



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

Attention: Mr Matthew Rose

Dear Mr Winn

**Planning proposal PP\_2018\_PENRI\_001\_00 to amend Penrith Local Environmental Plan 2010**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to increase the total maximum bonus floor space ratio set in Clause 8.7 'Community infrastructure on certain key sites' from 5:1 to 8.5:1 (Lot 10 DP 788189) and 6.5:1 (Lot 1 DP 710350).

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.3 Site Specific Provisions is justified in accordance with the terms of the Direction.

I have considered Council's request to be the local plan-making authority and given the nature of the planning proposal, a key site within the Penrith CBD, have determined not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under

section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Miss Charlotte Lowe to assist you. Miss Lowe can be contacted on 02 9373 2875.

Yours sincerely



**Ann-Maree Carruthers**  
**Director, Sydney Region West**  
**Planning Services**

27/9/18

Encl: Gateway determination