



Our reference: RZ18/0006 & PP-2020-2803
Contact: Danielle Fox
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18 August 2022

NSW Environment Protection Authority
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Email: info@epa.nsw.gov.au

Dear Sir/Madam

Glenmore Park Stage 3 - Public Exhibition of Planning Proposal, draft Development Control Plan, draft Section 7.11 Development Contributions Plan and draft Voluntary Planning Agreement Letter of Offer

Penrith City Council is placing on public exhibition a Planning Proposal, draft Development Control Plan (draft DCP), draft Section 7.11 Development Contributions Plan (draft 7.11 Plan), and draft Voluntary Planning Agreement Letter of Offer (draft VPA Offer), which seek changes to the planning controls applying to a 206 hectare area of land known as Glenmore Park Stage 3 (the site), or the rezoning area. The proponent for this project is Mirvac Homes (NSW) Pty Ltd.

The site is located south of the existing suburb of Glenmore Park, bounded by The Northern Road, Chain-O-Ponds Road and Mulgoa Nature Reserve. The Planning Proposal seeks to rezone the site under Penrith Local Environmental Plan 2010 (LEP 2010) from C3 Environmental Management and RU2 Rural Landscape to part R2 Low Density Residential, R3 Medium Density Residential, C4 Environmental Living, B2 Local Centre, RE1 Public Recreation, C2 Environmental Conservation and SP2 Infrastructure.

In accordance with the requirements of the Gateway determination, NSW Environment Protection Authority, is requested to provide comment in respect to the proposal. As part of your submission and where relevant, Council requests comment on the need for state infrastructure contributions to support the proposal. You are requested to make a written submission to Council by **Friday 16 September 2022**.

All of the exhibition material relating to the proposal will be available to download during the exhibition period at the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/>) under Planning Proposal PP-2020-2803. A Fact Sheet is included in the exhibition material that provides further information about the Planning Proposal, draft DCP, draft 7.11 Plan and draft VPA Offer, as well as information regarding how to make a submission.

If you have any questions about the proposal, please contact Danielle Fox on 4732 8022 or Nicole Dukinfield on 4732 8511.

Yours sincerely

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