
Penrith Local Environmental Plan 2010

Current version for 27 May 2016 to date (accessed 25 July 2016 at 15:15)

[Land Use Table](#) > [Zone SP3](#)



Zone SP3 Tourist

1 Objectives of zone

- To provide for a variety of tourist-oriented development and related uses.
- To provide for diverse tourist and visitor accommodation and activities that are compatible with the promotion of tourism in Penrith.
- To create an appropriate scale that maintains important views to and from the Nepean River as well as to the Blue Mountains escarpment, while also improving important connections to the Penrith City Centre and the Nepean River.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boats; facilities; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Helipads; Health services facilities; Information and education facilities; Jetties; Kiosks; Markets; Neighbourhood shops; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Signage; Tourist and visitor accommodation; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Penrith Local Environmental Plan 2010

Current version for 27 May 2016 to date (accessed 25 July 2016 at 15:16)

[Schedule 1](#)



Schedule 1 Additional permitted uses

(Clause 2.5)

1 Use of certain land at South and Ropes Creek Corridors

- (1) This clause applies to land in Zone RE1 Public Recreation in South and Ropes Creek Corridors that is identified as “1” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of extensive agriculture and intensive plant agriculture is permitted with development consent.

2 Use of certain land at Andrews Road, Cranebrook

- (1) This clause applies to land at 111–167 and 177–215 Andrews Road, Cranebrook that is identified as “2” on the [Clause Application Map](#).
- (2) Development for the purposes of a restaurant or cafe is permitted with development consent.

3 Use of certain land at 2065–2113 The Northern Road and 1–29 Bradley Street, Glenmore Park

- (1) This clause applies to land at 2065–2113 The Northern Road and 1–29 Bradley Street, Glenmore Park, being the land identified as “32” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of seniors housing consisting of 167 dwellings, including farmlets, villas, townhouses and associated development including community facilities and a residential car facility, is permitted with development consent.
- (3) This clause ceases to apply on and after 14 June 2015.

4 Use of certain land at Town Terrace and Glenmore Parkway, Glenmore Park

- (1) This clause applies to land at 1–41 Town Terrace and 9100, 9104, 9105 and 9108 Glenmore Parkway, Glenmore Park, being Lot 2, DP 865459 and Lots 9100–9101 and 9104–9108, DP 1022720 that is identified as “3” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of residential flat buildings is permitted with development consent.

5 Use of certain land at 261 Mulgoa Road, Jamisontown

- (1) This clause applies to land at 261 Mulgoa Road, being Lot 1, DP 884114 that is identified as “4” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of a restaurant or cafe is permitted with development consent.

6 Use of certain land at 51–55 Salisbury Avenue and 1451–1473 Elizabeth Drive, Kemps Creek

- (1) This clause applies to land at 51–55 Salisbury Avenue and 1451–1473 Elizabeth Drive, Kemps Creek, being Lots 5–9, Section A, DP 2566, Lots 110–112, DP 1137261 and Lot B, DP 415712 that

is identified as “5” on the [Additional Permitted Uses Map](#).

- (2) Development for the purposes of child care centres, kiosks, markets, neighbourhood shops, recreation facilities (indoor) and restaurants or cafes is permitted with development consent.

7 Use of certain land at 16–23 Clifton Avenue, Kemps Creek

- (1) This clause applies to land at 16–23 Clifton Avenue, Kemps Creek, being Lot 230, DP 1134016 that is identified as “6” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of extractive industry and waste disposal facilities is permitted with development consent.

8 Use of certain land at 707–711 Mamre Road, Kemps Creek

- (1) This clause applies to land at 707–711 Mamre Road, Kemps Creek, being Lot X, DP 421633 that is identified as “7” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of rural supplies, with a maximum floor area of 950m², is permitted with consent.
- (3) Development for the purposes of landscaping material supplies, and a plant nursery with a growing and propagation area not exceeding 1600m², is permitted with development consent.

9 Use of certain land at 141–151 Great Western Highway, Kingswood

- (1) This clause applies to land at 141–151 Great Western Highway, Kingswood, being Part Lot 1, DP 316550, Lot 2, DP 656841, Part Lot C, DP 101602, Lot 1, DP 656840 and SP 50142 that is identified as “8” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of business premises and office premises is permitted with development consent.

10 Use of certain land at 1–3 Morley Avenue, Kingswood

- (1) This clause applies to land at 1–3 Morley Avenue, Kingswood, being Lots 9 and 10, DP 814801 that is identified as “9” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of business premises, office premises and vehicle sales or hire premises is permitted with development consent.

11 Use of certain land at 486–490 Londonderry Road, Londonderry

- (1) This clause applies to land at 486–490 Londonderry Road, Londonderry, being Part Lot 1, DP 1724 within Zone RU5 Village that is identified as “10” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of advertising structures, business premises, food and drink premises, health consulting rooms, kiosks, markets, medical centres, office premises, registered clubs, service stations, shops and vehicle repair stations is permitted with development consent.

