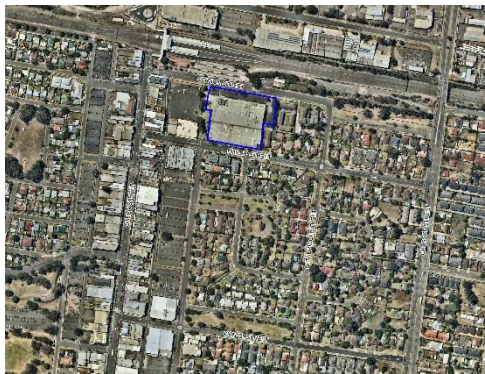


PLANNING PROPOSAL FOR 33-43 PHILLIP STREET, ST MARYS

FACT SHEET

THE SITE

Council is proposing to change some of the planning controls applying to 33-43 Phillip Street, St Marys. This site is opposite the train and bus station and known as Station Plaza.



Aerial photo showing location of site

THE PLANNING PROPOSAL

A Planning Proposal is a document that explains and justifies changes being proposed to existing planning controls.

The NSW Department of Planning, Industry & Environment process requires any planning proposal to go on public exhibition for community comment before it can be adopted.

WHAT CHANGES ARE PROPOSED?

The intention of the changes proposed in relation to 33-43 Phillip Street, St Marys is to encourage the redevelopment of the shopping centre.

The proposed redevelopment, which would also require Council's development consent, could be up to 20 storeys high and contain:

- 600 apartments,
- 8,300m² of retail and commercial floor space,
- Car parking to service the development.

The Planning proposal seeks to amend Penrith Local Environmental Plan 2010 (LEP) to increase the maximum building height from 32 metres to 61 metres and increase the floor space ratio for the site from 3.5:1 to 5.5:1.

BENEFITS

The proposed redevelopment of the site would:

- Deliver new homes, including more affordable options with a range of apartment designs, close to jobs, shops and services.
- Support and promote the use of existing and proposed public transport by locating new homes and businesses next to an existing train and bus station.
- Create new jobs, including at least 835 construction jobs and 583 jobs in the shopping centre. This is about 320 more jobs than the shopping centre currently provides.
- Increase activity, spending and the demand for new shops and services across the Town Centre (because of the increased workforce and new residents).
- Deliver an improved designed development than the current shopping centre, that activates local streets and improves the public domain.



Picture: Artist's impression of proposal

HAVE YOUR SAY

We're now seeking your feedback on the proposed changes.

The Planning Proposal is on public exhibition from Thursday 19 September to Friday 18 October 2019.

It can be viewed online at yoursaypenrith.com.au or in person at:

- **Penrith Civic Centre** (601 High St) between 8:30am and 4pm weekdays
- **St Marys Business Office** (207-209 Queen St) between 8:30am and 4pm weekdays
- **Penrith Library** (601 High St) between 9am and 8pm weekdays, 9am to 5pm Saturdays and 10am to 5pm Sundays.
- **St Marys Library** (207-209 Queen St) between 9am and 8pm Mondays to Thursdays; 9am and 5:30pm Friday; 9am and 5pm Saturdays or 10am and 5pm Sundays.

MAKING A SUBMISSION

If you want to make a submission on the Planning Proposal you need to do so in writing by Friday 18 October 2019.

Submissions can be made:

1. by **post** with letters marked for the attention of the City Planning Team and sent to:

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

2. by **email** to cityplanningteam@penrith.city, or

3. left with staff at the Penrith Civic Centre or St Marys Business Office.

We will acknowledge all the submissions we receive, so if you do not receive an acknowledgment within 10 working days of making your submission please contact us.

WHAT HAPPENS NEXT?

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

WANT TO KNOW MORE?

For more information, contact us by phone on 4732 8196, by email at cityplanningteam@penrith.city or visit the Penrith Civic Centre (Monday to Friday) and ask to speak with someone from the City Planning Team.