



Planning Proposal

Review of Penrith Local Environmental Plan 2010

March 2026

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Appendices

A	Proposed Penrith Local Environment Plan 2010 maps
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Abbreviations and Acronyms

LEP 2010	Penrith Local Environmental Plan 2010
DCP 2014	Penrith Development Control Plan 2014
Council	Penrith City Council
DPHI	NSW Department of Planning, Housing and Infrastructure
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Housing SEPP	State Environmental Planning Policy (Housing) 2021
RU1	Zone RU1 Primary Production
RU2	Zone RU2 Rural Landscape
RU4	Zone RU4 Primary Production Small Lots
RU5	Zone RU5 Village
R1	Zone R1 General Residential
R2	Zone R2 Low Density Residential
R3	Zone R3 Medium Density Residential
R4	Zone R4 High Density Residential
R5	Zone R5 Large Lot Residential
E1	Zone E1 Local Centre
E2	Zone E2 Commercial Centre
E3	Zone E3 Productivity Support
E4	Zone E4 General Industrial
MU1	Zone MU1 Mixed Use
SP1	Zone SP1 Special Activities
SP2	Zone SP2 Infrastructure
SP3	Zone SP3 Tourist
SP4	Zone SP4 Enterprise
RE1	Zone RE1 Public Recreation
RE2	Zone RE2 Private Recreation
C1	Zone C1 National Parks and Nature Reserves
C2	Zone C2 Environmental Conservation
C3	Zone C3 Environmental Management
C4	Zone C4 Environmental Living
W1	Zone W1 Natural Waterways
W2	Zone W2 Recreational Waterways

Executive Summary

Purpose of Planning Proposal

An amendment to LEP 2010 is proposed to implement the outcomes of a review undertaken by Council staff. This review has been undertaken to ensure the LEP is current, effective and aligns with strategic policy and legislation.

The review of LEP 2010 has identified several anomalies and/or outdated provisions which must be addressed to ensure LEP 2010 remains fit-for-purpose and accurate. This includes correcting errors, removing duplicate controls and amending other obsolete provisions.

DPHI's process for making or amending LEPs has several stages which are outlined in the table below. DPHI issued a Gateway determination on 23 February 2026 that determined the Planning Proposal should proceed to public exhibition subject to certain conditions.

Background

LEP 2010 is a statutory planning instrument that guides land use and development outcomes in the Penrith Local Government Area (LGA). It sets out zoning and land uses, as well as built form and design controls (e.g. building heights and floor space controls), minimum subdivision lot sizes, environmental provisions, heritage protection, and maps and overlays.

LEPs must be reviewed periodically to ensure they remain current, effective and are aligned with strategic policy and legislation.

Penrith City Council staff have undertaken a review of LEP 2010 and propose amendments to address anomalies and correct errors identified in the document, as well as to update information, clarify existing provisions and respond to legislative changes.

The Planning Proposal is the best means of achieving the objectives and outcomes of the officer review and is required to progress the proposed amendments to LEP 2010, as per DPHI's LEP Making Guideline.

Table 1: LEP Making Process

No.	Stage	Explanation
1	Pre-Lodgement	The proponent or Council undertakes early analysis of the development potential of the relevant land including key environmental or site constraints, reviews the strategic planning framework, obtains advice and consults with authorities and government agencies and identifies study requirements to underpin a Planning Proposal.
2	Planning Proposal	Where the Planning Proposal has been initiated by a proponent, Council reviews and assesses the Planning Proposal and decides whether to support and submit it to the DPE for a Gateway determination. Where the Planning Proposal has been initiated by Council, Council prepares the Planning Proposal and submits it to the DPE for a Gateway determination.
3	Gateway Determination	The DPHI assesses the strategic and site-specific merit of the Planning Proposal and issues a Gateway determination specifying if the Planning Proposal should proceed and whether consultation with authorities and government agencies is required.
4	Post-Gateway	Council reviews the Gateway determination and actions any required conditions prior to public exhibition.
5	Public Exhibition and Assessment	Council places the Planning Proposal on public exhibition to enable consultation with the community, key authorities and government agencies (as required). Council considers the submissions received in response to the public exhibition and varies the Planning Proposal if required.
6	Finalisation	The local plan making authority (the Minister/DPE or Council) completes a final assessment of the Planning Proposal and works with Parliamentary Counsel to prepare the draft LEP amendment. Once finalised, the LEP is made and notified on the NSW legislation website, making it law.

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to undertake mostly administrative, non-policy amendments to fix anomalies, improve clarity, delete obsolete provisions, remove duplication.

The Planning Proposal recommends amendments to the LEP 2010 written instrument and map tiles.

Part 2 – Explanation of Provisions

The Planning Proposal includes limited amendments to the land use table and residential controls, amendments to the Additional Permitted Use provisions, updates to the heritage register, rezoning of land owned by NSW Government agencies, updates to properties descriptions, updated mapping, and fixing other anomalies/removing outdated information.

The proposed amendments are summarised in Table 2.

Whilst this Part provides an explanation of the proposed amendments, the final amendments to the LEP 2010 written instrument and maps will be subject to legal drafting by Parliamentary Counsel and review by DPHI officers.

Table 2: Summary of proposed LEP amendments

Item No.	Description of amendment	Nature of change
Changes to Schedule 1 – Additional permitted uses		
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 The Straight Road, Mulgoa	Map and Written Instrument
03	Delete APU “21” – Use of certain land at Combewood Avenue, Penrith 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 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
Amendments to Schedule 5 – Environmental heritage		
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

Item No.	Description of amendment	Nature of change
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 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 This item includes Council-owned land	Written Instrument only
Rezoning of land owned by NSW Government agencies		
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
Changes to Land Reservation Acquisition map		
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

Item No.	Description of amendment	Nature of change
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
Other changes		
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 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

CHANGES TO SCHEDULE 1 – ADDITIONAL PERMITTED USES

Item 01	Consolidate APU provisions “11”, “12” and “13”
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Proposed change

Schedule 1

- Consolidate the following Additional Permitted Uses into one single item:
 - Item “11” – Use of certain land at 486–490 Londonderry Road, Londonderry,
 - Item “12” – Use of certain land at 364–368 and 370–372 Carrington Road, Londonderry
 - Item “13” – Use of certain land at 355–357 Carrington Road, Londonderry
- Remove ‘health consulting rooms’, ‘kiosks’, and ‘markets’ from the consolidated provision.

Map

- Consolidate the areas delineated as “10”, “11” and “12” into a single consolidated provision “10” (APU_010)

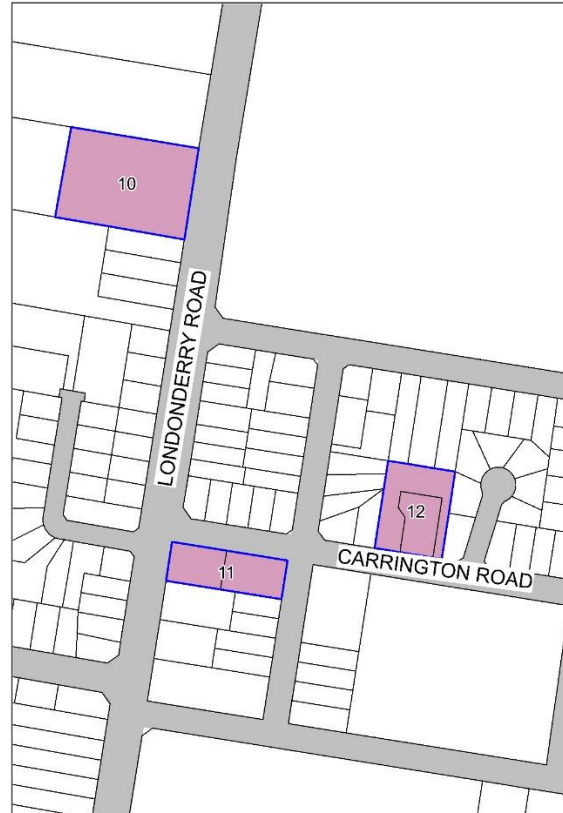
Rationale

- All three sites are zoned RU5, are in close proximity and have the same list of additional permitted land uses.
- Health consulting rooms, kiosks and markets are already permissible in the RU5 zone where these properties are located.

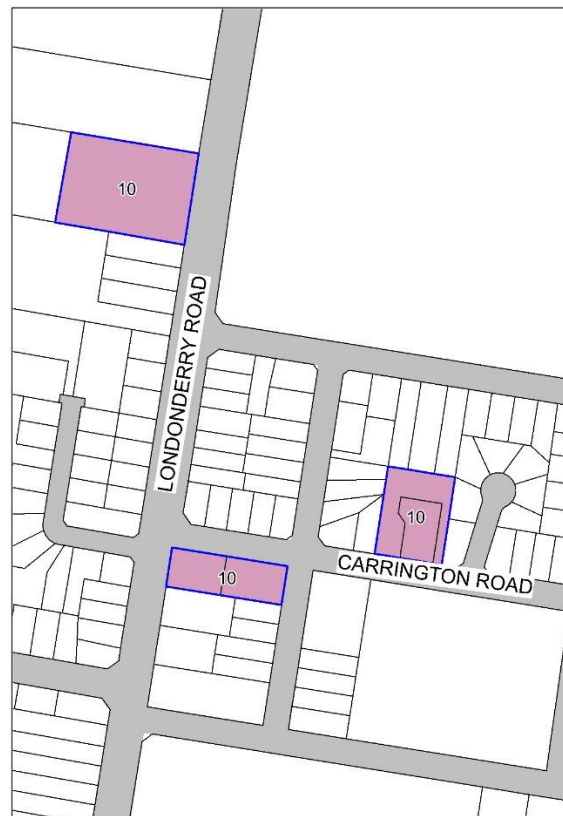
Map amendment

- Additional Permitted Uses: APU_010

Current map



Proposed map



Item 02	Amend APU provision “18” – Use of certain land at 1216–1224 Mulgoa Road, 4–12 Allan Road and 25 The Straight Road, Mulgoa
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Proposed change

- Schedule 1: Delete ‘health consulting rooms’ from item “18” – Use of certain land at 1216–1224 Mulgoa Road, 4–12 Allan Road and 25 The Straight Road, Mulgoa
- Map: apply a consistent label for the entire area subject to this provision, “17”.
- Map: Amend APU_007 map to remove label “10”.
- An update is required to APU_007.

Rationale

- Health consulting rooms are already permissible in the RU5 zone where these properties are located.
- Removal of notation “10” from APU_007 is an administrative update and will have no effect on the additional permitted land uses for the subject land. Noting that the additional permitted land uses under Schedule 1 items 18 (notation “17”) and 11 (notation “10”) are identical.

Map amendment

- Additional Permitted Uses Map:
 - APU_007

Current map



Proposed map



Item 03 Delete APU “21” – Use of certain land at Combewood Avenue, Penrith

Proposed change

- Schedule 1: delete item “21” – Use of certain land at Combewood Avenue, Penrith.
- Map: remove land and associated label “20” (APU_005 and APU_012).

Rationale

- The site is zoned SP2 and currently contains the North Penrith Commuter Carpark. Delivery of the carpark was jointly funded by the Federal Government, NSW Government and Landcom, with Council acting as the project manager. Whilst the land is owned by Council, it is currently leased to RailCorp to provide long-term public access to the commuter carpark. Therefore, the additional permitted use is no longer required.

Council-owned land:

- North Penrith Commuter Car Park, located at 37 Combewood Avenue, Penrith (Lot 120 DP 1208440)

Map amendment

- Additional Permitted Uses:
 - APU_005
 - APU_012

Current map



Proposed map



Item 04	APU 23 and 24 – Update properties descriptions for land at Lord Sheffield Circuit, Penrith and Fernandez Lane and Radcliffe Road
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Proposed change

- Update property descriptions for item “23” – Use of certain land at Lord Sheffield Circuit, Penrith and item “24” – Use of Certain Land at Fernandez Land and Radcliffe Road, Penrith under Schedule 1 of LEP 2010

Item	Current	Proposed
23	SP 96849 and SP 96850, 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37 and 39 Lord Sheffield Circuit. Lot 211, DP 1205092, 2 Lord Sheffield Circuit. SP 96468, 26 Lord Sheffield Circuit, Lot 2102, DP 1184494, 50 Lord Sheffield Circuit. SP 96192, 81 Lord Sheffield Circuit Lots 1 and 2, DP 1240166, 83 and 91 Lord Sheffield Circuit. SP 94606, 101 Lord Sheffield Circuit. Lots 3001–3005, 3011 and 3013, DP 1184498, 162, 172, 184, 192, 41, 51 and 160 Lord Sheffield Circuit. Lots 100 and 101, DP 1233225, 182A and 182 Lord Sheffield Circuit. SP 97026, 8 Aviators Way. SP 98229, 10 Aviators Way.	Lot 2 DP 1283984 SP 96467 SP 96468 SP 96849 SP 96850 Lot 2102 DP 1184494 Lot 3005 DP 1184498 Lot 3004 DP 1184498 Lot 3003 DP 1184498 Lot 100 DP 1233225 Lot 101 DP 1233225 Lot 3002 DP 1184498 Lot 3001 DP 1184498 Lot 3011 DP 1184498 Lot 1 DP 1240166 SP 102510 SP 96192 SP 98229 SP 94606 SP 97026 Lot 3013 DP 1184498
24	Lots 178–193, 195–208 and 212, DP 1205092, 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59 and 61 Fernandez Lane. SP 92424, 33 Fernandez Lane. SP 92425, 63 Fernandez Lane. Lot 212, DP 1205092, 212 Radcliffe Road.	SP 94464 Lot 179 to 193 DP 1205092 Lot 195 to 208 DP 1205092 Lot 212 DP 1205092 SP 92424 SP 92425

Rationale

- The property descriptions must be updated to respond to subdivision approvals on the subject sites.

Council-owned land:

- 182 Lord Sheffield Circuit, Penrith (Lot 101 DP 1233225)
- 51 Lord Sheffield Circuit, Penrith (Lot 3013 DP 1184498)

- Reserve Lot 212 Radcliffe Avenue, Penrith (Lot 212, DP 1205092)

Map amendment

N/A

Item 05 Amend APU “30” – Use of certain land at 1590–1594 Mulgoa Road, 1 Park Road and 11 Park Road, Wallacia.

Proposed change

- Schedule 1: Delete 'health consulting rooms', 'kiosks' and 'markets' as Additional Permitted Uses from item “30” – Use certain land at 1590–1594 Mulgoa Road, 1 Park Road and 11 Park Road, Wallacia.

Rationale

- Health consulting rooms, kiosks and markets are already permissible in the RU5 zone where the subject site is located.

