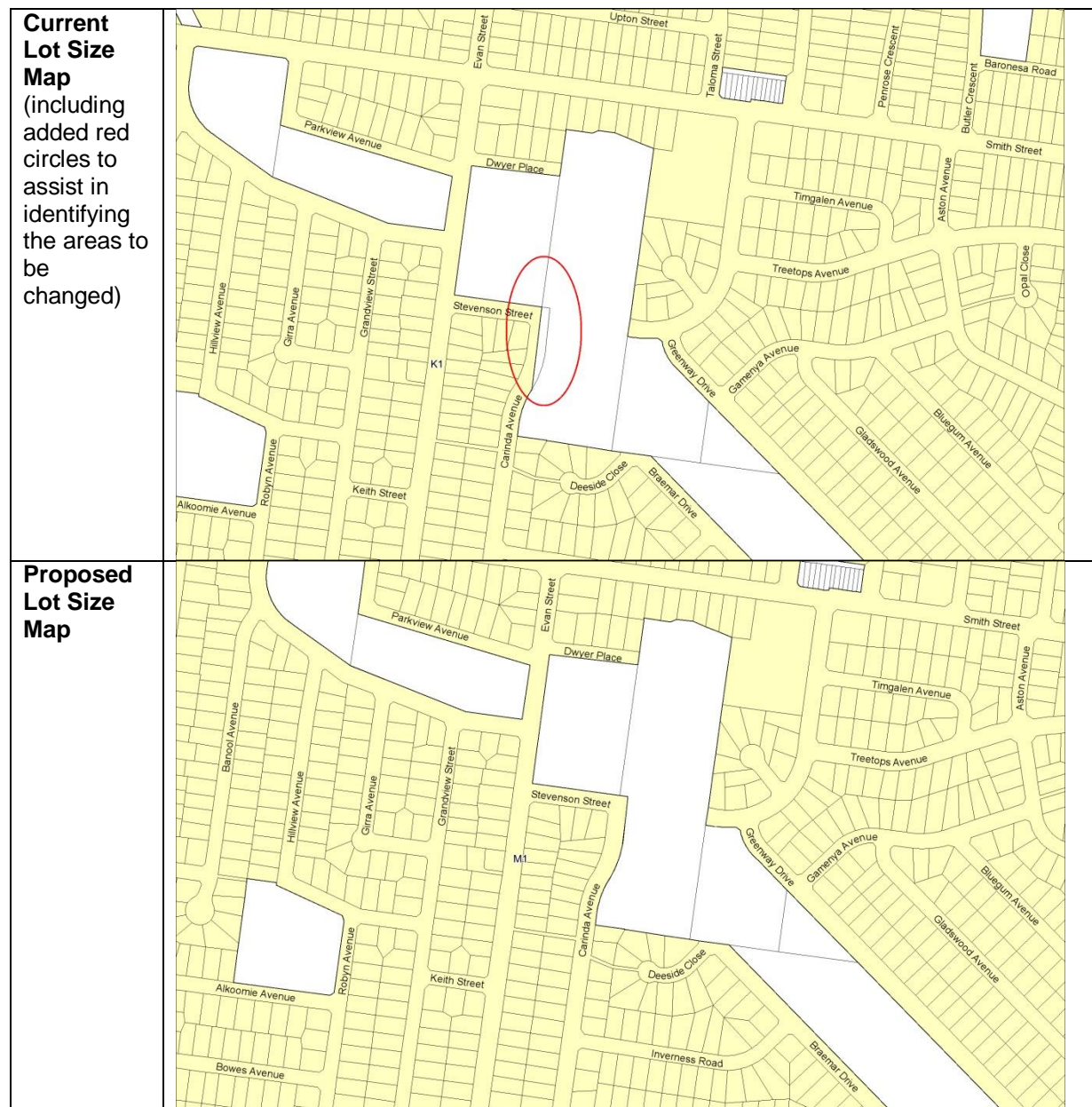
The Land Zoning Map is to be amended as follows:



The Height of Buildings Map is to be amended as follows:



The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- Carinda Drive and Stevenson Street, South Penrith

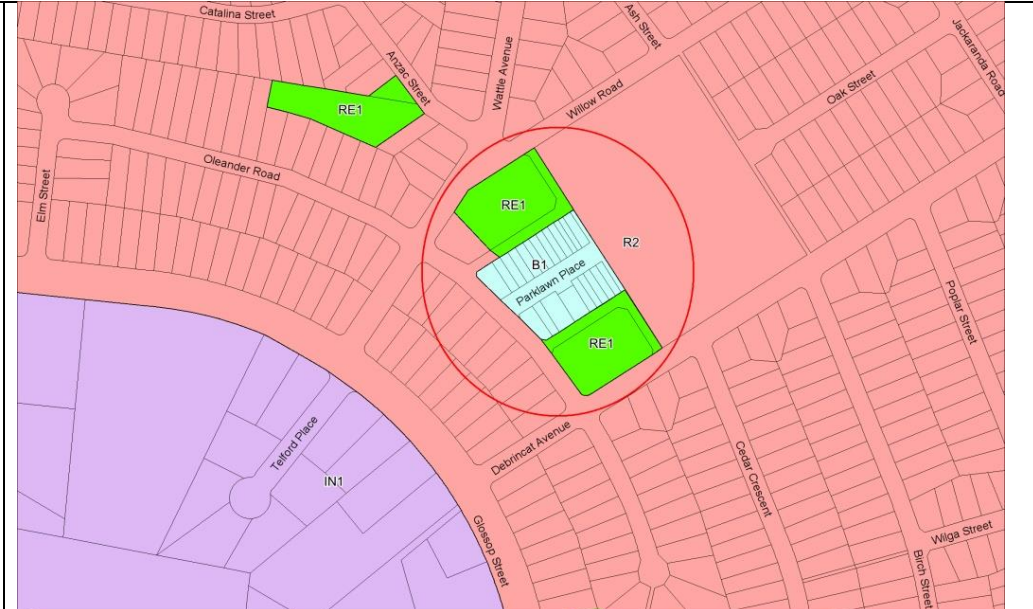
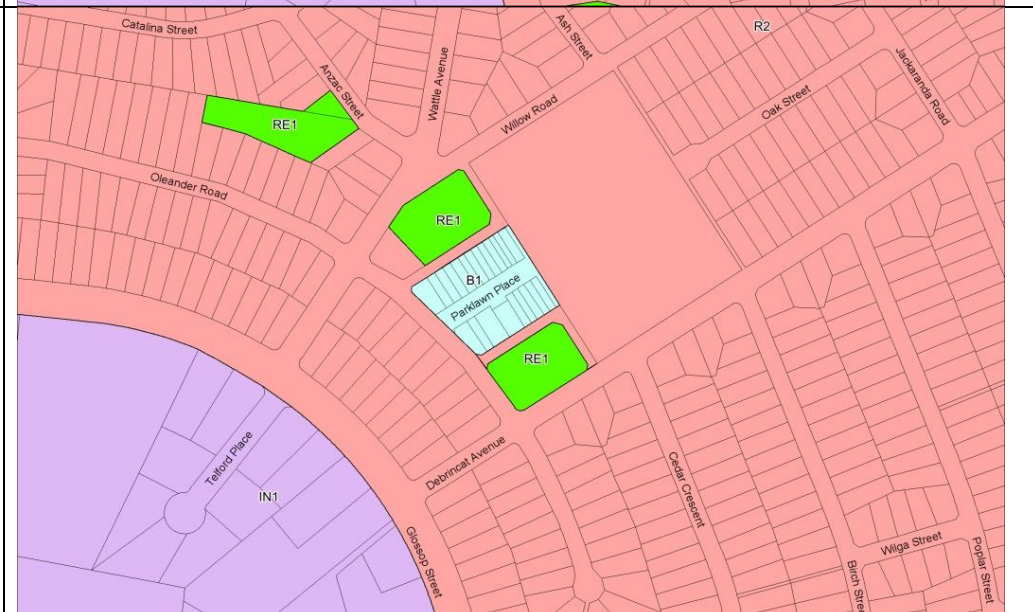
Map tiles to be amended:

- Land Zoning Map – Tile 013
- Height of Buildings Map – Tile 013
- Lot Size Map – Tile 013

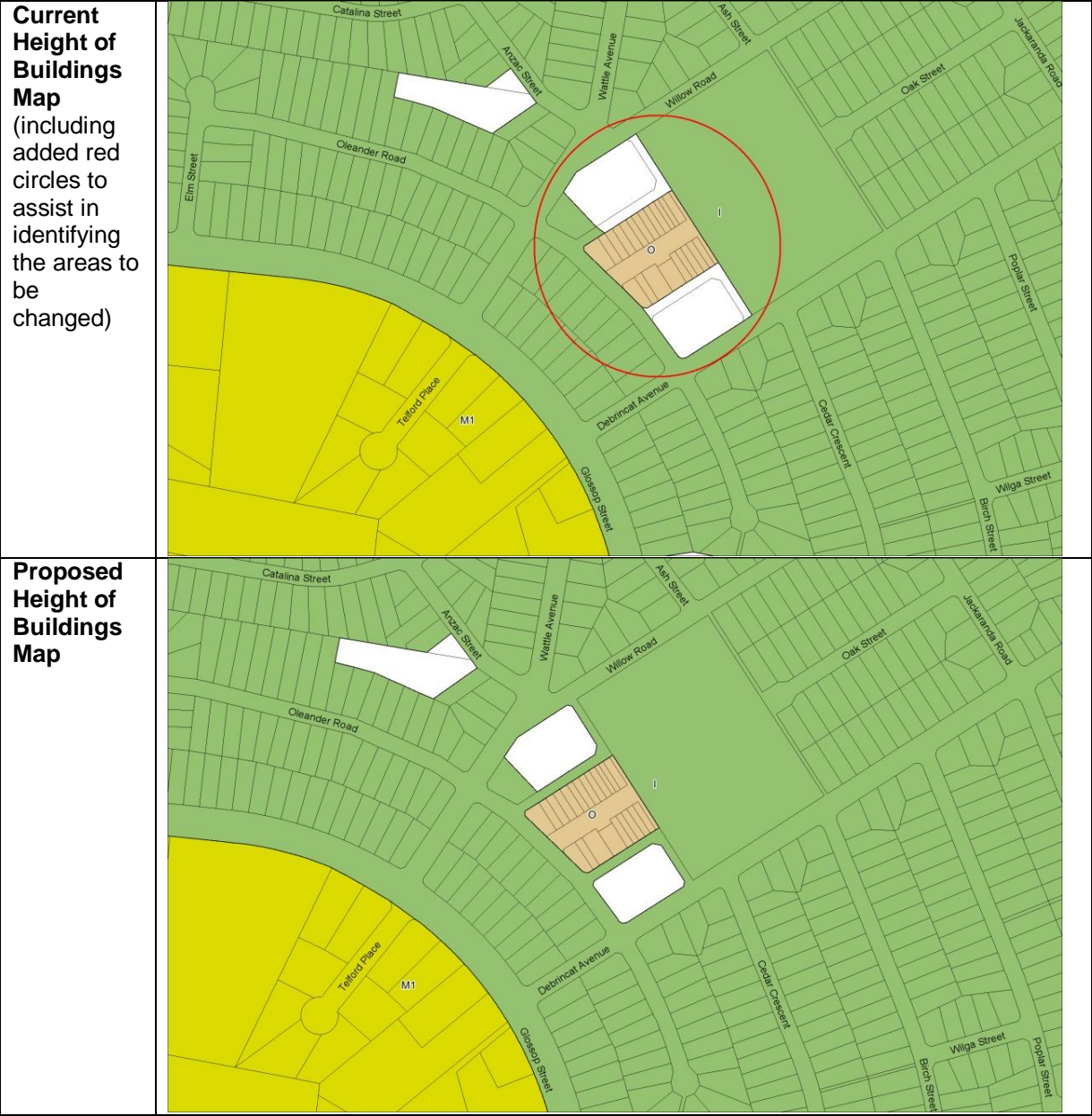
19. CORRECTION TO MAPPED PLANNING CONTROLS AT PARKLAWN PLACE SHOPS, NORTH ST MARYS

It is proposed to correct the zoning, height and lot size controls at the two areas which are zoned RE1 Public Recreation and which contain the North St Marys Neighbourhood Centre and the Wattle Avenue Reserve in the vicinity of Parklawn Place, North St Marys. The adjacent roads (Wattle Lane and Debrincat Lane) are incorrectly zoned as RE1. These areas are located either side of the Parklawn Place shops at North St Marys. It is proposed to rezone Wattle Lane and Debrincat Lane to R2 Low Density Residential. A minimum lot size control of 550sqm and a maximum building height of 8.5m is also proposed to be applied to these roads, to align with the change in zoning. These proposed changes will correlate with the controls already applying to the locality.

