

# Frequently Asked Questions

## Planning Proposal – Amendment to Penrith Local Environmental Plan 2010

Council is exhibiting a Planning Proposal for Amendment to Penrith Local Environmental Plan 2010.

### What is a Planning Proposal?

A Planning Proposal outlines and justifies suggested changes to a Council's Local Environmental Plan. It is a requirement that Planning Proposal are publicly exhibited and all submissions are considered.

### What is a Local Environmental Plan?

The Local Environmental Plan (LEP) is a legal document that guides how land in Penrith can be used and developed. It includes rules about:

- Built form – such as building heights
- Land uses – such as residential, industrial or recreation, and referred to as Land Use Zoning
- What can or cannot be built in that land as well as activities that are or are not allowed – to ensure activities support the land uses, this is referred to as permissible and non-permissible uses

### Why is Council amending Penrith LEP?

Council is proposing mostly administrative updates to Penrith Local Environmental Plan 2010, which aims to:

- Correct errors and anomalies
- Remove outdated or duplicate rules
- Make the document clearer and provide clarity.

### What changes are proposed?

A range of changes are proposed to Penrith LEP 2010, including:

| Item No.                                                 | Description of amendment                                                                        | Nature of change           |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------|
| <b>Changes to Schedule 1 – Additional permitted uses</b> |                                                                                                 |                            |
| 01                                                       | Consolidate APU provisions "11", "12" and "13"                                                  | Map and Written Instrument |
| 02                                                       | Amend APU provision "18" – Use of certain land at 1216–1224 Mulgoa Road, 4–12 Allan Road and 25 | Map and Written Instrument |

|                                                          |                                                                                                                                                                           |                            |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|                                                          | The Straight Road, Mulgoa                                                                                                                                                 |                            |
| 03                                                       | Delete APU "21" – Use of certain land at Combewood Avenue, Penrith<br>This item includes Council-owned land                                                               | Map and Written Instrument |
| 04                                                       | APU 23 and 24 – Update properties descriptions for land at Lord Sheffield Circuit, Penrith and Fernandez Lane and Radcliffe Road<br>This item includes Council-owned land | Written Instrument only    |
| 05                                                       | Amend APU "30" – Use of certain land at 1590–1594 Mulgoa Road, 1 Park Road and 11 Park Road, Wallacia                                                                     | Written Instrument only    |
| 06                                                       | Delete APU "31" – Use of certain land at Lot 1, Water Street, Werrington and "32" – Use of certain land at Lot 2, Water Street, Werrington                                | Map and Written Instrument |
| <b>Amendments to Schedule 5 – Environmental heritage</b> |                                                                                                                                                                           |                            |
| 07                                                       | Amend property description of heritage item 2, being 'Farmhouse (collapsed) and outbuildings' at 2 Springwood Road, Agnes Banks                                           | Written Instrument only    |
| 08                                                       | Amend property description and correct boundary of heritage item 144, being 'Pumping station (former)' at 20 Memorial Avenue, Penrith                                     | Map and written Instrument |
| 09                                                       | Amend property addresses, descriptions and associated map of heritage item 298 – 'Brick cottage' and heritage item 797 – 'Brick cottage' on Gidley Street, St Marys       | Map and Written Instrument |
| 10                                                       | Amend property description and associated map of heritage item 666, being 'International style house and garden' at 10 River Road, Emu Plains                             | Map and Written Instrument |
| 11                                                       | Amend property address and description of heritage item 713, being 'Bank of NSW (former)'                                                                                 | Written Instrument only    |
| 12                                                       | Amend property address and description and associated map of heritage item 811, being 'Brick house'                                                                       | Map and Written Instrument |
| 13                                                       | Amend property address and description and associated map of heritage item 829 and 805.<br>This item includes Council-owned land                                          | Map and Written Instrument |
| 14                                                       | Remove heritage item 869, being 'Explosives storehouse' at 146 Dunheved Circuit, St Marys as this item is no longer present on site                                       | Map and Written Instrument |
| 15                                                       | Amend property address and description for archaeological site A53 'Police station (former)' at 30 and 32 Great Western Highway, Emu Plains.                              | Written Instrument only    |

