

PLANNING PROPOSAL FOR 61-79 HENRY STREET, PENRITH

Fact Sheet

PLANNING PROPOSAL

A Planning Proposal is a document that explains and justifies any changes being proposed to planning controls such as the Penrith Local Environmental Plan (LEP) 2010. An LEP is a legal document prepared by Council and approved by the State Government 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 to amend the planning controls, explaining the justification and effect of the proposed changes. The NSW Department of Planning and Environment's process requires any Planning Proposal to be placed on public exhibition for community and stakeholder comment, prior to making a decision on whether to adopt the changes.

WHAT CHANGES ARE PROPOSED?

An amendment to the Penrith LEP 2010 is proposed for land at 61-79 Henry Street, Penrith, also known as the Henry Lawson Centre (the site). The land is legally described as Lot 1 DP 771927.

The Planning Proposal seeks to:

- Permit residential accommodation as an additional permitted use on the site;
- Ensure a minimum amount of floor space is retained for non-residential land uses to support Penrith's commercial core; and
- Include a provision that will limit these controls to a period of five years after the date the LEP amendment is made. This is to ensure the site is developed in a timely manner.

The intent of the proposed changes is to facilitate the redevelopment of the site as a mixed-use development, with a range of commercial, community and residential uses.

LETTER OF OFFER FOR INFRASTRUCTURE WORKS

The proponent has submitted a Letter of Offer to Council to enter into a Voluntary Planning Agreement (VPA). This Offer outlines the landowner's intention to deliver a range of infrastructure works to support future development on the site should the LEP amendment be made. The proposed works include providing:

- A minimum of 15% of the total number of approved dwellings as seniors housing or housing for people with a disability, plus a minimum of 5% of the total number of approved dwellings as affordable housing;
- Public open space of at least 3,000 square metres in area; and
- A new roundabout at the intersection of Lawson Street and Soper Place, as well as road upgrades at the intersection of Lawson and Henry Streets.

To secure the outcomes of the Letter of Offer, a VPA will need to be prepared and executed before the LEP amendment is made.



HAVE YOUR SAY

We're now seeking your feedback on the proposed LEP amendment and Letter of Offer. The Planning Proposal, Letter of Offer and supporting information are on exhibition from **Monday 17 October 2022 to Monday 14 November 2022**.

The documents are available to view online at yoursaypenrith.com.au. They can also be viewed at:

- **Penrith Civic Centre** – 601 High St, Penrith (Mon–Fri 8:30am–4pm)

If you would like to provide feedback, please do so in writing by Monday 14 November 2022:

- **By email to:** cityplanning@penrith.city
- **By post to:**

The General Manager (Attn. Peter Failes)
Penrith City Council
PO Box 60
Penrith NSW 2751

- **Via NSW Planning Portal** at: <https://www.planningportal.nsw.gov.au/ppr>

Please include a subject line indicating '61–79 Henry Street, Penrith'.

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

WANT TO KNOW MORE?

If you have any questions, please contact Peter Failes, Senior Planner on 4732 7628 or email cityplanning@penrith.city.