



# Penrith Local Planning Panel

## Advisory Comments

PLANNING PROPOSAL REF	RZ18/0008
PLANNING PROPOSAL DESCRIPTION	Planning Proposal RZ18/0008 - Reclassification of public land from Community to Operational at four (4) sites in St Marys and Penrith
DATE OF LPP MEETING	Wednesday 22 August 2018
PANEL MEMBERS	Deborah Dearing (Chair) John Brunton (Expert) Christopher Hallam (Alternate Expert) Virginia Barrios
APOLOGY	Mary-Lynne Taylor
DECLARATIONS OF INTEREST	No conflicts of interest were declared

Local Planning Panel Briefing / Meeting held at Penrith City Council on Wednesday 22 August 2018.

### **Advise provided pursuant to Section 2.19 of the Environmental Planning and Assessment Act 1979**

Planning Proposal RZ18/0008 – Reclassification of public land from Community to Operational land at four (4) sites in St Marys and Penrith and the removal of all trusts that apply to the land. No other planning controls are proposed to be amended.




### **Panel Advice**

The Panel has considered the planning proposal and the preliminary assessment prepared by Council Officers and provides the following advice:

1. The planning proposal is generally supported for the following reasons:
  - a. Reclassification of sites 1 & 2 will allow Council to consider the future use of the sites which may include development, disposal or consolidation with adjoining land. Both sites provide substandard open space due to their indirect access and lack of facilities, and poor safety. It will unlock the objectives of the existing R4 High Density zone and enable provision of higher quality open space which is better located in the R4 zone. Sites 1 & 2 are strategically located to provide housing, in close proximity to public transport and the St Marys town centre. In this higher density context there is a need for more open space and not less, and the rationalisation of the land in the area should result in higher amenity through

good public spaces. Council should provide some assurance that quality public open space will be provided as part of future re-development of the precinct.

- b. Reclassification of site 3 will allow Council to consider the future use of the sites which may include development, disposal or consolidation. It will unlock the objectives of the existing IN1 General Industrial zone. Site 3 is strategically located near key freight routes within an established industrial estate. Future development has the potential to provide local employment.
- c. This planning proposal will provide a consistent land classification across the whole Soper Place car park site. It will enable site 4 to be considered as part of any future improvements or redevelopment of the whole site. The Planning Proposal will not result in any loss in parking.
- d. The planning proposal is aligned with the Greater Sydney Region Plan and Western City District Plan, the Penrith City Strategy and Community Strategic Plan.
- e. The reclassification is a statutory process that seeks to change the land classification and remove any trusts that apply to the land. No other planning controls are proposed to be amended. Any social, environmental and economic impacts associated with future development will be considered at development application stage. The planning proposal will allow Council to consider the future use of all sites and to realise the objectives of the existing zones.

Deborah Dearing – Chair Person 	John Brunton - Expert 
Virginia Barrios – Community Member 	Christopher Hallam - Expert 