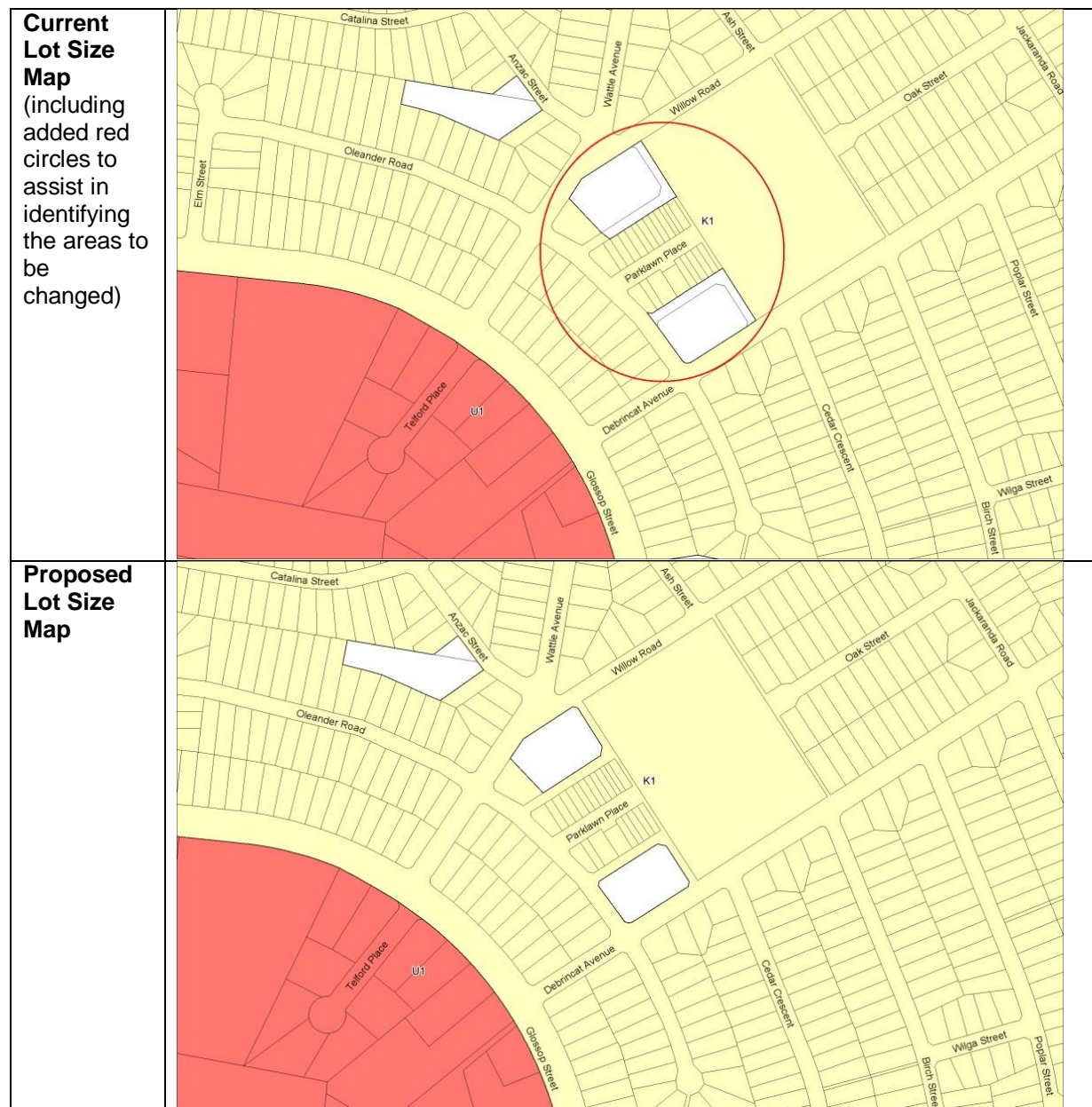
The Land Zoning Map is to be amended as follows:

<p>Current Land Zoning Map (including added red circles to assist in identifying the areas to be changed)</p>	
<p>Proposed Land Zoning Map</p>	

The Height of Buildings Map is to be amended as follows:



The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- Wattle Lane, North St Marys
- Debrincat Lane, North St Marys

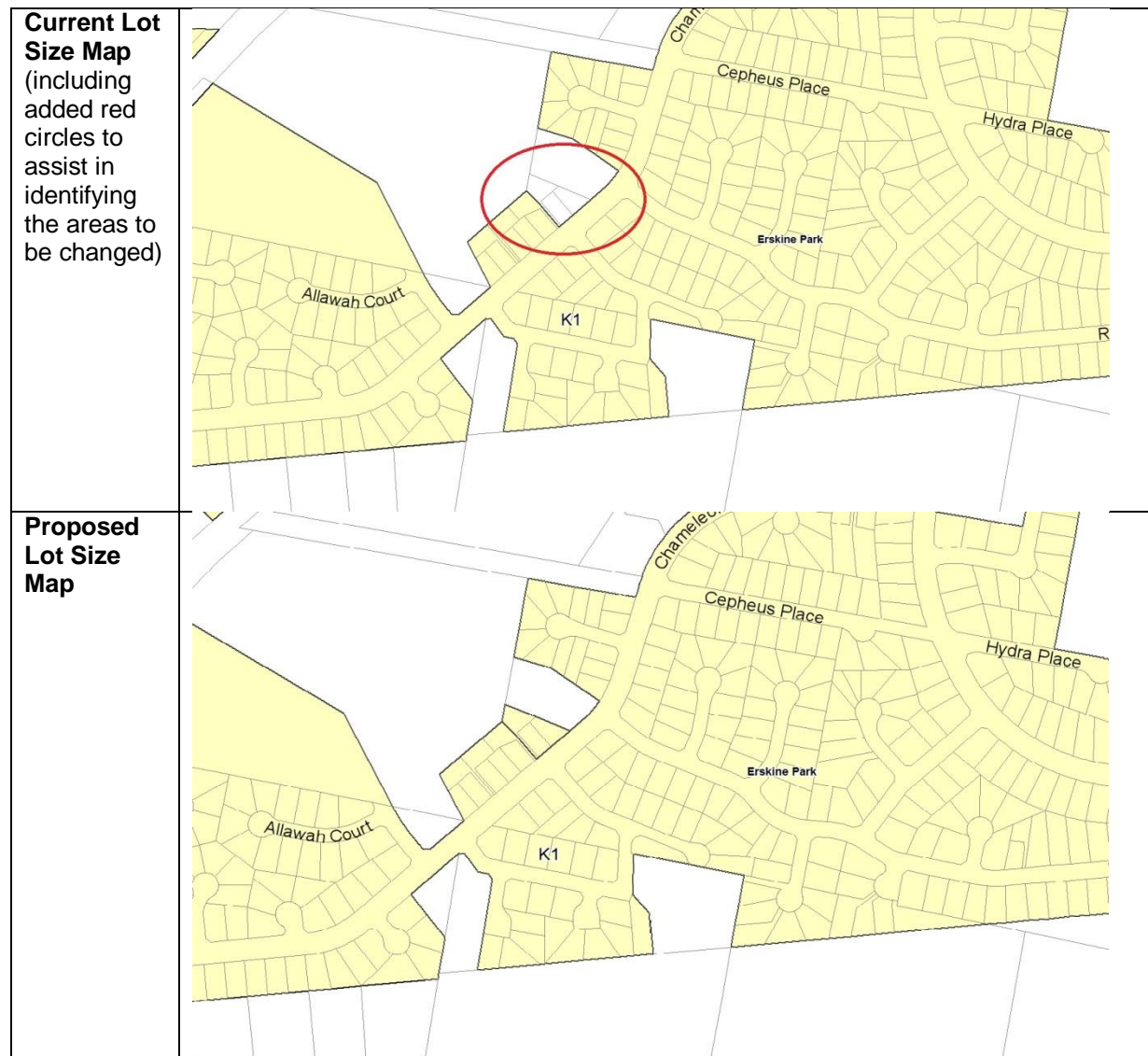
Map tiles to be amended:

- Land Zoning Map – Tile 019
- Height of Buildings Map – Tile 019
- Lot Size Map – Tile 019

20. ADDITION OF MISSING LOT SIZE CONTROL TO PROPERTIES AT CHAMELEON DRIVE, ERSKINE PARK

Three properties on Chameleon Drive in Erskine Park are missing minimum lot size controls. The properties are zoned R2 Low Density Residential. It is proposed that a minimum lot size of 550sqm be applied to this land, which is consistent with the lot size control currently applying to R2 zoned land in the locality.

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- 45 Chameleon Drive (Lot 327 DP 881320)
- 47 Chameleon Drive (Lot 326 DP 881320)
- 49 Chameleon Drive (Lot 325 DP 881320)

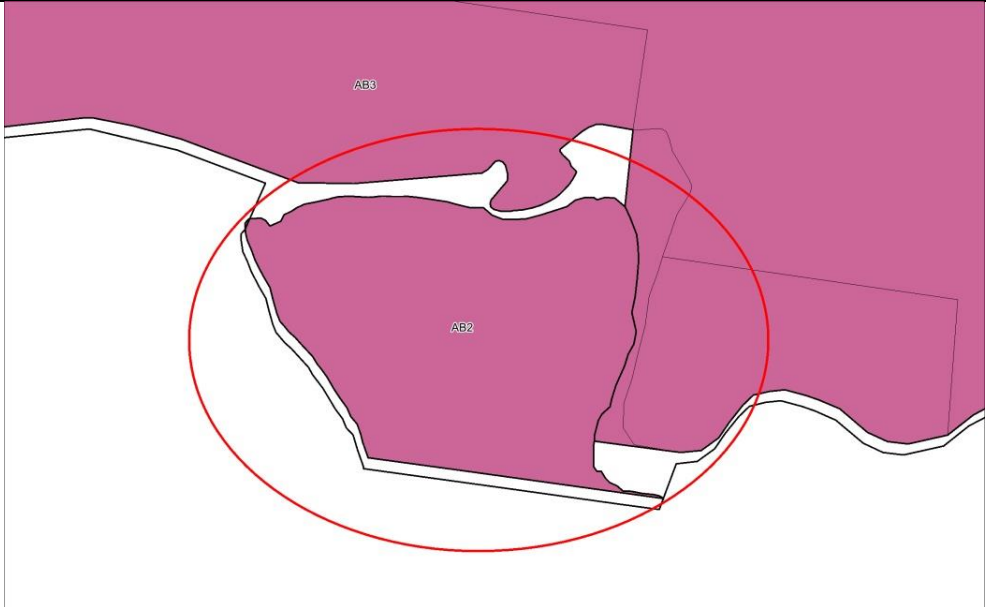
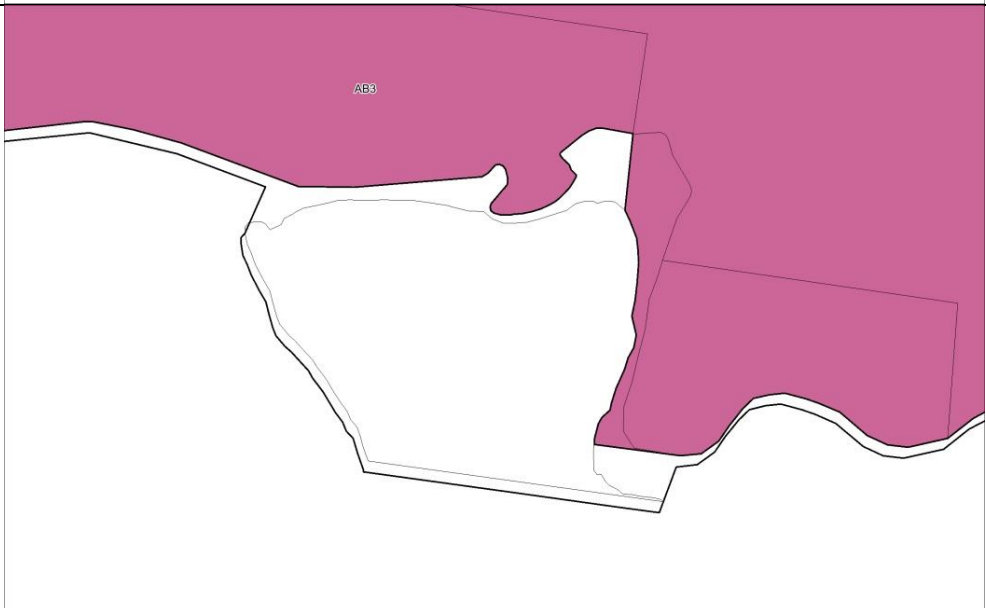
Map tiles to be amended:

- Lot Size Map – Tile 020

21. REMOVAL OF MINIMUM LOT SIZE CONTROL FROM LOT 6 DONOHoes AVENUE, MULGOA

Lot 6 Donohoes Avenue is zoned RE1 Public Recreation and has a minimum lot size of 20ha. This needs to be removed because lot size controls are not applied to RE1 zones.

The Lot Size Map is to be amended as follows:

Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)	 The map shows a pink-shaded area representing Lot 6 Donohoes Avenue, labeled 'AB2'. This area is circled in red. To the north of this area is another pink-shaded area labeled 'AB3'. The map is set against a white background.
Proposed Lot Size Map	 The map shows the same pink-shaded area as the current map, but the area labeled 'AB2' (Lot 6 Donohoes Avenue) has been removed, leaving a white space. The area labeled 'AB3' remains pink-shaded. The map is set against a white background.