Map amendment

N/A

Item 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
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Proposed change

- Schedule 1: Delete item "31" and item "32" – Use of certain land at Lot 1 and Lot 2, Water Street, Werrington (Wollemi College). These provisions are already captured under item "38" of Schedule 1.
- Map: Delete current labels "30" and "31" and replace with "37" (APU_013)

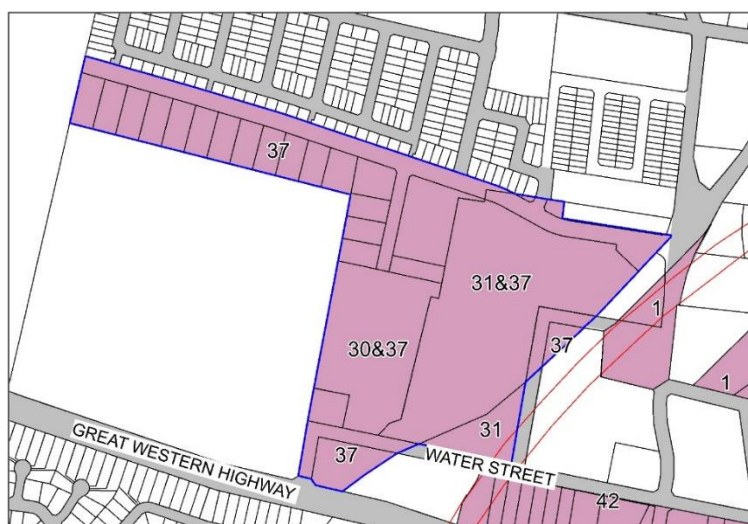
Rationale

- These are duplicate provisions which are already captured under item "38" of Schedule 1 – Use of certain land at Werrington, Kingswood, Penrith, Cranebrook, Orchard Hills and Emu Plains.

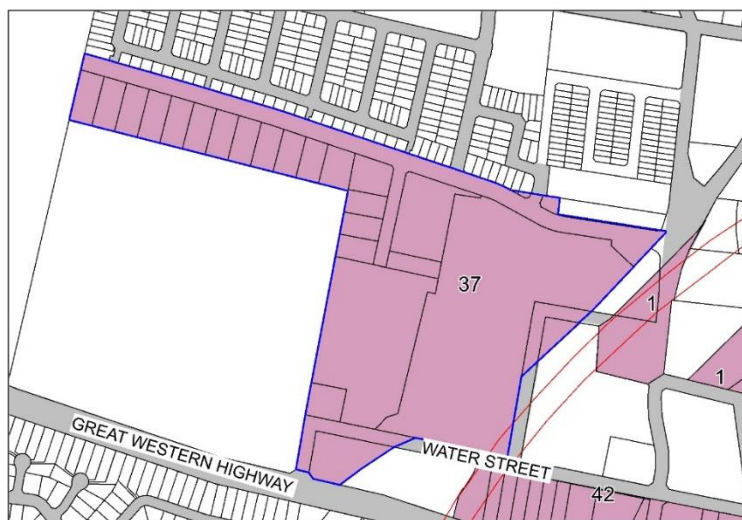
Map amendment

- Additional Permitted Uses:
 - APU_013

Current map



Proposed map



CHANGES TO SCHEDULE 5 – ENVIRONMENTAL HERITAGE

Item 07	Amend property description of heritage item 2, being 'Farmhouse (collapsed) and outbuildings' at 2 Springwood Road, Agnes Banks
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Proposed change

- Amend Schedule 5 – Environmental heritage of LEP 2010 to correct the property description for Heritage Item 2, being 'Farmhouse (collapsed) and outbuildings' at 2 Springwood Road, Agnes Banks.
- The correct property description is Lot 930 DP 1231701, instead of Lot 930 DP 1129072.

Rationale

- Councils' records indicate that in 2017, Registered Redefinition occurred of Lot 930 DP 1129072 which resulted in a new property description, being Lot 930 DP 1231701. Accordingly, the property description of heritage item 2 needs to be amended.

Map amendment

N/A

Item 08	Amend property description and adjust boundary of heritage item 144, being 'Pumping station (former)' at 20 Memorial Avenue, Penrith
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Proposed change

- Amend Schedule 5 – Environmental heritage of LEP 2010 to correct the property description for Heritage Item 144, being 'Pumping station (former)' at 20 Memorial Avenue, Penrith.
- The correct property description of Heritage Item 144 is Lot 21 DP 1236215, instead of Lot 1 DP 233967.
- Map: Align boundary for Heritage Item 144 with boundary of Lot 21 DP 1236215 and remove mapping anomaly of historic lot boundaries.

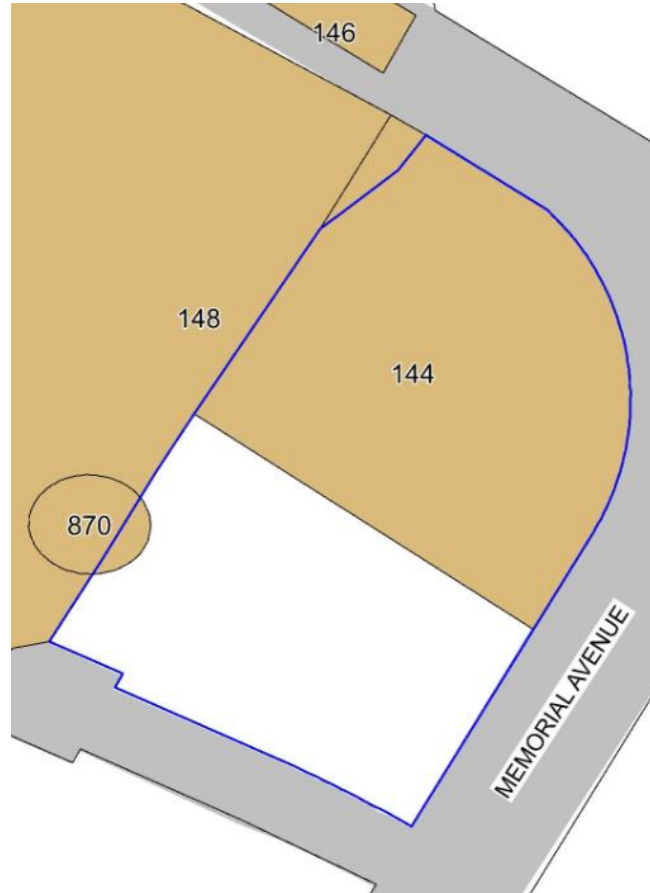
Rationale

- The property was previously known as Lot 1 DP 233967. However, a Subdivision Application was approved in 2017 which resulted in a new boundary and property description. Accordingly, the property description of heritage item 144 needs to be amended.

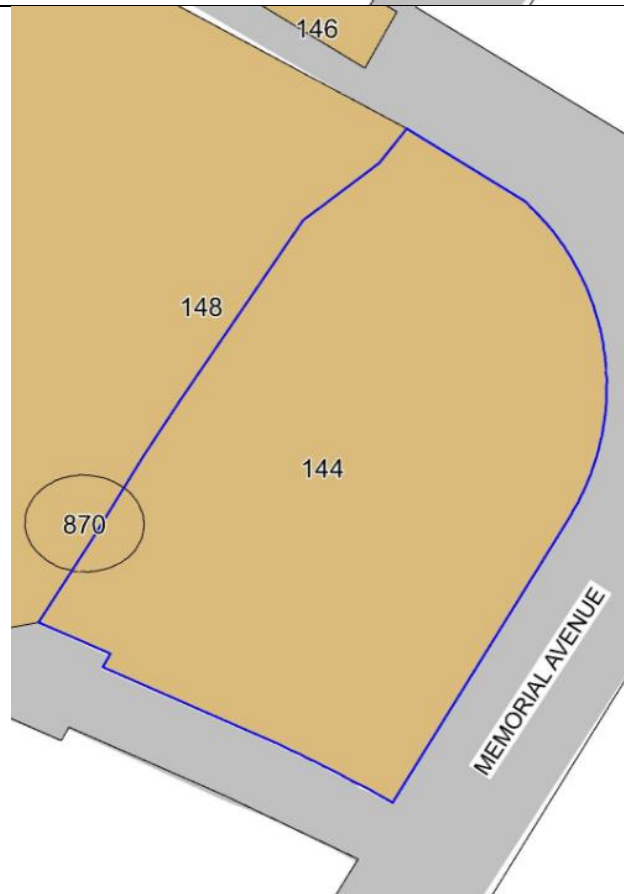
Map amendment

- Heritage
 - HER_005

Current map



Proposed map



Item 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

Proposed change

- Amend Schedule 5 – Environmental heritage of LEP 2010 to correct the property address and description for Heritage Items 298 and 797.

- It is proposed to amend Schedule 5 Part 1 as follows:

Text to be omitted shown in red. New text shown in green.

Schedule 5 Environmental Heritage Part 1 Heritage items					
Suburb	Item name	Address	Property description	Significance	Item no.
St Marys	Brick cottage	~~38~~ 40 Gidley Street	~~Lot 1 DP783200~~ Lot 1 DP710777	Local	298
St Marys	Brick cottage	~~40~~ 42 Gidley Street	~~Lot 1 DP710777~~ Lot 1 DP742493	Local	797

- The intended outcome will be:
 - Heritage item 298 will no longer apply to 38 Gidley Street, St Marys (Lot 1 DP 783200). Heritage item 298 will now apply to 40 Gidley Street (Lot 1 DP 710777).
 - Heritage Item 797 will no longer apply to 40 Gidley Street, St Marys (Lot 1 DP710777). Heritage item 797 will now apply to 42 Gidley Street, St Marys (Lot 1 DP742493).
 - The associated Heritage map will be updated to remove the listing from 38 Gidley Street, St Marys and apply heritage item listings to 40 and 42 Gidley Street, St Marys.

Rationale

- A review of the Penrith Heritage Study 2007 and the Penrith LEP 2010 has identified several clerical errors affecting properties at 38, 40 and 42 Gidley Street, St Marys, summarised in the table and figure below.

Heritage Study 2007 – errors	Planning Proposal intended outcomes
An image of the cottage at 40 Gidley Street is incorrectly described as 38 Gidley Street. The study recommends the cottage in the image (No.40) to be listed as an individual item. A previous update to LEP 2010 applied the heritage item 298 to 38 Gidley Street in error.	This Planning Proposal will apply the correct property description to Heritage item 298 (being 40 Gidley Street).
An image of the cottage at 42 Gidley Street is incorrectly described as 40 Gidley Street. The study recommends the cottage in the image (No.42) to be listed as an individual item. A previous update to LEP 2010 applied the heritage item 797 to 40 Gidley Street in error.	This Planning Proposal will apply the correct property description to Heritage item 797 (being 42 Gidley Street).
The study states that the cottage at 42 Gidley Street was rebuilt by fire, and the new building does not have heritage significance and is not recommended for listing. This description has incorrectly identified No. 42. This description should reference 38 Gidley Street.	The Planning Proposal will remove the heritage listing from 38 Gidley Street.




Quick View

Listing Type: LEP #298

Primary Address:
38 Gidley Street ST MARYS NSW 2760

Local Govt. Area: Penrith

Local Aboriginal Land Council: Unknown

Type of Item: Built

Group/Collection: Residential buildings (private)

Item Category: Cottage



Quick View

Listing Type: LEP #797

Primary Address:
40 Gidley Street ST MARYS NSW 2760

Local Govt. Area: Penrith

Local Aboriginal Land Council: Unknown

Type of Item: Built

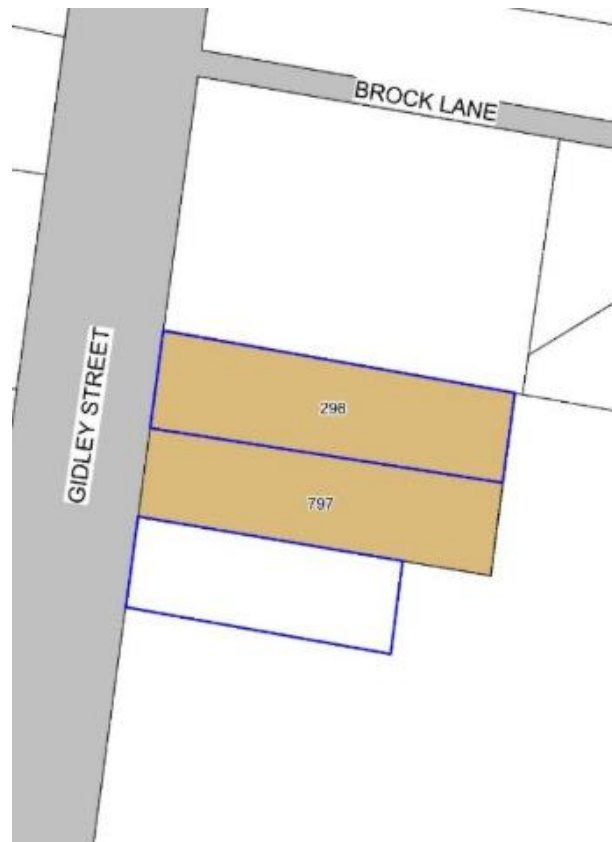
Group/Collection: Residential buildings (private)

Item Category: Cottage

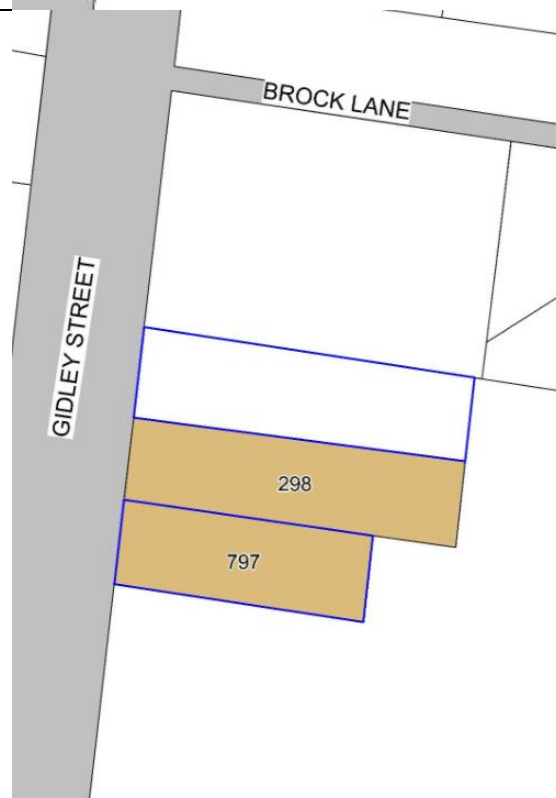
Map amendment

- Heritage Map
 - HER_019

Current map



Proposed map



Item 10	Amend property description and associated map of heritage item 666, being 'International style house and garden' at 10 River Road, Emu Plains
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Proposed change

- Amend Schedule 5 – Environmental heritage to correct the property description for Heritage Item 666, being 'International style house and garden'.
- The correct property description is Lot C DP33205, instead of Lot B DP33205 (now part of Lot 4 DP 1308984).
- The associated Heritage map will also be updated.

Rationale

- The error is due to an administrative anomaly and must be rectified to accurately identify the site with local heritage significance.

