



Our reference: 7152172
Contact: Nicole Dukinfield
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16 December 2015

Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Cumming

**Planning Proposal to amend the Penrith Local Environmental Plan 2010 –
Incentives clause for Key Sites**

At its Ordinary Meeting of 7 December 2015, Council resolved to submit a Planning Proposal to amend the Penrith Local Environmental Plan (LEP) 2010 and request a Gateway Determination pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Council also requested delegation for the General Manager to finalise the LEP amendment.

The Planning Proposal seeks to:

- Insert an incentives clause in Part 8 of the Penrith LEP 2010 applying to the Key Sites map, providing a bonus floor space ratio in return for a public benefit; and
- Amend the Key sites map (KYS_005 and KYS_012) to identify an additional Key Site for lots in Lord Sheffield Circuit, Penrith as Key Site 11.

The Planning Proposal is consistent with the requirements under Section 55 of the EP&A Act and the Department's 'Guidelines to preparing a Planning Proposal'.

Please find attached three printed and one electronic copy of the following documents:

- The Planning Proposal;
- The Council Report and Minutes;
- An Information Checklist;
- Evaluation Criteria for the Delegation of Plan Making Functions; and
- Three submitted Planning Proposals that informed the preparation of the subject Planning Proposal.

Council has requested delegation to finalise the LEP amendment, however as the Planning Proposal affects Council-owned land, it is acknowledged that the Department may use their discretion in determining whether to issue delegation in this case.

Should you require any further information in regard to the Planning Proposal please contact Nicole Dukinfield on (02) 4732 8511 or via email at nicole.dukinfield@penrith.city.

Yours sincerely



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City Planning Manager

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