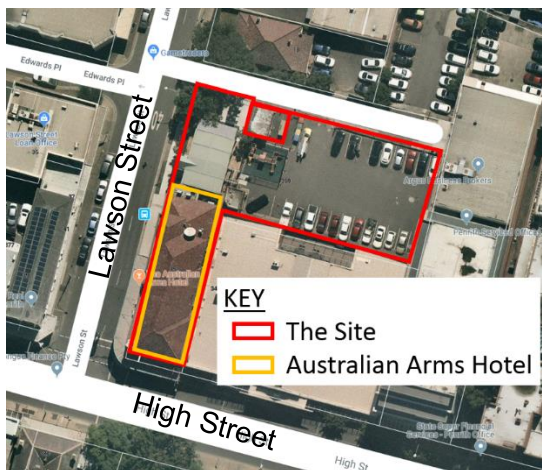


PLANNING PROPOSAL TO AMEND PENRITH LOCAL ENVIRONMENTAL PLAN 2010 – FOR THE AUSTRALIAN ARMS HOTEL AT 351-359 HIGH STREET, PENRITH

FACT SHEET

BACKGROUND

Council is exhibiting a Planning Proposal to amend Penrith Local Environmental Plan (LEP) 2010 for land at 351 - 359 High Street, Penrith (Lot 2 DP 513015 and Lot 9 DP 28199), known as the Australian Arms Hotel. These lots will be referred to as “the site”.



A Planning Proposal is a request to the NSW Department of Planning and Environment to amend Local Environment Plan (LEP) 2010. LEP's are legal documents that guide future development through land use zones and development controls.

This Planning Proposal seeks to:

- increase the Height of Buildings control from 12m to 24m over part of the land, (no increase in height is proposed for the existing Hotel building portion of the land), and
- increase the Floor Space Ratio (FSR) control from 3:1 to 3.5:1 across all of the land.

The site is around 700m from Penrith Train Station, and opposite the new City Park Precinct on Lawson Street.

The site contains a local heritage item - the Australian Arms Hotel - as well as a covered beer garden, car park and an electrical substation.

The Australian Arms Hotel is a heritage item listed under Penrith LEP 2010. There are also other heritage items nearby, under LEP 2010, along High Street. These heritage sites have lower FSRs and Height of Building controls. These controls exist in addition to other heritage controls to ensure future development does not overwhelm heritage buildings.

THE PLANNING PROPOSAL

The site is zoned *B3 Commercial Core*. The Planning Proposal does not seek to amend this control.

The proposed height of 24m is consistent with existing heights along the remainder of Lawson Street. The existing 12m height will be retained over the Australian Arms Hotel building, consistent with controls for other nearby heritage items.

The proposed FSR of 3.5:1 is sought over the whole site. This results in a lower total FSR than if the increase was only applied to part of the site. The Planning Proposal is consistent with other sites with an FSR of 3.5:1 to the north-west of the site.

A heritage Conservation Management Plan (CMP) forms part of the Planning Proposal. The Planning Proposal and CMP seek to protect the heritage item and allow complimentary development on appropriate parts of the site.

The proposed amendments are intended to complement the surrounding commercial core, without affecting the amenity of future public spaces in the

City Park Precinct or nearby heritage items.

The NSW Department of Planning and Environment has issued authorisation for Council to exercise delegation to make this plan.

THE PUBLIC EXHIBITION

The Planning Proposal is on exhibition from **Friday 31 May 2019 to Sunday 30 June 2019**.

The Planning Proposal is available to view online at yoursaypenrith.com.au and 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, St Marys (Mon-Thu 9am-8pm; Fri 9am-5:30pm; Sat 9am-5pm; Sun 10am-5pm).

HOW CAN I HAVE MY SAY?

If you want to comment on the proposal, please do so in writing by 11.50pm on **Sunday 30 June 2019**.

Please include the subject line 'RZ17/0002 - Submission on Planning Proposal for Australian Arms Hotel' in your response.

By post

Letters should be sent to:

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

By email

Emails should be sent to:
city.planning@penrith.city

In person

Submissions can be left with Council staff at the Penrith Civic Centre or St Marys Office.

We'll acknowledge receipt

We'll send you a receipt to acknowledge your submission. If you do not receive acknowledgement 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 2 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 to be provided within 7 days after the donation or gift is made.

Disclosure Statements are public documents and will be made publicly available.

Further information on Disclosure Statements, including a form, is available from exhibition venues and the Department of Planning and Environment's website:
planning.nsw.gov.au.

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