



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

Dear Mr Winn,

**Planning proposal PP\_2020\_PENRI\_002\_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 rezone the area known as Glenmore Park Stage 3 for urban redevelopment.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Condition 2 requires that the applicant must prepare additional analysis, for the endorsement of the Department prior to exhibition, of the proposed dwelling yields and cap, and the resultant urban design outcome. This should include investigations of the 8 lots which form part of the planning proposal in private ownership. Condition 3 requires that an open space strategy be submitted to the Department for endorsement prior to exhibition.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 Direction 1.2 Rural Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

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. As required by Direction 4.4 Planning for Bushfire Protection the Gateway includes a condition requiring that Council consult with the Rural Fire Service prior to exhibition of the Plan.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority. I have taken this decision primarily due to the need for consideration and coordination of state infrastructure contributions and the consultation coordination and input from number of agencies and public authorities involved.

As the site is located within the area covered by a potential Special Infrastructure Contribution, in accordance with Condition 7 could Council please request that the proponent initiate discussions with the Department. I would also appreciate if Council could raise the matter of State infrastructure needs generated by the proposal when consulting State Agencies and forward these submissions to the Department to assist in discussion with the proponent.

In preparing the stage 2 transport assessment, it would be appreciated if Council is guided by advice provided by Transport for NSW (TfNSW) in regard to modelling methodology assumptions and scope of work for the study. Council should also consider demand management measures which consider alternatives to private vehicle use/trips.

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, Industry 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 enquiries about this matter, I have arranged for Mr Mark Yee to assist you. Mr Yee can be contacted on 9860 1535.

Yours sincerely



**Jane Grose**  
**Director – Central (Western)**  
**Central River City and Western Parkland City**

Encl: Gateway determination