



PUBLIC EXHIBITION

Planning Proposal and Letter of Offer for a Voluntary Planning Agreement

569–595 High Street, Penrith (Westfield Penrith)

FACT SHEET

THE SITE

The site is Westfield Penrith located at 569–595 High Street, Penrith. The land is legally described as Lot 1 in Deposited Plan (DP) 1137699.

PLANNING PROPOSAL

A Planning Proposal is a document that explains and justifies changes being proposed to Council's statutory planning controls that are located within Penrith Local Environmental Plan 2010 (the LEP). The NSW Department of Planning, Housing and Infrastructure process requires any Planning Proposal to be placed on public exhibition for community comment, prior to making a decision on whether to adopt the proposed amendments.

WHAT CHANGES ARE PROPOSED?

The Planning Proposal seeks to amend Penrith Local Environmental Plan 2010 for the subject site:

- area-specific maximum height of building controls of:
 - part 84 metres within identified 'Block A'
(intended to accommodate mixed use development including hotel and commercial office)
 - part 47 metres within identified 'Block B'
(intended to accommodate mixed use development including commercial office)
- maximum gross floor area controls of:
 - 24,000 square metres within Block A
 - 14,000 square metres within Block B
- control to protect the solar access to City Park
- controls relating to the design of development.

LETTER OF OFFER

The proponent has submitted a Letter of Offer to Council to enter into a Voluntary Planning Agreement.

The Letter of Offer establishes a development contribution rate for hotel floorspace, which can't be levied under the *Penrith Civic Improvements Plan 2008*, the current plan that levies contributions in the Penrith City Centre.

To secure the outcomes of the Letter of Offer, a Voluntary Planning Agreement will need to be prepared and executed before the LEP amendment is made.



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COUNCIL'S DECISION TO EXHIBIT

At its Ordinary Meeting of 29 May 2023, Council resolved to place the above-mentioned documents on public exhibition. This report identifies risks to Council and the community, how these risks will be mitigated, and outstanding matters to be resolved prior to future consideration to adopt the proposed plans and finalise the LEP. Resolution of these matters may require amendments to the exhibited documents.

At its Ordinary Meeting of 27 October 2025, Council resolved to publicly exhibit the Letter of Offer for a Voluntary Planning Agreement in conjunction with the Planning Proposal.

HAVE YOUR SAY

We're now seeking your feedback on the Planning Proposal and Letter of Offer for a Voluntary Planning Agreement.

The Planning Proposal, supporting information and the Letter of Offer are on public exhibition from **Friday 7 November 2025 – Friday 5 December 2025** and can be viewed:

- Online: yoursaypenrith.com.au
- In person: at Penrith Civic Centre, Penrith Library and St Marys Library.

Written submissions may be made to Council via:

- Email: city.planning@penrith.city
- Post: The General Manager (Attention City Planning), Penrith City Council, PO Box 60, Penrith NSW 2751

Submissions must be received by **5pm on Friday 5 December 2025**. Please include a subject line indicating 'Planning Proposal and Letter of Offer – 569–595 High Street, Penrith (Westfield Penrith)' in your submission.

We will acknowledge all the submissions we receive.

WHAT HAPPENS NEXT?

All submissions will be reported to the elected Council for consideration. If you make a submission, we will notify you of the dates of relevant Council meetings and how to address Council should you wish to do so.

WANT TO KNOW MORE?

Council officers will be available to answer questions throughout the public exhibition period. If you have any questions, please contact Peter Failes, Senior Planner on 4732 7628 or email cityplanning@penrith.city.

