



# Penrith Local Planning Panel

## Advice

<b>PLANNING PROPOSAL REF</b>	RZ18/0009
<b>PLANNING PROPOSAL DESCRIPTION</b>	Planning Proposal RZ18/0009 to facilitate a Winter Sporting Facility at 2-4 Tench Avenue, Jamisontown
<b>DATE OF LPP MEETING</b>	Wednesday 22 August 2018
<b>PANEL MEMBERS</b>	Deborah Dearing (Chair) John Brunton (Expert) Virginia Barrios Christopher Hallam (Alternate Expert)
<b>APOLOGY</b>	Mary-Lynne Taylor (Expert)
<b>DECLARATIONS OF INTEREST</b>	

Local Planning Panel Briefing / Meeting held at Penrith City Council on Wednesday 22 August 2018.

### **Advice provided pursuant to Section 2.19 of the Environmental Planning and Assessment Act 1979**

Planning Proposal RZ18/0009 – Proposed amendment to the building height controls prescribed by Penrith Local Environmental Plan 2010 (LEP 2010) for the property known as 2-4 Tench Avenue, Jamisontown (Lot 1 DP 38950). No other planning controls are proposed to be amended.

### **Panel Advice**

The Panel has considered the planning proposal and the preliminary assessment prepared by Council Officers and provides the following advice:

The Planning Proposal is consistent with Council's vision for the locality, which is to provide for tourist-oriented development and related uses that are compatible with the promotion of tourism in Penrith and reinforcing Penrith's goal of being the "adventure capital". This vision is identified in various strategic policies, studies and planning controls prepared for the locality, including the Riverlink Precinct Plan (2008) and the Penrith Development Control Plan 2014 Part E13 (Riverlink Precinct).

The subject land is located in the SP3 Tourist zone, which permits the land uses sought in the proposed development scheme.

The Planning Proposal is consistent with Council's Economic Development Strategy (2017) which identifies tourism as being an important part of the economy. Tourism is a target sector of the Strategy, with a goal of creating over 2,000 jobs.

The proposed development scheme is consistent with Council's vision for the Nepean River and Tench Reserve, as it would generate large numbers of people in the locality and thereby facilitate use of Tench Reserve.




However, the Planning Proposal requires submission of additional information to allow Council officers to undertake a complete assessment of the impacts of the proposed changes.

The panel has raised concerns with the bulk and scale on this relatively small site with a large continuous building effectively 250m long with a maximum height of 54m. In considering this, the panel seeks to be consistent with the approach taken by Council for the Penrith Panthers site which has an FSR of 1:1, and site specific control. The panel recommends that a floor space ratio for the site be included in the LEP amendment and site specific controls be added in the Riverlink chapter of the Development Control Plan.

The reason why a building of this form is being considered sympathetically is because it is a unique tourist facility which is dependent on a specific gradient and height. Otherwise the height as proposed would be unacceptable for other tourist uses.

The panel agrees with the additional information as sought by the council officers:

- Urban design and contextual analysis
- Visual analysis
- Flooding and evacuation analysis
- Traffic analysis

Deborah Dearing – Chair Person 	John Brunton - Expert 
Virginia Barrios – Community Member 	Christopher Hallam - Expert 