12 Use of certain land at 519–521 Londonderry Road, Londonderry

- (1) This clause applies to land at 519–521 Londonderry Road, Londonderry, being Lot 6, DP 17634 that is identified as “11” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of advertising structures, business premises, food and drink premises, health consulting rooms, kiosks, markets, medical centres, office premises, registered clubs, service stations, shops and vehicle repair stations is permitted with development consent.

13 Use of certain land at 355–357 Carrington Road, Londonderry

- (1) This clause applies to land at 355–357 Carrington Road, Londonderry, being Lots 1 and 2, DP 604617 that is identified as “12” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of advertising structures, business premises, food and drink premises, health consulting rooms, kiosks, markets, medical centres, office premises, registered clubs, service stations, shops and vehicle repair stations is permitted with development consent.

14 Use of certain land at 220–222 Seventh Avenue and 252–257c Seventh Avenue, Llandilo

- (1) This clause applies to land at 220–222 and 252–257c Seventh Avenue, Llandilo, being Lots 220, 220A, 221, 221A, 222 and 252, DP 2147, Lot 253A, DP 5808, Lots 24 and 25, DP 633544, Lot 26, DP 1032388, Lot 1, DP 579313, Lots 11 and 12, DP 1092204 and Lot 1, DP 724335, that is identified as “13” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of child care centres, kiosks, markets, neighbourhood shops, recreational facilities (indoor) and restaurants or cafes is permitted with development consent.

15 Use of certain land at 3025–3035 The Northern Road, Luddenham

- (1) This clause applies to land at 3025–3035 The Northern Road, Luddenham, being Part Lot 19, DP 1655 that is identified as “14” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of advertising structures, business premises, food and drink premises, health consulting rooms, kiosks, markets, medical centres, office premises, registered clubs, service stations, shops and vehicle repair stations is permitted with development consent.

16 Use of certain land at 10 Twin Creeks Drive, Luddenham

- (1) This clause applies to land at 10 Twin Creeks Drive, Luddenham, being Lot 221, DP 270417 that is identified as “15” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of hotel or motel accommodation, neighbourhood shops and recreation facilities (outdoor) is permitted with development consent.
- (3) Strata subdivision of the development referred to in subclause (2) (the approved resort development) is also permitted with development consent.

17 Use of certain land at 19–105 Capitol Hill Drive, Mt Vernon

- (1) This clause applies to land at 19–105 Capitol Hill Drive, Mt Vernon, being Lot 1672, DP 855001, Lot 4132, DP 857093 and Lot 902, DP 1149077 that is identified as “16” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of agriculture is permitted with development consent.

18 Use of certain land at 1216–1224 Mulgoa Road, 4–12 Allan Road and 26 The Straight Road, Mulgoa

- (1) This clause applies to land at 1216–1224 Mulgoa Road, 4–12 Allan Road and 26 The Straight Road, Mulgoa, being Lot 4, DP 739622, Lots 10, 11, 12 and 14, DP 23069 and Lots 101 and 102, DP 850809 that is identified as “17” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of advertising structures, business premises, food and drink premises, health consulting rooms, office premises, registered clubs, service stations, shops and vehicle repair stations is permitted with development consent.

19 Use of certain land at 126–164 Castle Road, Orchard Hills

- (1) This clause applies to land at 126–164 Castle Road, Orchard Hills, being Lot 1, DP 239091 that is identified as “18” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of subdivision is permitted with development consent, but only if:
 - (a) the land is subdivided in accordance with the approved 9 lot subdivision (DA 02/0230), creating 8 lots with areas ranging from 5,000 square metres to 1.26 hectares and one residue lot of 13.41 hectares, or
 - (b) the land is subdivided into lots with a minimum area of 2 hectares.

20 Use of certain land bounded by Colless, Derby, High and Parkers Streets, Penrith

- (1) This clause applies to land bounded by Colless, Derby, High and Parkers Streets, Penrith that is identified as “19” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of serviced apartments is permitted with development consent.

21 Use of certain land at Coreen Avenue, Penrith

- (1) This clause applies to land at Coreen Avenue, Penrith, being Lot 12, DP 1159973 that is identified as “20” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of community facilities is permitted with development consent.

22 Use of certain land at 63, 73, 83, 109 and 123–135 Mulgoa Road and Lot 1 Retreat Road, Penrith

- (1) This clause applies to those parts of the following land that are in Zone SP3 Tourist at Penrith and that are identified as “21” on the [Additional Permitted Uses Map](#):
 - (a) 63 Mulgoa Road, being Lot 1021, DP 812335,
 - (b) 73 Mulgoa Road, being Lot 1, DP 1043008,
 - (c) 83 and 109 Mulgoa Road, being Lots 151 and 152, DP 863625,
 - (d) 123–135 Mulgoa Road, being Lot 12 and Part Lot 13, DP 710086,
 - (e) Lot 1 Retreat Road, being Lot 1, DP 1064526.
- (2) Development for the purposes of multi dwelling housing, office premises, residential flat buildings, retail premises and seniors housing is permitted with development consent.

