

Our reference: 8649642
Contact: Breannan Dent
Telephone: 4732 8001

21 November 2018

Ann-Maree Carruthers
Director – Sydney West Region, Planning
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Carruthers,

Planning Proposal to amend Height of Building and Floor Space Ratios in Penrith Local Environmental Plan 2010 for 351 and 359 High Street, Penrith

At its Policy Review Committee meeting on 8 October 2018, Council resolved to prepare a Planning Proposal to amend Penrith Local Environmental Plan (LEP) 2010 and commence the Gateway Process to amend the Height of Building and Floor Space Ratio for 351 and 359 High Street, Penrith.

The Planning Proposal seeks to facilitate the construction of a new hotel with conference and function rooms adjacent to the existing Australian Arms Hotel, which is heritage listed under LEP 2010. The Planning Proposal seeks to:

- alter the Height of Building control as it relates to the sites known as 351 High Street, Penrith (Lot 9 DP 28199) and 359 High Street, Penrith (Lot 2 DP 513015) from 12m to a split height control of 12m over the Australian Arms Hotel heritage item and 24m over the remainder of the site.
- alter the Floor Space Ratio control as it relates to the sites known as 351 High Street, Penrith (Lot 9 DP 28199) and 359 High Street, Penrith (Lot 2 DP 513015) from 3:1 to 3.5:1.

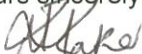
The Planning Proposal is consistent with Division 3.4 of the Environmental Planning and Assessment Act 1979 and the Department's *A guide to preparing planning proposals*. Council requests the delegation of plan making functions to the General Manager, in order to finalise the LEP amendment.

Please find attached an electronic copy of the following documents:

- The Planning Proposal
- The Council Report and Minutes; and
- Evaluation Criteria for the delegation of Plan Making Functions

Should you require any further information in regard to the Planning Proposal please contact Breannan Dent on (02) 4732 8001 or via email at breannan.dent@penrith.city.

Yours sincerely,



Natasha Baker
City Planning Manager

ENGLISH	If you do not understand this, please contact the Telephone Interpreting Service on 131 450 and ask them to contact Penrith City Council on your behalf on (02) 4732 7777. Or come to the Council offices and ask for an interpreter.
ARABIC	إذا لم يكن بإمكانك قراءة النص أعلاه، الرجاء الاتصال بخدمات الترجمة الفورية الهاتفية (TIS) على الرقم 131 450 والطلب منهم الاتصال بدورهم بمجلس مدينة بنريث نيابة عنك على الرقم 4732 7777 (02). أو يمكنك الحضور إلى المجلس وطلب ترتيب مترجم فوري لك.
CHINESE	如果您无法阅读这些文字，请致电 131 450 联系电话传译服务中心，请他们代您拨打 (02) 4732 7777 联系 Penrith 市议会。您也可以亲自到市议会来并要求获得口译服务。
GREEK	Αν δεν μπορείτε να το διαβάσετε αυτό, τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δήμο Penrith (Penrith City Council) για λογαριασμό σας στον αριθμό (02) 4732 7777, ή ελάτε στη Δημαρχία και ζητήστε διερμηνέα.
HINDI	यदि आप इसे नहीं पढ़ पाते हैं, तो कृपया 131 450 पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे कहें कि वे आपकी ओर से पेनरथि सिटी काउंसिल से (02) 4732 7777 पर संपर्क करें. या आप काउंसिल आएँ और एक दुभाषिया की माँग करें.
ITALIAN	Se non riuscite a leggere questo, contattate il servizio telefonico di interpretariato al numero 131 450 e chiedetegli di contattare da parte vostra il comune di Penrith City al numero (02) 4732 7777 oppure venite in comune e richiedete un interprete.
MALTESE	Jekk ma tistax taqra dan, jekk jogħġbok, ikkuntattja lit-Telephone Interpreting Service fuq 131 450 u itlobhom biex jikkuntattjaw Penrith City Council f'ismek fuq (02) 4732 7777. Jew ejja l-Kunsill u itlob għal interpretu.
PERSIAN	اگر نمی توانید این مطلب را بخوانید، لطفاً به خدمات ترجمه تلفنی به شماره 131 450 زنگ بزنید و از آنان بخواهید با شورای شهر پنریت Penrith City Council به شمار 4732 7777 (02) از جانب شما تماس بگیرند. یا اینکه به شهرداری Council آمده و مترجم بخواهید.
SINGHALESE	ඔබට මෙය කියවීමට නොහැකි නම්, කරුණාකර දුරකථන අංක 131 450 ඔස්සේ දුරකථන පරිවර්තන සේවාව (Telephone Interpreting Service) අමතා ඔබ වෙනුවෙන් දුරකථන අංක (02) 4732 7777 අමතා පෙන්රිත් නගර සභාව (Penrith City Council) හා සම්බන්ධ කර දෙන ලෙස ඉල්ලා සිටින්න. නැතිනම් නගර සභාව වෙත පැමිණ හානි පරිවර්තකයකු ලබා දෙන ලෙස ඉල්ලා සිටින්න.
TAMIL	இதை உங்களால் வாசிக்க இயலவில்லை என்றால், 'தொலைபேசி உரைபெயர்ப்பு சேவை'யை 131 450 எனும் இலக்கத்தில் அழைத்து 'பென்றித் நகரவை'யுடன் (02) 4732 7777 எனும் இலக்கத்தில் உங்கள் சார்பாக தொடர்பு கொள்ளுமாறு கேளுங்கள். அல்லது நகரவைக்கு விஜயம் செய்து உரைபெயர்ப்பாளர் ஒருவர் வேண்டுமெனக் கேளுங்கள்.
VIETNAMESE	Nếu quý vị không thể đọc được thông tin này, xin liên lạc Dịch Vụ Thông Dịch Qua Điện Thoại ở số 131 450 và yêu cầu họ thay mặt quý vị liên lạc với Hội Đồng Thành Phố Penrith ở số (02) 4732 7777. Hoặc hãy tới Hội Đồng và yêu cầu có thông dịch viên.