



New South Wales

Penrith Local Environmental Plan No 257

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(P00/00481/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

Penrith Local Environmental Plan No 257

1 Name of plan

This plan is *Penrith Local Environmental Plan No 257*.

2 Aims of plan

This plan aims:

- (a) to permit, with the consent of the Council of the City of Penrith, development for the purpose of a plant hire establishment on the land to which this plan applies, and
- (b) to ensure that development on that land does not significantly affect road safety and the free flow of traffic along Wolseley Street and Mulgoa Road, Jamisontown, and
- (c) to ensure that the design of development on that land is of a high standard, is sympathetic to the adjacent Homemaker Centre and makes a positive contribution to the Mulgoa Road and Wolseley Street streetscape, and
- (d) to ensure that development on that land retains the significant eucalyptus trees on that land that are an important contributor to the Mulgoa Road streetscape, and
- (e) to ensure that development on that land does not detrimentally affect the visual amenity of the locality.

3 Land to which plan applies

This plan applies to land identified as Lot 2221 DP 852657, Wolseley Street, Jamisontown, as shown edged heavy black on the map marked “Penrith Local Environmental Plan No 257” deposited in the office of the Council of the City of Penrith.

4 Amendment of Interim Development Order No 28

This plan amends *Interim Development Order No 28—City of Penrith* as set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Clause 35

Insert after clause 34:

35 Development of certain land—Wolseley Street and Mulgoa Road, Jamisontown

- (1) This clause applies to land known as Lot 2221 DP 852657 in the vicinity of Wolseley Street and Mulgoa Road, Jamisontown, as shown edged heavy black on the map marked “Penrith Local Environmental Plan No 257” deposited in the office of the Council.
- (2) Despite any other provision of this Order, a person may, with the consent of the Council, carry out development on land to which this clause applies for the purpose of a plant hire establishment.
- (3) In this clause, *plant hire establishment* means premises that are used for the purpose of providing short term rental of building, renovation or landscaping tools and equipment.
- (4) The Council must not grant consent to a development application for a plant hire establishment on the land unless it is satisfied that:
 - (a) the proposed form, architectural design, siting, building materials, colours and landscaping of the new development complement existing development in the surrounding locality, and recognise and enhance the gateway significance of the land, and
 - (b) the development will not result in the loss of any of the eucalyptus trees on the site, and
 - (c) the development will not have a significant impact on the road safety and free flow of traffic along Wolseley Street and Mulgoa Road.

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Schedule 1

Amendment

- (5) The Council must not grant consent to development on land to which this clause applies unless it is satisfied that all vehicles accessing the land will only use the existing right of carriageway on the land.

BY AUTHORITY