23 Use of certain land at The Crescent, Penrith

- (1) This clause applies to land at The Crescent, Penrith, being Lot 1196 and Part Lots 1194 and 1198, DP 1171491, that is identified as “22” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of exhibition villages, high technology industries, multi dwelling housing, residential flat buildings and seniors housing are permitted with development consent.

24 Use of certain land at The Crescent, Penrith

- (1) This clause applies to land at The Crescent, Penrith, being Part Lot 1198, DP 1171491, that is identified as “23” on the [Additional Permitted Uses Map](#).

- (2) Development for the purposes of food and drink premises, recreation facilities (indoor) and recreation facilities (outdoor) are permitted with development consent.

25 Use of certain land at 164 Station Street, Penrith

- (1) This clause applies to land at 164 Station Street, Penrith, being Part Lot 12, DP 234581, that is identified as “24” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of business premises, entertainment facilities, food and drink premises, function centres, hotel or motel accommodation, kiosks, markets, office premises, service apartments, signage and shops is permitted with development consent.
- (3) The gross floor area of development for the purpose of business premises or office premises, or a combination of those 2 uses, must not exceed 20,000m².
- (4) The gross floor area of development for the purpose of entertainment facilities, hotel accommodation, function centres, or any combination of those uses, must not exceed 20,000m².
- (5) The gross floor area of development for the purpose of food and drink premises, kiosks, markets or shops, or any combination of those uses, must not exceed 3,000m².

26 Use of certain land at 70 Glenbrook Street, South Penrith

- (1) This clause applies to land at 70 Glenbrook Street, South Penrith, being Lot 88, DP 703021, that is identified as “25” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of shops and office premises not exceeding a gross floor area of 650m² is permitted with development consent.

27 Use of certain land at corner of Forrester Road and Boronia Road, St Marys

- (1) This clause applies to land at the corner of Forrester Road and Boronia Road, St Marys, being Lot : DP 1175275, that is identified as “26” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of bulky goods premises is permitted with development consent.

28 Use of certain land at corner of Forrester Road and Boronia Road, St Marys

- (1) This clause applies to land at the corner of Forrester Road and Boronia Road, St Marys, being Part Lot 1, DP 1175275, that is identified as “27” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of amusement centres, food and drink premises, hotel or motel accommodation and registered clubs is permitted with development consent.

29 Use of certain land at 32–52 Harris Street, St Marys

- (1) This clause applies to land at 32–52 Harris Street, St Marys, being Lot A, DP 152452 that is identified as “28” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of business premises and community facilities is permitted with development consent.

30 Use of certain land at 1590–1594 Mulgoa Road, 1 Park Road and 11 Park Road, Wallacia

- (1) This clause applies to land at 1590–1594 Mulgoa Road, 1 Park Road and 11 Park Road, Wallacia, being Lot A, DP 334601 and Lot 1 DP 1162029 that is identified as “29” on the [Additional Permitted Uses Map](#).

- (2) Development for the purposes of advertising structures, business premises, food and drink premises, health consulting rooms, kiosks, markets, medical centres, office premises, registered clubs, service stations, shops and vehicle repair stations is permitted with development consent.

31 Use of certain land at Lot 1, Water Street, Werrington

- (1) This clause applies to land at Lot 1 Water Street, Werrington, being Lot 1, DP 1176624, that is identified as “30” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of a school is permitted with development consent.

32 Use of certain land at Lot 2, Water Street, Werrington

- (1) This clause applies to land at Lot 2 Water Street, Werrington, being Lot 2, DP 1176624, that is identified as “31” on the [Additional Permitted Uses Map](#).
- (2) Development for the purposes of a school is permitted with development consent.

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Current version for 27 May 2016 to date (accessed 25 July 2016 at 15:16)

[Part 9](#)



Part 9 Penrith Panthers site

9.1 Objectives of Part

The objectives of this Part are as follows:

- (a) to ensure that development of land at Penrith Panthers occurs in a logical and cost-effective manner in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land,
- (b) to limit the density and type of retail premises on the land,
- (c) to set a minimum lot size for community title schemes or strata plan schemes on the land,
- (d) to manage the gross floor area of office premises on the land.

9.2 Application of Part

This Part applies to land identified as “Panthers” on the [Clause Application Map](#).

