



Planning & Environment

Mr Alan Stonham
General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

15/09271

Dear Mr Stoneham

I refer to your request for a post-Gateway review of Planning Proposal PP_2014_PENRI_001_00, Sydney Science Park, to increase the amount of residential development at the early stages of the development.

I have assessed the additional information provided in the planning and economic report prepared by APP (April 2015) and the Michael Collins and Associates (MCA) review.

I have determined that there is sufficient justification to amend the Gateway determination, and a revised Gateway determination is attached to this letter, that incorporates a revised staging of permissible dwelling approvals consistent with the MCA recommendations.

I have also updated condition 4 clarifying that the Commonwealth Department of Infrastructure and Regional Development should be included in the list of public authorities which should be consulted in regards to this planning proposal, and condition 2 clarifying that Council should assess the consistency of the planning proposal against *A Plan for Growing Sydney*.

I also advise Council that its response to that part of condition 1 requiring Council to 'provide strategic planning justification for the volume and staging of residential development, its integration with employment uses and the relationship of employment floor space to the number of dwellings proposed' will be closely considered and reviewed when the planning proposal is submitted to the Department for finalisation.

Should you have any further enquiries, please contact Ms Rachel Cumming, Director, Metropolitan Region (Parramatta) on 02 9860 1174.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

Enclosed: Alteration of Gateway determination

Alteration of a Gateway Determination

Planning proposal (Department Ref: PP_2014_PENRI_001_00): to amend *Penrith Local Environmental Plan 2010* to rezone and amend development standards for the Sydney Science Park.

I, the Deputy Secretary, Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), to alter the Gateway determination dated 18 June 2014 for the proposed amendment to the *Penrith Local Environmental Plan 2010* as follows:

1. Amend Condition 1 dot point 2 to read "amend proposed clause 7.25 by aligning the residential numbers with the construction of employment floor space under subclause 7.25(9), consistent with the table below:

Development	Staging rate of permissible dwelling approvals (cumulative dwelling approvals not to be exceeded until the relevant quantity of employment floor space is completed)				
Non-residential (sqm) (Constructed)	10,000	35,000	75,000	150,000	470,000
Cumulative dwelling yield (approved)	0	750	1,500	2,250	3,400

2. Amend Condition 2 to include:
 - *A Plan for Growing Sydney*
3. Amend Condition 4 to include:
 - Commonwealth Department of Infrastructure and Regional Development.

Dated 9th day of June 2015

July


Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning