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Executive Summary

This Planning Proposal has been prepared to amend Penrith Local Environmental Plan (LEP) 2010 to change the planning controls for 92, 94 and 96 Victoria Street, Werrington. This is proposed to be achieved by amending land zoning, height of buildings and lot size. The 4,219m² site comprises 3 Lots: 6A, 6B, and 7A of DP 26950.

The site is currently zoned *R3 Medium Density Residential*, with a Building Height Limit of 8.5m and a Minimum Subdivision Lot Size of 400m². The proposal seeks to amend the zone to *R4 High Density Residential*, Building Height Limit to 15m, and Minimum Subdivision Lot Size to 800m².

The proposed amendments to the existing planning controls are to allow for high density residential development on the site (approximately 150-170 apartments).

The Planning Proposal demonstrates that there is site specific planning merit to the amendments and has been justified by addressing the relevant strategic documents, the objectives and actions within the relevant regional and sub-regional strategies, the relevant State policies, Ministerial Directions and environmental impacts.