9.3 Density of retail premises (including outlet premises)

- (1) Development consent must not be granted for development for the purpose of retail premises unless the consent authority is satisfied that:
 - (a) the total gross floor area of all buildings will not exceed:
 - (i) 12,500 square metres for retail premises other than outlet premises, and
 - (ii) 25,000 square metres for outlet centres, and
 - (b) any part of the development used for retail premises other than outlet centres will be integrated with other development on the land, and
 - (c) the development will result in a maximum of 1 square metre of gross floor area used for retail premises (excluding outlet centres) for every 10 square metres of gross floor area used for any other purpose.
- (2) Development consent must not be granted for development for the purpose of outlet centres unless the consent authority is satisfied that development comprising at least 15,000 square metres of gross floor area used for a purpose other than commercial premises or residential accommodation is or will be located on the land.
- (3) Retail premises are **outlet centres** if:
 - (a) the principal purpose of the building or place is the sale, by one or more retailers, of goods that are surplus, seconds, samples, discontinued stock or the like at prices below the manufacturer’s normal recommended retail prices, and
 - (b) the retail premises attract, or are likely to attract, a substantial number of customers and tourists from outside the local area, and

- (c) the retail premises are not bulky goods premises.
- (4) In addition to any other area excluded by the definition of gross floor area, in this clause the gross floor area of a building does not include the following:
 - (a) any space used by or for the purposes of centre management,
 - (b) toilets,
 - (c) any space used for common storage,
 - (d) terraces and balconies with outer walls less than 1.5 metres high.

9.4 Minimum lot size for outlet centres for community title schemes or strata plan schemes

The size of any lot resulting from a subdivision of land identified as “Outlet centre” on the [Clause Application Map](#) for a strata plan scheme or under the [Community Land Development Act 1989](#) must not be less than 25,000 square metres.

9.5 Campus style office development

Development consent must not be granted for development for the purposes of office premises on land identified as “Campus style office development” on the [Clause Application Map](#) unless the consent authority is satisfied that:

- (a) the development will not result in a combined gross floor area of all office premises on that land of more than 25,000 square metres, and
- (b) each floor of any building in which the development will be carried out will have a gross floor area of at least 1,500 square metres, and
- (c) the development will not result in office premises being located in more than 5 buildings on that land.

9.6 Development control plan for land to which this Part applies

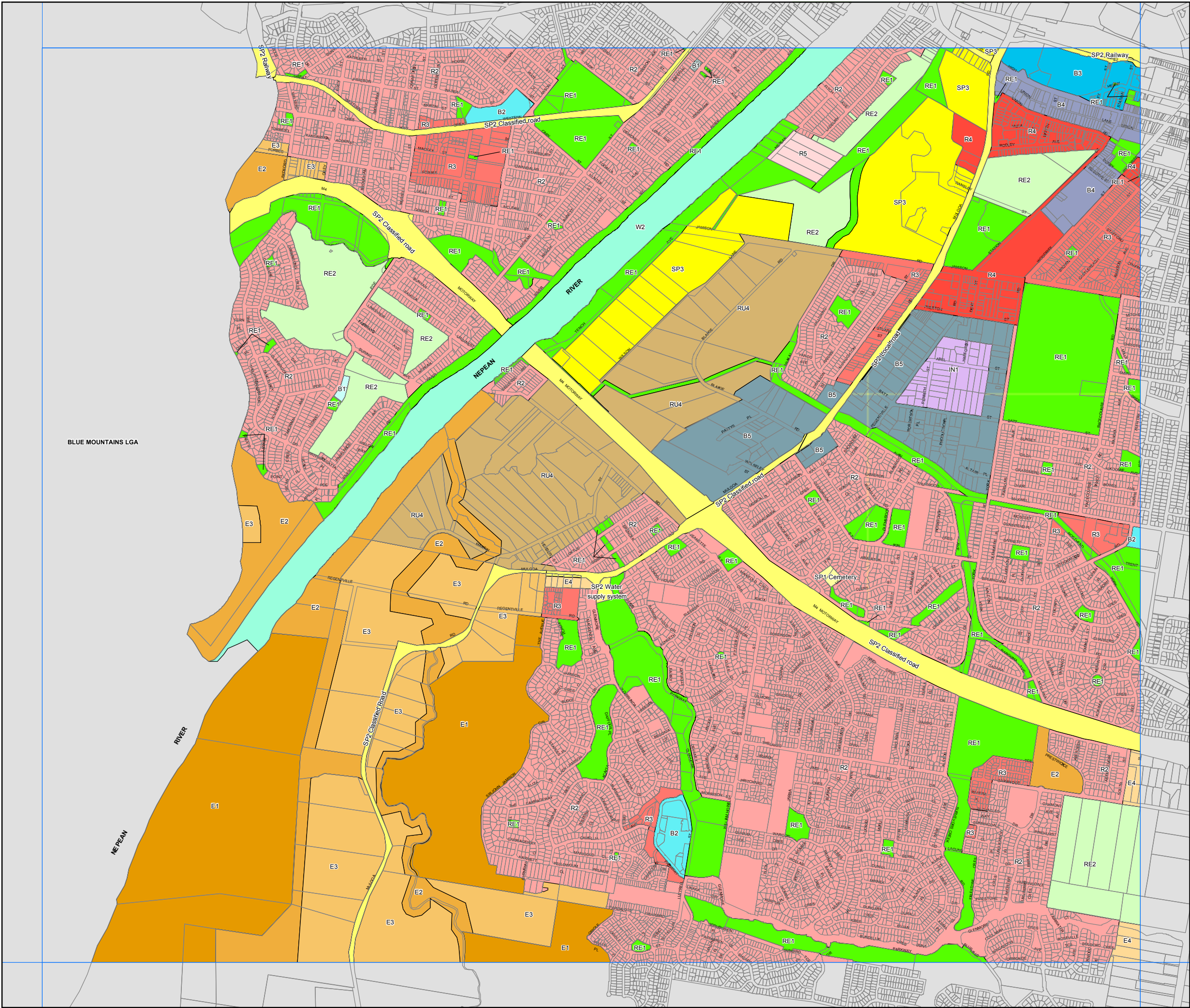
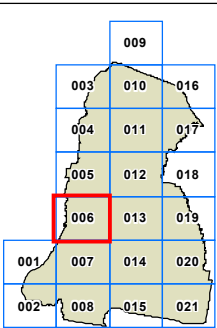
- (1) Development consent must not be granted for development on land to which this Part applies unless a development control plan that provides for the following matters has been prepared for the land:
 - (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,
 - (b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrian and cyclists,
 - (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,
 - (d) a network of active and passive recreation areas,
 - (e) stormwater and water quality management controls,
 - (f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,

