

Mr Alan Stoneham
Interim General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Our ref: IRF22/2780

Dear Mr Stoneham

Planning proposal PP-2022-2714 to amend Penrith Local Environmental Plan 2010

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 26 September 2022 in respect of the planning proposal to amend the Penrith LEP 2010 for affordable rental housing contributions in Glenmore Park Stage 3 and Orchard Hills North.

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

No further approval is required in relation to the Directions.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before March 2023. This should be prior to or at the same time as the finalisation of PP-2020-2803 Glenmore Park Stage 3 and PP-2020-1693 Orchard Hills North. Council should aim to commence the exhibition of the planning proposal as soon as possible. Any request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Hodgkins', with a long horizontal flourish extending to the right.

Robert Hodgkins
A/Director
Central Western

Encl: Gateway determination