Properties affected by amendment:

- Lot 6 Donohoes Avenue (Part Lot 6 DP 751294)

Map tiles to be amended:

- Lot Size Map – Tile 002

22. REMOVAL OF MINIMUM LOT SIZE FROM 137-139 VINCENT ROAD, CRANEBROOK

137-139 Vincent Road is zoned SP2 Infrastructure and has a minimum lot size of 1ha. The minimum lot size control needs to be removed because minimum lot size controls are not applied to SP2-zoned land.

The Lot Size Map is to be amended as follows:



Properties affected by amendment:

- 137-139 Vincent Road, Cranebrook (Lot 1 DP 1057347)



Map tiles to be amended:

- Lot Size Map – Tile 011



23. CORRECTION TO MAPPED PLANNING CONTROLS AT 35-39 PUTLAND STREET, CLAREMONT MEADOWS

35-39 Putland Street has a split zoning (R3 Medium Density Residential and B6 Enterprise Corridor) due to misalignment of the mapped planning control with the property boundary. The lot should be zoned entirely R3 Medium Density Residential. The lot size and building height should be amended to 400m² and 8.5m respectively.

The Land Zoning Map is to be amended as follows:

<p>Current Land Zoning Map (including added red circles to assist in identifying the areas to be changed)</p>	
<p>Proposed Land Zoning Map</p>	

The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>	 <p>This map shows a street layout with yellow and green zones. A red circle highlights a specific area. The street names are Gipps Street, Putland Street, Reserve Road, and Werrington Road. The area within the red circle is labeled 'I' and is adjacent to a yellow area labeled 'M2'.</p>
<p>Proposed Height of Buildings Map</p>	 <p>This map shows the same street layout as the current map, but without the red circle. The street names are Gipps Street, Putland Street, Reserve Road, and Werrington Road. The area previously highlighted is now labeled 'I' and is adjacent to a yellow area labeled 'M2'.</p>

The Lot Size Map is to be amended as follows:

<p>Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)</p>	 The map shows a street layout with 'Clippa Street' on the left, 'Putland Street' running horizontally, and 'Reserve Road' on the right. A green lot labeled 'F' is situated on Putland Street. A red circle is drawn around this lot. Below Putland Street is a large pink area labeled 'AB2'.
<p>Proposed Lot Size Map</p>	 This map shows the same area as the current map, but with a different lot configuration. The green lot labeled 'F' is now a different shape, and a new lot is visible to its left. The pink area labeled 'AB2' remains in the same position. The street names 'Clippa Street', 'Putland Street', 'Reserve Road', and 'Werrington Road' are visible.

Properties affected by amendment:

- 35-39 Putland Street, Claremont Meadows (Lot 2 DP 1042373)

Map tiles to be amended:


- Land Zoning Map – Tile 013
- Height of Buildings Map – Tile 013
- Lot Size Map – Tile 013

24. ALIGNMENT OF MAPPED BUILDING HEIGHT CONTROLS AT PROPERTIES IN WATERSIDE (CRANEBROOK)

The mapped building height control at Jaeger Street, Waterside (Cranebrook) is proposed to be re-aligned to follow the subdivision boundary. The area currently contains a mix of 8.5 metre or 12 metre building height controls. The area is zoned R1 General Residential. The current mapped building height controls in the LEP align with the originally intended subdivision pattern and dwelling type delineated in DCP 2014.

Dwellings in this area have been constructed. Higher density dwellings are located adjacent to Lakeview Drive to the south, and lower density dwellings are located north of these properties. In this regard, it is proposed that the mapped boundaries of the building height controls are realigned so that the 12 metre height control is applied to the properties adjacent to Lakeview Drive, whilst the properties north of this (including the access road) are applied with a building height of 8.5 metres.

The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>	 <p>This map shows the current building height controls. The area is divided into green (8.5m) and yellow (12m) zones. A red circle highlights a section of Jaeger Street where the boundary is being realigned. The map includes labels for Lakeview Drive, Nightjar, Jaeger Street, and Lakeview Street.</p>
<p>Proposed Height of Buildings Map</p>	 <p>This map shows the proposed building height controls. The boundary between the green (8.5m) and yellow (12m) zones has been realigned to follow the subdivision boundary. The map includes labels for Lakeview Drive, Nightjar, Jaeger Street, and Lakeview Street.</p>

Properties affected by amendment:

- Lot 1 Dp28643010 Jaegar Street, CRANE BROOK
- Lot 6 Dp286430 185 Laycock Street, CRANE BROOK
- Lot 7 Dp286430 187 Laycock Street, CRANE BROOK
- Lot 12 Dp286430 128 Lakeview Drive, CRANE BROOK
- Lot 13 Dp286430 126 Lakeview Drive, CRANE BROOK
- Lot 14 Dp286430 124 Lakeview Drive, CRANE BROOK
- Lot 15 Dp286430 122 Lakeview Drive, CRANE BROOK
- Lot 16 Dp2864301 20 Lakeview Drive, CRANE BROOK
- Lot 17 Dp286430 118 Lakeview Drive, CRANE BROOK

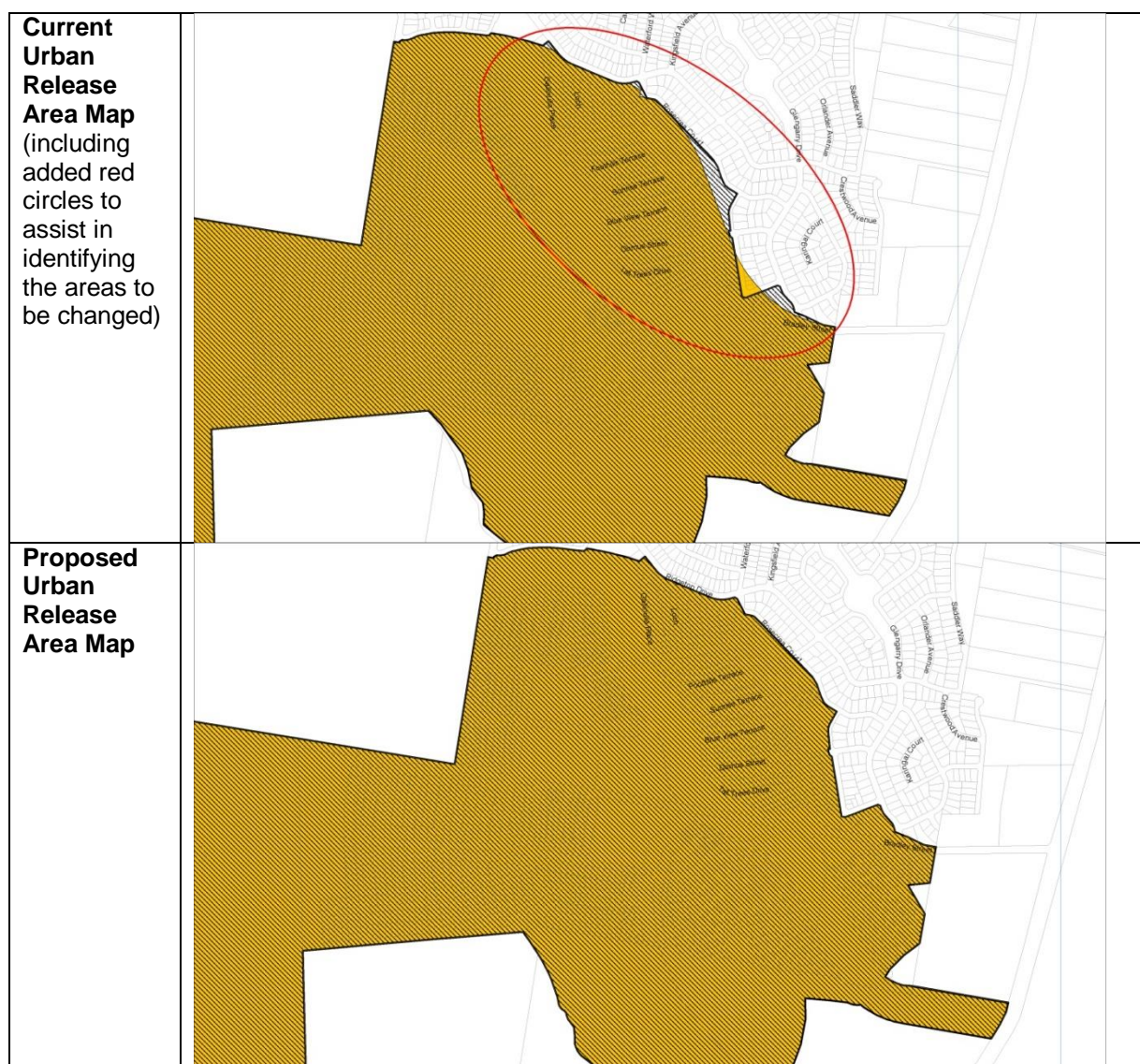
Map tiles to be amended:

- Height of Buildings Map – Tile 012

25. ALIGNMENT OF 'URBAN RELEASE AREA' AND 'CLAUSE APPLICATION' MAP BOUNDARIES AT GLENMORE PARK

The boundary of the Urban Release Area Map is proposed to be amended to align correctly with the boundary of the Clause Application Map at Glenmore Park Stage 2.

The Urban Release Area Map is to be amended as follows:



Properties affected by amendment:

- Lot 218 Dp 1153497 26 Rosecrea Court, GLENMORE PARK
- Lot 219 Dp 1153497 1 Sandstone Avenue, GLENMORE PARK
- Lot 236 Dp 1153497 16 Rosecrea Court, GLENMORE PARK
- Lot 237 Dp 1153497 14 Rosecrea Court, GLENMORE PARK
- Lot 501 Dp 1153499 12 Rosecrea Court, GLENMORE PARK
- Lot 502 Dp 1153499 10 Rosecrea Court, GLENMORE PARK
- Lot 503 Dp 1153499 8 Rosecrea Court, GLENMORE PARK
- Lot 504 Dp 1153499 6 Rosecrea Court, GLENMORE PARK
- Lot 505 Dp 1153499 4 Rosecrea Court, GLENMORE PARK
- Lot 506 Dp 1153499 2 Rosecrea Court, GLENMORE PARK
- Lot 507 Dp 1153499 16 Branksome Way
- Lot 320 Dp 1155215 41 Blue View Terrace, GLENMORE PARK

- Lot 333 Dp 1155215 21-31 Glenmore Ridge Drive, GLENMORE PARK
- Lot 1101 Dp 1161826 1 Cooe Avenue, GLENMORE PARK
- Lot 1102 Dp 1161826 3 Cooe Avenue, GLENMORE PARK
- Lot 1113 Dp 1161826 25 Cooe Avenue, GLENMORE PARK
- Lot 1114 Dp 1161826 27 Cooe Avenue, GLENMORE PARK
- Lot 1115 Dp 1161826 31 Cooe Avenue, GLENMORE PARK
- Lot 1 Dp1171098 101 Ridgetop Drive, GLENMORE PARK
- Lot 2 Dp1171098 103 Ridgetop Drive, GLENMORE PARK
- Lot 3 Dp1171098 105 Ridgetop Drive, GLENMORE PARK
- Lot 1311 Dp1161827 119 Glengarry Drive, GLENMORE PARK
- Lot 1 Dp1177563 24A Rosecrea Court, GLENMORE PARK
- Lot 1 Dp1181311 1/43 Branksome Way, GLENMORE PARK
- Lot 2 Dp1181311 2/43 Branksome Way, GLENMORE PARK
- Lot 3 Dp1181311 3/43 Branksome Way, GLENMORE PARK
- Lot 1121 Dp 1161826 10 Cooe Avenue, GLENMORE PARK
- Lot 1122 Dp 1161826 8 Cooe Avenue, GLENMORE PARK
- Lot 1 Dp 1177767 12a Cooe Avenue, GLENMORE PARK
- Lot 3 Dp 1177767 12c Cooe Avenue, GLENMORE PARK
- Lot 1 Dp1200723 1/12B Cooe Avenue, GLENMORE PARK
- Lot 2 Dp1200723 1/12B Cooe Avenue, GLENMORE PARK

