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 costeffective 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 of retail premises on the land,
- (c) 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

- (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 12,500 square metres for retail premises, and
 - (b) any part of the development used for retail premises 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 for every 10 square metres of gross floor area used for any other purpose.
- (2) 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 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.

9.5 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, pedestrians 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.

Current	Tracked Changes	Proposed	
9.1 Objectives of Part	9.1 Objectives of Part	9.1 Objectives of Part	
The objectives of this Part are as follows:	The objectives of this Part are as follows:	The objectives of this Part are	
 (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, 	(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,	 (a) to ensure that develo in a logical and cost-e staging plan and only includes specific cont 	
(b) to limit the density and type of retail premises on the land,	(b) to limit the density and type of retail premises on the land,	(b) to limit the density of	
 (c) to set a minimum lot size for community title schemes or strata plan schemes on the land, 	(c) to set a minimum lot size for community title schemes or strata plan schemes on the land,	(c) to manage the gross	
(d) to manage the gross floor area of office premises on the land.	(d) to manage the gross floor area of office premises on the land.		
9.2 Application of Part	9.2 Application of Part	9.2 Application of Part	
This Part applies to land identified as "Panthers" on the Clause Application Map.	This Part applies to land identified as "Panthers" on the Clause Application Map.	This Part applies to land ider Application Map.	
9.3 Density of retail premises (including outlet premises)	9.3 Density of retail premises (including outlet premises)	9.3 Density of retail premis	
 Development consent must not be granted for development for the purpose of retail premises unless the consent authority is satisfied that: 	 Development consent must not be granted for development for the purpose of retail premises unless the consent authority is satisfied that: 	 Development consent m the purpose of retail prer satisfied that: 	
(a) the total gross floor area of all buildings will not exceed:	(a) the total gross floor area of all buildings will not exceed:	(a) the total gross flo	
(i) 12,500 square metres for retail premises other than outlet premises, and	 (i) 12,500 square metres for retail premises other than outlet premises, and 	12,500 square m (b) any part of the d	
(ii) 25,000 square metres for outlet centres, and	(ii) 25,000 square metres for outlet centres, and	be integrated wit	
 (b) any part of the development used for retail premises other than outlet centres will be integrated with other development on the land, 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 metre of gross fl every 10 square other purpose.	
 (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. 	(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) In addition to any other a floor area, in this clause include the following: 	
(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.	(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.	 (a) any space used management, (b) toilets, (c) any space used (d) terraces and bal metres high. 	
(3) Retail premises are <i>outlet centres</i> if:	(3) Retail premises are outlet centres if:	mettes nign.	
 (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 	(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	(b) the retail premises attract, or are likely to attract, a substantial number of customers and tourists from outside the local area, and		

- are as follows:
- elopment of land at Penrith Panthers occurs st-effective manner, in accordance with a nly after a development control plan that ontrols has been prepared for the land,
- of retail premises on the land,
- oss floor area of office premises on the land.

dentified as "Panthers" on the Clause

nises

must not be granted for development for remises unless the consent authority is

- floor area of all buildings will not exceed e metres for retail premises, and
- e development used for retail premises will with other development on the land, and
- ent will result in a maximum of 1 square s floor area used for retail premises for are metres of gross floor area used for any
- er area excluded by the definition of gross see the gross floor area of a building does not
- ed by or for the purposes of centre
- ed for common storage,
- palconies with outer walls less than 1.5

Current	Tracked Changes	Proposed	
(c) the retail premises are not bulky goods premises.	(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:	 (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, 	 (a) any space used by or for the purposes of centre management, 		
(b) toilets,	(b) toilets,		
(c) any space used for common storage,	(c) any space used for common storage,		
(d) terraces and balconies with outer walls less than 1.5 metres high.	(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	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 <i>Community Land Development Act 1989</i> must not be less than 25,000 square metres.	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 <i>Community Land Development Act 1989</i> must not be less than 25,000 square metres.		
9.5 Campus style office development	9.45 Campus style office development	9.4 Campus style office d	
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:	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:	Development consent must purposes of office premises development" on the Claus 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 	 (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 	(a) the development wi of all office premise 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 	 (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 	(b) each floor of any bu carried out will have square metres, and	
(c) the development will not result in office premises being located in more than 5 buildings on that land.	(c) the development will not result in office premises being located in more than 5 buildings on that land.	(c) the development w located in more that	
9.6 Development control plan for land to which this Part applies	9.56 Development control plan for land to which this Part applies	9.5 Development control	
(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:	(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:	 (1) Development consent r land to which this Part a that provides for the fol land: 	
 (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing, 	 (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing, 	(a) a staging plan land, making p 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, pedestrians and cyclists, 	 (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, pedestrians and cyclists, 	(b) an overall trans major circulatio simple and safe public transpor	
 (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed 	 (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed 	(c) an overall land enhancement o including visua	