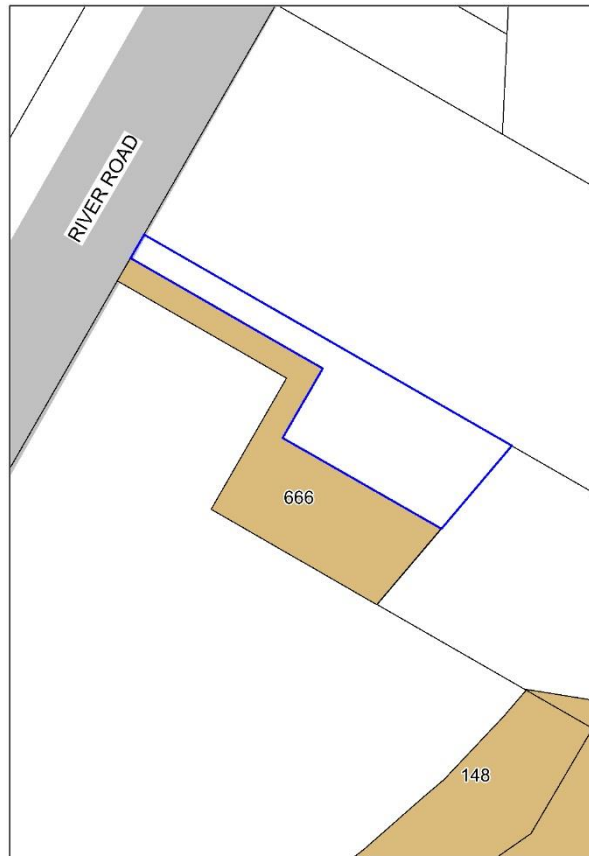
Council-owned land

- Lot B DP33205 DP33205 (now part of Lot 4 DP 1308984).

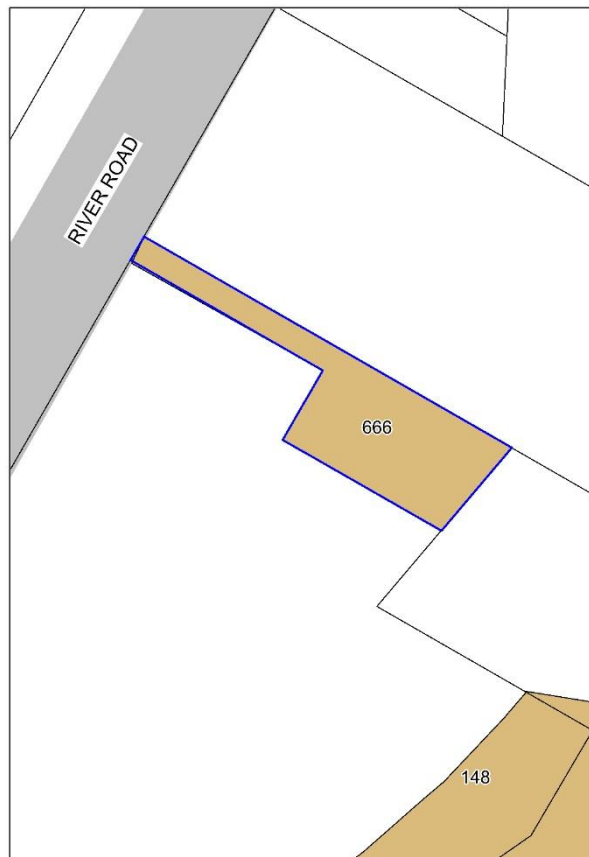
Map amendment

- Heritage Map
 - HER_005

Current map



Proposed map



Item 11	Amend property address and description of heritage item 713, being 'Bank of NSW (former)'
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Proposed change

- Amend Schedule 5 – Environmental heritage, to correct property address and description of Heritage Item 713, being 'Bank of NSW (former)' at 354 High Street, Penrith.
- The correct property address and description is 354 High Street, Penrith SP 51611, instead of 354-360 High Street, Penrith Lot 10 SP51611.

Rationale

- Schedule 5 of Penrith LEP 2010 lists heritage item 713 as being located on Lot 10 SP51611. However, this is an error – the heritage significance should apply to all lots within SP 51611, not just lot 10. This is consistent with the description of the heritage item within the Penrith Heritage Study 2007.
- Further, Council records indicate that the correct property address is 354 High Street, Penrith, instead of 354-360 High Street, Penrith.

Map amendment

N/A

Item 12	Amend property address and description and associated map of heritage item 811, being 'Brick house'
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Proposed change

- Amend Schedule 5 – Environmental heritage of LEP 2010 to correct the property address and description for Heritage Item 811, being 'Brick house'. The correct property address and description is 90-94 Greendale Road, Wallacia (Lot 201 DP 776206) instead of 96-100 Greendale Road, Wallacia (Lot 317 DP 808445).
- The associated heritage map will also be amended to remove the heritage layer from 96-100 Greendale Road, Wallacia and apply it to 90-94 Greendale Road, Wallacia instead (HER_008).

Rationale

- Due to a clerical error in the Penrith Heritage Study 2007, the heritage item is incorrectly identified as being located at 96-100 Greendale Road, Wallacia (Lot 317 DP 808445). The correct property address and description is 90-94 Greendale Road, Wallacia (Lot 201 DP 776206).
- This error must be rectified to accurately identify the item with local heritage significance.

Map amendment

- Heritage Map
 - HER_008

Current map



Proposed map



Item 13	Amend property address and description and associated map of heritage items 829 and 805
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Proposed change

- Delete local heritage item 829 'Bennetts Wagons' at 2151(a) Castlereagh Road, Penrith from Schedule 5 of LEP 2010 and the associated heritage maps (HER_005 and HER_012).
- Amend the property address of local item 805 in Schedule 5 of LEP 2010 from 'Pioneer Park, Great Western Highway' to 'South Creek Park, Great Western Highway'. The name of the heritage item will also be amended from 'Bennett Wagon' to 'Bennett Wagons'.

Rationale

- Bennett Wagons have relocated from 2151(a) Castlereagh Road, Penrith to St Marys. This relocation is captured in local heritage item 805, which means local heritage item 829 can be deleted.
- Whilst the Lot and DP description of the local heritage item are correct, the address is 'South Creek Park', not 'Pioneer Park'.
- It has also been identified that the title of Item 805 should be plural, as it contains more than one wagon, and therefore the description should be changed from 'Bennett Wagon' to 'Bennett Wagons'.

Council-owned land

- 2151a Castlereagh Road, Penrith (Lot 112 DP 774782)

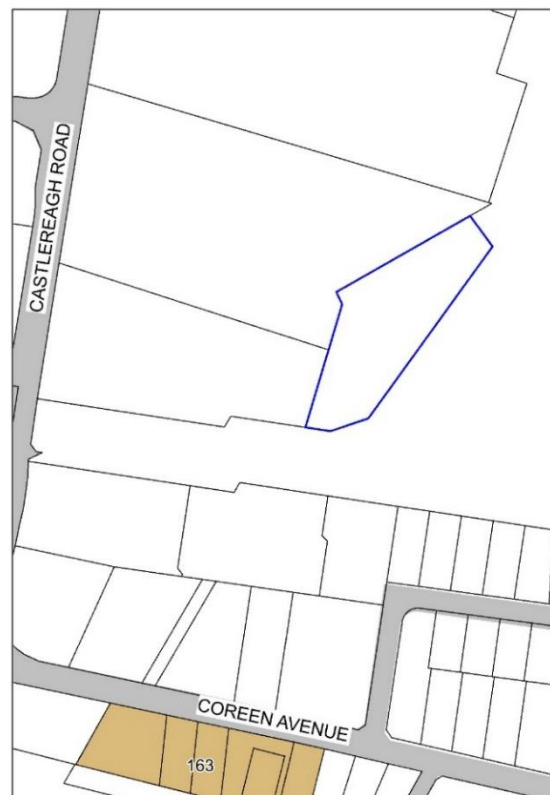
Map amendment

- Heritage Map
 - HER_005
 - HER_012

Current map



Proposed map



Item 14	Remove heritage item 869, being 'Explosives storehouse' at 146 Dunheved Circuit, St Marys as this item is no longer present on site
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Proposed change

- Remove local heritage Item 869, being 'Explosives storehouse' at 146 Dunheved Circuit, St Marys, from Schedule 5 – Environmental heritage of LEP 2010 and the associated Heritage map (HER_018)

Rationale

- This heritage item no longer exists which means it can be removed from Schedule 5 and the associated Heritage map.

Map amendment

- Heritage Map
 - HER_018

Current map



Proposed map



Item 15	Amend property address and description for archaeological site A53 'Police station (former)' at 30 and 32 Great Western Highway, Emu Plains
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Proposed change

- Amend the property address and description for the archaeological Heritage Item number A53 'Police station (former)' under Schedule 5 Environmental Heritage of LEP 2010. The correct address and property description is 30-32 Great Western Highway, Emu Plains (Lot 10 DP 1216230 and Lot 11 DP 1216230), instead of 30 Great Western Highway, Emu Plains (Lot 8, DP 228204).
- There is no required change to LEP maps.

Rationale

- This is an administrative error and must be rectified to accurately identify the site with local heritage significance.

Council-owned land

- 30 Great Western Highway, Emu Plains (Lot 10 DP 1216230)

Map amendment

N/A

REZONING OF LAND OWNED BY NSW GOVERNMENT AGENCIES

Item 16	Rezone 90b Forestwood Drive, Glenmore Park (Mulgoa Nature Reserve) from C2 to C1
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Proposed change

- Rezone 90b Forestwood Drive, Glenmore Park (Lot 101 DP 1272622) from C2 to C1.

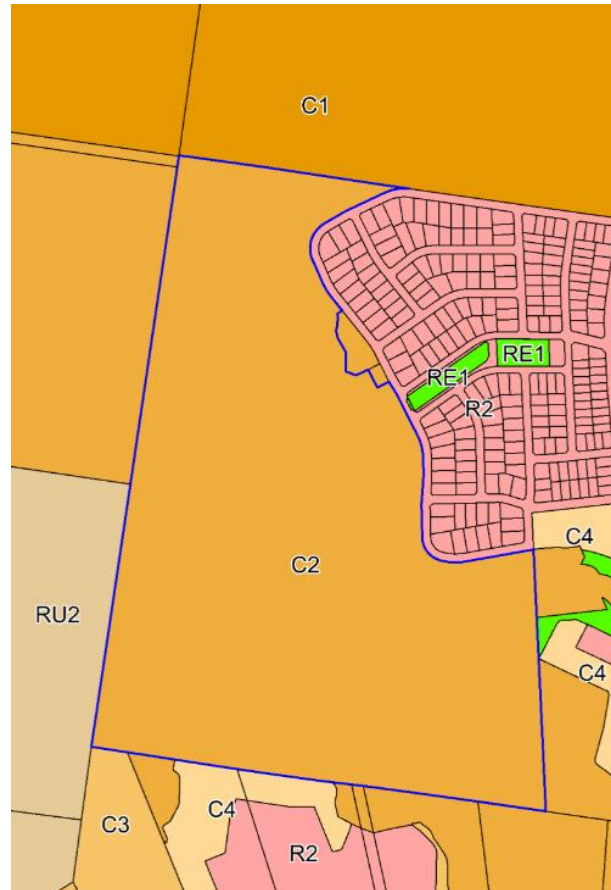
Rationale

- The subject site forms part of Mulgoa Nature Reserve and is currently zoned C2.
- NSW National Parks and Wildlife Services wrote to Council to request that the subject site be rezoned to C1 as this zoning reflects its use as a national park under the National Parks and Wildlife Act 1974.

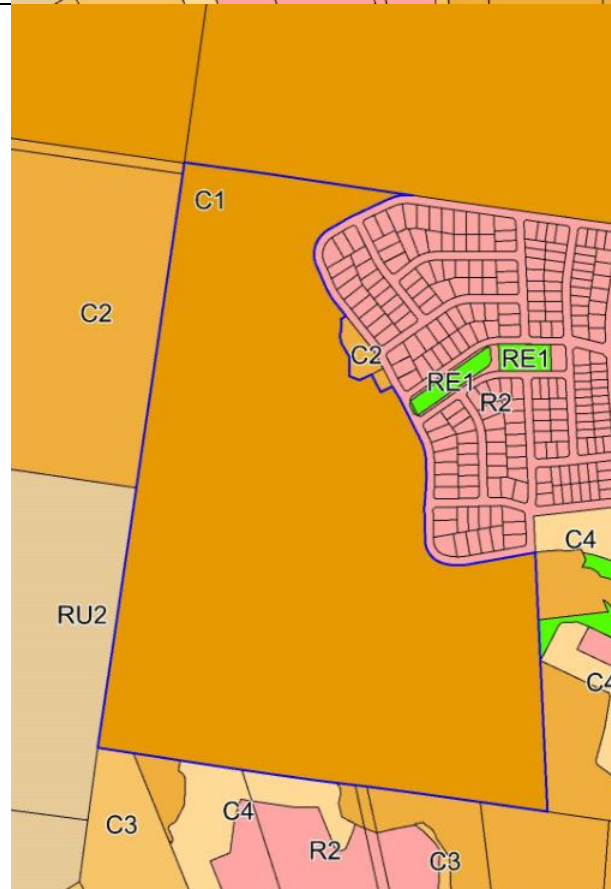
Map amendment

- Land Zoning map
 - LZN_007

Current map



Proposed map



Item 17	Rezone properties owned by Transport for NSW that are no longer required for public infrastructure.
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Proposed change

- Rezone two properties owned by Transport for NSW that are no longer required for public infrastructure:
 - 64 Gough Street, Emu Plains (Lot 5 DP 817264)
 - Land at the Great Western Highway, St Marys (Lot 3 DP 261871)

64 Gough Street, Emu Plains

- Rezone the site from SP2 to R2
- Apply a minimum lot size of 550m²
- Apply a height of building of 8.5m.
- The following LEP 2010 map tiles are proposed to be amended: LZN_006, HOB_006, LSZ_006.

Land at the Great Western Highway, St Marys (Lot 3 DP 261871).

- Rezone the site from SP2 to R3
- Apply a height of building control of 8.5m
- The following LEP 2010 map tiles are proposed to be amended: LZN_019, HOB_019.

Rationale

- Transport for NSW wrote to Council on 16 January 2025 and requested the rezoning of two landholdings no longer required for public infrastructure. This request is pursuant to Ministerial Direction 5.2 Reserving Land for Public Purposes.
- It was requested that the sites be rezoned from SP2 to match the zoning of adjoining properties. It is also proposed to apply building height and/or lot size controls consistent with those applied to the adjoining sites.
- This amendment will enable Transport for NSW to divest the subject lots, in accordance with NSW Treasurer Directions and NSW Government policy.

Map amendment

1. 64 Gough Street, Emu Plains

- Land Zone map
 - LZN_006
- Height of Buildings map
 - HOB_006
- Lot Size map
 - LSZ_006.