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|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|                                                          | This item includes Council-owned land                                                                                                                                |          |
| <b>Rezoning of land owned by NSW Government agencies</b> |                                                                                                                                                                      |          |
| 16                                                       | Rezone 90b Forestwood Drive, Glenmore Park (Mulgoa Nature Reserve) from C2 to C1                                                                                     | Map only |
| 17                                                       | Rezone properties owned by Transport for NSW that are no longer required for public infrastructure                                                                   | Map only |
| <b>Changes to Land Reservation Acquisition map</b>       |                                                                                                                                                                      |          |
| 18                                                       | Correct mapping error for 128-132 Samuel Marsden Road, Orchard Hills                                                                                                 | Map only |
| 19                                                       | Correct mapping error for 2 John Oxley Avenue, Werrington and adjoining properties                                                                                   | Map only |
| 20                                                       | Remove 174 Coreen Avenue, Penrith from the Land Reservation Acquisition map                                                                                          | Map only |
| 21                                                       | Remove 24 Chapman Street, Werrington from Land Reservation Acquisition map. This item includes Council-owned land                                                    | Map only |
| 22                                                       | Remove 1 Tramway Avenue, Werrington from Land Reservation Acquisition map. This item includes Council-owned land                                                     | Map only |
| 23                                                       | Remove 134 Henry Street, Penrith from Land Reservation Acquisition map. This item includes Council-owned land.                                                       | Map only |
| 24                                                       | Remove 2166B Castlereagh Road, Penrith and Public Reserve Jack Williams Drive, Penrith from Land Reservation Acquisition map. This item includes Council-owned land. | Map only |
| 25                                                       | Remove 2-16 Parkway Avenue, Glenmore Park from Land Reservation Acquisition map. This item includes Council-owned land.                                              | Map only |
| <b>Other changes</b>                                     |                                                                                                                                                                      |          |
| 26                                                       | Rezone part of 207 Bennett Road, St Clair from R2 to RE1 to provide for a consistent RE1 zoning across the entire site. This item includes Council-owned land.       | Map only |
| 27                                                       | Apply a minimum subdivision lot size control of 550sqm to properties at 209a, 209b and 209c Bennett Road, St Clair, consistent with adjoining R2 zones properties.   | Map only |
| 28                                                       | Apply a minimum subdivision lot size control of 550sqm to northern portion of 58 Smith Street, Kingswood                                                             | Map only |

|    |                                                                                                                                                                                                                     |          |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 29 | Amend mapped controls for land at Memorial Avenue, Penrith, near Yandhai Nepean Crossing Pedestrian Bridge, including amendments to the Land Zone map, Land Reservation Acquisition map and Height of Buildings map | Map only |
| 30 | Amend building height controls for certain properties in Caddens<br>This item includes Council-owned land.                                                                                                          | Map only |
| 31 | Amend mapped controls applying to land at the intersection of Bradley Street and The Northern Road, Glenmore Park, including amendments to the Land Zone map, Land Reservation Acquisition map and Lot Size map     | Map only |

### Have your say

Council invites your feedback on the proposed changes. The draft amendment to Penrith DCP 2014 is on exhibition **from Friday 10 April 2026 to Tuesday 12 May 2026** and can be viewed online at:

- <https://yoursaypenrith.com.au/penrith-local-environmental-plan-and-development-control-plan-review>
- Council's Civic Centre and
- Penrith and St Mary's Libraries.

### To make a submission

To make a submission you must do so in writing by **Tuesday 12 May 2026**.

You can submit your written submission via:

- **email:** [city.planning@penrith.city](mailto:city.planning@penrith.city)
- **post:** The General Manager (Attention: City Planning – Zac Scott), Penrith City Council, PO Box 60 Penrith NSW 2751.

Please include **Penrith LEP 2010 Review** in the subject line of your submission. All submissions received will be acknowledged.

### Next steps

The results of the exhibition will be reported to Council post exhibition. If you make a submission, you will be notified of the date of the relevant Council meeting.

### Have further enquiries?

For further enquiries, please contact Zac Scott, Planner on (02) 4732 7777