



New South Wales

Penrith Local Environmental Plan 2010 (Amendment No 14)

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*.

MARCUS RAY

As delegate for the Greater Sydney Commission

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1 Name of Plan

This Plan is *Penrith Local Environmental Plan 2010 (Amendment No 14)*.

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 certain land in the Penrith City Centre.

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**

Clause 8.7

Insert after clause 8.6:

8.7 Community infrastructure on certain key sites

- (1) The objectives of this clause are:
 - (a) to allow higher density development on certain land in the City Centre where the development includes community infrastructure, and
 - (b) to ensure that the greater densities reflect the desired character of the localities in which they are allowed and minimise adverse impacts on those localities.
- (2) This clause applies to land identified as “Key Site 4”, “Key Site 6”, “Key Site 7”, “Key Site 8” or “Key Site 11” on the Key Sites Map.
- (3) Despite clauses 4.3, 4.4 and 8.4 (5), the consent authority may consent to development on land to which this clause applies (including the erection of a new building or external alteration to an existing building) that exceeds the maximum height shown for the land on the Height of Buildings Map or the floor space ratio for the land shown on the Floor Space Ratio Map, or both, if the proposed development includes community infrastructure.
- (4) The consent authority must not consent to the erection of a building on land to which this clause applies if the floor space ratio for the building exceeds the following floor space ratio:
 - (a) in relation to development on any land identified as “Key Site 4” on the Key Sites Map—5:1,
 - (b) in relation to development on any land identified as “Key Site 6” on the Key Sites Map—2.5:1,
 - (c) in relation to development on any land identified as “Key Site 7” on the Key Sites Map—5:1,
 - (d) in relation to development on any land identified as “Key Site 8” on the Key Sites Map—5.5:1,
 - (e) in relation to development on any land identified as “Key Site 11” on the Key Sites Map—5:1.
- (5) In deciding whether to grant development consent under this clause, the consent authority must have regard to the following:
 - (a) the objectives of this clause,
 - (b) whether the development exhibits design excellence,
 - (c) the nature and value of the community infrastructure to the City Centre.
- (6) In this clause, *community infrastructure* means development for the purposes of recreation areas, recreation facilities (indoor), recreation facilities (outdoor), recreation facilities (major), public car parks or public roads.