Land Zone map – 64 Gough Street, Emu Plains

Current map



Proposed map



Height of Buildings map - 64 Gough Street, Emu Plains

Current map

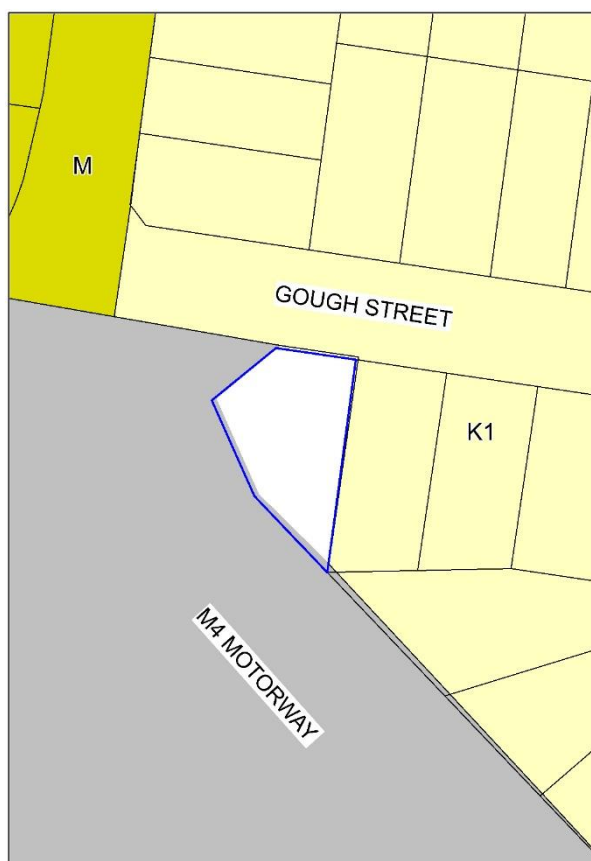


Proposed map



Lot Size map - 64 Gough Street, Emu Plains

Current map



Proposed map

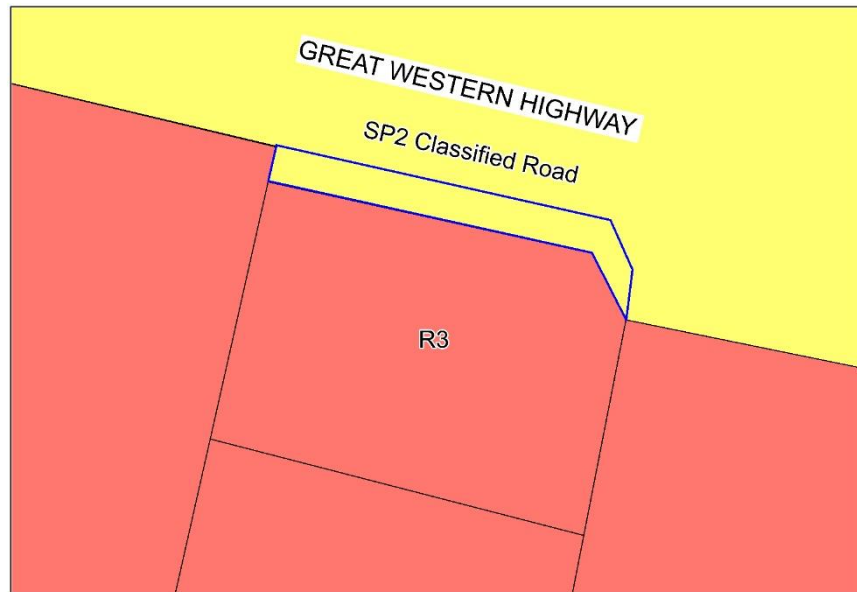


2. Land at the Great Western Highway, St Marys (Lot 3 DP 261871)

- Land Zone map
 - LZN_019
- Height of Building map
 - HOB_019

Land Zone map - Land at the Great Western Highway, St Marys (Lot 3 DP 261871)

Current map



Proposed map



Height of Building map - Land at the Great Western Highway, St Marys (Lot 3 DP 261871)

Current map



Proposed map



CHANGES TO LAND RESERVATION ACQUISITION MAP

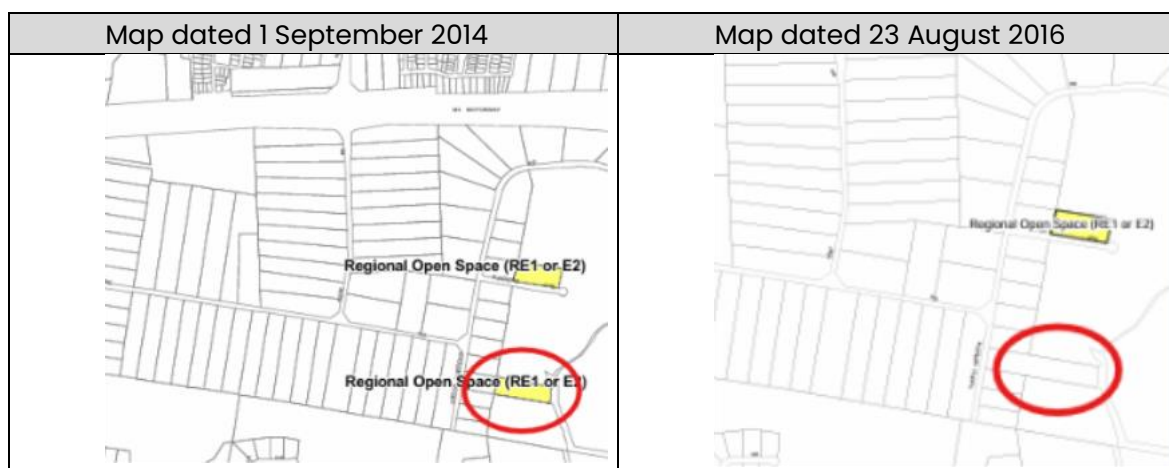
Item 18 Correct mapping error for 128 – 132 Samuel Marsden Road, Orchard Hills

Proposed change

- Replace the Land Reservation Acquisition mapped area at the rear of 128-132 Samuel Marsden Road, Orchard Hills (Lot 90 DP 29388).
- The following LEP 2010 map tiles are proposed to be amended: LRA_013.

Rationale

- An historic mapping error in 2015 resulted in the layer no longer being applied over the rear portion of the property. This is shown in the figures below.
- This mapping error must be rectified to reflect the correct acquisition layer. The layer should be reinstated to the rear portion of 128-132 Samuel Marsden Road, Orchard Hills (Lot 90 DP 29388).



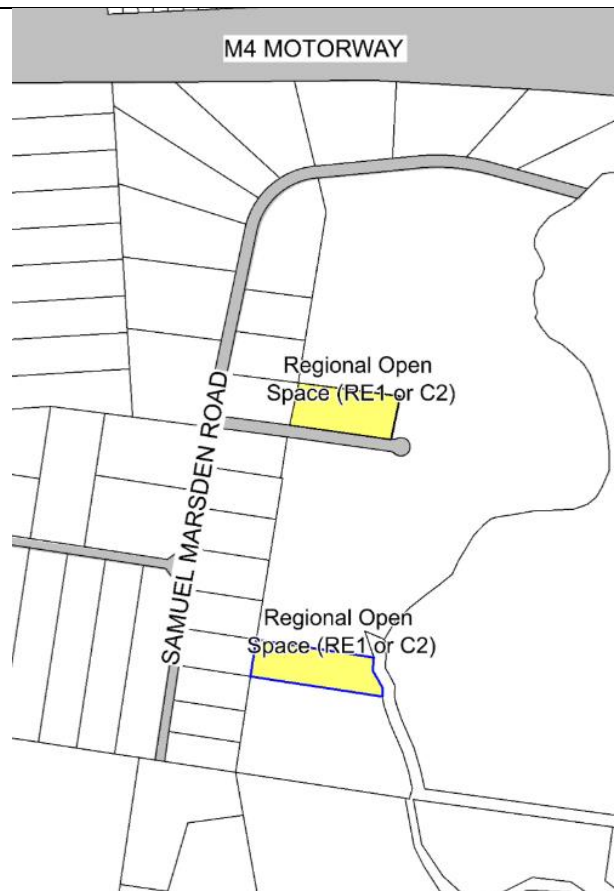
Map amendment

- Land Reservation Acquisition
 - LRA_013.

Current map



Proposed map



Item 19	Correct mapping error for 2 John Oxley Avenue, Werrington and adjoining properties
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Proposed change

- Amend Land Reservation Acquisition mapping boundary so it only applies to 2 John Oxley Avenue, Werrington County (Lot 1 DP 1255168).
- Remove acquisition layer from adjoining lots, being 44, 46, 48, 50, 52, 54, 56, 58, 60 and 62 Hume Crescent, Werrington County.
- The following LEP 2010 map tiles are proposed to be amended: LRA_012.

Rationale

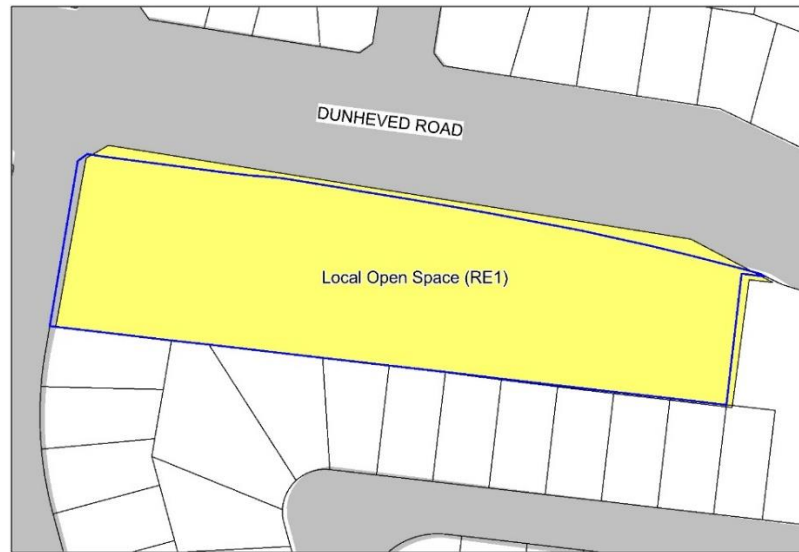
- This is a mapping anomaly which must be rectified to reflect the correct acquisition boundary. The layer should only apply to 2 John Oxley Avenue, Werrington County (Lot 1 DP 1255168). The current zoning, lot size and building height maps are correctly aligned to the property boundaries and no amendments are required.

Map amendment

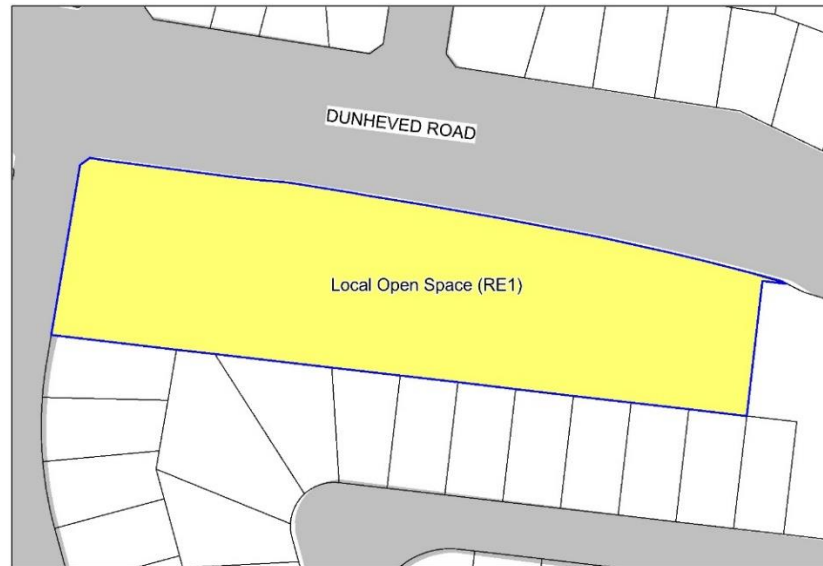
- Land Reservation Acquisition
 - LRA_012.

○

Current map



Proposed map



Item 20	Remove 174 Coreen Avenue, Penrith from the Land Reservation Acquisition map
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Proposed change

- Remove 174 Coreen Avenue, Penrith (Lot 81 DP 810416) from the Land Reservation Acquisition map.
- The following LEP 2010 map tiles are proposed to be amended: LRA_012.

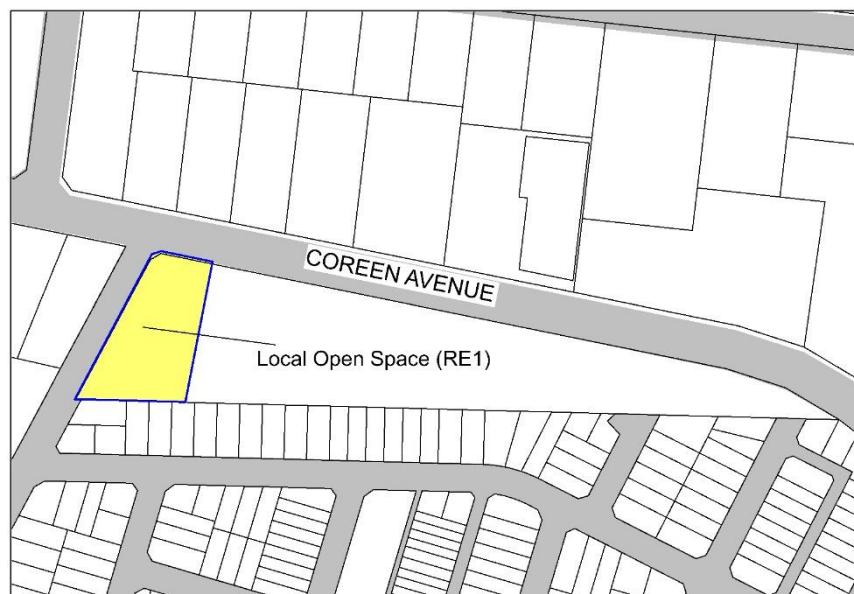
Rationale

- The subject site is zoned E4 General Industrial and is in private ownership. The western portion of 174 Coreen Avenue, Penrith is identified on the Land Reservation Acquisition map as 'Local Open Space'.
- Council's Sport and Recreation Strategy does not identify the site as required for recreation purposes. The strategy identifies RE1 Public Recreation zoned land and has a suite of actions within the locality (Central North precinct) to meet the communities recreational needs.
- Accordingly, this amendment proposes to remove the acquisition layer.

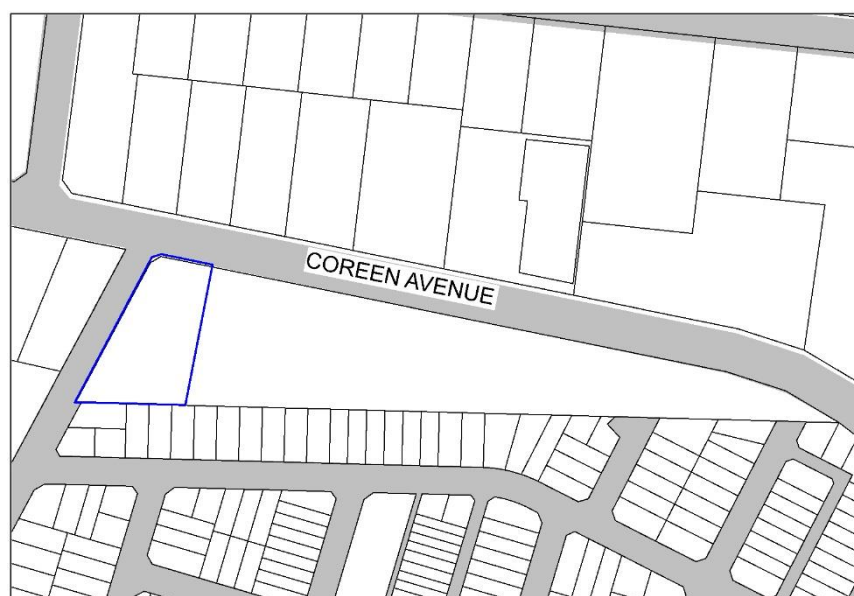
Map amendment

- Land Reservation Acquisition map
 - LRA_012

Current map



Proposed map



Item 21 Remove 24 Chapman Street, Werrington from the Land Reservation Acquisition map
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Proposed change

- Remove 24 Chapman Street, Werrington (Lot 1069 DP 1272641) from the Land Reservation Acquisition map.
- The following LEP 2010 map tile is proposed to be amended: LRA_013

Rationale

- 24 Chapman Street, Werrington is identified for acquisition for the purpose of 'Local Open Space'. Acquisition of this property has now been completed which means it can be removed from the Land Reservation Acquisition map.

