

# Frequently Asked Questions

## Draft amendment to Penrith Development Control Plan 2014

Council is exhibiting a draft amendment to Penrith Development Control Plan 2014.

### What is a Development Control Plan?

A Development Control Plan (DCP) is a document that supports Local Environmental Plans (LEP's) with more detailed planning and design guidelines. A DCP sets out Council's objectives and development controls on what built form and environmental outcomes are acceptable for different land uses and development types.

### Why is Council amending Penrith DCP?

Development control plans should be reviewed periodically to ensure they remain accurate, user-friendly, to correct errors and remove obsolete provisions. It is also important for DCP's to respond to legislation and reflect the community's needs.

### What changes are proposed?

A range of changes are proposed to Penrith Development Control Plan (DCP) 2014, including:

Nature of change	Relevant section
Administrative	<ul style="list-style-type: none"> <li>Entire Penrith DCP 2014</li> <li>Chapter 16 Sydney Science Park</li> </ul>
Other minor amendments	<ul style="list-style-type: none"> <li>Chapter C5 Waste Management</li> <li>Chapter E18 Luddenham Road Industrial Business Park</li> </ul>

### Administrative amendments

Proposed administrative amendments include:

- a new structure and format
- updated references to contemporary legislation and policies where the change does not materially alter existing controls in Penrith DCP 2014
- updated references to government agencies and cross-references to sections and chapters in Penrith DCP 2014
- removal of obsolete or duplicated controls and other minor administrative updates.

The new structure is outlined in the 'Comparison between the current and proposed DCP structure' which forms part of the exhibition material and can be viewed on Council's Yoursay Penrith website or at the below link:

<https://yoursaypenrith.com.au/penrith-local-environmental-plan-and-development-control-plan-review>

## Other minor amendments

### Chapter C5 Waste Management

Chapter C5 is a city-wide chapter that applies to all development proposals in Penrith City. The following policy changes are proposed:

- Updated background information: Educational sections in the chapter have been updated to provide contemporary information that aligns with Council's Waste and Resource Recovery Strategy 2017-2026 and relevant legislative and policy framework. Information on the principles of Circular Economy has been introduced, which is a core element of Council's Waste and Resource Recovery Strategy.
- Prepare for changes relating to Food Organics and Garden Organics (FOGO): Advisory notes have been added to flag upcoming legislative changes. The *Protection of the Environment Legislation Amendment (FOGO Recycling) Act 2025* mandates the collection of Food Organics and Garden Organics (FOGO) waste from residential development and certain non-residential developments. The mandate comes into effect in stages from:
  - 1 July 2030 for residential development
  - 1 July 2026, 1 July 2028 and 1 July 20230 for certain non-residential development (based on weekly residual waste capacity of a development)

The amendment introduces a new control to clarify that single dwellings, dual occupancies, semi-detached and attached housing currently need to accommodate one 240L FOGO bin (in addition to one 140L residual bin and one 240L recycling bin) per dwelling.

- Clarify which controls apply to certain development types: The current chapter does not expressly call out contemporary housing types, including Manor Houses, Boarding Houses, Co-living housing, and Group homes. The draft chapter clarifies which existing waste management controls apply to each of these dwelling types. This includes:
  - Manor houses: existing controls for multi-dwelling housing apply
  - Boarding houses, Co-living housing and Group homes that are 3-storeys or more: existing controls for Residential flat buildings apply.

- Waste storage controls that better respond to density: The current chapter requires a communal waste storage area to be provided for residential development with 4 or more individual dwellings per lot. This is a low threshold and may reduce the potential development footprint and feasibility of smaller scale developments. The draft chapter proposes to increase the threshold, requiring residential development with 5 or more individual dwellings per lot to provide a communal waste storage area.
- Updated references to Council's Waste Management Guidelines: The DCP Chapter is supported by Council's Waste Management Guidelines. The Waste Management Guidelines are separate to Penrith DCP and are non-statutory guidelines. Council has made updates to the Waste Management Guidelines and consolidated the existing 5 Guidelines that apply to different development types into one single document. This is to ensure the Guidelines are user-friendly and simple to navigate.

The draft DCP chapter references Council's updated Waste Management Guidelines, which have been renamed to *Guidelines for Waste Infrastructure*. DCP controls require development proposals to comply with relevant sections of the Guidelines for Waste Infrastructure. The updated Guidelines for Waste Infrastructure can be viewed on Council's Yoursay Penrith website as supporting information to the exhibition.

- Other minor amendments: refinement to the wording of objectives and controls is proposed to improve clarity and expression of existing provisions.

### **Chapter E18 Luddenham Road Industrial Business Park**

Chapter E18 is a key precinct chapter that applies to development on land known as Luddenham Road Industrial Business Park. The following policy changes are proposed:

- New section relating to lot yield: A new section is proposed to be inserted at Section 2.9 of the chapter. The section contains objectives and controls to better support the implementation of Clause 7.24 of the Penrith Local Environmental Plan 2010 (Penrith LEP) which relates to minimum number of lots within the precinct.

Section 2.9 introduces an indicative lot yield map for the precinct, supported by a control which requires development applications that involve subdivision to be designed generally in accordance with the lot yield map. A further control is proposed to require development applications that involve subdivision to be supported by concept design to

demonstrate the suitability of each proposed lot, including compliance with Penrith LEP and Penrith DCP.

- Additional cumulative noise assessment: This amendment introduces an additional objective and control to Section 3.2 relating to noise pollution, and new Appendix to the chapter (Appendix B). The new provisions outline cumulative estate-wide noise assessment which apply to individual lots. This will provide a more detailed and transparent approach for Council officers to administer noise control requirements for future development applications within the precinct. The estate-wide cumulative noise impact lot contributions are outlined in Appendix B.
- Updated road cross sections: Minor amendments are proposed to two figures in Section 4–Road Network and Site Access to resolve drafting errors. *Figures E18.8–Collector Road Cross Section* and *E18.9–Distributor Road Cross Section* are proposed to be replaced with updated figures that are consistent with the dimensions specified in Table E18.3–Road Typologies.

#### **Chapter E16 Sydney Science Park**

Chapter E16 is a key precinct chapter that applies to development on land known as Sydney Science Park. The draft amendment proposes to repeal Chapter E16 in its entirety. This is because the State-led Western Sydney Aerotropolis Development Control Plan 2022–Phase 2 captures all land in the Sydney Science Park precinct, and supersedes local provisions contained in Chapter E16. It is therefore appropriate to remove this chapter from Penrith DCP.

## 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 DCP 2014 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.

A comprehensive review of each chapter of Penrith DCP will be undertaken in the coming year. The amendments proposed in this draft amendment to Penrith DCP will support the comprehensive review. An outline of this work program is provided in the Ordinary Meeting council report 8 December 2025.

## Have further enquiries?

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