



Our reference: InfoStore  
Contact: Glen Weekley  
Telephone: (02) 4732 7415

28 March 2022

Ms Christine Gough  
Director, Central (Western)  
Greater Sydney Place and Infrastructure  
Department of Planning and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Submitted via Planning Portal

Dear Ms Gough,

**Planning Proposal – Luddenham Road, Luddenham  
Request for Gateway Determination**

At its Ordinary meeting of 25 October 2021, Council resolved to endorse a Planning Proposal to amend Penrith Local Environmental Plan (LEP) 2010 and forward the Planning Proposal to the Minister for Planning and Public Spaces with a request to issue a Gateway Determination pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act).

The Planning Proposal was submitted for a Gateway Determination in November 2021 however was returned to Council on 23 December 2021 as it was deemed that the Gateway Request was not adequate to proceed to assessment as:

- The Traffic Assessment has used out of date Travel Zone Projections (TZP16),
- The Ecological Assessment was completed prior to the public release of the Draft Cumberland Plain Conservation Plan (CPCP), and
- State and local infrastructure that will be required to support the proposal needed to be clearly identified.

The Planning Proposal and background studies have been updated to address the above and seeks to rezone properties on Luddenham Road from RU2 General Rural to IN1 General Industrial and IN2 Light Industrial. Land identified under the Draft Cumberland Plain Conservation Plan as non-certified land will retain the RU2 General Rural zone.

The Planning Proposal is consistent with the Act and the Department's *A guide to preparing planning proposals*. Council requests the delegation of plan-making authority to the General Manager to finalise the LEP amendment.

Please find enclosed an electronic copy of the Planning Proposal, which includes a copy of the Council meeting report and a copy of the advice from the Penrith Local Planning Panel and minutes of the Ordinary meeting of 25 October 2021.

Should you require any further information about the Planning Proposal, please contact Glen Weekley, Executive Planner, on (02) 4732 7415 or at [Glen.Weekley@penrith.city](mailto:Glen.Weekley@penrith.city).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Abdul' with a stylized flourish at the end.

Abdul Cheema  
**City Planning Coordinator**

Encl.