

Our ref: PP-2020-2803

Mr Warwick Winn
General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Mr Winn

Public exhibition of Glenmore Park Stage 3 Planning Proposal and extension of Gateway determination

I write in response to Council's submission of the draft Public Domain and Open Space Strategy (PDOSS) to the Department of Planning and Environment, and Council's correspondence seeking an extension of time to complete the proposal.

As you are aware, Condition 3 of the Gateway determination requires a draft PDOSS to be prepared prior to public exhibition of the planning proposal. This condition included several requirements including addressing the Greater Sydney Commission's target of 40% tree canopy.

The Department has reviewed the draft PDOSS and supports the draft PDOSS proceeding to exhibition, noting the following:

- Prior to the finalisation of the planning proposal, the PDOSS is to be reviewed in the context of the Cumberland Plain Conservation Plan (CPCP). It is understood that the proponent has demonstrated to Council's satisfaction that the use of 'avoided lands' in the draft CPCP for open space and drainage purposes will not negatively impact on, or result in the removal of the vegetation that contributes to the biodiversity values of the land based on detailed site investigations. If the planning proposal results in the removal of biodiversity in the 'avoided lands', the planning proposal may need to be amended;
- Council must be satisfied with proposed ownership arrangements of land identified within the PDOSS to deliver open space for the future community; and
- It is recommended Council and Mirvac further consider opportunities for street tree planting to increase the proposed tree canopy cover to meet the 40% target.

Please note that further resubmission of the PDOSS to the Department prior to exhibition is not required.

Council and Mirvac have also been involved in meetings with School Infrastructure NSW (SINSW) and the Department regarding the need for a school within the site. As a result of those meetings, the proposal is required to be updated to ensure a suitably sized primary school site is provided to the satisfaction of SINSW. I note that the traffic modelling and associated Transport Plan will need to reflect the potential enrolment of 1000 students.

I have also determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination by extending the timeframe for its completion. The Alteration of Gateway determination documents are enclosed.

The NSW Government is committed to reforming the planning system to be more streamlined and simplified to help unlock productivity by creating jobs and supporting on-going economic recovery.

A key part of the reform program involves reducing the end to end timeframe for rezoning proposals.

I have therefore outlined additional conditions requiring Council to meet milestones in the plan making process by certain dates. Should Council not meet these timeframes, or the proposals be further delayed, consideration will be given for whether they should proceed. I also note that further extensions for these proposals are unlikely to be granted except in exceptional circumstances.

Thank you for submitting the PDOSS to the Department for review and endorsement. Should you have any further enquiries, please do not hesitate to contact Christine Gough, Director Central (Western) on 0499 299 234 or Christine.gough@planning.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

02/03/2022

Catherine Van Laeren
Executive Director
Western Parkland City