

# PLANNING PROPOSAL FOR 11-13 CHESHAM STREET, ST MARYS

## FACT SHEET



Aerial photo showing the site

### BACKGROUND

Council is exhibiting a Planning Proposal to amend the Penrith Local Environmental Plan 2010 (LEP) to reclassify Council owned land at 11-13 Chesham Street, St Marys (Lots 1, 2 and 3 in DP 542707) ("the site").

An LEP is a legal document that guides future development through land use zones and development controls. A Planning Proposal is a request to the NSW Department of Planning and Environment ("the Department") to amend an LEP.

### THE SITE

The site is currently vacant, and is situated less than 400m from St Marys Railway Station and town centre.

The site is a narrow, rectangular shape, with an area of approximately 3,920m<sup>2</sup>, bounded by the rail corridor to the north, Glossop Street to the east, Chesham Street to the south, and Lethbridge Street to the west.

The site is currently zoned *R4 High Density Residential* and the land is classified as community land.

The Planning Proposal seeks to change the classification of the site from community to operational land. It does not seek to change the zone and/or any other existing planning controls.

The site has not been used for community purposes for approximately 10 years.

The reclassification will enable Council to consider opportunities for the future use of the land, including options to sell or develop the site for community benefit. Any future development would need to go through the development application process.

### RECLASSIFICATION PROCESS

Public land is managed under the *Local Government Act 1993*. All public land must be classified as either 'community' or 'operational' land.

Community land must not be sold, exchanged or otherwise disposed of by a council. There is no special restriction on council powers to manage, develop, dispose of or change the nature and use of operational land.

The reclassification of public land does not commit Council to the sale or development of that land, nor does it alienate the land from Council's ownership or prevent the current use of the land from continuing.

The Department has authorised Council to exercise delegation to make this plan. This means Council will make arrangements to finalise the redrafting of the LEP and ensure that all conditions of the Department's Gateway Determination and requirements of the NSW Environmental Planning and Assessment Act 1979 have been met.

## HAVE YOUR SAY

We're now seeking your feedback on the proposed changes. The Planning Proposal is on exhibition from Monday 6 August to **Tuesday 4 September 2018**.

An **independently chaired public hearing** will be held after public exhibition. Details will be provided at [yoursaypenrith.com.au](http://yoursaypenrith.com.au) and by public notice in the Western Weekender newspaper and on Council's website when known.

The Planning Proposal is available to view online at [yoursaypenrith.com.au](http://yoursaypenrith.com.au) and in person at the following locations:

- **Council's Civic Centre, 601 High Street, Penrith** (Mon-Fri 8.30am-4pm)
- **Penrith Library**, 601 High Street, (Mon-Fri 9am-8pm; Sat 9am-5pm; Sun 10am-5pm)
- **Council's St Marys Office**, 207-209 Queen Street (Mon-Fri 8:30am-4pm)
- **St Marys Library**, 207-209 Queen Street (Mon-Thu 9am-8pm; Fri 9am-5:30pm; Sat 9am-5pm; Sun 10am-5pm).

If you want to comment on the proposal, please do so in writing by **4pm on Tuesday 4 September 2018**. Please include the subject line 'RZ18/0003 - Submission on 11-13 Chesham Street, St Marys'.

1. By post - letters can be sent to:

**The General Manager  
(Attn. Danielle Fox)  
Penrith City Council  
PO Box 60  
Penrith NSW 2751**

2. By email - emails can be sent to:

[cityplanningteam@penrithcity.nsw.gov.au](mailto:cityplanningteam@penrithcity.nsw.gov.au)

3. In person - submissions can be left with staff at the Penrith Civic Centre or St Marys Office.

We will send an acknowledgment in response to all submissions. If you do not receive acknowledgment within 10 working days, please contact us.

## Political Donations and Gifts

Legislation requires the disclosure of donations and gifts when making submissions on the Planning Proposal. If you or anyone with a financial interest in the land that the Planning Proposal applies to have made reportable political donations adding up to or exceeding \$1,000, or given gifts of money, property, services or valuables to a political party, elected member, group or candidate in the two years prior to your submission, you will be required to submit a Disclosure Statement. If a further donation or gift is made after the lodgment of a submission, a further Disclosure Statement is required. Disclosure Statements will be made publicly available. Further information on Disclosure Statements, including a form, is available from exhibition venues and [planning.nsw.gov.au](http://planning.nsw.gov.au).

**If you have any questions regarding the planning proposal or public exhibition, please call Council's Planner, Danielle Fox on 4732 8196.**