

Our reference:
Contact: Anthony Milanoli
Telephone: (02) 4732 8073



8 September 2016

Katherine Van Laeren
Director, Sydney Region West Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Van Laeren

**Planning Proposal to amend the Penrith Local Environmental Plan 2010 –
Rezoning and Reclassification of land in Erskine Park and St Clair**

At its Ordinary Meeting of 22 August 2016, Council resolved to sponsor and 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).

The Planning Proposal seeks to:

- Rezone seven sites in Erskine Park and St Clair from “RE1 Public Recreation” to “R2 Low Density Residential”
- Reclassify the seven sites from “Community” to “Operational”;
- Establish minimum lot sizes of 550 sq.m for the seven sites; and
- Apply height controls of 8.5 metres for the seven sites.

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 one printed and one electronic copy of the following documents:

- The Planning Proposal;
- The Council Report (which includes assessment against the DP&E Guide to preparing Planning Proposals and the associated Checklist) and associated Council Minutes;

Should you require any further information regarding the Planning Proposal, please contact Anthony Milanoli on 4732 8073 or via email at anthony.milanoli@penrith.city

Yours sincerely

Abdul Cheema
Acting City Planning Manager

