



Our reference: PP-2020-1693 & RZ18/0004  
Contact: Joel Carson  
Telephone: 4732 8098

15 February 2023

Jane Grose  
A/Executive Director, Western Parkland City  
Metro West  
Planning and Land Use Strategy  
Department of Planning and Environment

Sent by email to: [jane.grose@planning.nsw.gov.au](mailto:jane.grose@planning.nsw.gov.au)

Dear Jane

**Request to finalise Planning Proposal for Orchard Hills North  
(PP\_2018\_PENRI\_006\_00 & PP-2020-1693)**

On 22 February 2019, the Department of Planning and Environment (the Department) issued a Gateway Determination for a Planning Proposal for Orchard Hills North. In accordance with condition 6, approval to proceed to public exhibition was granted by the Department. The Planning Proposal was publicly exhibited from 25 July to 22 August 2022.

At its Ordinary Meeting of 12 December 2022, Council considered a report on submissions received in response to the exhibition and public authority consultation. Council resolved to endorse the Planning Proposal presented in the report. Council also resolved to forward the Planning Proposal to the Minister for Planning and Public Spaces with a request to make the LEP amendments.

As Council is not authorised to exercise delegation to make the LEP amendments, given the nature of the Planning Proposal, it is requested that the Department arrange for the drafting and finalisation of the amendments. To assist with this, please find at the OneDrive URL like provided below the following information:

- Planning Proposal (February 2023), with separate Appendices that include relevant supporting technical documentation
- Gateway Determination and Alterations
- Council report and unconfirmed minutes for the Ordinary Meeting of 12 December 2022
- Amending LEP Map Tiles, Map Cover Sheet and Spatial Datasets

[https://penrithcitycouncil-my.sharepoint.com/personal/joel\\_carson\\_penrith\\_city/\\_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fjoel%5Fcarson%5Fpenrith%5Fcity%2FDocuments%2FOrchard%20Hills%20North%20LEP%20Finalisation%20Package](https://penrithcitycouncil-my.sharepoint.com/personal/joel_carson_penrith_city/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fjoel%5Fcarson%5Fpenrith%5Fcity%2FDocuments%2FOrchard%20Hills%20North%20LEP%20Finalisation%20Package)

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It is requested that the Department upload the above package of information and this letter to the NSW Planning Portal, given that current technical issues associated with the Portal do not allow Council to upload this information to the Portal directly.

It is requested that the LEP amendment be made, with a deferred commencement date of 1 October 2023. This request is due to commercial considerations by the proponent, Legacy Property, which are detailed in the Council report.

It is noted that the LEP Map Tiles have been prepared separate to the Department's Employment Zone Reforms Planning Proposal and the Glenmore Park Stage 3 Planning Proposal. Appendix G18 to the Orchard Hills North Planning Proposal provides a proposed translation of the proposed B2 Local Centre zone to the new Employment Zone reforms project, should the Department choose to also make that amendment in the finalisation process for this Planning Proposal.

If you have any questions about this matter, please contact me on 4732 8098 or [joel.carson@penrith.city](mailto:joel.carson@penrith.city).

Yours sincerely

Joel Carson  
Senior Planner