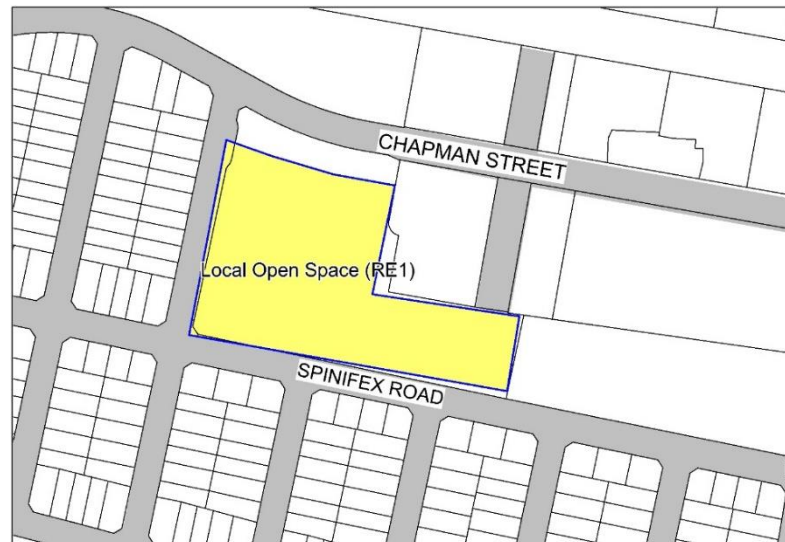
Council-owned land

- 24 Chapman Street, Werrington (Lot 1069 DP 1272641)

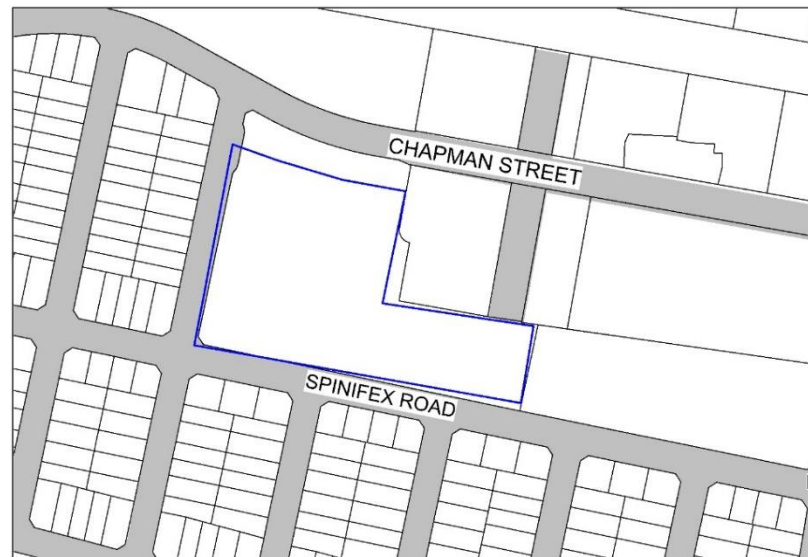
Map amendment

- Land Reservation Acquisition map
 - LRA_013

Current map



Proposed map



Item 22 Remove 1 Tramway Avenue, Werrington from the Land Reservation Acquisition map

Proposed change

- Remove 1 Tramway Avenue, Werrington (Lot 1226 DP 1272642) from the Land Reservation Acquisition map.
- The following LEP 2010 map tile is proposed to be amended: LRA_013

Rationale

- 1 Tramway Avenue, Werrington is identified for acquisition for the purpose of 'Local Open Space'. Acquisition of this property has now been completed which means it can be removed from the Land Reservation Acquisition map.

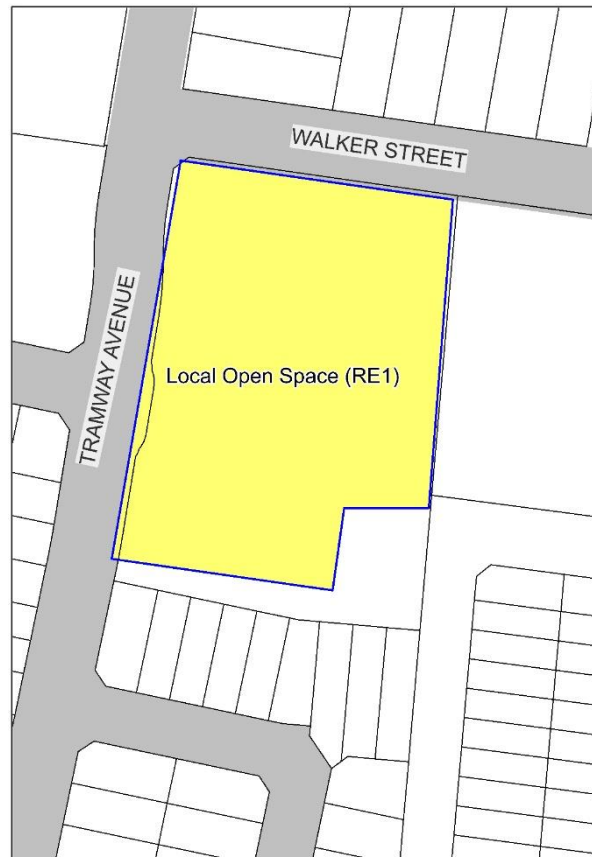
Council-owned land

- 1 Tramway Avenue, Werrington (Lot 1226 DP 1272642)

Map amendment

- Land Reservation Acquisition map
 - LRA_013

Current map



Proposed map



Item 23 Remove 134 Henry Street, Penrith from Land Reservation Acquisition map

Proposed change

- Remove 134 Henry Street, Penrith (Lot 1 DP1292057) from the Land Reservation Acquisition map.
- The following LEP 2010 map tile is proposed to be amended: LRA_006.

Rationale

- 134 Henry Street, Penrith is identified for acquisition for the purpose of 'Local Open Space'. Acquisition of this property has now been completed which means it can be removed from the Land Reservation Acquisition map.

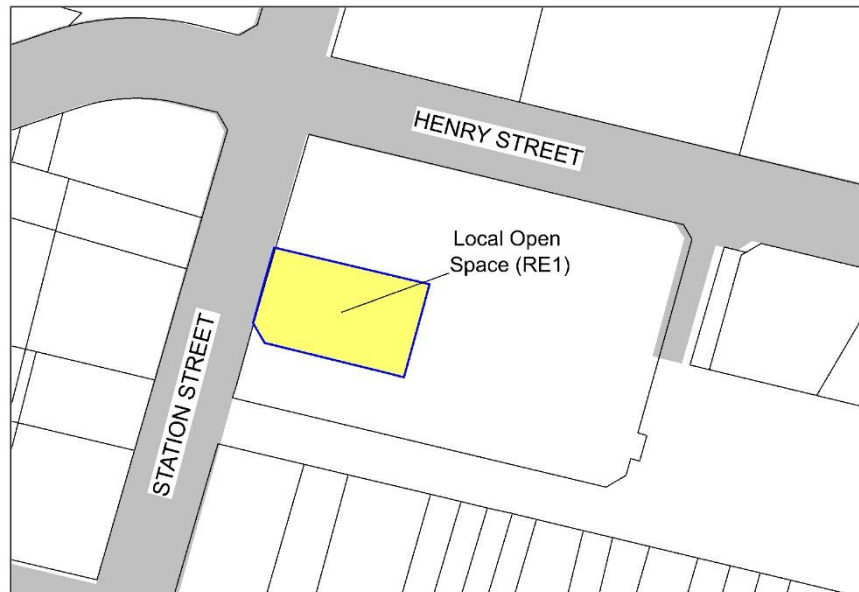
Council-owned land

- 134 Henry Street Penrith (Lot 1 DP 1292057)

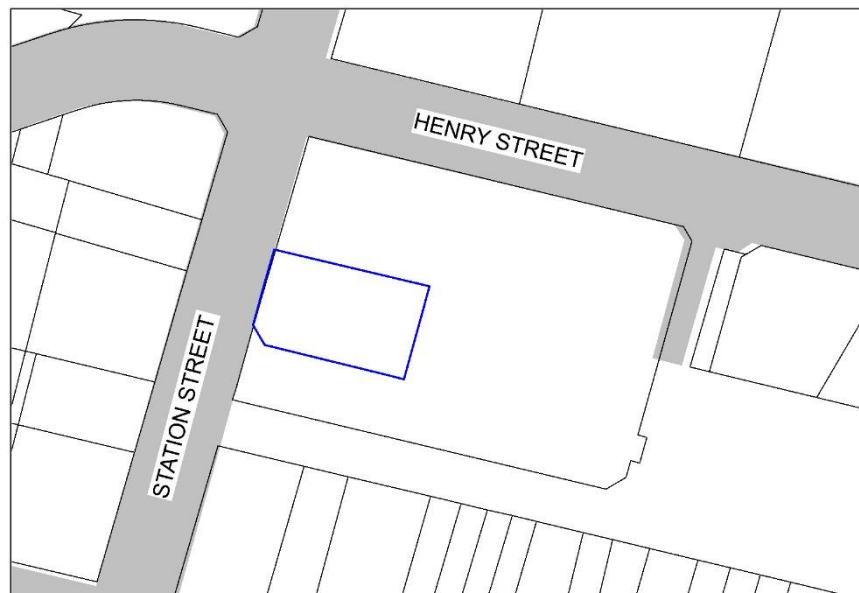
Map amendment

- Land Reservation Acquisition map
 - LRA_006

Current map



Proposed map



Item 24 Remove 2166B Castlereagh Road, Penrith and Public Reserve Jack Williams Drive, Penrith from Land Reservation Acquisition map

Proposed change

- Remove 2166B Castlereagh Road, Penrith (Lot 2 DP 547010) and the Public Reserve, Jack Williams Drive, Penrith (Lot 440 DP 1092750) from the Land Reservation Acquisition map.
- The following LEP 2010 map tile is proposed to be amended: LRA_005.

Rationale

- 2166B Castlereagh Road Penrith and the Public Reserve at Jack Williams Drive, Penrith are identified for acquisition for the purpose of 'Local Open Space'. Acquisition of these properties has now been completed which means they can be removed from the Land Reservation Acquisition map.

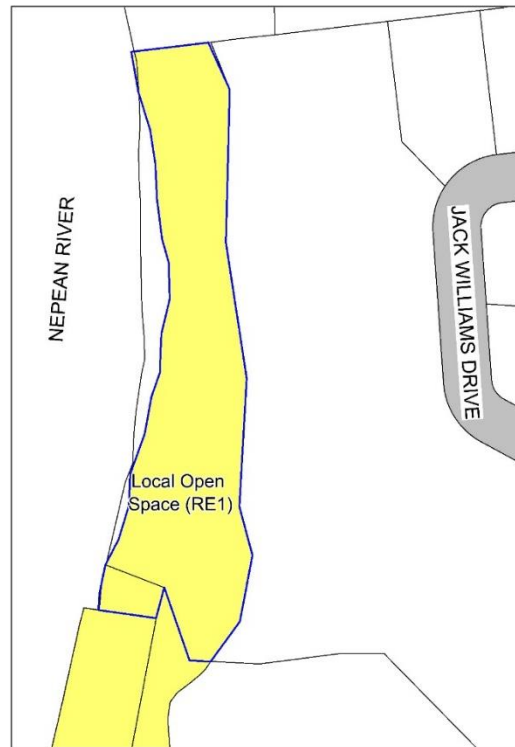
Council-owned land

- 2166b Castlereagh Road, Penrith (Lot 2 DP 547010)
- Public Reserve Jack Williams Drive, Penrith (Lot 440 DP 1092750)

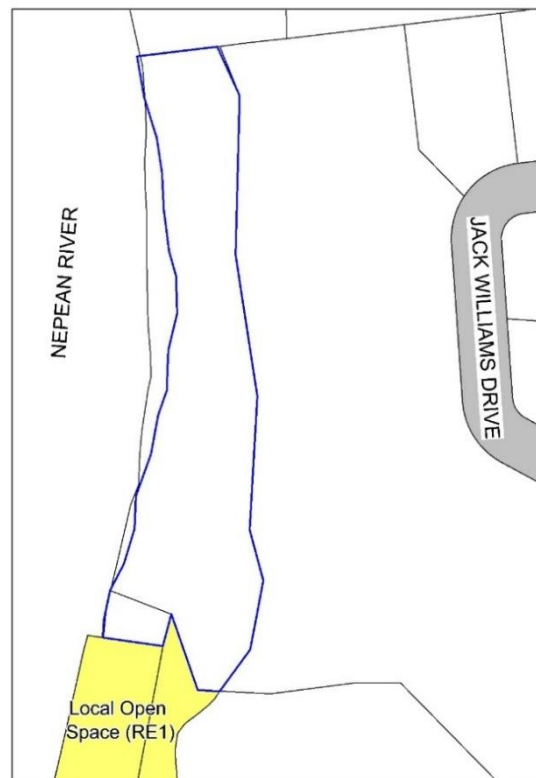
Map amendment

- Land Reservation Acquisition map
 - LRA_005

Current map



Proposed map



Item 25 Remove 2-16 Parkway Avenue, Glenmore Park from the Land Reservation Acquisition map

Proposed change

- Remove 2-16 Parkway Avenue, Glenmore Park (Lot 18 DP 1155005) from the Land Reservation Acquisition map.
- The following LEP 2010 map tile is proposed to be amended: LRA_007

Rationale

- 2-16 Parkway Avenue, Glenmore Park is identified for acquisition for the purpose of 'Local Open Space'. Acquisition of this property has now been completed which means it can be removed from the Land Reservation Acquisition map.