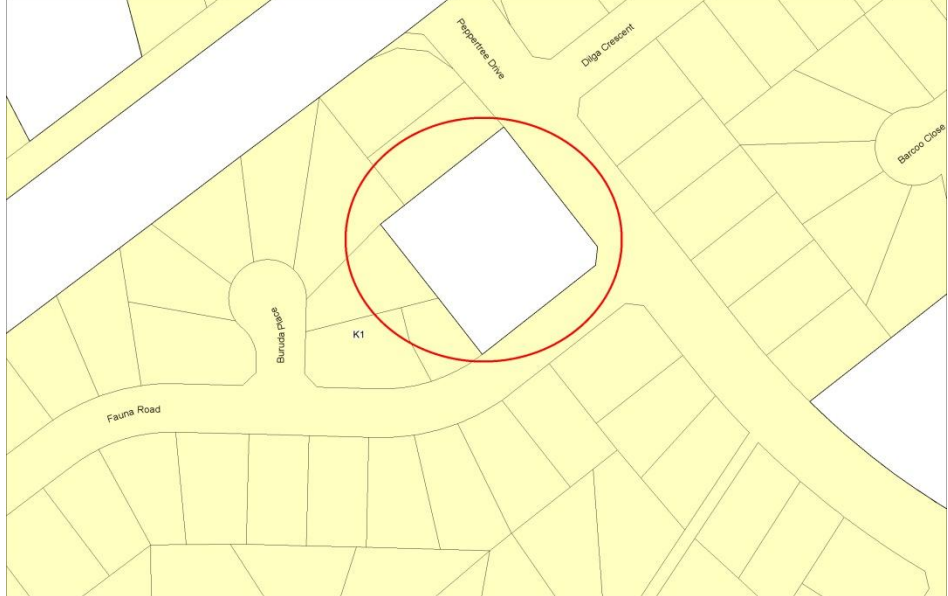
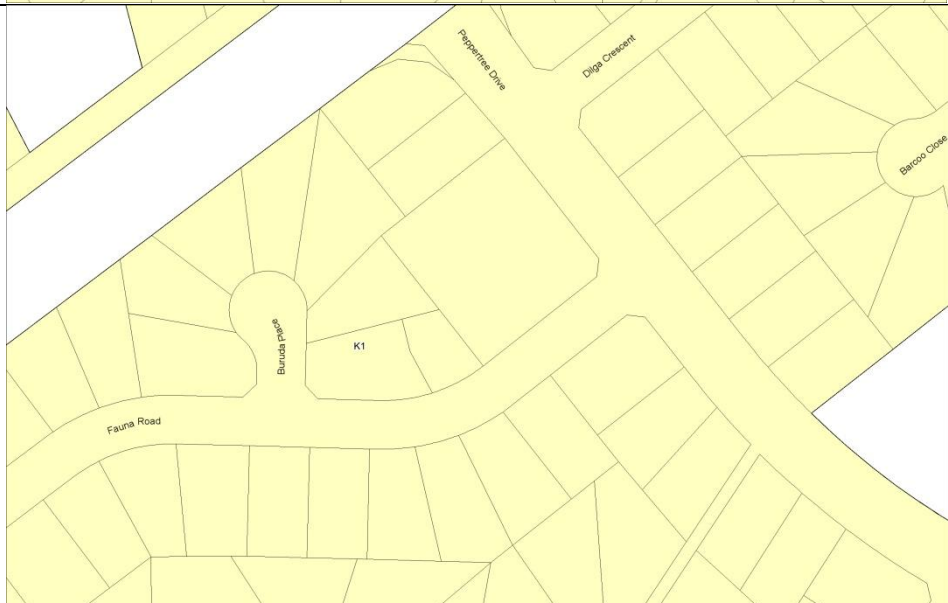
Map tiles to be amended:

- Urban Release Area Map – Tile 007

26. ADDITION OF MISSING LOT SIZE CONTROL AT 5 PEPPERTREE DRIVE, ERSKINE PARK

5 Peppertree Drive currently does not contain a mapped minimum lot size control. It is proposed to apply a 550 square metre lot size control to this site, consistent with the lot size applied to the surrounding R2-zoned lands.

The Lot Size Map is to be amended as follows:

Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)	 A map of a residential area in Erskine Park. The map shows several streets: Peppertree Drive, Diggs Crescent, Barcoo Close, Fauna Road, and Buranda Place. A specific lot on Peppertree Drive is highlighted with a red circle. This lot is labeled 'K1'. The surrounding area is filled with yellow, representing the mapped lot size control.
Proposed Lot Size Map	 A map of the same residential area as the current map, showing the same streets and lot boundaries. However, the red circle around the lot on Peppertree Drive is removed. The lot is still labeled 'K1'. The surrounding area is filled with yellow.

Properties affected by amendment:

- 5 Peppertree Drive (Lot 150 DP 703879)

Map tiles to be amended:

- Lot Size Map – Tile 020

27. REMOVAL OF E2-ZONED LAND FROM 23-25 BOSCOBEL ROAD, LONDONDERRY

The mapped zoning controls for 23-25 Boscobel Road, Londonderry incorrectly includes a portion of E2 Environmental Conservation zoned land. This mapping error is proposed to be corrected by rezoning this E2 portion of the site to RU4 Primary Production Small Lots, which is the predominant zoning of the site and surrounds.

The Land Zoning Map is to be amended as follows:

Current Land Zoning Map (including added red circles to assist in identifying the areas to be changed)	 The map shows a street grid with Boscobel Road running horizontally and Londonderry Road running vertically on the right. A portion of the land along Boscobel Road is colored orange and labeled 'E2'. A red circle is drawn around a specific area within this orange-shaded region, indicating the land to be rezoned. The surrounding areas are colored a lighter tan and labeled 'RU4'.
Proposed Land Zoning Map	 This map shows the same area as the current map, but with the rezoned portion now labeled 'RU4'. The orange-shaded area has been reduced to exclude the portion that was previously circled in red. The surrounding areas remain labeled 'RU4'.

Properties affected by amendment:

- 23-25 Boscobel Road (Lot 25 DP 23989)

Map tiles to be amended:

- Land Zoning Map – Tile 011

28. REALIGNMENT OF MAPPED PLANNING CONTROLS AT EASTERN HILLTOP PARK, CADDENS

The boundaries of the planned Eastern Hilltop Park at Caddens have been reconfigured as part of the development application process for subdivision of the area and approved as part of development application DA16/1166. The park site is currently zoned RE1 Public Recreation on the Land Zoning Map and is identified on the Land Reservation Acquisition Map.

An amendment is proposed to LEP 2010 to reflect the new park boundaries, which will result in changes to the Land Zoning Map. This also results in the need to update the Lot Size Map and Height of Buildings Map in this location so as to allow these mapped controls to follow the new boundary set by the zoning.

The Land Reservation Acquisition Map is proposed to be amended to reflect the new location of the park. It is noted that the current endorsed Land Reservation Map contains an error where not all the Eastern Hilltop Park site has been included on the map.

The new boundaries of the Eastern Hilltop Park (known as lot 498) provide a park area of 3,500 square metres which is comparable to the area required under DCP 2014 and the size of the current RE1-zoned area in LEP 2010.

The Land Zoning Map is to be amended as follows:



The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>	 The map shows a green residential area with a white building labeled 'J' circled in red. To the right is a large tan area labeled 'O' and a small cyan area labeled 'C'. Roads 'Ulm Road' and 'Caddens Road' are at the bottom.
<p>Proposed Height of Buildings Map</p>	 This map is identical to the current one, but the red circle around building 'J' has been removed.

The Lot Size Map is to be amended as follows:

<p>Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)</p>	 This map shows a green-colored area labeled 'G' and an orange-colored area labeled 'M'. A red circle is drawn around a white, irregularly shaped lot located within the green area. To the left of the green area is a residential street with several small lots. Below the green area is a yellow road labeled 'Caddens Road'. To the left of the road is a purple area labeled 'Ulm Road'.
<p>Proposed Lot Size Map</p>	 This map shows the same area as the current map, with the green area labeled 'G' and the orange area labeled 'M'. The white lot within the green area is still present, but the red circle has been removed. The surrounding features, including the residential street to the left, the yellow 'Caddens Road' below, and the purple 'Ulm Road' to the left of the road, are identical to the current map.

The Land Reservation Acquisition Map is to be amended as follows:

Current Land Reservation Acquisition Map (including added red circles to assist in identifying the areas to be changed)	 A map showing land parcels. A specific parcel is highlighted in yellow and enclosed within a red circle. The map shows various lot boundaries and a road network.
Proposed Land Reservation Acquisition Map	 A map showing land parcels, similar to the current map. A specific parcel is highlighted in yellow. The map shows various lot boundaries and a road network. The label 'Caddens Road' is visible at the bottom of the map.

Properties affected by amendment:

- Lot 1 DP 1225593 187 Caddens Road, CADDENS
- Lot 101 DP 564332 185 Caddens Road, CADDENS

Map tiles to be amended:

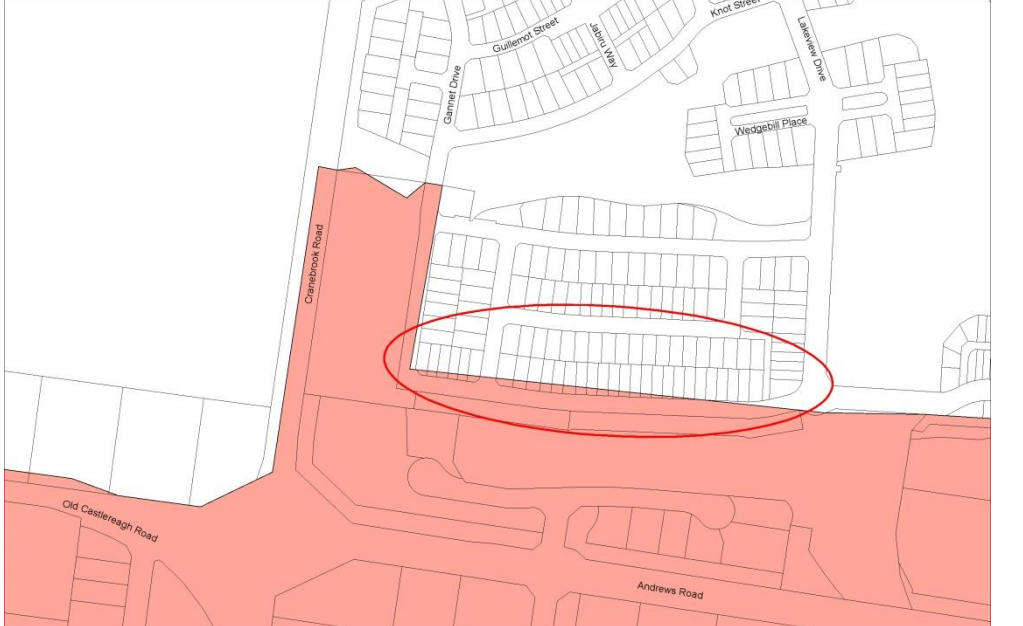

- Land Zoning Map – Tile 013
- Height of Buildings Map – Tile 013
- Lot Size Map – Tile 013
- Land Reservation Acquisition – Tile 013

29. REALIGNMENT OF MAPPED SCENIC AND LANDSCAPE VALUE CONTROLS AT GANNET DRIVE, CRANEBROOK

An objective of the scenic character and landscape values provisions of LEP 2010 is to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places.

The Scenic and Landscape Values Map partially affects portions of a number of privately-owned lots Gannet Drive and Pipet Way, Cranebrook. This is due to a mapping anomaly where the mapped controls have not been correctly aligned with the subdivision boundaries. The partial affectation of these lots is unwarranted and is proposed to be changed by removing the Scenic and Landscape Values mapping from these lots.

The Scenic and Landscape Values Map is to be amended as follows:

Current Scenic and Landscape Values Map (including added red circles to assist in identifying the areas to be changed)	
Proposed Scenic and Landscape Values Map	

Properties affected by amendment:

- Lot 77 DP286343 76 Gannet Drive, CRANE BROOK
- Lot 78 DP286343 74 Gannet Drive, CRANE BROOK
- Lot 79 DP286343 72 Gannet Drive, CRANE BROOK
- Lot 80 DP286343 70 Gannet Drive, CRANE BROOK
- Lot 81 DP286343 68 Gannet Drive, CRANE BROOK
- Lot 82 DP286343 66 Gannet Drive, CRANE BROOK
- Lot 83 DP286343 64 Gannet Drive, CRANE BROOK
- Lot 84 DP286343 62 Gannet Drive, CRANE BROOK
- Lot 85 DP286343 60 Gannet Drive, CRANE BROOK
- Lot 86 DP286343 58 Gannet Drive, CRANE BROOK
- Lot 87 DP286343 56 Gannet Drive, CRANE BROOK
- Lot 88 DP286343 54 Gannet Drive, CRANE BROOK
- Lot 89 DP286343 52 Gannet Drive, CRANE BROOK
- Lot 90 DP286343 50 Gannet Drive, CRANE BROOK
- Lot 91 DP286343 48 Gannet Drive, CRANE BROOK
- Lot 92 DP286343 46 Gannet Drive, CRANE BROOK
- Lot 93 DP286343 44 Gannet Drive, CRANE BROOK
- Lot 94 DP286343 42 Gannet Drive, CRANE BROOK
- Lot 110 DP286343 30 Gannet Drive, CRANE BROOK
- Lot 111 DP286343 32 Gannet Drive, CRANE BROOK
- Lot 112 DP286343 34 Gannet Drive, CRANE BROOK
- Lot 113 DP286343 36 Gannet Drive, CRANE BROOK
- Lot 114 DP286343 38 Gannet Drive, CRANE BROOK
- Lot 115 DP286343 13 Pipet Way, CRANE BROOK

