

# PLANNING PROPOSAL - 2 TENCH AVENUE, JAMISONTOWN

## FACT SHEET

### THE PLANNING PROPOSAL

A Planning Proposal is a document that explains and justifies changes being proposed to Council's statutory planning controls. Council's statutory planning controls are located within Penrith Local Environmental Plan (LEP) 2010. The NSW Department of Planning, Industry and Environment's process requires any Planning Proposal to be placed on public exhibition for community comment, prior to making a decision on whether to adopt the proposed amendments.

### THE SITE

Council is proposing to change a number of planning controls applying to 2 Tench Avenue, Jamisontown. The site is located within the Riverlink Precinct, with a frontage to Tench Avenue to the west and immediately south of Jamison Road.



The intention of the changes being proposed in relation to 2 Tench Avenue, Jamisontown is to facilitate the development of the land for an indoor recreation facility that includes the following:

- A 300-metre indoor ski slope
- Ice skating rink
- Ice climbing facilities
- Rock climbing facilities
- Altitude Training
- Hotel accommodation
- Food and drink premises

### PROPOSED AMENDMENTS

A Planning Proposal has been prepared to amend Penrith LEP 2010 that seeks to:

- Provide a maximum building height up to 54m on the site, on the condition that a substantial component of the building is for an indoor ski slope facility.
- Provide a maximum Floor Space Ratio (FSR) control of 1.2:1, or up to a maximum of 1.45:1 if the development features a hotel component (and if justified).
- Insert provisions requiring future development of the site to be in accordance with a site-specific Development Control Plan (DCP), providing additional planning and design guidance for development
- Insert provisions requiring that the design of the development is prepared by way of a Design Competition.
- Insert a "sunset clause" where these LEP controls will cease to exist three years after the date the LEP amendment is made.



Figure: Artist's impression of proposal

## DRAFT DEVELOPMENT CONTROL PLAN (DCP)

A draft site-specific DCP will be exhibited concurrently with the Planning Proposal. It is intended that the DCP will facilitate the unique development sought on this site, provide greater certainty to development outcomes, and address potential impacts on neighbouring properties, such as overshadowing, amenity, privacy, bulk and scale, plus the desire to deliver design excellence.

## DRAFT VOLUNTARY PLANNING AGREEMENT (VPA) OFFER

A draft Voluntary Planning Agreement (VPA) offer is also being exhibited alongside the Planning Proposal. The draft VPA offer is to provide road improvements required as a result of increased traffic volumes from the proposed development. The draft VPA offer would require these improvements to be delivered before the issue of an occupation certificate for the proposed development.

## HAVE YOUR SAY

We're now seeking your feedback on the proposed changes.

The Planning Proposal is on public exhibition from **9 October to 6 November 2020**.

It can be viewed online at [yoursaypenrith.com.au](http://yoursaypenrith.com.au)

## MAKING A SUBMISSION

If you wish to make a submission on the Planning Proposal, you need to do so in writing by **6 November 2020**.

Submissions can be made:

1. By **post** with letters sent to:

The General Manager  
(Attn: Joel Carson)  
Penrith City Council  
PO Box 60  
Penrith NSW 2751

2. By **email** to  
[cityplanning@penrith.city](mailto:cityplanning@penrith.city)

3. Left with staff at the **Penrith Civic Centre**.

Please include a subject line indicating 'Planning Proposal for 2 Tench Avenue, Jamisontown' in your submission.

We will acknowledge all the submissions we receive, so if you do not receive an acknowledgment within 10 working days of making your submission, please contact us.

## WHAT HAPPENS NEXT?

All submissions will be reported to the elected Council for consideration. If you make a submission, we will notify you of the dates of relevant Council meetings and how to address Council should you wish to.

## WANT TO KNOW MORE?

For more information, contact us by phone on 4732 8196 (Monday to Friday) or by email at [cityplanning@penrith.city](mailto:cityplanning@penrith.city)