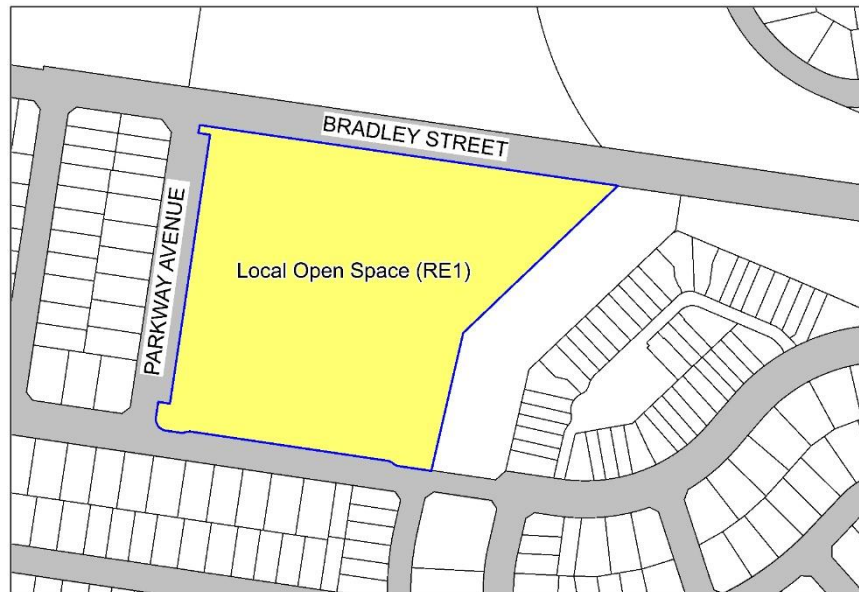
Council-owned land

- 2-16 Parkway Avenue, Glenmore Park (Lot 18 DP 1155005)

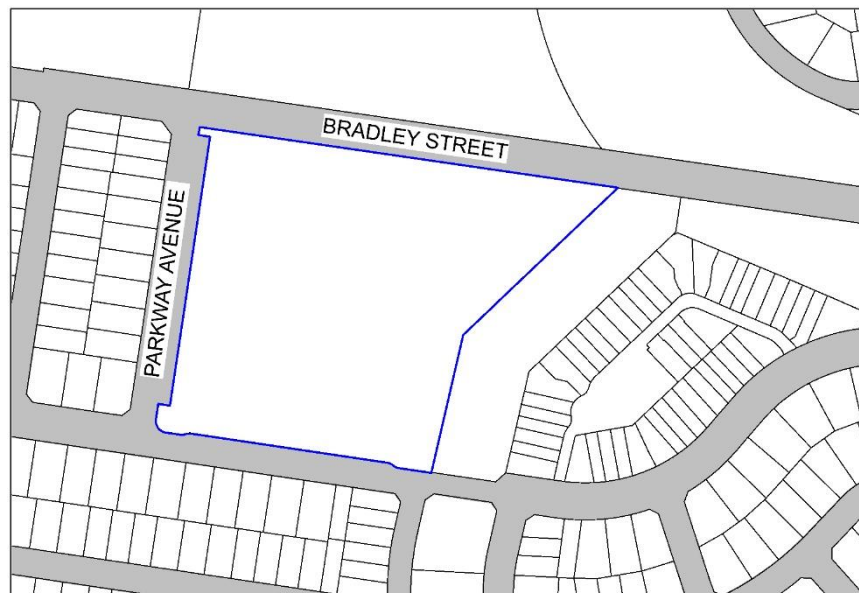
Map amendment

- Land Reservation Acquisition map
 - LRA_007

Current map



Proposed map



OTHER CHANGES

Item 26	Rezone part of 207 Bennett Road, St Clair from R2 to RE1 to provide for a consistent RE1 zoning across the entire site
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Proposed change

- Rezone part of 207 Bennett Road, St Clair (Lot 61 DP 1218755) from R2 to RE1 to provide for a consistent zoning across the entire site.
- The following LEP 2010 map tile is proposed to be amended: LZN_020

Rationale

- The property is Council-owned and contains a Children's Learning Centre. The land is already classified as 'Operational'.
- The property is zoned RE1, with a small portion on the southern boundary zoned R2. It is proposed to extend the RE1 zoning across the entire site to achieve a consistent zoning.

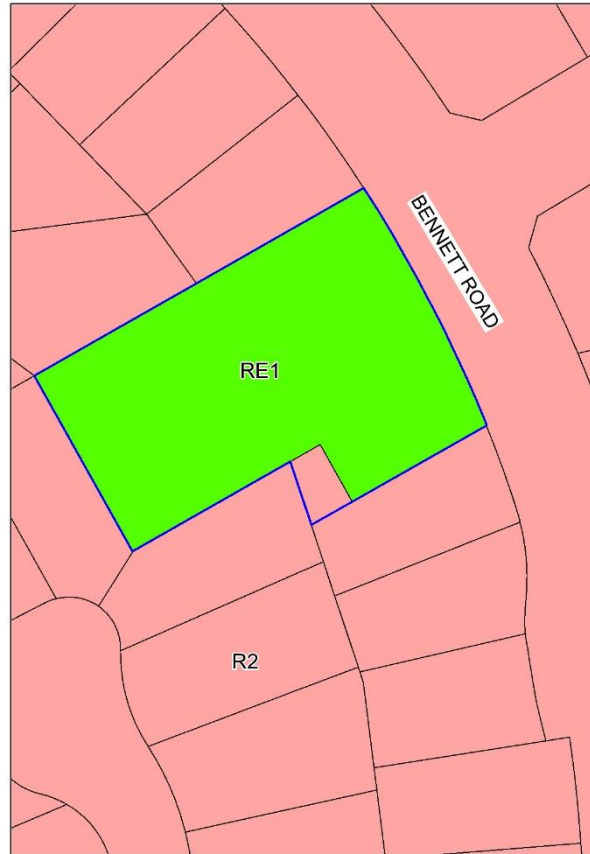
Council-owned land

- 207 Bennett Road, St Clair (Lot 61 DP 1218755)

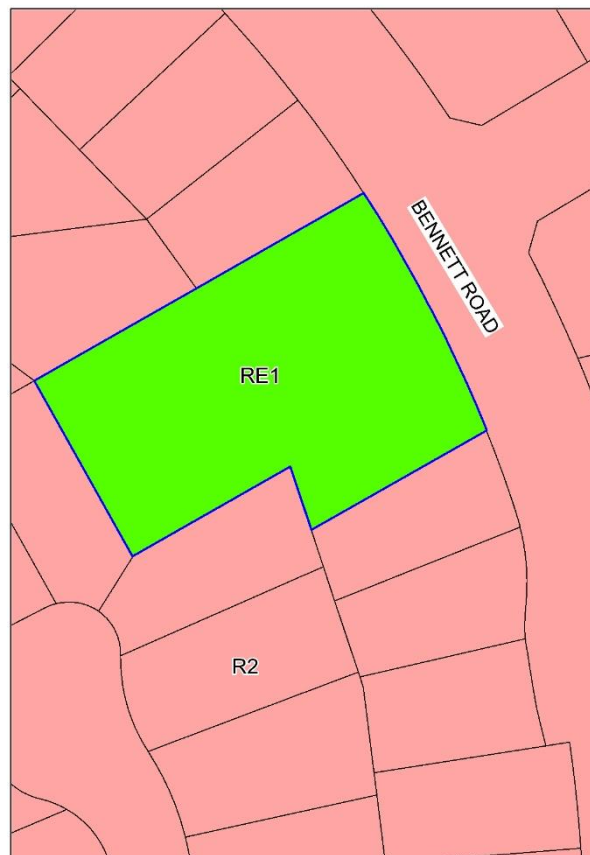
Map amendment

- Land LZN_020

Current map



Proposed map



Item 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
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Proposed change

- Apply a lot size control of 550sqm to 209a, 209b and 209c Bennett Road (Lots 62, 63 and 64 DP 1218755) and a small portion of the adjoining road reserve fronting these lots.
- The following LEP 2010 map tile is proposed to be amended: LSZ_020.

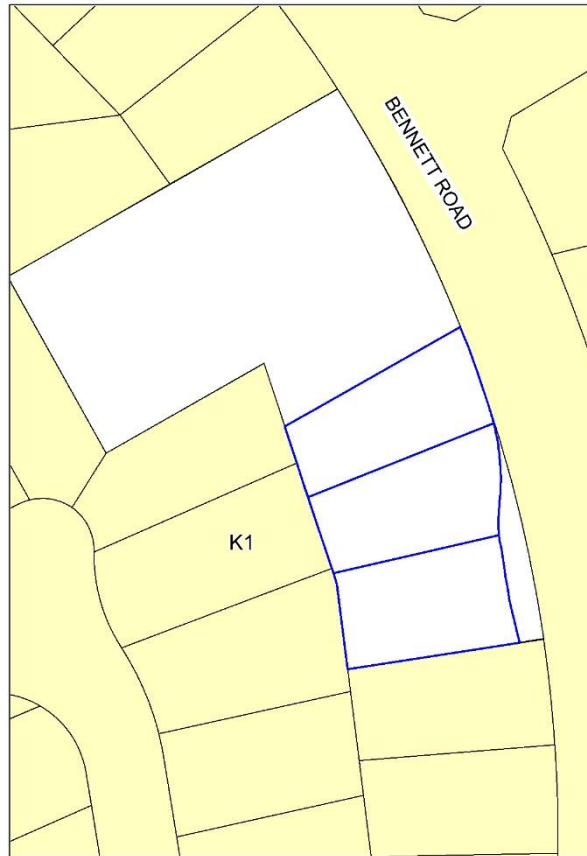
Rationale

- A minimum lot size control has not been applied to these properties, which is an anomaly. It is proposed to apply a minimum lot size control of 550sqm, consistent with other R2 zoned land in the vicinity.

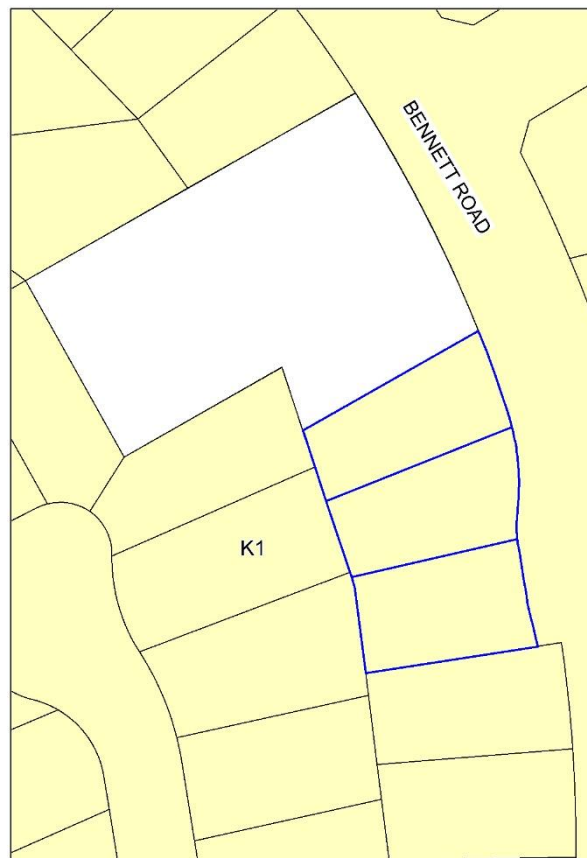
Map amendment

- Lot Size map
 - LSZ_020

Current map



Proposed map



Item 28 Apply a minimum subdivision lot size control of 550sqm to northern portion of 58 Smith Street, Kingswood

Proposed change

- Apply a lot size control of 550sqm to the northern portion of 58 Smith Street, Kingswood (Lot 4 DP 210107).
- The following LEP 2010 map tile is proposed to be amended: LSZ_013.

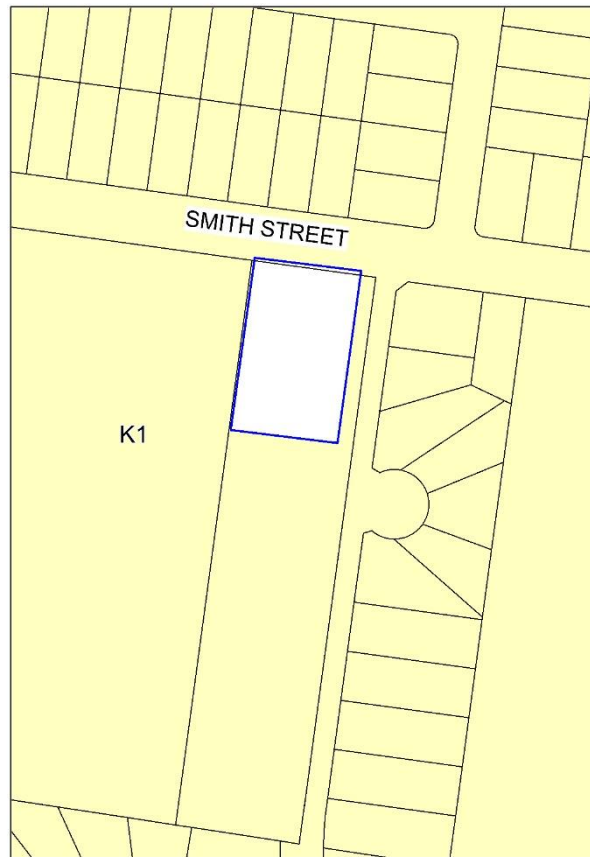
Rationale

- A minimum lot size control has not been applied to the northern portion of the property, which is an anomaly. It is proposed to apply a 550sqm minimum lot size control, consistent with the southern portion of the property and other R2 zoned land in the vicinity.

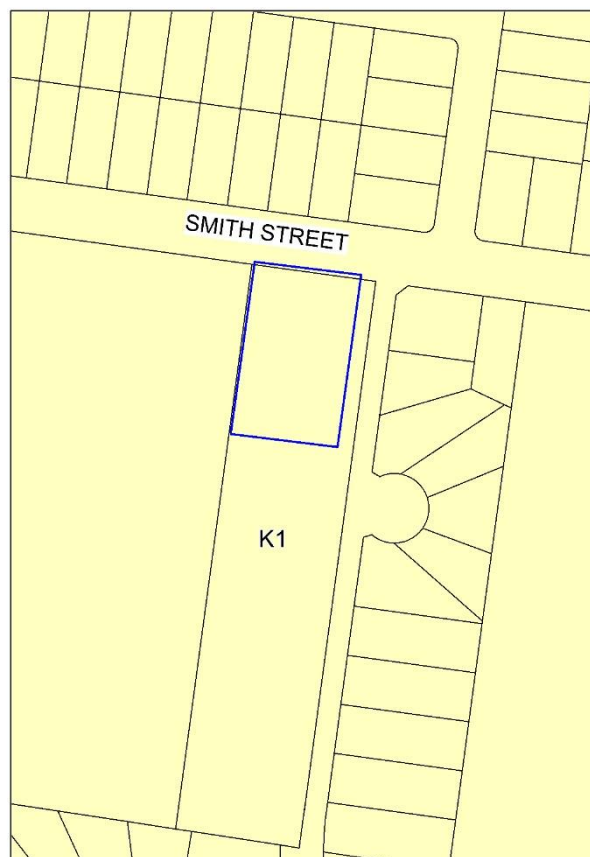
Map amendment

- Lot Size map
 - LSZ_013

Current map



Proposed map



Item 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
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Proposed change

- Amend mapped controls for land at Memorial Avenue, Penrith near Yandhai Nepean Crossing Pedestrian Bridge, including very small portions of 16 and 20 Memorial Avenue (Lot 20 DP 1236215 and Lot 21 DP 1236215) and a thin strip of the road reserve between 16 and 20 Memorial Avenue.
 - Rezone from SP2 to SP3
 - Apply a 12m height control
 - Remove from Land Reservation Acquisition map
- The following LEP 2010 map tiles are proposed to be amended: LZN_005, HOB_005, LRA_005.

