



# PLANNING PROPOSAL - PHASE 1 REVIEW OF PENRITH LEP 2010 FACT SHEET

## THE PLANNING PROPOSAL

A Planning Proposal is a document that explains and justifies changes being proposed to planning controls. The NSW Department of Planning, Industry and Environment's process requires any planning proposal to be placed on public exhibition for community comment before it can be adopted.

## WHAT CHANGES ARE PROPOSED?

Amendments to Penrith Local Environmental Plan 2010 (LEP 2010) are proposed to align the LEP 2010 with the planning priorities set in the Greater Sydney Commission's (GSC) *Greater Sydney Region Plan – A Metropolis of Three Cities* and *Western City District Plan*.

The Phase 1 amendments are:

- Increase the minimum lot size controls for multi-dwelling housing in R3 Medium Density Residential and R4 High Density Residential zones
- Apply a minimum lot size control for dual occupancy development in the RU5 Village zone for Londonderry and Luddenham villages
- Permit eco-tourist facilities, with consent, in the E4 Environmental Living zone
- Permit a limited number of additional land uses, with consent, on certain land within Castlereagh's 'centre'
- Remove the minimum lot size requirement for dwelling houses on 11 lots in Llandilo
- Include a new requirement for non-residential uses in the St Marys Town Centre B4 Mixed Use zone
- Extend the additional permitted uses provision for 164 Station Street, Penrith
- Rezone Triangle Park, Penrith to RE1 Public Recreation
- Undertake minor housekeeping matters.

## BENEFITS

Phase 1 of the LEP Review Planning Proposal primarily responds to the immediate actions arising from the *draft Local Housing Strategy*, *draft Rural Lands and Villages Strategy* and *draft St Marys Economic Development Strategy* as well as addressing minor housekeeping amendments. Resolving these matters will provide a more accurate planning instrument and reduce the potential for delays, should development be proposed where these matters exist.

## HAVE YOUR SAY

We're now seeking your feedback on the proposed changes. The Planning Proposal is on public exhibition from **1 May 2020 to 29 May 2020**

It can be viewed online at  
**[yoursaypenrith.com.au](http://yoursaypenrith.com.au)**

## MAKING A SUBMISSION

If you want to make a submission on the Planning Proposal you need to do so in writing by 4pm on 29 May 2020. 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 [cityplanning@penrith.city](mailto:cityplanning@penrith.city)

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, go to [yoursaypenrith.com.au](http://yoursaypenrith.com.au) or contact us by phone on 4732 7777 or by email at [cityplanning@penrith.city](mailto:cityplanning@penrith.city)