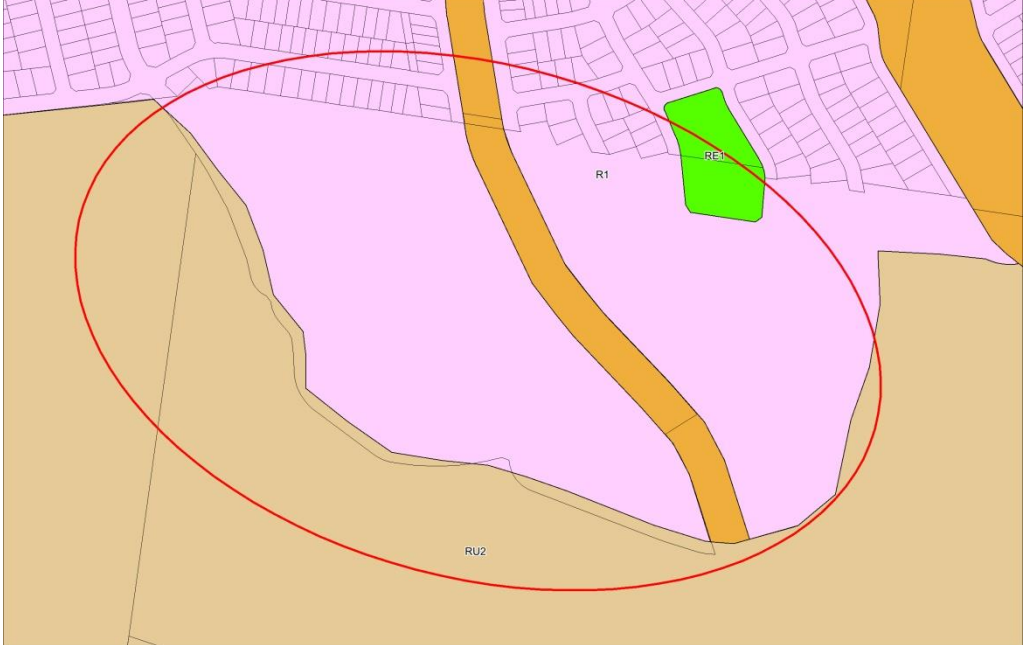
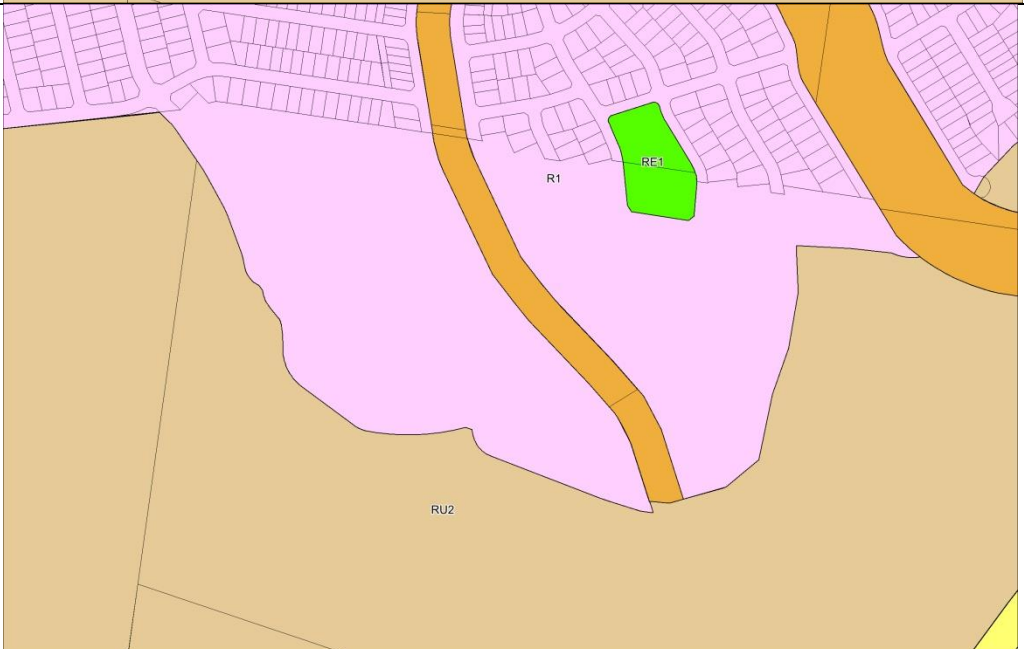
Map tiles to be amended:

- Scenic and Landscape Values Map – Tiles 005 and 012.

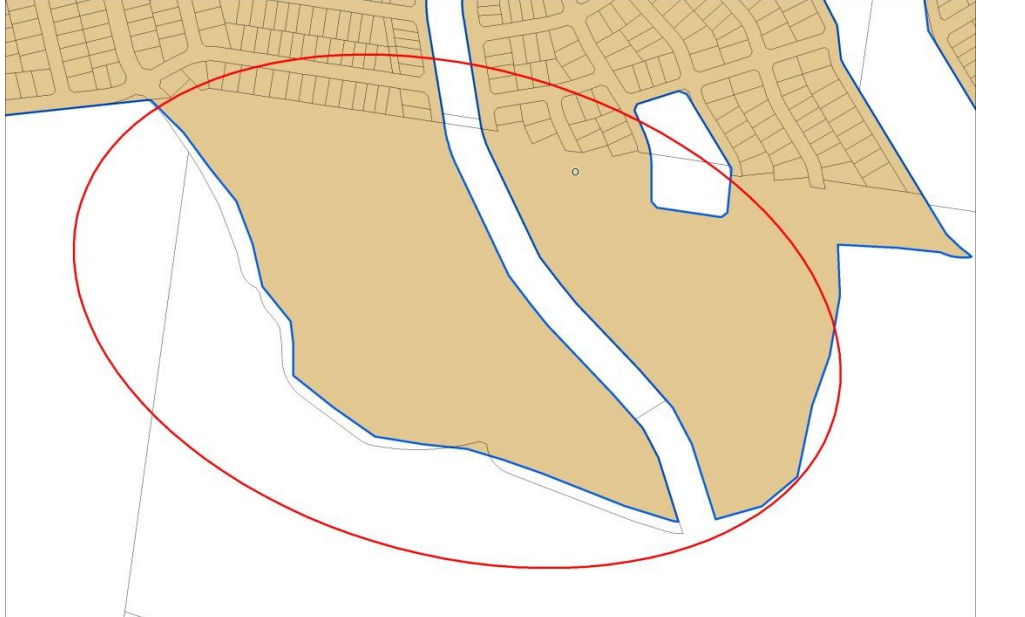
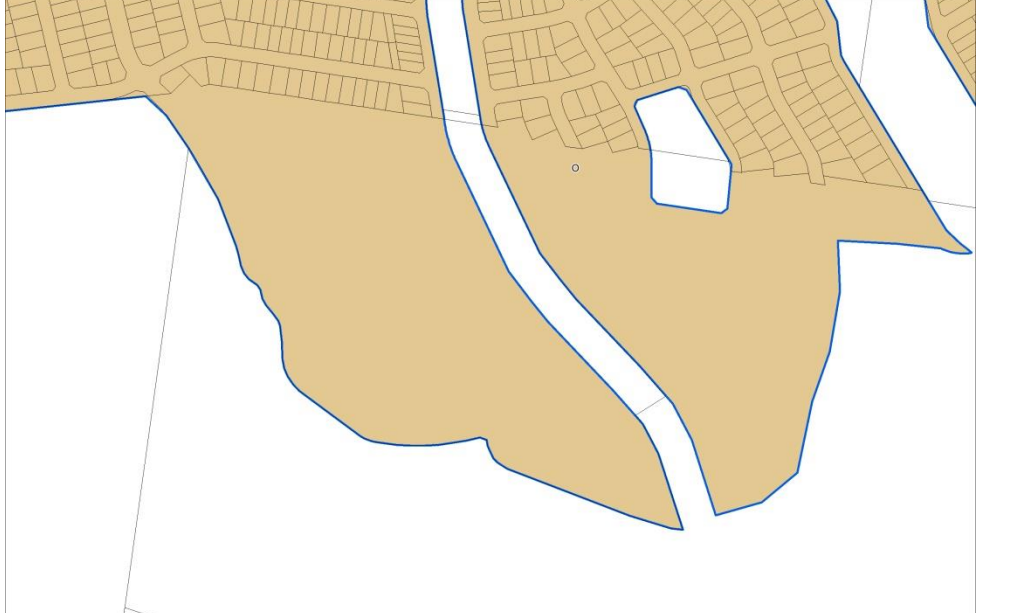
30. ALIGNMENT OF MAPPED PLANNING CONTROLS WITH SUBDIVISION BOUNDARIES AT GLENMORE PARK

It is proposed to amend the zoning, lot size and building height mapped controls to align with the subdivision boundaries for a part of Glenmore Park Stage 2.

The Land Zoning Map is to be amended as follows:

Current Land Zoning Map (including added red circles to assist in identifying the areas to be changed)	
Proposed Land Zoning Map	

The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>	 A map showing a brown-shaded area with a blue boundary. A red circle is drawn around a portion of this area, indicating a specific region of interest. The map also shows surrounding streets and a small white rectangular area.
<p>Proposed Height of Buildings Map</p>	 The same map as the current version, but without the red circle. The brown-shaded area and blue boundary remain, along with the surrounding streets and white rectangular area.

The Lot Size Map is to be amended as follows:

<p>Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)</p>	
<p>Proposed Lot Size Map</p>	

Properties affected by amendment:

- Lot 1 Dp1224642 Lot 1 Off James Riley Drive, GLENMORE PARK
- Lot 2 Dp1224642 2183 The Northern Road, GLENMORE PARK

Map tiles to be amended:

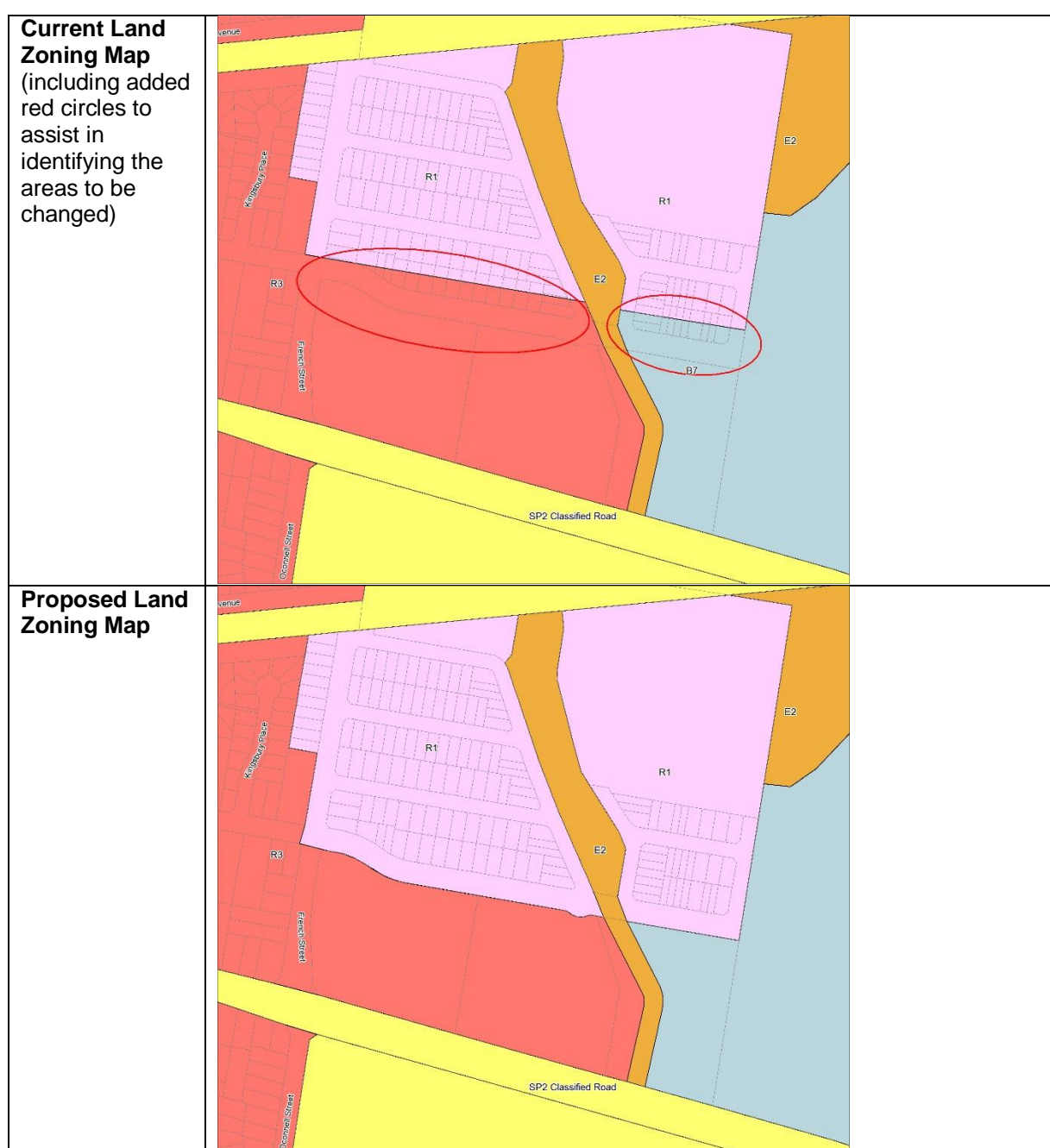
- Land Zoning Map – Tile 007
- Height of Buildings Map – Tile 007
- Lot Size Map – Tile 007

31. ALIGNMENT OF MAPPED PLANNING CONTROLS & BOUNDARIES AT ST CHARBEL BOULEVARD, WERRINGTON



A number of properties at St Charbel Boulevard, Werrington contain split zonings. This is not warranted and is proposed to be corrected by applying a single zoning for each applicable property. The properties contain an R1 General Residential zoning and either an R3 Medium Density Residential zoning or a B7 Business Park zoning. It is proposed to extend the R1 General Residential zoning so as to apply to the full lot in each instance, as this is the predominant zoning of that locality. The R1 zoning will also be extended to apply to St Charbel Boulevard.