- (g) detailed urban design controls for significant development sites,
 - (h) measures to encourage higher density living around transport, open space and service nodes,
 - (i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,
 - (j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking,
 - (k) the protection and enhancement of the amenity of residents in the vicinity of the development.
- (2) Subclause (1) does not apply to any of the following developments:
- (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots
 - (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environment protection purpose,
 - (c) a subdivision of land in a zone in which the erection of structures is prohibited,
 - (d) development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the development would be consistent with the objectives of the zone in which the land is situated.

Penrith Local Environmental Plan 2010

Land Zoning Map - Sheet LZN_006

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business development
 - B6 Enterprise Corridor
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R1 General Residential
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU4 Primary Production Small Lots
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist
 - W1 Natural Waterways
 - W2 Recreational Waterways
 - DM Deferred Matter
 - WSEA SEPP (Western Sydney Employment Area) 2009
 - SM SREP No. 30 - St Marys
- Cadastre**
- Cadastre 12/05/2014 © Penrith City Council



Penrith Local Environmental Plan 2010

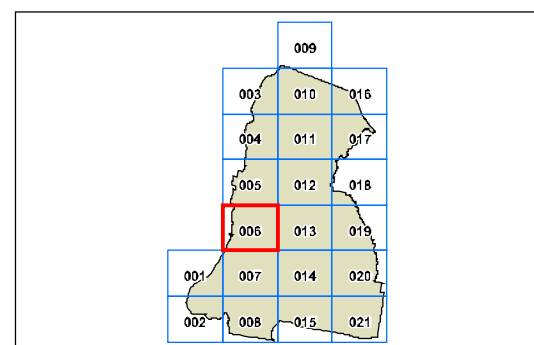
Height of Buildings Map - Sheet HOB_006

Maximum Building Height (m)

A	0
C	5
I	8.5
J	9
K	10
M1	12
M2	12.5
O	15
P	18
Q1	19
Q2	20
R	21
S	24
T	27
U	32
Z	56
AB	80
Refer to Clause 7.16, 8.2 and 8.4	

Cadastre

— Cadastre 21/05/2014 © Penrith City Council



200 0 200 400 600
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number:
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LGA Boundary

