

Ref: 056 – Old Bathurst Rd PP

25 June 2021

The General Manager
Penrith City Council
601 High Street
Penrith NSW 2750

RE: REQUEST FOR CONSIDERATION OF MINOR PLANNING PROPOSAL – 1 to 4 OLD BATHURST ROAD

We refer to the attached planning Proposal which has been lodged with Penrith Council relating to 1-4 Old Bathurst Road.

The Planning Proposal seeks to modify the zoning of a small portion of the approved Lot 1 area, from *1. Rural (d) Rural "D". (Future Urban)* under the historic Interim Development Order No. 93 to IN2 Light Industrial under the PLEP 2010. The portion to be rezoned represents a minor part of the land holding, being less than 1 hectare of the 23.44 ha land holding.

The proposal does not require detailed assessment of extensive supporting studies or site investigations, as the Lot 1 parcel was recently created under Development Consent 20/0158 (issued 18 August 2020) and Council have recently completed and adopted detailed flood studies which incorporate the subject site.

Further, as part of Development Consent 20/0158, the land owner agreed to dedicate over 50m² of land to Council, free of charge, without requiring an acquisition process.

We also note that the land owner paid significant fees to Council for consideration of a previous Planning Proposal which was refused following initial support and a gateway determination.

Given these circumstances, we request that the attached Planning Proposal be lodged as a Minor Planning Proposal.

Should Council wish to lodge as a "Major" Planning Proposal, we request a reduction in the fees charged (of 50%) to reflect the minor nature of the amendment and limited assessment required.

We look forward to working closely with Council to achieve the rezoning and enhance local employment opportunities for residents. If you have any questions or wish to discuss this letter, please contact me on 0455 994 957.

Yours faithfully
Urbanco Group Pty Ltd



Michael Rodger
Director