



New South Wales

# **Penrith Local Environmental Plan 2010 (Amendment No 8)**

under the

**Environmental Planning and Assessment Act 1979**

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

**DAVID GAINSFORD**

As delegate for the Greater Sydney Commission

## **Penrith Local Environmental Plan 2010 (Amendment No 8)**

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### **1 Name of Plan**

This Plan is *Penrith Local Environmental Plan 2010 (Amendment No 8)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to land at 565–609 Luddenham Road, Luddenham, being Lot 201 and part of Lot 202, DP 1152191.

### **4 Maps**

The maps adopted by *Penrith Local Environmental Plan 2010* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

## Schedule 1 Amendment of Penrith Local Environmental Plan 2010

**[1] Clause 4.6 Exceptions to development standards**

Insert “, 7.24” after “7.21” in clause 4.6 (8) (ca).

**[2] Clause 7.24**

Insert after clause 7.23:

**7.24 Sydney Science Park**

**(1) Objectives**

The objectives of this clause are as follows:

- (a) to provide for a specialised centre on land at Sydney Science Park that includes development for the purposes of commercial premises, educational establishments, high technology industry and residential accommodation,
- (b) to facilitate and encourage the efficient use of land at Sydney Science Park for the purpose of a range of residential accommodation (including dwelling houses on small lots),
- (c) to retain the existing hierarchy of Penrith’s local commercial centres by limiting the total gross floor area used for the purpose of retail premises on land at Sydney Science Park,
- (d) to limit the number of dwellings and lots used for the purpose of residential accommodation on land at Sydney Science Park to 3,400.

**(2) Land to which clause applies**

This clause applies to land identified as “Sydney Science Park” on the Clause Application Map (*Sydney Science Park*).

**(3) Consistency with objectives**

Development consent must not be granted to development on land at Sydney Science Park unless the consent authority is satisfied that the development is consistent with the objectives of this clause.

**(4) Exception to minimum subdivision lot sizes for dwelling houses**

Development consent may be granted to a single development application for development on land at Sydney Science Park that is both of the following:

- (a) the subdivision of land into 3 or more lots,
- (b) if the size of each lot is equal to or greater than 120 square metres but not greater than 450 square metres—the erection of a dwelling house on each lot resulting from the subdivision.

**(5) Lot sizes for dwelling houses, dual occupancies, multi dwelling housing and residential flat buildings**

Development consent must not be granted to development on a lot at Sydney Science Park for a purpose shown in Column 1 of the following Table unless the area of the lot is as specified opposite in Column 2:

<b>Column 1</b>	<b>Column 2</b>
Dwelling house	Equal to or greater than 120 square metres but not greater than 450 square metres

<b>Column 1</b>	<b>Column 2</b>
Dual occupancy	Equal to or greater than 270 square metres but not greater than 650 square metres
Multi dwelling housing	Equal to or greater than 800 square metres
Residential flat building	Equal to or greater than 800 square metres

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(6) **Gross floor area of non-residential development**

Development consent must not be granted to development for the purpose of residential accommodation on land at Sydney Science Park if the development would result in:

- (a) the total number of dwellings and lots used on that land for the purpose of residential accommodation exceeding a number specified in Column 1 of the following Table, and
- (b) the total gross floor area used on that land for purposes other than exhibition homes, exhibition villages and residential accommodation being less than the area specified opposite that number in Column 2.

<b>Column 1</b>	<b>Column 2</b>
0	10,000 square metres
750	35,000 square metres
1,500	75,000 square metres
2,250	150,000 square metres

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(7) **Maximum number of dwellings and lots used for residential accommodation**

Development consent must not be granted to development for the purpose of residential accommodation on land at Sydney Science Park if the development would result in the total number of dwellings and lots used for the purpose of residential accommodation on land at Sydney Science Park exceeding 3,400.

(8) **Maximum gross floor area of retail premises**

Development consent must not be granted to development that would result in the total gross floor area of all buildings used for the purpose of retail premises on land at Sydney Science Park exceeding 30,000 square metres.

(9) **Warehouses or distribution centres**

Development consent must not be granted to development on land at Sydney Science Park that includes development for the purpose of a warehouse or distribution centre unless the warehouse or distribution centre:

- (a) is ancillary to a use permitted on that part of the land that is in Zone B7 Business Park, and  
**Note.** See Schedule 1 for additional permitted uses on that part of the land at Sydney Science Park that is in Zone B7 Business Park.
- (b) occupies no more than 50% of the gross floor area of the development.

**[3] Schedule 1 Additional permitted uses**

Insert at the end of the Schedule with appropriate clause numbering:

**Use of certain land at 565–609 Luddenham Road, Luddenham (Sydney Science Park)**

- (1) This clause applies to land at 565–609 Luddenham Road, Luddenham, being Lot 201 and part of Lot 202, DP 1152191, that is identified as “Sydney Science Park” on the Clause Application Map.
- (2) Development for the purposes of electricity generating works, exhibition homes, exhibition villages, helipads, light industries, research stations, water recycling facilities, water reticulation systems and water storage facilities is permitted with development consent on the land to which this clause applies that is in Zone B4 Mixed Use.
- (3) Development for the purposes of agricultural produce industries, attached dwellings, dual occupancies, dwelling houses, electricity generating works, exhibition homes, exhibition villages, helipads, home-based child care, home businesses, home occupations, multi dwelling housing, research stations, residential flat buildings, secondary dwellings, semi-detached dwellings, serviced apartments, sewerage systems, shop top housing, veterinary hospitals, water recycling facilities, water reticulation systems and water storage facilities is permitted with development consent on the land to which this clause applies that is in Zone B7 Business Park.