development

ust not be granted for development for the ses on land identified as "Campus style office use Application Map unless the consent

will not result in a combined gross floor area ses on that land of more than 25,000 square

building in which the development will be ave a gross floor area of at least 1,500 nd

will not result in office premises being han 5 buildings on that land.

ol plan for land to which this Part applies

It must not be granted for development on rt applies unless a development control plan following matters has been prepared for the

n for the timely and efficient release of urban provision for necessary infrastructure and

insport movement hierarchy showing the tion routes and connections to achieve a afe movement system for private vehicles, ort, pedestrians and cyclists,

ndscaping strategy for the protection and at of riparian areas and remnant vegetation, ually prominent locations, and detailed

Current		Tracked (Changes	Proposed	
	landscaping requirements for both the public and private domain,		landscaping requirements for both the public and private domain,		landscaping rec domain,
(d)	a network of active and passive recreation areas,	(d)	a network of active and passive recreation areas,	(d)	a network of ac
(e)	stormwater and water quality management controls,	(e)	stormwater and water quality management controls,	(e)	stormwater and
(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,		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,	(f)	amelioration of including bush f relation to natur the evacuation f
(g)	detailed urban design controls for significant development sites,	(g)	detailed urban design controls for significant development sites,	(g)	detailed urban o sites,
(h)	measures to encourage higher density living around transport, open space and service nodes,	(h)	measures to encourage higher density living around transport, open space and service nodes,	(h)	measures to en transport, open
(i)	measures to accommodate and control appropriate neighbourhood commercial and retail uses,	(i)	measures to accommodate and control appropriate neighbourhood commercial and retail uses,	(i)	measures to acc neighbourhood
(j)	suitably located public facilities and services, including provision for appropriate traffic management facilities and parking,	(j)	suitably located public facilities and services, including provision for appropriate traffic management facilities and parking,	(j)	suitably located provision for approvision for approximal parking,
(k)	the protection and enhancement of the amenity of residents in the vicinity of the development.	(k)	the protection and enhancement of the amenity of residents in the vicinity of the development.	(k)	the protection an residents in the
	use (1) does not apply to any of the following oments:		use (1) does not apply to any of the following pments:	· ·	use (1) does not a oments:
(a)	a subdivision for the purpose of a realignment of boundaries that does not create additional lots,	(a)	a subdivision for the purpose of a realignment of boundaries that does not create additional lots,	(a)	a subdivision for boundaries that
(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,	(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,	(b)	a subdivision of created is to be space, public ro protection purpo
(c)	a subdivision of land in a zone in which the erection of structures is prohibited,	(c)	a subdivision of land in a zone in which the erection of structures is prohibited,	(c)	a subdivision of structures is pro
(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.	(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.	(d)	development on consent authorit the developmen of the zone in w

equirements for both the public and private

- active and passive recreation areas,
- nd water quality management controls,
- of natural and environmental hazards, in fire, flooding and site contamination and, in sural hazards, the safe occupation of, and in from, any land so affected,
- design controls for significant development
- encourage higher density living around en space and service nodes,
- accommodate and control appropriate of commercial and retail uses,
- ed public facilities and services, including appropriate traffic management facilities and
- and enhancement of the amenity of ne vicinity of the development.
- ot apply to any of the following
- for the purpose of a realignment of at does not create additional lots,
- of land if any of the lots proposed to be be reserved or dedicated for public open roads or any other public or environment pose,
- of land in a zone in which the erection of prohibited,
- on land that is of a minor nature only, if the prity is of the opinion that the carrying out of ent would be consistent with the objectives which the land is situated.