



Our reference: 8243707  
Contact: Matthew Rose  
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19 June 2018

Ann-Maree Carruthers  
Director, Sydney Region West  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms Carruthers,

**Planning Proposal to amend Penrith Local Environmental Plan 2010 as it applies to 33-43 Phillip Street, St Marys**

Council has sponsored a Planning Proposal that recommends amendments to the planning controls for 33-43 Phillip Street, St Marys (Lot 7 DP 734738).

The recommended amendment to *Penrith Local Environmental Plan 2010* (LEP 2010) increases the height of building and floor space ratio development standards applying to this site. The intended outcome is to provide an incentive for the development of the site with a new mixed-use development including apartments and commercial premises.

Council sponsored the Planning Proposal at its 14 May 2018 Policy Review Committee Meeting, resolving to forward it to the Minister for Planning seeking a Gateway Determination. We therefore request the issue of a Gateway Determination in accordance with *Section 3.34 Gateway Determination* of the *Environmental Planning and Assessment Act 1979*. Please find enclosed a copy of the Planning Proposal. A copy of the appendices and supporting documents will be provided under separate cover.

We also request the delegation of plan making functions to the General Manager to allow us to finalise the amendment to LEP 2010. Accordingly, a copy of the *Evaluation criteria for the delegation of plan making functions* is also attached.

If you have any queries about the Planning Proposal or submitted information, please contact Matthew Rose, Senior Planner on (02) 4732 7703 or at [matthew.rose@penrith.city](mailto:matthew.rose@penrith.city).

Yours sincerely

**Carlie Ryan**  
Principal Planner, City Planning

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