

PLANNING PROPOSAL FOR 57 HENRY STREET, PENRITH

FACT SHEET

THE SITE

The Planning Proposal is changing some of the planning controls applying to 57 Henry Street, Penrith. The site is about 800 metres from Penrith Train Station on the edge of the City Centre's main commercial area, immediately west of the Lemongrove Bridge.



Aerial photo showing location of site

THE PLANNING PROPOSAL

A Planning Proposal is a document that explains and justifies changes being proposed to planning controls.

The NSW Department of Planning & Environment process requires any planning proposal to be placed on public exhibition for community comment before it can be adopted.

WHAT CHANGES ARE PROPOSED?

The intention of the changes being proposed in relation to 57 Henry St, Penrith are to facilitate the development of the land for a mixed-use development in two towers; one at 25 storeys, the other at 41 storeys. The development would provide approximately 451 residential units, commercial office space and retail space. This would still require Council's development consent.

The Planning Proposal seeks to amend Penrith Local Environmental Plan 2010 to nominate the land as a Key Site, enabling development of the site to access additional floor space in return for the provision of community infrastructure. The Planning Proposal also seeks to allow for additional permitted uses (residential flat buildings, and shop top housing) to occur on the land, if the development includes minimum floor space for non-residential uses.

BENEFITS

The proposed redevelopment of the site would:

- Provide a range of housing with good access to the City Centre, public transport, jobs, shops and services.
- Stimulate the eastern part of the City Centre, including the night-time economy.
- Enhance the City Centre's appearance, especially its eastern gateway.
- Serve as a catalyst for further investment and development in the City Centre.



Photo: Artist's impression of proposal

HAVE YOUR SAY

We're now seeking your feedback on the proposed changes.

The Planning Proposal is on public exhibition from 31 May to 30 June 2019.

It can be viewed online at yoursaypenrith.com.au or 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
- the **St Marys Business Office** (207-209 Queen Street, St Marys) between 8:30am and 4pm weekdays
- **St Marys Library** (207-209 Queen Street, St Marys) between 9am and 8pm Monday to Thursday, 9am to 5:30pm Fridays, 9am to 5pm Saturdays and 10am to 5pm Sundays.

MAKING A SUBMISSION

If you want to make a submission on the Planning Proposal you need to do so in writing by 30 June 2019.

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, 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 or visit the Penrith Civic Centre (Monday to Friday) or St Marys Business Office (Tuesdays and Thursdays) and ask to speak with someone from the City Planning Team.