

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

Attention: Breannan Dent

Dear Mr Winn

Planning proposal PP_2018_PENRI_008_00 to amend Penrith Council Local Environmental Plan 2010 – reclassification of four sites at Penrith and St Marys

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), and additional information provided by Council, in respect of the planning proposal to reclassify four Council owned sites from Community Land to Operational Land.

As delegate of the Minister for Planning, 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 inconsistencies with section 9.1 Directions: 1.1 Business and Industrial Zones, 3.1 Residential Zone and 6.2 Reserving Land for Public Purposes, are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction: 4.4 Planning for Bushfire Protection. If necessary, Council is to ensure this occurs prior to public exhibition.

The amending local environmental plan (LEP) is to be finalised within 9 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 eight 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 Minister 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 Mr Amar Saini to assist you. Mr Saini can be contacted on 9373 2880.

Yours sincerely



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

23/1/19

Encl: Gateway determination