In regard to the height of building control, some properties on St Charbel Boulevard contain split building heights of 8.5 metres and 25 metres. It is proposed to extend the 8.5 metre building height across the full property, as it is the predominant building height in that locality. The 8.5 metre building height will also be extended to apply to St Charbel Boulevard.

The Land Zoning Map is to be amended as follows:



The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>		
<p>Proposed Height of Buildings Map</p>		

Properties affected by amendment:

- Lot 197 DP1215199 70 Abacus Parade, WERRINGTON
- Lot 198 DP1215199 72 Abacus Parade, WERRINGTON
- Lot 199 DP1215199 30 St Charbel Boulevard, WERRINGTON
- Lot 200 DP1215199 28 St Charbel Boulevard, WERRINGTON
- Lot 201 DP1215199 26 St Charbel Boulevard, WERRINGTON

- Lot 202 DP1215199 24 St Charbel Boulevard, WERRINGTON
- Lot 203 DP1215199 22 St Charbel Boulevard, WERRINGTON
- Lot 204 DP1215199 20 St Charbel Boulevard, WERRINGTON
- Lot 205 DP1215199 18 St Charbel Boulevard, WERRINGTON
- Lot 206 DP1215199 16 St Charbel Boulevard, WERRINGTON
- Lot 207 DP1215199 14 St Charbel Boulevard, WERRINGTON
- Lot 208 DP1215199 12 St Charbel Boulevard, WERRINGTON
- Lot 209 DP1215199 10 St Charbel Boulevard, WERRINGTON
- Lot 210 DP1215199 8 St Charbel Boulevard , WERRINGTON
- Lot 211 DP1215199 6 St Charbel Boulevard , WERRINGTON
- Lot 212 DP1215199 4 St Charbel Boulevard , WERRINGTON
- Lot 218 DP1215199 4 Major Tomkins Parade, WERRINGTON
- Lot 219 DP1215199 2 Major Tomkins Parade, WERRINGTON
- Lot 220 DP1215199 38 St Charbel Boulevard, WERRINGTON
- Lot 221 DP1215199 40 St Charbel Boulevard, WERRINGTON
- Lot 222 DP1215199 42 St Charbel Boulevard, WERRINGTON
- Lot 223 DP1215199 44 St Charbel Boulevard, WERRINGTON
- Lot 224 DP1215199 46 St Charbel Boulevard, WERRINGTON
- Lot 225 DP1215199 48 St Charbel Boulevard, WERRINGTON
- Lot 226 DP1215199 50 St Charbel Boulevard, WERRINGTON
- Lot 227 DP1215199 52 St Charbel Boulevard, WERRINGTON

Map tiles to be amended:

- Land Zoning Map – Tile 013
- Height of Buildings Map – Tile 013

32. ADDITION OF MISSING 650 SQUARE METRE LOT SIZE TO LEGEND ON MAP TILES

The legend on all map tiles for the Lot Size Maps is to be amended to add the missing “O” label, which indicates 650 square metres. It is noted that the 650 square metre minimum lot size currently applies to “The Knoll” precinct at Kingswood, on Lot Size Map tile 013.

The legend on all Lot Size Map tiles is to be amended as follows:

Current Lot Size Map Legend	<p>Minimum Lot Size (sq m)</p> <ul style="list-style-type: none"> F 400 G 450 K1 550 K2 560 M 600 R 750 S 800 U1 1000 U2 1200 V 2000 W 4000 X 6000 Y1 10000 (1 ha) Y2 12500 (1.25 ha) Z 20000 (2 ha) AB1 100000 (10 ha) AB2 200000 (20 ha) AB3 400000 (40 ha) A1 1000000 (1000 ha+) Refer to Clause 7.16, 7.19 & 7.21
Proposed Lot Size Map Legend	<p>Minimum Lot Size (sq m)</p> <ul style="list-style-type: none"> B 225 F 400 G 450 K1 550 K2 560 M 600 O 650 R 750 S 800 U1 1000 U2 1200 V 2000 W 4000 X 6000 Y1 10000 (1 ha) Y2 12500 (1.25 ha) Z 20000 (2 ha) AB1 100000 (10 ha) AB2 200000 (20 ha) AB3 400000 (40 ha) A1 1000000 (1000 ha+) Refer to Clause 7.16, 7.19 & 7.21

Map tiles to be amended:

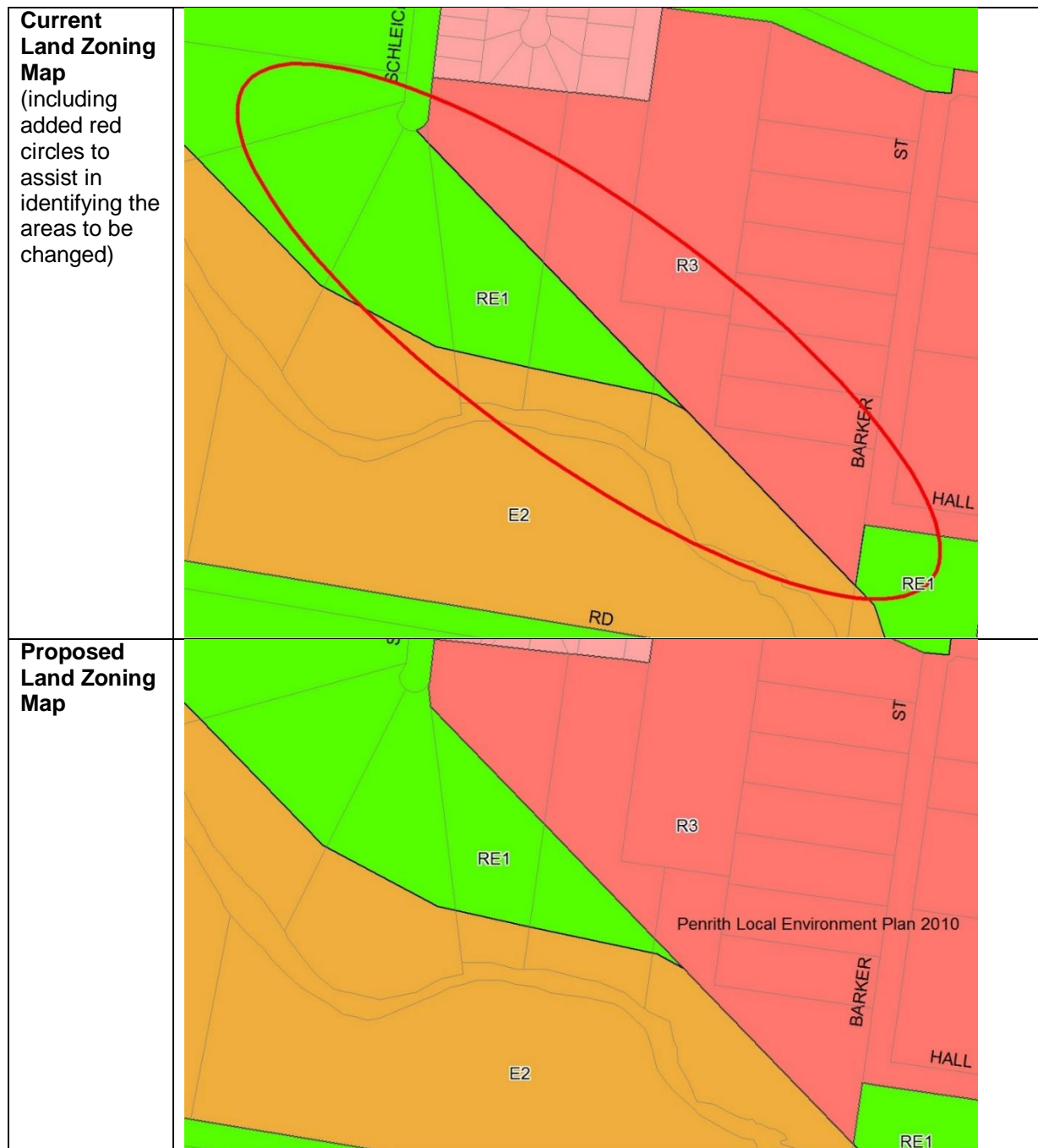
- Lot Size Map – Tiles 001 to 021.

33. ALIGNMENT OF ZONING AND SUBDIVISION BOUNDARIES AT WILSON AND BAKER STREETS, WERRINGTON

The zoning of an area of land between Wilson Street and Baker Street, St Marys is to be amended to align with subdivision boundaries. The changes relate to the RE1 Public Recreation, R3 Medium Density Residential and E2 Environmental Conservation zonings in this area. The changes to be made are as follows:

- Lot 5 Schleicher Street: Rezone the R3 portion to RE1
- Lot 10 DP 1226529: Rezone the RE1 portion to R3
- Lot 11 DP 1226529: Rezone the RE1 portion to R3
- Lot 12 DP 1226529: Rezone the RE1 and E2 portions to R3
- Lot 1 Hall Street: Rezone the R3 portion to RE1

The Land Zoning Map is to be amended as follows:



Properties affected by amendment:

- Lot 5 Schleicher Street
- Lot 10 DP 1226529
- Lot 11 DP 1226529
- Lot 12 DP 1226529
- Lot 1 Hall Street

Map tiles to be amended:

- Land Zoning Map – Tile 019.



34. ALIGN PLANNING CONTROLS WITH SUBDIVISION BOUNDARIES AT RESERVE AT JOSEPH STREET, KINGSWOOD

The mapped planning controls at 36-38 Joseph Street, and 32 Park Avenue, Kingwood for zoning, building height and lot size are proposed to be aligned to match the subdivision boundary. The controls currently do not properly align with the subdivision boundary.


The Land Zoning Map is to be amended as follows:



The Height of Buildings Map is to be amended as follows:

<p>Current Height of Buildings Map (including added red circles to assist in identifying the areas to be changed)</p>	 A map showing a street layout with green-shaded building footprints. The streets are labeled 'Joseph Street' at the top, 'Amaroo Street' in the middle, and 'Park Avenue' at the bottom. A red circle is drawn around a small, irregularly shaped area located between Amaroo Street and Park Avenue, near the intersection with Joseph Street.
<p>Proposed Height of Buildings Map</p>	 The same map as the current one, showing the same street layout and green-shaded building footprints. The red circle from the current map is no longer present, indicating the proposed change.

The Lot Size Map is to be amended as follows:

<p>Current Lot Size Map (including added red circles to assist in identifying the areas to be changed)</p>	 A map of a residential area with green lots and white streets. The streets are labeled 'Joseph Street', 'Amaroo Street', and 'Park Avenue'. A red circle is drawn around a lot located at the intersection of Joseph Street and Park Avenue, indicating the area to be amended.
<p>Proposed Lot Size Map</p>	 A map of the same residential area as the current map, showing the same green lots and white streets. The streets are labeled 'Joseph Street', 'Amaroo Street', and 'Park Avenue'. This map shows the proposed changes without the red circle.

Properties affected by amendment:

- 36-38 Joseph Street, Kingswood
- 32 Park Avenue, Kingwood

Map tiles to be amended:

- Land Zoning Map – Tile 013
- Height of Buildings Map – Tile 013
- Lot Size Map – Tile 013

35. ADDITION OF MISSING 225 SQUARE METRE LOT SIZE TO LEGEND ON MAP TILES

The legend on map tiles 001 to 013 and 016 to 021 for the Lot Size Map is to be amended to add the missing “B” label, which indicates 225 square metres. It is noted that tiles 014 and 015 of the Lot Size Map currently include this label in the legend, however the label is missing from the remainder of the map tiles for the Lot Size Map.

The legend on map tiles 001 to 013 and 016 to 021 for the Lot Size Map is to be amended as follows:

Current Lot Size Map Legend	<p>Minimum Lot Size (sq m)</p> <ul style="list-style-type: none"> F 400 G 450 K1 550 K2 560 M 600 R 750 S 800 U1 1000 U2 1200 V 2000 W 4000 X 6000 Y1 10000 (1 ha) Y2 12500 (1.25 ha) Z 20000 (2 ha) AB1 100000 (10 ha) AB2 200000 (20 ha) AB3 400000 (40 ha) A1 1000000 (1000 ha+) Refer to Clause 7.16, 7.19 & 7.21
Proposed Lot Size Map Legend	<p>Minimum Lot Size (sq m)</p> <ul style="list-style-type: none"> B 225 F 400 G 450 K1 550 K2 560 M 600 O 650 R 750 S 800 U1 1000 U2 1200 V 2000 W 4000 X 6000 Y1 10000 (1 ha) Y2 12500 (1.25 ha) Z 20000 (2 ha) AB1 100000 (10 ha) AB2 200000 (20 ha) AB3 400000 (40 ha) A1 1000000 (1000 ha+) Refer to Clause 7.16, 7.19 & 7.21

Map tiles to be amended:

- Lot Size Map – Tiles 001 to 013 and 016 to 021.

