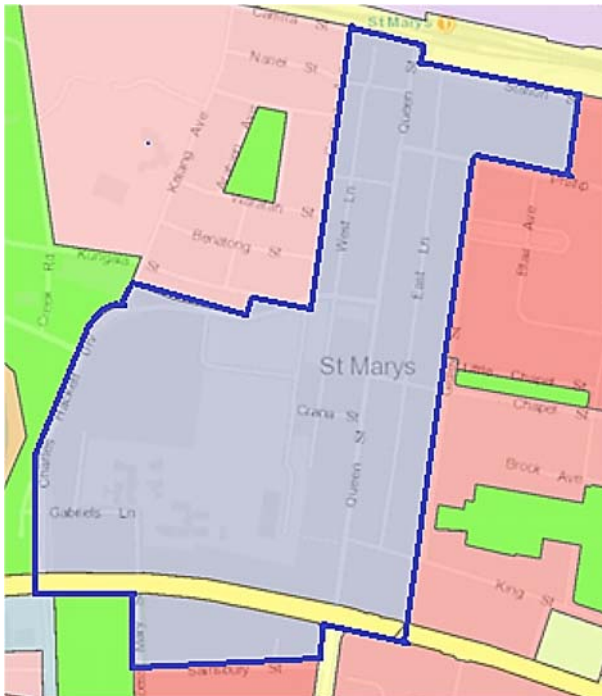


PROPOSED AMENDMENT – REQUIREMENT FOR NON-RESIDENTIAL USES IN ST MARYS TOWN CENTRE MIXED USE ZONES

FACT SHEET

THE SUBJECT LAND

The proposed amendment applies to land within the St Marys Town Centre core that's zoned B4 Mixed Use in the Penrith LEP 2010, shown in the map below.



St Marys Town Centre - subject land for this amendment is outlined in blue

WHAT CHANGES ARE PROPOSED?

The proposed amendment seeks to amend the LEP 2010 to include a new control that will result in the ground and first floor levels of any new development in the St Marys Town Centre core to be used exclusively for non-residential uses.

The mechanism to achieve this amendment could include a new non-residential floor space ratio that requires a minimum proportion of a development's total floor space to be allocated for non-residential uses on the ground and first floors. An example of this type of mechanism in Greater Sydney applies to centres in North Sydney and St Leonards under *North Sydney Local Environmental Plan 2012* (clause 4.4A).

Another mechanism could be a new clause in the LEP 2010 that requires the ground and first floor levels of any development to be used exclusively for non-residential uses. A similar mechanism applies to the Merrylands local centre under *Holroyd Local Environmental Plan 2013* (clause 6.10). This clause does not allow the ground floor of a development to be used for residential accommodation.

Further work will be undertaken to identify the most appropriate and effective mechanism for the St Marys Town Centre core through this Planning Proposal process. We are seeking your feedback on these or other mechanisms to achieve the intention of this amendment.

BENEFITS

The proposed amendment will:

- Ensure retail and commercial floorspace demand can be met into the future as St Marys transitions in to a strategic centre as identified in the Greater Sydney Commission's Western City District Plan
- Alongside a suite of other controls in the Penrith Development Control Plan (DCP) 2014 for the St Marys Town Centre, protect the character and commercial potential of Queen Street.
- Protect the retail and commercial core of the St Marys Town Centre for future non-residential uses