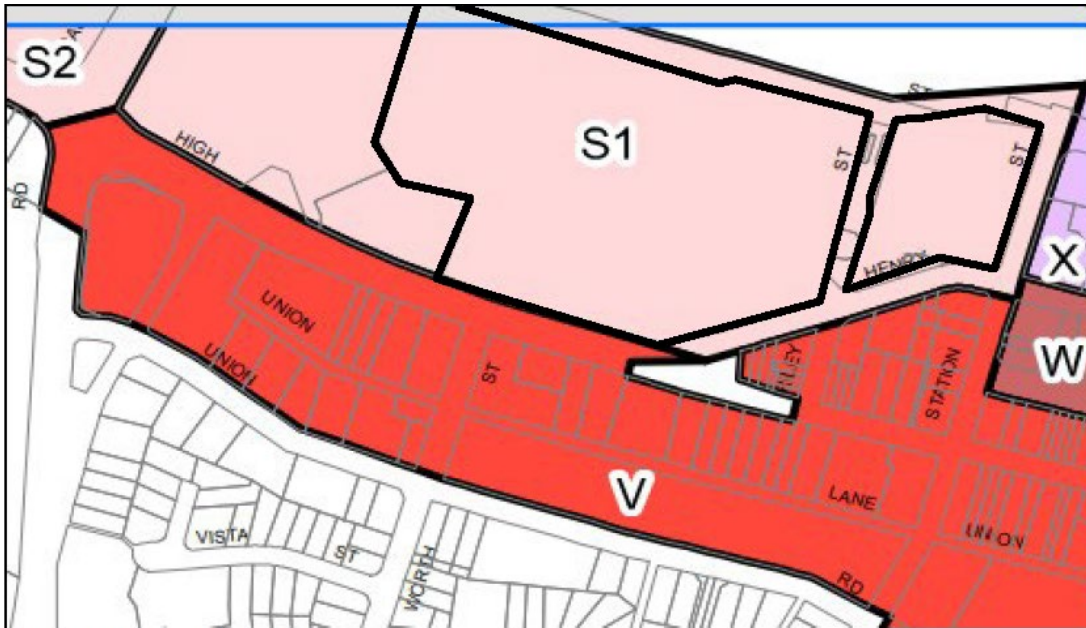
The following pages of this fact sheet show the maps of the key changes of the Planning Proposal outlined above.

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Existing Floor Space Ratio map



Floor Space Ratio Map -
Sheet FSR_006

Maximum Floor Space Ratio (n:1)

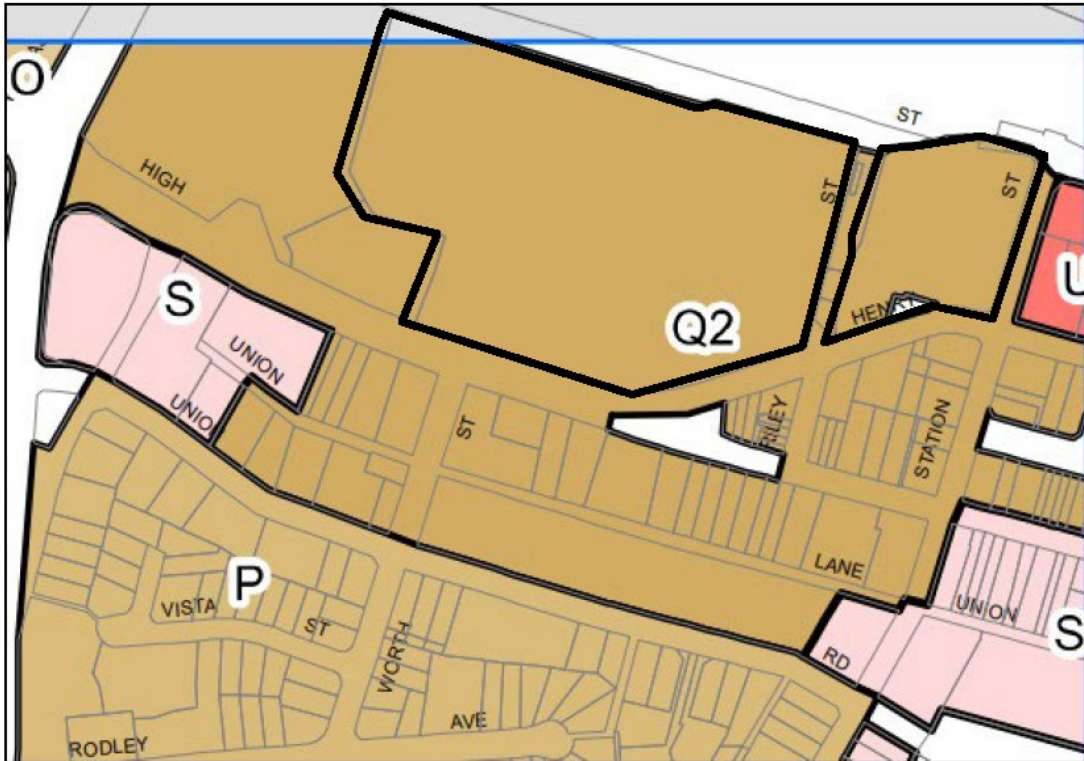
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Existing Height of Buildings map



Height of Buildings Map -
Sheet HOB_006

Maximum Building Height (m)

Q2 20

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Proposed Height of Buildings map