INSTRUMENT AND MAPPING AMENDMENTS

36. ACTIVE STREET FRONTAGE FOR GLENMORE PARK TOWN CENTRE

The mapped planning controls delineating active street frontages at the Glenmore Park Town Centre, which are currently prescribed in Figure E7.11 – Active street frontages of Part E7 (Glenmore Park) of DCP 2014, are proposed to be added to the LEP 2010 Active Street Frontages Map.



A change is also proposed to Clause 7.8 (Active street frontages) of LEP 2010 to add B2 Local Centre zones to the list of zones covered by the clause objectives. The Glenmore Park Town Centre is zoned B2 Local Centre under LEP 2010.

The purpose of these changes is to provide consistency between LEP 2010 and DCP 2014.

Clause 7.8(1) is to be amended as follows:

Current Clause	<i>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core and Zone B4 Mixed Use.</i>
Changes	<i>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in <u>Zone B2 Local Centre</u>, Zone B3 Commercial Core and Zone B4 Mixed Use.</i>
Proposed Clause	<i>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B2 Local Centre, Zone B3 Commercial Core and Zone B4 Mixed Use.</i>

The Active Street Frontages Map is to be amended as follows:

<p>Current Active Street Frontage Map (including added red circles to assist in identifying the areas to be changed)</p>	
<p>Proposed Active Street Frontage Map</p>	

Properties affected by amendment:

- Lot 2 DP865459 1-11 Town Terrace, GLENMORE PARK
- Lot 9100 DP1022720 41 Town Terrace, GLENMORE PARK
- Lot 9101 DP1022720 Glenmore Park Youth & Community Centre 13-17 Town Terrace, GLENMORE PARK
- Lot 9104 DP1022720 Lot 9104 Glenmore Parkway, GLENMORE PARK
- Lot 9105 DP1022720 Lot 9105 Glenmore Parkway, GLENMORE PARK
- Lot 9106 DP1022720 35-39 Town Terrace, GLENMORE PARK
- Lot 9107 DP1022720 33 Town Terrace, GLENMORE PARK

Map tiles to be amended:

- Active Street Frontages Map – Tile 006

37. REMOVAL OF COTTAGE HERITAGE ITEM 180 AT 10-12 NORTH STREET, PENRITH

Heritage item 180, being a Cottage at 10-12 North Street, Penrith no longer exists and is proposed to be removed from LEP 2010. The item has been demolished in accordance with Development Consent DA14/1495, approved in January 2015.

Schedule 5 Environmental heritage, Part 1 Heritage items is to be amended as follows:

Current listing for item 180

<i>Suburb</i>	<i>Item name</i>	<i>Address</i>	<i>Property description</i>	<i>Significance</i>	<i>Item no</i>
<i>Penrith</i>	<i>Cottage</i>	<i>10-12 North Street</i>	<i>Lot 1, DP 794510; Lot B, DP 160112</i>	<i>Local</i>	<i>180</i>

Changes to item 180

<i>Suburb</i>	<i>Item name</i>	<i>Address</i>	<i>Property description</i>	<i>Significance</i>	<i>Item no</i>
<i>Penrith</i>	<i>Cottage</i>	<i>10-12 North Street</i>	<i>Lot 1, DP 794510; Lot B, DP 160112</i>	<i>Local</i>	<i>180</i>

Proposed listing for item 180: No listing

The Heritage Map is to be amended as follows:

<p>Current Heritage Map</p>	 <p>This map shows a street grid in Penrith. Properties are highlighted in tan. Property 180, located on the east side of North Street between Macquarie Avenue and Henry Street, is circled in red. Other labeled properties include 177, 179, 196, 201, 209, 212, 222, 688, 714, 715, 718, 853, and 854. Street names include Great Western Highway, The Crescent, Lumsden Road, Macquarie Avenue, Henry Street, Blaxland Avenue, Haynes Street, King Street, Cox Avenue, Kendall Street, Decourse Street, and Higgins Street.</p>
<p>Proposed Heritage Map</p>	 <p>This map shows the same street grid as the current map. Property 180 is no longer highlighted in tan. All other labeled properties and street names remain the same as in the current map.</p>

Properties affected by amendment:

- 10-12 North Street, Penrith

Map tiles to be amended:

- Heritage Map – Tile 013.

38. DELETION OF ADDITIONAL PERMITTED USES FROM 2065-2113 THE NORTHERN ROAD AND 1-29 BRADLEY STREET, GLENMORE PARK

Clause 3 of Schedule 1 Additional Permitted Uses within LEP 2010 the ceased to apply from 14 June 2015. Accordingly, the clause is proposed to be removed from LEP 2010 and the Additional Permitted Uses Map is proposed to be amended to remove the subject site from the map.

The clause relates to use of certain land at 2065–2113 The Northern Road and 1–29 Bradley Street, Glenmore Park, whereby development or the purposes of seniors housing consisting of 167 dwellings, including farmlets, villas, townhouses and associated development including community facilities and a residential care facility, is permitted with development consent.

Schedule 1 Additional permitted uses, Clause 3 is to be amended as follows:

Current Clause	<p>3 <i>Use of certain land at 2065–2113 The Northern Road and 1–29 Bradley Street, Glenmore Park</i></p> <p><i>(1) This clause applies to land at 2065–2113 The Northern Road and 1–29 Bradley Street, Glenmore Park, being the land identified as “32” on the Additional Permitted Uses Map.</i></p> <p><i>(2) Development for the purposes of seniors housing consisting of 167 dwellings, including farmlets, villas, townhouses and associated development including community facilities and a residential care facility, is permitted with development consent.</i></p> <p><i>(3) This clause ceases to apply on and after 14 June 2015.</i></p>
Changes	<p>3 <i>(Repealed) Use of certain land at 2065–2113 The Northern Road and 1–29 Bradley Street, Glenmore Park</i></p> <p><i>(1) This clause applies to land at 2065–2113 The Northern Road and 1–29 Bradley Street, Glenmore Park, being the land identified as “32” on the Additional Permitted Uses Map.</i></p> <p><i>(2) Development for the purposes of seniors housing consisting of 167 dwellings, including farmlets, villas, townhouses and associated development including community facilities and a residential care facility, is permitted with development consent.</i></p> <p><i>(3) This clause ceases to apply on and after 14 June 2015.</i></p>
Proposed Clause	3 <i>(Repealed)</i>

The Additional Permitted Uses Map is to be amended as follows:

<p>Current Additional Permitted Uses Map (including added red circles to assist in identifying the areas to be changed)</p>	
<p>Proposed Additional Permitted Uses Map</p>	

Properties affected by amendment:

- 2065–2113 The Northern Road and 1–29 Bradley Street, Glenmore Park

Map tiles to be amended:

- Additional Permitted Uses Map – Tiles 007 and 014.

Part 3 – Justification

This part of the Planning Proposal need for the proposed amendments to LEP 2010, the relationship with the strategic planning framework, the impacts of the proposed changes, and State and Commonwealth interests.

Section A – Need for the Planning Proposal

The Planning Proposal is not the result of any strategic study or report. The proposed items within this Planning Proposal have been identified from a review of LEP 2010.

A Planning Proposal is the best way to achieve the objectives and intended outcomes. An amendment to LEP 2010 is required to rectify the errors and anomalies within the LEP written instrument and maps.

This part of the Planning Proposal need for the proposed amendments to LEP 2010, the relationship with the strategic planning framework, the impacts of the proposed changes, and State and Commonwealth interests.

Section B – Relationship to Strategic Planning Framework

A Plan for Growing Sydney

In December 2014, the NSW Government published A Plan for Growing Sydney setting out its vision for Sydney to be a strong global city and a great place to live. It also identifies key challenges facing Sydney, including the provision of housing for a significant population increase.

This plan also sets a number of goals for the economy, housing choice, healthy communities, a sustainable and resilient city, and the protection of the natural environment. The plan also sets directions and actions to deliver these goals; relevant directions for this Planning Proposal include:

- Grow strategic centres - providing more jobs closer to home.
- Accelerating housing supply across Sydney.
- Improving housing choice to suit different needs and lifestyles.

A comprehensive assessment of the objectives and strategies of A Plan for Growing Sydney was previously undertaken during the preparation of Amendment 4 to LEP 2010 (being Stage 2 of the City-wide LEP). Further assessment is not warranted due to the nature of the amendments proposed.

The Planning Proposal is consistent with *A Plan for Growing Sydney*.

Draft West District Plan

In November 2016 the Greater Sydney Commission published a draft West District Plan which sets out aspirations and proposals for Greater Sydney's West District, which includes the Blue Mountains, Penrith and Hawkesbury local government areas.

This plan identifies priorities and actions to realise the vision for the district in line with the vision of Greater Sydney to 2056. District planning provides a framework for coordinating planning, development, infrastructure, transport, open space networks and environmental actions across local and state government agencies. This vision is proposed to be delivered through the following priorities:

- A Production City
- A Liveable City

- A Sustainable City

The Planning Proposal is consistent with the Draft West District Plan as the proposed changes are minor in nature.

Penrith Community Plan

The Penrith Community Plan was adopted by Council on 24 June 2013 and represents the community's vision for the Penrith LGA over the next 20 years.

The Plan outlines the priorities for the community and includes the following outcomes:

1. We can work close to home.
2. We plan for future growth.
3. We can get around the city.
4. We have safe, vibrant places.
5. We care for our environment.
6. We are healthy and share strong community spirit.
7. We have confidence in our Council.

A comprehensive assessment of the objectives and strategies of the Penrith Community Plan was previously undertaken during the preparation of Amendment 4 to LEP 2010 (being Stage 2 of the City-wide LEP). Further assessment is not warranted due to the nature of the amendments proposed.

State Environmental Planning Policies

The NSW Government publishes State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs or deemed SEPPs). These documents deal with matters of State or regional planning significance. The Planning Proposal is consistent with applicable State Environmental Planning Policies (SEPPs), as demonstrated below, due to the proposed changes being of minor significance.

SEPP Title	Applicable	Consistent
SEPP No 1—Development standards	Yes	Yes
SEPP No 14—Coastal Wetlands	No	N/A
SEPP No 19—Bushland in Urban Areas	Yes	Yes
SEPP No 21—Caravan Parks	Yes	Yes
SEPP No 26—Littoral Rainforests	No	N/A
SEPP No 30—Intensive Agriculture	Yes	Yes
SEPP No 33—Hazardous and Offensive Development	Yes	Yes
SEPP No 36—Manufactured Home Estates	No	N/A
SEPP No 44—Koala Habitat Protection	No	N/A
SEPP No 47—Moore Park Showground	No	N/A
SEPP No 50—Canal Estate Development	Yes	Yes

SEPP Title	Applicable	Consistent
SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	No	N/A
SEPP No 55—Remediation of Land	Yes	Yes
SEPP No 62—Sustainable Aquaculture	Yes	Yes
SEPP No 64—Advertising and Signage	Yes	Yes
SEPP No 65—Design Quality of Residential Flat Development	Yes	Yes
SEPP No 70—Affordable Housing (Revised Schemes)	No	N/A
SEPP No 71—Coastal Protection	No	N/A
SEPP (Affordable Rental Housing) 2009	Yes	Yes
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Yes
SEPP (Exempt and Complying Development Codes) 2008	Yes	Yes
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	Yes
SEPP (Infrastructure) 2007	Yes	Yes
SEPP (Integration and Repeals) 2016	No	N/A
SEPP (Kosciuszko National Park— Alpine Resorts) 2007	No	N/A
SEPP (Kurnell Peninsula) 1989	No	N/A
SEPP (State Significant Precincts) 2005	Yes	Yes
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	Yes
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	Yes	Yes
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	N/A
SEPP (Rural Lands) 2008	No	N/A
State Environmental Planning Policy (State and Regional Development) 2011	Yes	Yes
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	N/A
SEPP (Sydney Region Growth Centres) 2006	No	N/A
State Environmental Planning Policy (Three Ports) 2013	No	N/A

SEPP Title	Applicable	Consistent
State Environmental Planning Policy (Urban Renewal) 2010	No	N/A
SEPP (Western Sydney Employment Area) 2009	No	N/A
SEPP (Western Sydney Parklands) 2009	No	N/A

Section 117 Local Planning Directions

The Minister for Planning and Environment issues Local Planning Directions that councils must follow when preparing a planning proposal. The directions cover the following broad categories:

- employment and resources,
- environment and heritage,
- housing, infrastructure, and urban development,
- hazard and risk.

This planning proposal is considered to be consistent with all applicable Section 117 Directions, as demonstrated below, primarily because the proposed changes are of minor significance.

Section 117 Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
1.2 Rural Zones This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
1.3 Mining, Petroleum Production and Extractive Industries This direction applies when a relevant planning authority prepares a planning proposal that would have the effect of: <ul style="list-style-type: none"> (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development. 	This Direction is not applicable to the Planning Proposal.
1.4 Oyster Aquaculture This direction applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in: <ul style="list-style-type: none"> (a) adverse impacts on a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate"; or (b) incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate" and other 	This Direction is not applicable to the Planning Proposal.

