

PROPOSED AMENDMENTS TO PENRITH DEVELOPMENT CONTROL PLAN 2014

FACT SHEET

Council is exhibiting a proposed amendment to Penrith Development Control Plan 2014 (DCP), including changes to Multi Dwelling Housing controls, and a new section for Boarding Houses.

Development Control Plans are documents that supplement Local Environmental Plans with more detailed planning and design guidelines. Council and our community want a well-planned, balanced City that supports the housing, lifestyle, employment and other needs of our diverse, growing population.

MULTI DWELLING HOUSING

The proposed multi dwelling housing controls respond to community feedback from the Oxley Park Place Plan 2017. Recent interest in medium density developments in Oxley Park has changed the streetscape from detached dwellings to townhouses.

In Penrith, many lots in medium density zones are above 800m² in area and between 15 and 18 metres wide, as can be seen in Oxley Park and St Marys.

Lots in medium density areas with frontages of over 15 metres can be developed into townhouses under the current DCP controls. This results in challenges to the provision of driveways, bin storage, landscaping, car parking and manoeuvring space.

This has resulted in residents using on-street car parking and created low amenity in townhouse developments.

The amended controls will allow improved development outcomes, increase amenity by increasing lot frontage sizes and help address parking issues in relation to new developments.

The DCP controls will also be reviewed holistically in the next few years through the Local Housing Strategy.

BOARDING HOUSES

Currently, there are no local planning controls to meet the challenges presented by boarding houses. The proposed DCP amendment will create clear development controls for boarding houses.

Boarding houses provide leased accommodation to one or more lodgers for 3 months or longer. Boarding houses may include shared facilities (such as a communal living room, bathroom, kitchen or laundry), and some rooms with private kitchens and bathrooms.

There has been increasing interest in Boarding House development under the State Environmental Planning Policy (Affordable Rental Housing) 2009 (the SEPP).

In the past, Council has received very few boarding house proposals. However, over the last three years, 552 new rooms in boarding houses have been proposed. This increase has raised concerns about social, public health, safety, amenity and other issues.

The proposed new controls aim to ensure:

- development that is contextual, local and of its place
- better outcomes for tenants, and
- fewer impacts on neighbouring properties.

HAVE YOUR SAY

We're now seeking your feedback on the proposed changes. The proposed DCP amendments are on exhibition from Monday 20 August to Tuesday 17 September 2018.

The proposed amendments are available to view **online** at 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 proposed amendments, please do so in writing by 4pm on Monday 17 September 2018.

1. **By post** - letters can be sent to:
The General Manager
(Attn. Breannan Dent)
Penrith City Council
PO Box 60
Penrith NSW 2751
2. **By email** - emails can be sent to:
cityplanningteam@penrith.city
3. **In person** - submissions can be left with staff at the Penrith Civic Centre or St Marys Office.

Please include a subject line indicating 'Draft amendments to Penrith DCP 2014 - Boarding Houses and Multi Dwelling Housing'.

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

If you have any questions regarding the proposed amendments or public exhibition, please call Council's Planner, Breannan Dent on 4732 8196.