

# PUBLIC EXHIBITION OF AN AMENDING PRECINCT PLAN FOR THE CENTRAL PRECINCT OF ST MARYS RELEASE AREA

## FACT SHEET

### THE PUBLIC EXHIBITION

We want to hear your views on proposed changes to the planning controls applying to the Central Precinct of the St Marys Release Area. The aim of the changes is to increase the choice of housing and its affordability.

### ST MARYS RELEASE AREA

The St Marys Release Area is split into several precincts, including three residential precincts. These residential precincts are known as the East, West and Central Precincts. The East and West precincts are substantially developed and now form the respective suburbs of Ropes Crossing and Jordan Springs. The development of the Central Precinct is underway.

### CURRENT PLANNING CONTROLS

The document managing the development of the Release Area is *Sydney Regional Environmental Plan No. 30 – St Marys* (SREP 30). This document, in a similar fashion to Council's local environmental plan, sets land use zones and planning processes to ensure that the desired social, environmental and economic outcomes for the release area are achieved.

SREP 30 requires a Precinct Plan, a document like Council's development control plan, to be created for each precinct. The current Precinct Plan came into force in September 2018, updating the original 2009 document, and sets out the development outcomes for the precinct. This includes the number of new homes (1,450), the location of the shopping centre, and the street network.

### PROPOSED PLANNING CONTROLS

The proposed changes, set out in an Amending Precinct Plan, increase the diversity and mix of new residential lots and dwellings in certain parts of the Central Precinct. The aim of these changes is to deliver a range of housing options that were not envisaged or in demand when this Precinct was originally planned in 2009. These changes will provide homes for a broader range of demographic groups, for example smaller households. They will also improve affordability, as the smaller dwelling types will have different price brackets.



Photo – Terrace Housing

The changes will apply to the areas yet to be subdivided that have easy access to the shopping centre, or a high-level of amenity, such as those surrounding local parks.

The changes include:

- Increasing the types of homes to include terraces, manor homes (3-4 units with the appearance of a large house), and granny flats or studio apartments.
- Allowing multi-unit developments such as terraces and townhouses on Strata Title lots down to 125m<sup>2</sup>.
- Promoting the construction of terraces and townhouses on Torrens Title lots (house and land packages) instead of Strata Title lots, reducing ongoing fees for new home owners.
- Reducing the standard lot size for detached dwellings, currently 270m<sup>2</sup>, to 225m<sup>2</sup>.

The changes will also permit the construction of a 2-storey home with a double garage on lots that are 10 metres or wider across the entire Central Precinct.

The changes are contained in a single chapter: *Part 5: Development Control Strategy* and a supporting Appendix illustrating the different dwelling typologies.



Photo – Manor Homes

### HAVE YOUR SAY

The draft Amending Precinct Plan is on public exhibition for 28 days from 12 November to 10 December 2018. It can be viewed in person at:

- **Penrith Civic Centre** (601 High Street, Penrith) between 8:30am and 4pm weekdays.
- **Penrith Library** (601 High Street, Penrith) between 9am and 8pm

weekdays, 9am to 5pm Saturdays and 10am to 5pm Sundays.

A copy of the exhibition material can also be viewed at:

**[yoursaypenrith.com.au](http://yoursaypenrith.com.au)**

If you want to make a submission on the Planning Proposal you need to do so in writing by 10 December 2018. 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@penrithcity.nsw.gov.au](mailto:cityplanningteam@penrithcity.nsw.gov.au), or
3. left with staff at the Penrith Civic Centre.

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

or visit the Penrith Civic Centre (Monday to Friday) and ask to speak with someone from the City Planning Team.