Section 117 Direction	Comment
land uses.	
1.5 Rural Lands This direction applies when: (a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
2. Environment and Heritage	
2.1 Environment Protection Zones This direction applies when a relevant planning authority prepares a planning proposal.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
2.2 Coastal Protection This direction applies when a relevant planning authority prepares a planning proposal that applies to land in the coastal zone.	This Direction is not applicable to the Planning Proposal.
2.3 Heritage Conservation This direction applies when a relevant planning authority prepares a planning proposal. The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The Planning Proposal seeks to update, amend or delete heritage items listed under LEP 2010. The purpose of these changes is to contemporise provisions and correct anomalies. The Planning Proposal does not seek to alter or adversely affect the heritage significance of affected items. In this regard the Planning Proposal is consistent with this Direction.
2.4 Recreation Vehicle Areas This direction applies when a relevant planning authority prepares a planning proposal.	This Direction is not applicable to the Planning Proposal.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs This direction applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.	This Direction is not applicable to the Planning Proposal.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones This direction applies when a relevant planning authority prepares a planning proposal that will affect land within: (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
3.2 Caravan Parks and Manufactured Home Estates This direction applies when a relevant planning authority prepares a planning proposal.	This Direction is not applicable to the Planning Proposal.
3.3 Home Occupations This direction applies when a relevant planning authority prepares a planning proposal.	This Direction is not applicable to the Planning Proposal.
3.4 Integrating Land Use and Transport This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land,	The Planning Proposal is consistent with this Direction as the changes are of minor significance.

Section 117 Direction	Comment
including land zoned for residential, business, industrial, village or tourist purposes.	
3.5 Development Near Licensed Aerodromes This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.	This Direction is not applicable to the Planning Proposal.
3.6 Shooting Ranges This direction applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.	This Direction is not applicable to the Planning Proposal.
Hazard and Risk	
4.1 Acid Sulfate Soils This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
4.2 Mine Subsidence and Unstable Land This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken: (i) by or on behalf of the relevant planning authority, or (ii) by or on behalf of a public authority and provided to the relevant planning authority.	This Direction is not applicable to the Planning Proposal.
4.3 Flood Prone Land This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
4.4 Planning for Bushfire Protection This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.	The Planning Proposal seeks to resolve a series of minor errors and anomalies that has been identified in LEP 2010. The changes are of minor significance. Council will consult the NSW Rural Fire Service on the planning proposal, which will provide the information to demonstrate compliance with the provisions of this Direction.
5. Regional Planning	
5.1 Implementation of Regional Strategies This direction applies when a relevant planning authority prepares a planning proposal.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
5.2 Sydney Drinking Water Catchments This Direction applies when a relevant planning authority prepares a planning proposal that applies to land within the Sydney drinking water catchment.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	This Direction is not applicable to the Planning Proposal.
5.4 Commercial and Retail Development along the	This Direction is not applicable to the

Section 117 Direction	Comment
Pacific Highway, North Coast	Planning Proposal.
5.8 Second Sydney Airport: Badgerys Creek Planning proposals must not contain provisions that enable the carrying out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.
5.9 North West Rail Link Corridor Strategy	This Direction is not applicable to the Planning Proposal.
5.10 Implementation of Regional Plans This direction applies when a relevant planning authority prepares a planning proposal.	The Planning Proposal is consistent with this Direction as the changes are of minor significance.

Penrith Local Environment Plan 2010

LEP 2010 prescribes the written provisions and mapped planning controls that are proposed to be amended by this Planning Proposal. Appendix 1 provides current extracts of relevant parts from LEP 2010.

Penrith Development Control Plan 2014

DCP 2014 applies to the area proposed to be amended by this Planning Proposal. Some of the changes proposed are intended to provide consistency between the DCP 2014 and LEP 2010 planning controls.

Section C – Environmental, Social and Economic Impacts

As the nature of the amendments within this Planning Proposal relate to rectifying errors and anomalies in LEP 2010, it is unlikely that any critical habitats or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal.

Fixing these errors will result in a more accurate LEP and remove potential obstacles to future development. This will result in positive social and economic effects for the Penrith LGA by reducing the potential for delays in planning processes in the future.

Section D – State and Commonwealth Interests

There is adequate public infrastructure for the Planning Proposal. The Planning Proposal largely seeks to rectify mapping anomalies to various parcels of land throughout the LGA, the majority which are located in existing urban areas that are adequately serviced by public infrastructure.

This Planning Proposal requests a Gateway Determination in order to proceed to consultation with public authorities. Consultation will be carried out with the relevant public authorities once the Gateway Determination is issued.

Part 4 – Mapping

The following map tiles are proposed to be amended as part of the Planning Proposal.

Map	Tile Number
Land Zoning	003, 005, 006, 007, 011, 012, 013, 019
Lot Size	001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021
Land Reservation Acquisition	013
Height of Buildings	005, 007, 012, 013, 019
Scenic and Landscape Values	005, 012
Heritage	005, 012, 013
Additional Permitted Uses	007, 014
Active Street Frontages	006, 013
Cause Application	002
Urban Release Areas	007

The proposed LEP 2010 map tiles are provided at Appendix 2

Part 5 – Community Consultation

The Gateway Determination will outline the community consultation to be undertaken.

The planning proposal will be publicly exhibited at the Penrith Council Civic Centre, Penrith Library, Council's St Marys Office and St Marys Library. All exhibition material will be available on Council's website.

Notice of the public exhibition will be given in the local newspaper and on Council's website. Notice of the public exhibition will also be provided by a letter to the land owners and occupiers of adjoining and affected properties.

Consultation with public authorities will be undertaken in accordance with the requirements of the Gateway Determination.

In responses to Section 117 Direction 4.4, Council will consult the NSW Rural Fire Service on the planning proposal, which will provide the information to demonstrate compliance with the provisions of this Direction.

Part 6 - Project Timeline

Milestone	Timeframe
Council's sponsor of the Planning Proposal	November 2017
Submission to NSW Planning and Environment	December 2017
Gateway Determination issued	March 2018
Public exhibition and public authority consultation	May 2018
Consideration of submissions	June 2018
Reporting of the Planning Proposal to Council	July 2018
Submission to NSW Planning and Environment	August 2018
Publication of LEP amendment	October 2018

Appendices

APPENDIX 1

Extracts of relevant parts of Penrith Local
Environmental Plan 2010

APPENDIX 2

Proposed Penrith LEP 2010 Maps

APPENDIX 3

Proposed Changes to Penrith LEP 2010 Written Instrument

APPENDIX 4

Supporting Information

**CONFIRMED MINUTES
OF THE POLICY REVIEW COMMITTEE MEETING OF PENRITH CITY COUNCIL HELD
IN THE PASSADENA ROOM, PENRITH
ON MONDAY 13 NOVEMBER 2017 AT 7:22PM**

PRESENT

His Worship the Mayor, Councillor John Thain, Deputy Mayor, Councillor Tricia Hitchen, and Councillors Jim Aitken OAM, Bernard Bratusa, Todd Carney, Marcus Cornish, Greg Davies, Mark Davies, Aaron Duke, Ross Fowler OAM, Joshua Hoole, Karen McKeown and Ben Price.

LEAVE OF ABSENCE

Leave of Absence was previously granted to Councillor Kath Presdee for the period 12 November 2017 to 19 November 2017 inclusive.

APOLOGIES

43 RESOLVED on the MOTION of Councillor Greg Davies seconded Councillor Aaron Duke that apologies be received for Councillor Kevin Crameri OAM.

CONFIRMATION OF MINUTES - Policy Review Committee Meeting - 9 October 2017

44 RESOLVED on the MOTION of Councillor Greg Davies seconded Councillor Aaron Duke that the minutes of the Policy Review Committee Meeting of 9 October 2017 be confirmed.

DECLARATIONS OF INTEREST

Councillor Tricia Hitchen declared a Non-Pecuniary Conflict of Interest – Less than Significant in *Item 3 – St Marys Town Centre Triennial Business Plan 2016-2019 and Operational Plan 2017-2018* as she is on the board of St Marys Town Centre Corporation.

DELIVERY PROGRAM REPORTS

OUTCOME 4 - WE HAVE SAFE, VIBRANT PLACES

3 St Marys Town Centre Triennial Business Plan 2016-2019 and Operational Plan 2017-2018

Councillor Jim Aitken OAM left the meeting, the time being 7:44pm.

Councillor Jim Aitken OAM returned to the meeting, the time being 7:45pm.

45 RESOLVED on the MOTION of Councillor Ross Fowler OAM seconded Councillor Marcus Cornish

That:

1. The information contained in the report on St Marys Town Centre Triennial Business Plan 2016-19 and Operational Plan 2017-18 be received.
2. Council receive information on the Annual Report and Audited Financial Statement 2016-17 of the St Marys Town Centre Corporation.
3. Council endorse the St Marys Town Centre Corporation's Triennial Business Plan 2016-19 and Annual Operational Plan 2017-18.
4. The utilisation of the excess funds of the organisation be subject of a future council report.

OUTCOME 7 - WE HAVE CONFIDENCE IN OUR COUNCIL

4 Penrith Performing and Visual Arts Ltd - Annual Report

46 RESOLVED on the MOTION of Councillor Ross Fowler OAM seconded Councillor Mark Davies

That:

1. The information contained in the report on Penrith Performing and Visual Arts Ltd – Annual Report be received.
2. Council agree to underwrite the operations of the Penrith Performing and Visual Arts Ltd until the presentation of the 2018/19 Annual Report.
3. Council consider reviewing its annual operating subsidy for the Penrith Performing and Visual Arts Ltd from 2018/19 at the upcoming strategic planning workshop.

OUTCOME 2 - WE PLAN FOR OUR FUTURE GROWTH

1 Penrith Panthers Planning Proposal and DCP Amendment

Councillor Marcus Cornish left the meeting, the time being 8:37pm.

Councillor Marcus Cornish returned to the meeting, the time being 8:39pm.

47 RESOLVED on the MOTION of Councillor Aaron Duke seconded Councillor Ben Price

That:

1. The information contained in the report on Penrith Panthers Planning Proposal and DCP Amendment be received.
2. Council endorses the Planning Proposal presented in this report which has been provided to Councillors under separate cover and tabled tonight.
3. Council prepares and executes an amendment to the Road Works Planning Agreement based on the principles presented in this report.
4. The General Manager be granted delegation to update and finalise the Planning Proposal prior to Council's submission of the Planning Proposal to the Department of Planning and Environment for making of the amendment to the Penrith Local Environmental Plan 2010.
5. The Planning Proposal referred to in 4 above be forwarded to the Department of Planning and Environment after an amendment to the Road Works Planning Agreement has been executed with a request that the amendment to the Penrith Local Environmental Plan 2010 be made.
6. Council adopt the amendment to the Penrith Development Control Plan 2014 presented in this report so that it takes effect on the publication of the amendment to the Penrith Local Environmental Plan 2010.
7. The General Manager be delegated authority to make any necessary changes required to the amendment to the Penrith Development Control Plan 2014 referred to in 6 above, particularly as a result of Road Works Planning Agreement negotiations and any other changes identified in consideration of transport and traffic matters before the Planning Proposal is submitted to the Department of Planning and Environment.

8. Council note that a peer review of the Planning Proposal and Process is not necessary as Council is no longer an owner of land subject to the Planning Proposal.

In accordance with Section 375A of the Local Government Act 1993, a DIVISION was then called with the following result:

For

Councillor John Thain
Councillor Bernard Bratusa
Councillor Karen McKeown
Councillor Greg Davies
Councillor Mark Davies
Councillor Ross Fowler OAM
Councillor Jim Aitken OAM
Councillor Tricia Hitchen
Councillor Marcus Cornish
Councillor Joshua Hoole
Councillor Aaron Duke
Councillor Todd Carney
Councillor Ben Price

Against**2 Housekeeping Amendment to the Penrith Local Environmental Plan 2010**

48 RESOLVED on the MOTION of Councillor Aaron Duke seconded Councillor Karen McKeown

That:

1. The information contained in the report on Housekeeping Amendment to the Penrith Local Environmental Plan 2010 be received.
2. Council endorse the Planning Proposal provided at Attachment 1 to this report.
3. The General Manager be granted delegation to update and finalise the Planning Proposal prior to Council's submission of the Planning Proposal to the Minister for Planning, which will include the preparation of proposed amended LEP 2010 map tiles, proposed amendments to the LEP 2010 written instrument and supporting information.
4. Council officers forward the Planning Proposal to the Minister for Planning with a request to issue a Gateway Determination.
5. Council publicly exhibits the Planning Proposal for a period to be specified in the Gateway Determination, in accordance with the community consultation requirements.
6. A further report be presented to Council following the Public Exhibition.

In accordance with Section 375A of the Local Government Act 1993, a DIVISION was then called with the following result:

For

Councillor John Thain
Councillor Bernard Bratusa
Councillor Karen McKeown
Councillor Greg Davies
Councillor Mark Davies

Against

Councillor Ross Fowler OAM
Councillor Jim Aitken OAM
Councillor Tricia Hitchen
Councillor Marcus Cornish
Councillor Joshua Hoole
Councillor Aaron Duke
Councillor Todd Carney
Councillor Ben Price

There being no further business the Chairperson declared the meeting closed the time being 8:43pm.

I certify that these 4 pages are the Confirmed Minutes of the Policy Review Committee Meeting of Penrith City Council held on 13 November 2017.

Chairperson

Date