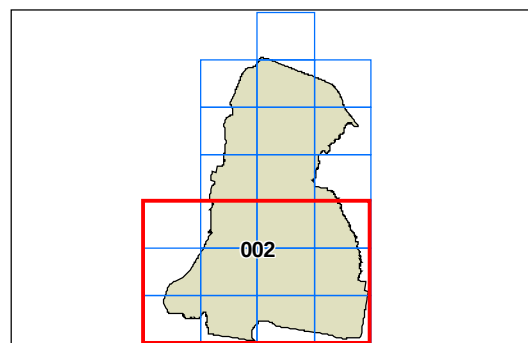
 Clauses of LEP apply

WSEA SEPP (Western Sydney Employment Area) 2009

SM SREP No. 30 - St Marys

PLS SEPP (Penrith Lakes Scheme) 1989

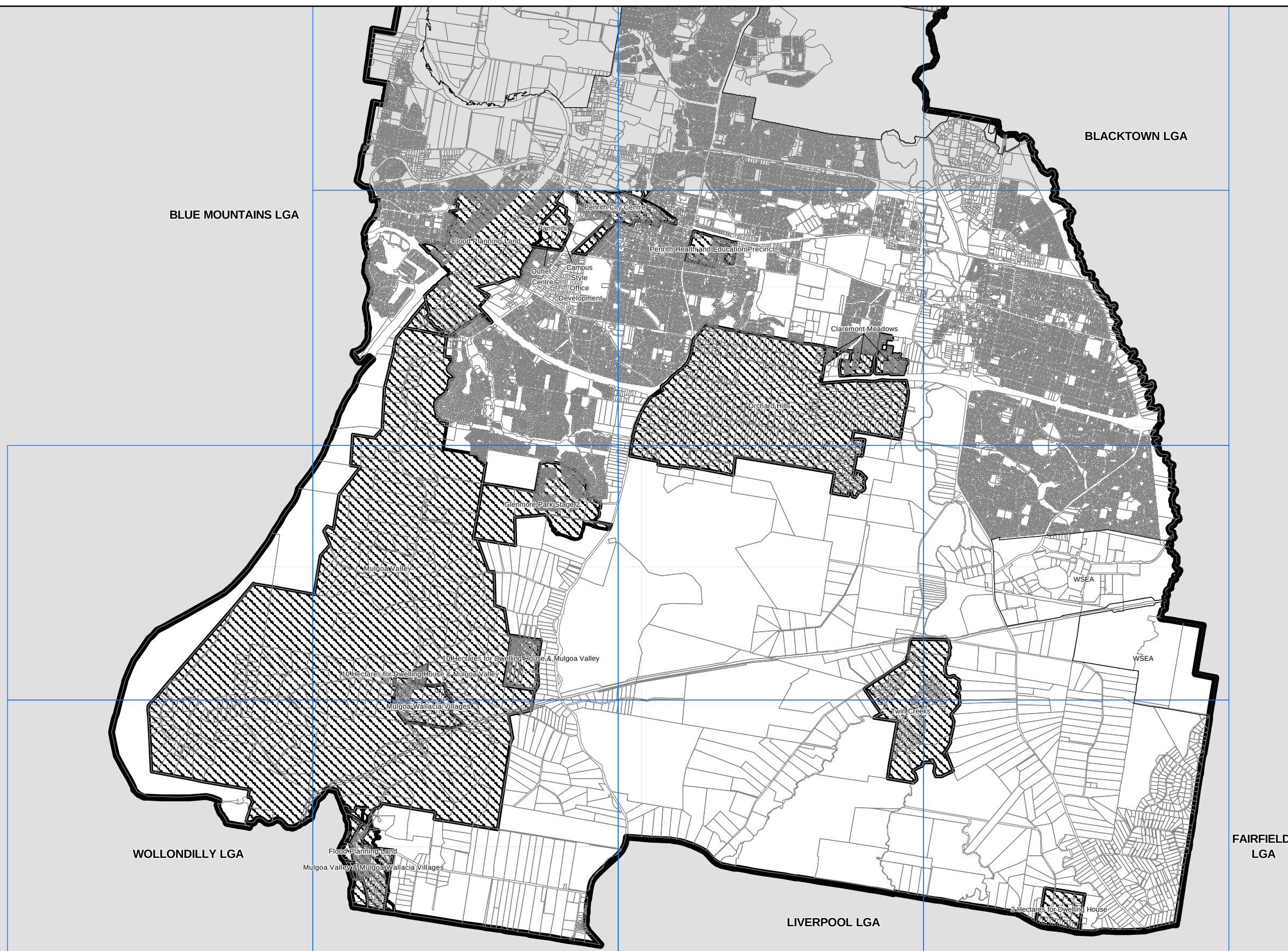
 Cadastre 17/07/2014 © Penrith City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:80,000 @ A3

Map identification number:
6350 COM CAP 002 080 20140715



Floor Space Ratio Map -
Sheet FSR_006

Maximum Floor Space Ratio (n:1)