Rationale

- Acquisition of these properties has now been completed which means this land can be removed from the Land Reservation Acquisition map.
- Now that acquisition of land is completed, it is proposed to rezone the land from SP2 to SP3, consistent with other properties in the locality.
- It is also proposed to apply a 12m height control, consistent with nearby properties.

Map amendment

- Land Zone map
 - LZN_005
- Height of Building map
 - HOB_005
- Land Reservation Acquisition map
 - LRA_005.

Land Zone map

Current map

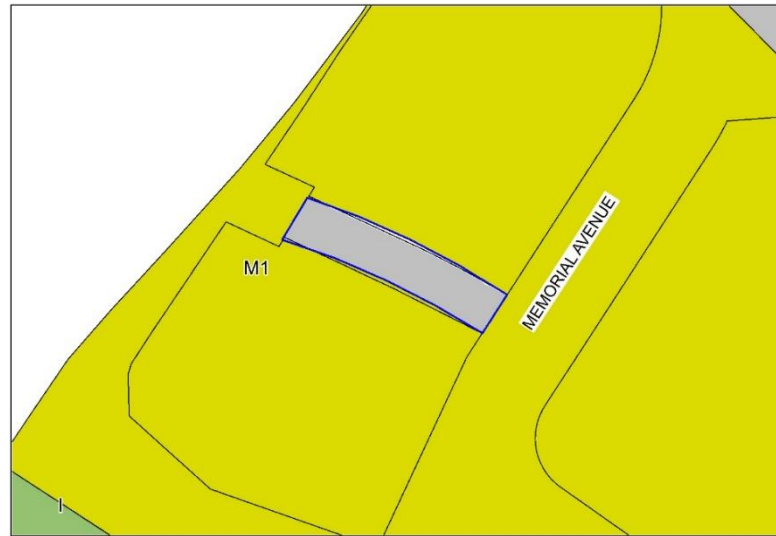


Proposed map



Height of Buildings map

Current map

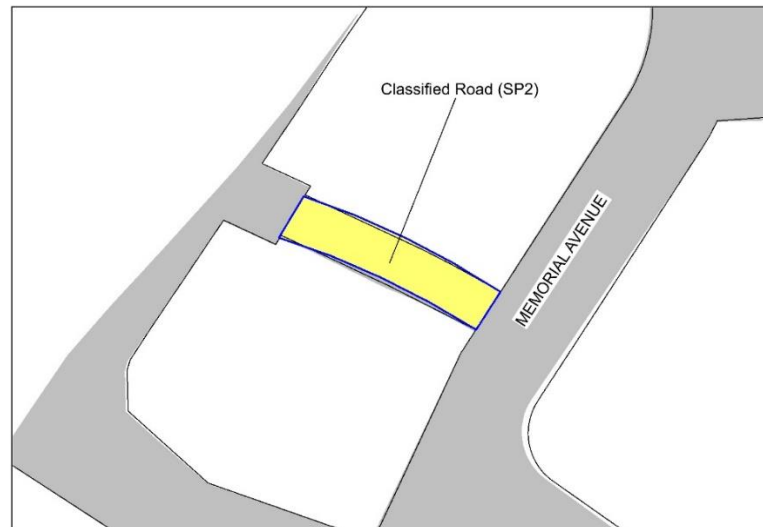


Proposed map

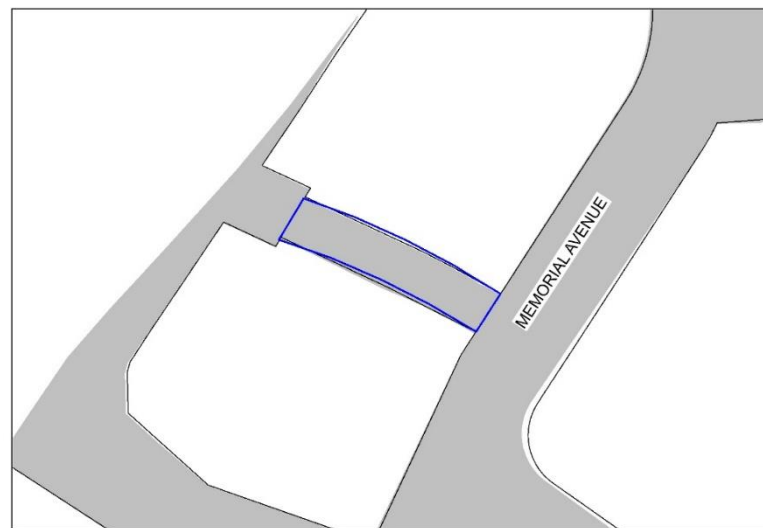


Land Reservation Acquisition map

Current map



Proposed map



Item 30 Amend building height controls for certain properties in Caddens

Proposed change

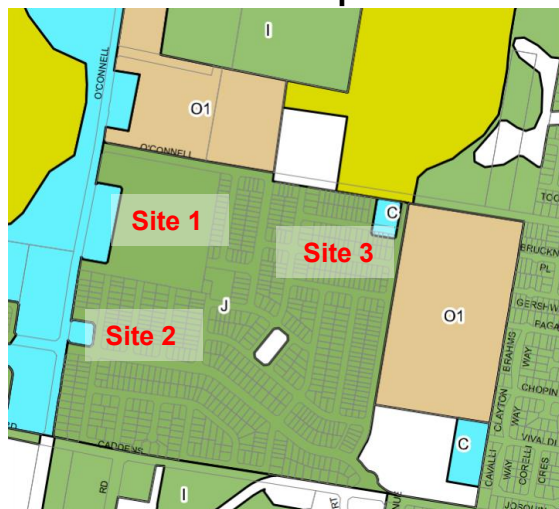
- Amend the building height controls in three locations in Caddens to reflect the confirmed location of land to be used for residential or infrastructure purposes:
 - Apply a 9m height limit on residential-zoned land.
 - Apply a 5m height limit on land to be used for water management facilities.
- The following LEP 2010 map tiles are proposed to be amended: HOB_013.

Rationale

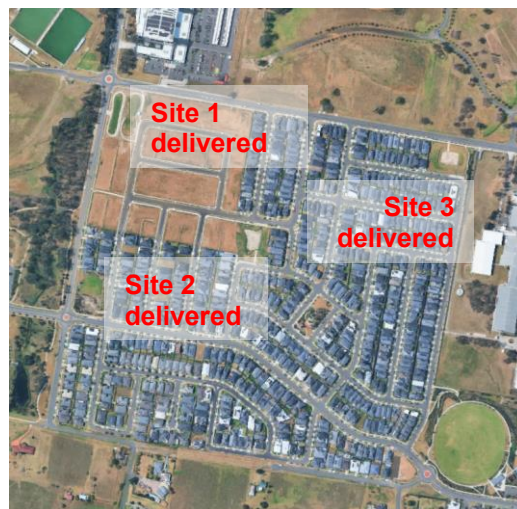
- The subject sites are zoned R1 and are in Caddens.
- A 5m building height control was applied to certain land to delineate the indicative location of proposed water management facilities associated with the Werrington Creek catchment.
- These water management facilities have now been developed and the configuration boundaries require slight adjustments.
- Accordingly, it is proposed to apply a 9m height control to land which is no longer earmarked for infrastructure.
- Further to the above, it is proposed to apply a 5m height limit to land where the water management facilities have been confirmed and developed.

The below images show the Penrith LEP 2010 HOB map with the indicative locations of water management facilities, alongside the delivered facilities.

Penrith LEP 2010 HOB map



Delivered facilities



Council-owned land

- Site 1: 92 Ghera Road, Caddens (Lot 797 DP 1279915)
- Site 2: 28 O'Connell Lane, Caddens (Lot 73 DP 1166546) and 34 O'Connell Lane, Caddens (Lot 100 DP 1201629)
- Site 3: 23 Archives Way, Caddens (Lot 606 DP 123058)

Map amendment

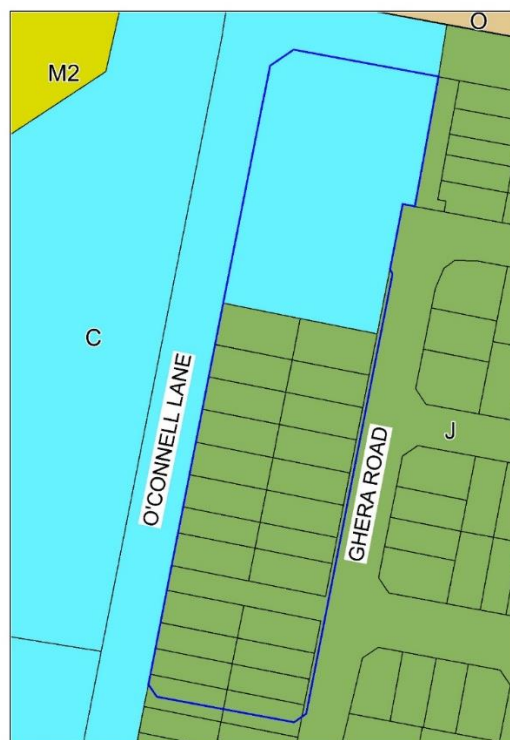
- Height of Building map
 - HOB_013

Site 1

Current map



Proposed map



Site 2

Current map

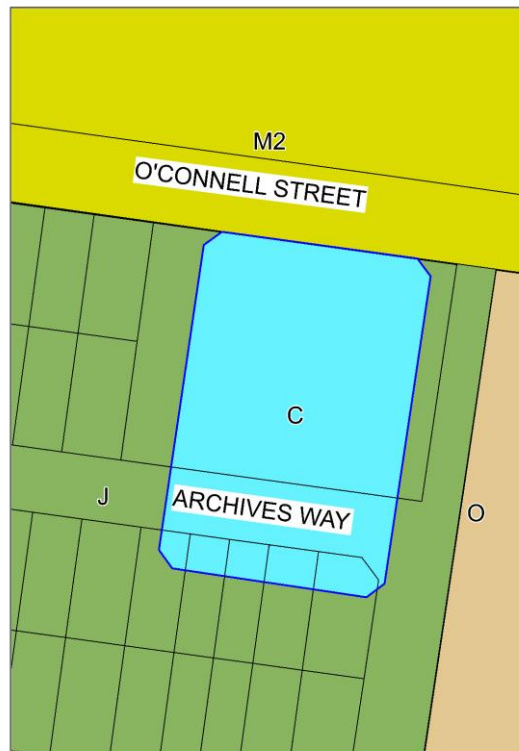


Proposed map



Site 3

Current map



Proposed map



Item 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
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Proposed change

- Amend the zoning, minimum lot size and Land Reservation Acquisition map for land at the intersection of Bradley Street and The Northern Road, Glenmore Park:
 - Extend SP2 zoning 200m west of the intersection with The Northern Road and to a small portion of Bradley Street.
 - Remove minimum lot size controls from land proposed to be zoned SP2.
 - Remove land from the Land Reservation Acquisition map where acquisition has been completed.
 - Rezone the SP2 zoned portions of Lot 2 DP1240377 and Lot 3 DP1240377 on the northern side of Bradley Street to C4 and apply 10,000sqm lot size control to a small portion of Lot 3 DP1240377.
- The following LEP 2010 map tiles are proposed to be amended: LZN_007, LSZ_007, LRA_007.

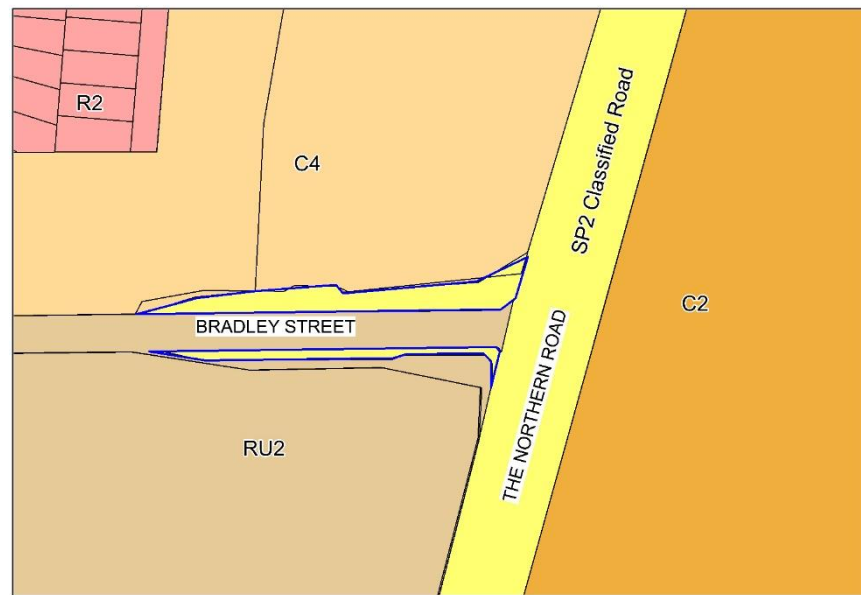
Rationale

- The LRA map must be updated to reflect the completion of land acquisition in this location.
- The SP2 zoning will be expanded 200m west to reflect that this intersection forms part of the broader classified road (The Northern Road), which is the responsibility of TfNSW to manage. The SP2 zoning will also be expanded to a small portion of the northern edge of Bradley Street which has been incorrectly mapped as C4.
- The portions of Lot 2 DP 1240377 and Lot 3 DP1240377 are to be rezoned from SP2 to C4 to reflect the final footprint of intersection works. It is deemed appropriate to apply a minimum lot size control of 10,000sqm to be consistent with the adjoining property.
- The minimum lot size control will be removed from the land proposed to be zoned SP2, which is consistent with the current lot size arrangement for other SP2 zoned land in this locality.

