



New South Wales

Penrith Local Environmental Plan 1998 (Urban Land) (Amendment No 19)

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*. (P03/00606/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 82

Clause 1 Penrith Local Environmental Plan 1998 (Urban Land) (Amendment No 19)

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1 Name of plan

This plan is *Penrith Local Environmental Plan 1998 (Urban Land) (Amendment No 19)*.

2 Aims of plan

The aims of this plan are:

- (a) to reinstate minimum area controls and lot pattern for the subdivision of certain land along The Northern Road at Glenmore Park that is zoned 2 (r) under *Penrith Local Environmental Plan 1998 (Urban Land)*, and
- (b) to ensure that the open semi-rural character of this significant gateway site along The Northern Road is conserved, and
- (c) to protect and promote the low density settlement pattern in that area, and
- (d) to maintain efficient traffic flow and road safety along The Northern Road, and
- (e) to ensure compliance with contemporary site area requirements for efficient on-site disposal of effluent in that area.

3 Land to which plan applies

This plan applies to the land shown edged heavy black on the map marked “Penrith Local Environmental Plan 1998 (Urban Land) (Amendment No 19)—The Northern Road, Glenmore Park” deposited in the office of the council.

4 Amendment of Penrith Local Environmental Plan 1998 (Urban Land)

Penrith Local Environmental Plan 1998 (Urban Land) is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 10 Subdivision controls generally

Omit “locality, and” from clause 10 (8) (c). Insert instead “locality.”.

[2] Clause 10 (8) (d)

Omit the paragraph.

[3] Clause 10A

Insert after clause 10:

10A Subdivision of certain rural residential land at Glenmore Park

- (1) This clause applies to the land shown edged heavy black on the map marked “Penrith Local Environmental Plan 1998 (Urban Land) (Amendment No 19)—The Northern Road, Glenmore Park” that is within Zone No 2 (r).
- (2) Despite any other provision of this plan but subject to subclause (5), the council may consent to the subdivision of land to which this clause applies for the purposes of creating allotments, with each allotment to be of an area not less than one hectare.
- (3) The council must not consent to the subdivision of land to which this clause applies (whether or not occupied by buildings) unless:
 - (a) the subdivision maintains the semi-rural character of the locality, and
 - (b) it is satisfied that adequate arrangements have been made for stormwater and waste water management, and
 - (c) new vehicular access to allotments created is provided by a road other than Bradley Street and The Northern Road.
- (4) Despite subclause (3) (c), the council may allow permanent vehicular access to Bradley Street or The Northern Road if the council is satisfied that:
 - (a) alternative access to the development is neither practicable nor provided by another road or proposed road identified in a development control plan, or
 - (b) in the case of properties with existing vehicular access and frontage to Bradley Street or The Northern Road, the vehicular access is restricted to one driveway only.

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Schedule 1 Amendments

- (5) This clause does not apply in relation to Development Application No 02/1186 (which proposes a 20-lot rural/residential subdivision of land at The Northern Road, Glenmore Park, being Lots 3–6, DP 26658, Lot 3, DP 1067073, Lot 101, DP 597243, Lot 103, DP 1050042, Lot 1, DP 551558 and Lots 1 and 2, DP 1067082).

BY AUTHORITY