- A

0
- B

0.4
- D

0.5
- H

0.7
- I

0.75
- N

1
- O

1.1
- S1

1.5
- S2

1.6
- T

2
- U

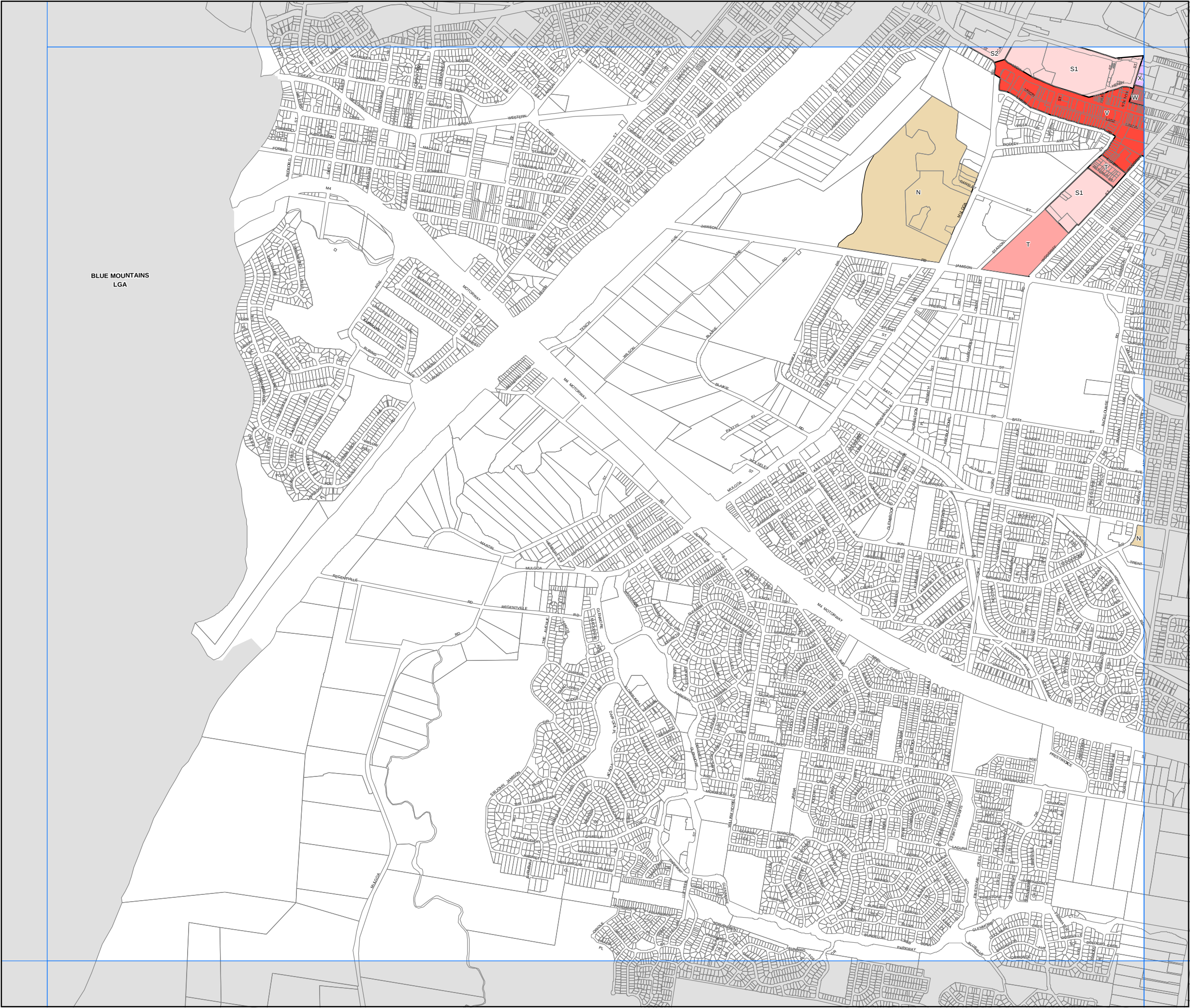
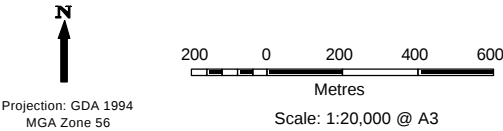
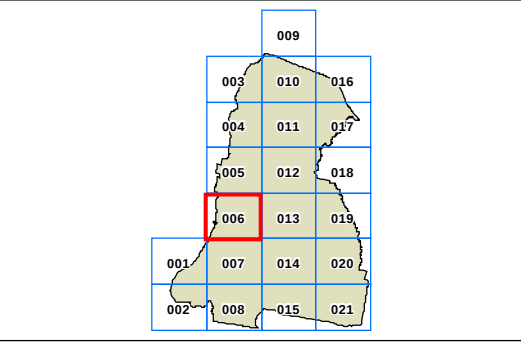
2.5
- V

3
- W

3.5
- X

4

Cadastre
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Heritage Map - Sheet HER_006

Heritage

Conservation Area - General

Item - General

Item - Archaeological

Cadastre

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009

003 010 016

004 011 017

005 012 018

006 013 019

001 007 014 020

002 008 015 021

N

200 0 200 400 600

Metres

Projection: GDA 1994

MGA Zone 56

Map identification number:

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Penrith Local Environmental Plan 2010

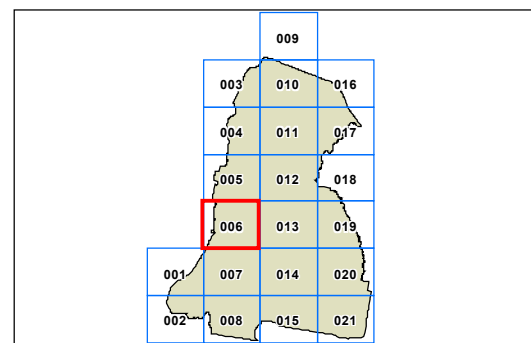
Lot Size Map - Sheet LSZ_006

Minimum Lot Size (sq m)

F	400
G	450
K1	550
K2	560
M	600
R	750
S	800
U1	1000
U2	1200
V	2000
W	4000
X	6000
Y1	10000 (1 ha)
Y2	12500 (1.25 ha)
Z	20000 (2 ha)
AB1	100000 (10 ha)
AB2	200000 (20 ha)
AB3	400000 (40 ha)
AI	1000000 (1000 ha+)
	Refer to Clause 7.16, 7.19 & 7.21