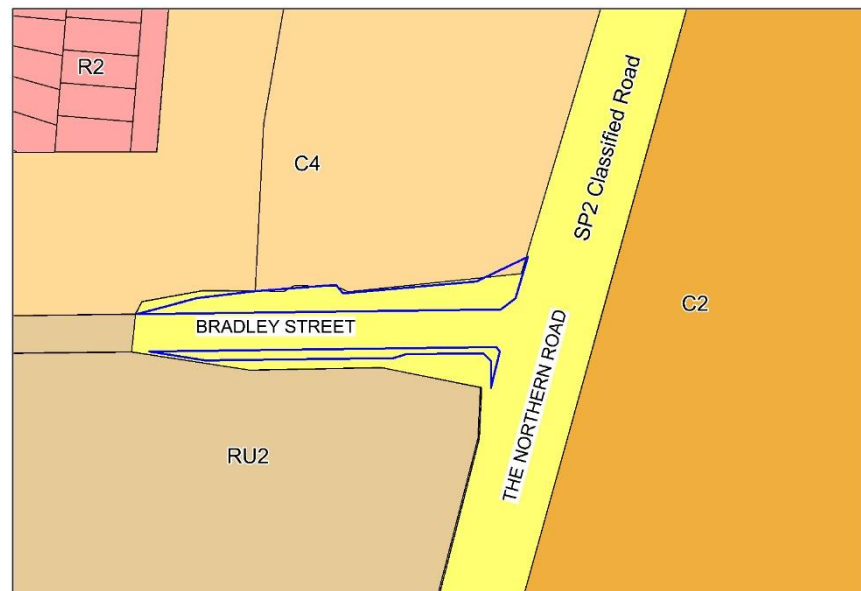
Map amendment

- Land Zone map
 - LZN_007
- Lot size map
 - LSZ_007
- Land Reservation Acquisition map
 - LRA_007

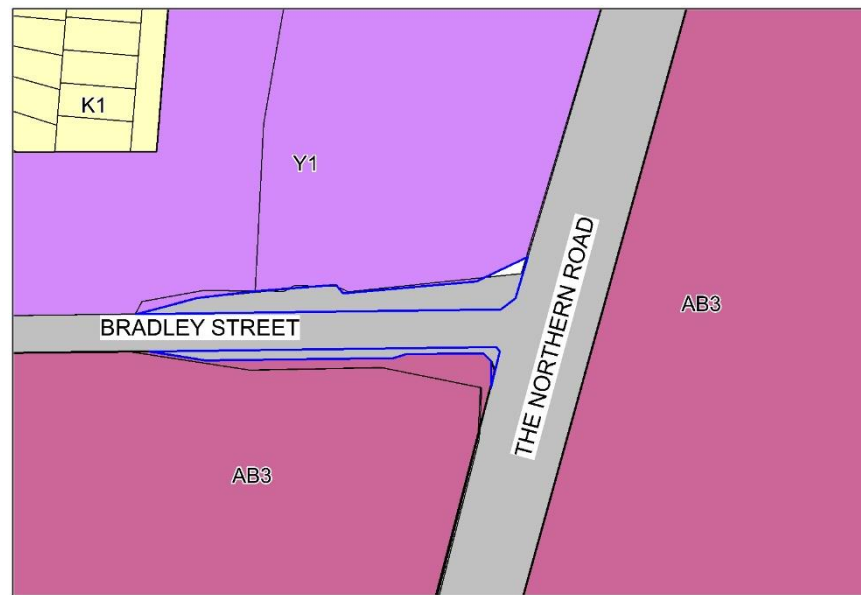
Land Zone map
Current map



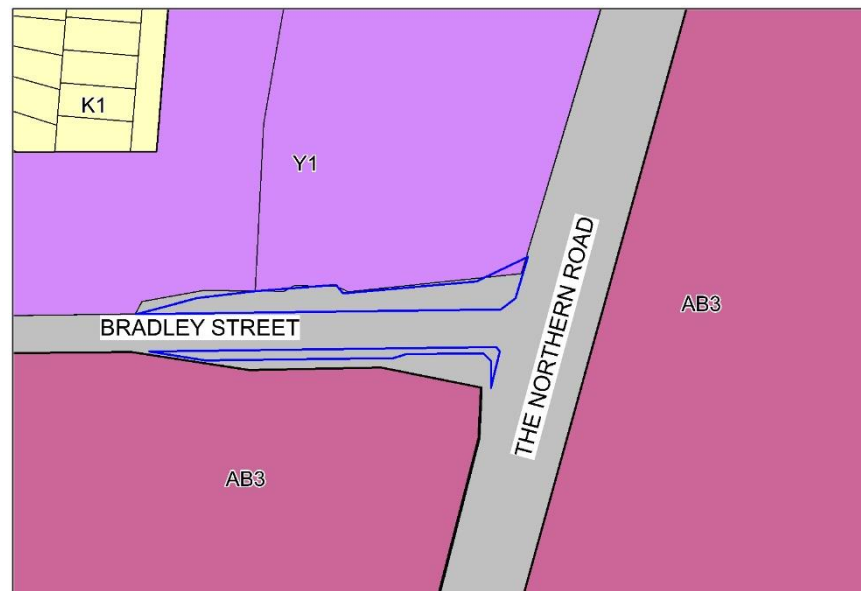
Proposed map



Lot Size map
Current map

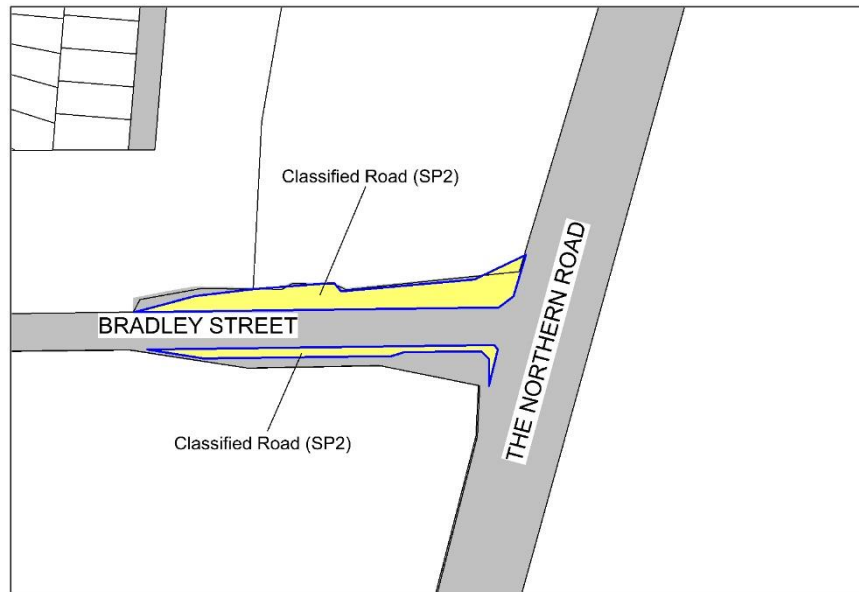


Proposed map

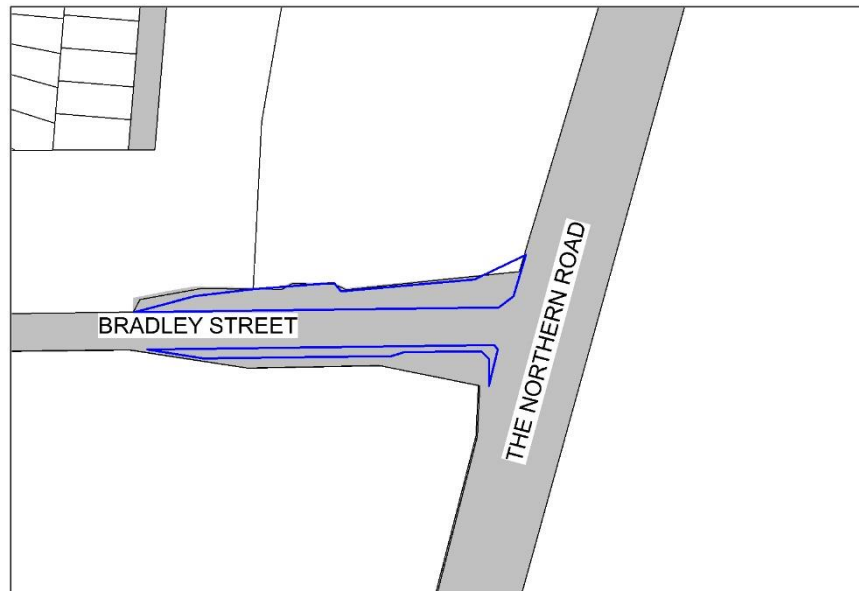


Land Reservation Acquisition map

Current map



Proposed map



Part 3 – Justification

This part of the Planning Proposal provides details on the need for the proposed amendment to LEP 2010, the relationship with the strategic planning framework, the impacts of the proposed amendments, and State and Commonwealth interests.

Section A – Need for the Planning Proposal

Q1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is the result of a review of LEP 2010 which has been conducted by Council staff. This review has been undertaken to ensure LEP 2010 is current, effective and aligns with recent legislative amendments.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The Planning Proposal is the best means of achieving the objectives and outcomes of the staff review and is required to progress the proposed amendments to LEP 2010, as per DPHI's LEP Making Guideline.

Section B – Relationship to Strategic Planning Framework

Q3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The *Greater Sydney Region Plan 2018* and the *Western City District Plan 2018* are both applicable to the Penrith LGA.

As the Planning Proposal includes mostly non-policy amendments, it is not expected to contravene or contradict either the Greater Sydney Regional Plan 2018 or Western City District Plan 2018.

Q4. Is the Planning Proposal consistent with a council local strategic planning statement that has been endorsed by the Planning Secretary or Greater Cities Commission, or another endorsed local strategy or strategic plan?

The changes sought in the Planning Proposal represent mostly non-policy amendments which aim to ensure the LEP remains fit-for-purpose and accurate. It does not contravene or contradict anything within the Penrith Local Strategic Planning Statement.

Q5. Is the Planning Proposal consistent with any other applicable State and regional studies and strategies?

The Planning Proposal is consistent with all other applicable State and regional studies and strategies.

Q6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with applicable State Environmental Planning Policies. A limited number of amendments to residential controls are proposed to respond to recent legislative amendments through State policy.

Q7. Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 directions)?

An assessment of the Planning Proposal's consistency with all applicable Ministerial Directions has been undertaken. An inconsistency has been identified with regard to:

- 4.3 Planning for Bushfire Protection and
- 5.2 Reserving Land for Public Purposes.

The following provides a discussion on both inconsistencies and how these inconsistencies will be addressed.

Local Direction 4.3 Planning for Bushfire Protection

This Direction requires Council consult with the NSW Rural Fire Service following receipt of a Gateway determination, and prior to undertaking community consultation, and take into account any comments so made. In addition, the Gateway determination (issued on 23 February 2026) requires Council to obtain the agreement of the Secretary, prior to the plan being made to comply with the requirements of this Direction relating to the amendments to land managed by National Parks and Wildlife Services and Transport for NSW.

An agency referral to NSW RFS was sent prior to public exhibition of the Planning Proposal. This consultation is currently in progress and remains outstanding while Council await NSW RFS's comments to be addressed. This Planning Proposal will take into account any comments from NSW RFS.

Local Direction 5.2 Reserving land for public purposes

This Direction states a Planning Proposal must not alter or reduce reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).

This Planning Proposal is inconsistent with the direction as it seeks to alter or reduce reservations of land for public purposes in relation to Items 16, 19, 20, 21, 22, 23, 24, 25, 29 and 31.

Item reference	Nature of inconsistency and how it will be addressed.
16 Rezone 90b Forest wood Drive Glenmore Park from C2 to C1. The relevant public authority is National Parks and Wildlife Service (NPWS).	To address the requirement of this direction and satisfy Gateway condition 3, the Planning Proposal will be referred to NPWS, seeking their agreement to rezone the land. Outcomes of this consultation will be considered as part of this Planning Proposal.
29 Amend mapped controls for land at Memorial Avenue (LZN, LRA, HOB). 31 Amend mapped controls for land at the intersection of Bradley Street and The Northern Road (LZN, LRA, HOB). The relevant public authority is Transport for NSW (TfNSW)	The proposed amendments are minor mapping revisions and are considered of minor significance. However, to address the requirement of this direction and satisfy Gateway condition 3, the Planning Proposal will be referred to TfNSW seeking their agreement to rezone the land and alter the LRA map. Outcomes of this consultation will be considered as part of this Planning Proposal.
19 Correct mapping error for 2 John Oxley Avenue and adjoining properties.	The current LRA mapping extends into adjacent properties. These encroachments are minimal but will require correction. The proposed amendments are minor mapping revisions and are considered of minor significance.
20 Remove 174 Coreen Ave from the LRA map.	The current LRA layer identifies the public purpose for the land as 'Local open space'. Council is the nominated acquiring authority. Council's Sport and Recreation Strategy does not identify the site as required for recreation purposes. The strategy identifies RE1 Public Recreation zoned land and has a suite of actions within the locality (Central North precinct) to meet the communities recreational needs. The site is not currently zoned for recreational purposes (it has an E4 General Industrial zone).

	To address this inconsistency Council will seek the agreement of the Planning Secretary that the Planning Proposal is justified in removing the LRA layer from the site and that the inconsistency is considered of minor significance.
Item 21 – Remove 24 Chapman Street, Werrington from the Land Reservation Acquisition map Item 22 – Remove 1 Tramway Avenue, Werrington from the Land Reservation Acquisition map. Item 23 – Item 24 Remove 134 Henry Street, Penrith from Land Reservation Acquisition map. Item 24 – Remove 2166B Castlereagh Road, Penrith and Public Reserve Jack Williams Drive, Penrith from Land Reservation Acquisition map. Item 25 – Remove 2–16 Parkway Avenue, Glenmore Park from the Land Reservation Acquisition map. Item 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. Item 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	These items propose the land reserved for public purpose on the LRA map to be altered. The Planning Proposal seeks to remove the subject land from the LRA map. Acquisition of the property by Council has been completed. Identification of the site on the LRA map is no longer required. These matters are administrative in nature in response to acquisitions.

Section C – Environmental, Social and Economic Impacts

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. The Planning Proposal is not expected to adversely affect any critical habitat or threatened species, populations or ecological communities.

Q9. Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

No. The Planning Proposal is not expected to have any other environmental effects.

Q10. Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal consists of mostly administrative, non-policy amendments, and, therefore, is not expected to have any adverse social and economic effects.

Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal is not expected to impact existing or planned infrastructure.

Section E – State and Commonwealth Interests

Q12. What are the views of State and Federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Gateway Determination will provide details on the consultation to be undertaken with State and Commonwealth public authorities (if required).

Part 4 – Mapping

The following map tiles are proposed to be amended as part of the Planning Proposal.

Map	Tile Number	Item(s)
Land Zoning	LZN_005, LZN_006, LZN_007, LZN_019, LZN_020,	16, 17, 26, 29, 31
Lot Size	LSZ_006, LSZ_007, LSZ_013, LSZ_020,	17, 27, 28, 31
Land Reservation Acquisition	LRA_005, LRA_006, LRA_007, LRA_012, LRA_013	18, 19, 20, 21, 22, 23, 24, 25, 29, 31
Height of Buildings	HOB_005, HOB_006, HOB_013, HOB_019,	17, 29, 30
Heritage	HER_005, HER_008, HER_012, HER_018, HER_019,	08, 09, 10, 12, 13, 14
Additional Permitted Uses	APU_005, APU_006, APU_007, APU_008, APU_010, APU_012, APU_013,	01, 02, 03, 06

The proposed LEP 2010 map tiles are provided at Appendix 1.

Part 5 – Community Consultation

The Gateway determination will outline any specific requirements for community consultation, including consultation with agencies and public authorities.

The public exhibition will be undertaken in accordance with the Gateway Determination, the community consultation requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000*, and Council's Community Participation Plan.

Notice of the public exhibition will be provided in the local newspaper and on Council's website. Notification letters will be sent to landowners and occupiers impacted by a specific change.

Exhibition material will be made available on Council's Your Say webpage and the NSW Planning Portal.

Part 6 – Project Timeline

Milestone	Timeframe
Local Planning Panel Advice	October 2025
Council Endorsement to submit the Planning Proposal for Gateway	December 2025
Submission to Minister for Planning and Public Spaces / DPHI for Gateway	December 2025
Gateway Determination	February 2026
Public exhibition and public authority consultation	March – April 2026
Consideration of submissions and post-exhibition review	May – June 2026
Council endorsement for finalisation	July – August 2026
Gazettal of LEP Amendment	November 2026

These timeframes are estimates only and subject to change.

Appendices

Appendix 1

Proposed LEP 2010 maps