



Penrith Local Environmental Plan No 264

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (P02/00648/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 148

Clause 1 Penrith Local Environmental Plan No 264

Penrith Local Environmental Plan No 264

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Penrith Local Environmental Plan No 264*.

2 Aims of plan

This plan aims to amend *Sydney Regional Environmental Plan No 25—Orchard Hills* to allow, with the consent of Penrith City Council, the carrying out of development on the land to which this plan applies for the purpose of an educational establishment.

3 Land to which plan applies

This plan applies to land situated in the City of Penrith, known as Lot 43, DP 811320, Kingswood Road, Orchard Hills.

4 Amendment of Sydney Regional Environmental Plan No 25—Orchard Hills

Sydney Regional Environmental Plan No 25—Orchard Hills is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 27 Development of certain land—Kingswood Road, Orchard Hills

Omit “Water Board” from clause 27 (c). Insert instead “Sydney Water Corporation”.

[2] Clause 27 (2)

Insert at the end of the clause:

- (2) Notwithstanding any other provision of this plan, development for the purposes of an educational establishment is permissible with the consent of the consent authority on Lot 43, DP 811320, Kingswood Road, Orchard Hills, but only if:
 - (a) the consent authority is satisfied that the total site coverage of all educational establishment buildings will not exceed 550 square metres, and
 - (b) the consent authority is satisfied that no more than 50 students will attend the educational establishment at any one time, and
 - (c) the consent authority is satisfied that any new building comprising the educational establishment will be constructed so as to appear as a dwelling-house, and
 - (d) the consent authority is satisfied that the landscaping proposed is adequate and enhances the rural setting of the development, and
 - (e) satisfactory arrangements for the provision of water services have been made with the Sydney Water Corporation.