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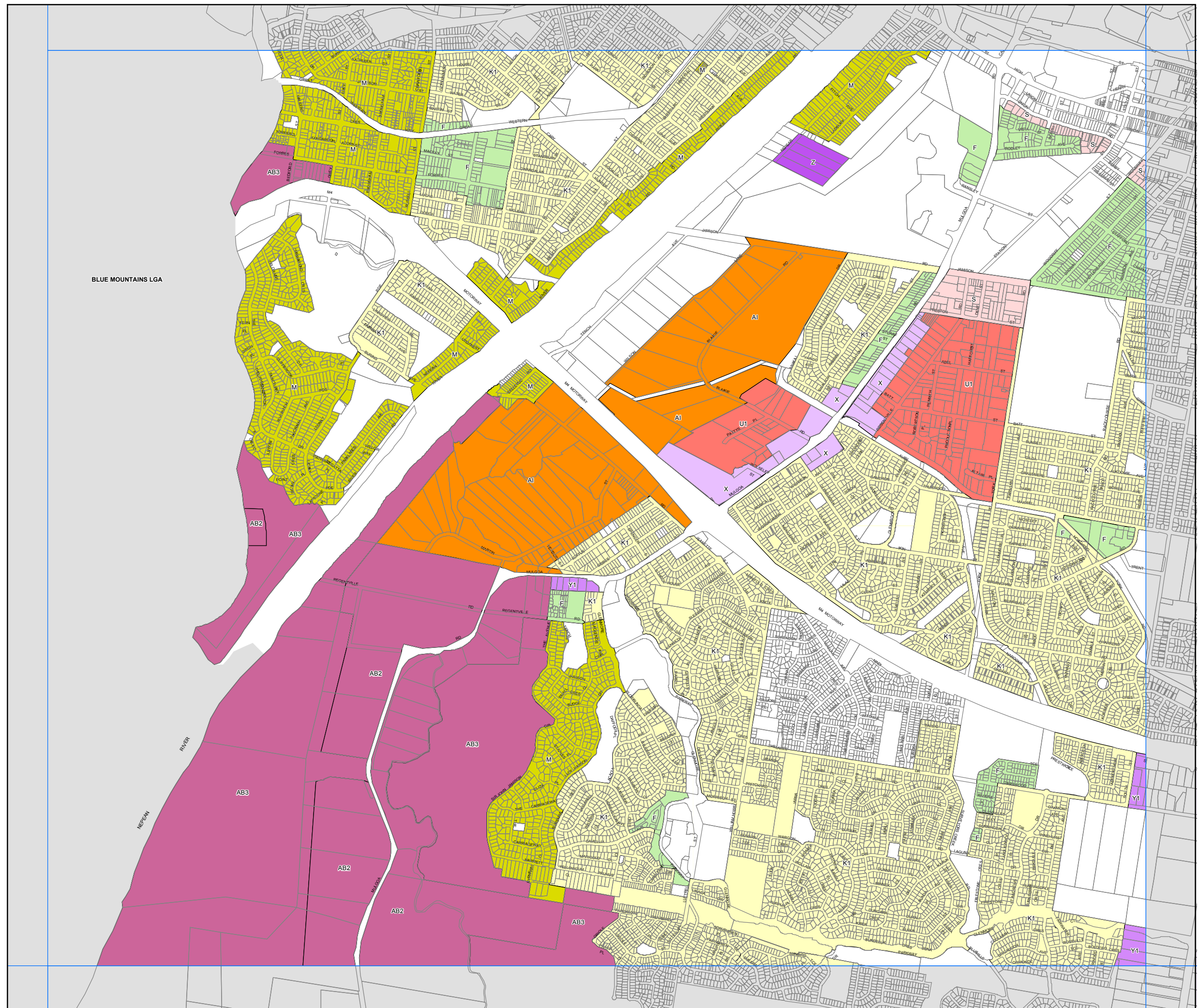


200 0 200 400 600
Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
6350_COM_LSZ_006_020_20140814



PENRITH

CITY COUNCIL

Penrith Local

Environmental

Plan 2010

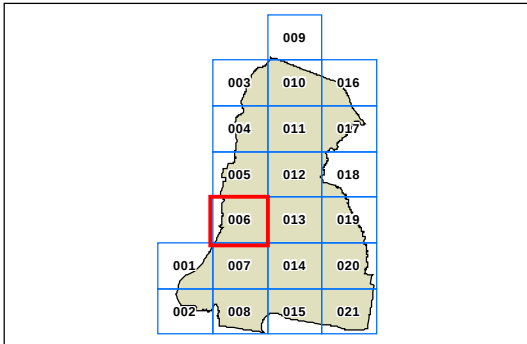
Additional Permitted Uses Map -
Sheet APU_006

Additional Permitted Uses

Refer to Schedule 1

Cadastre

Cadastre 15/07/2014 © Penrith City Council



Map identification number:
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