



Our reference: InfoStore
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24 October 2025

Louise McMahon
Director, Planning Proposal Authority
(on behalf of Sydney Western City Planning Panel)
NSW Department of Planning, Housing and Infrastructure

Sent by email to Ayva Hamed: ayva.hamed@planning.dpie.nsw.gov.au

Dear Louise

Submission on planning proposal (PP-2024-280) – 614-638 High Street, Penrith and 83-93 Union Road, Penrith (Key Sites 3 and 10)

Thank you for the opportunity to provide feedback on the planning proposal (PP) for 614-638 High Street and 83-93 Union Road, Penrith which seeks to exempt Key Sites 3 and 10 from the application of Clause 8.2 (Sun Access) of Penrith Local Environmental Plan 2010.

I note that Council officers provided a submission to the Department of Planning, Housing and Infrastructure (the Department) on the Rezoning Review (RR-2024-30) for this PP. Our previous feedback is still relevant. A copy of Council's previous submission is attached for your reference.

Since our previous submission, we have not received a gateway determination for the Council led PP that seeks to unlock all the key sites in the Penrith CBD. Council has strongly advocated for the ability to develop and grow the Penrith CBD. However, the Adaptive Management Framework (AMF) and the dwelling cap that is imposed on residential development is emerging as a critical factor in the context of this site-specific PP and the future expansion of the City Centre.

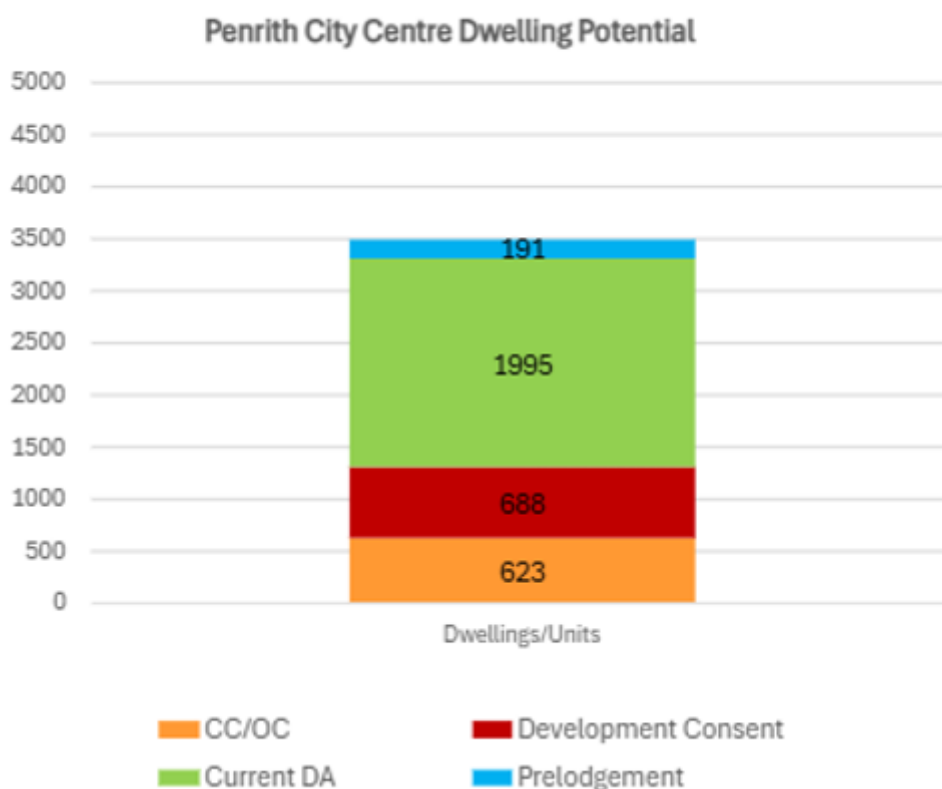
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Council acknowledges that all of the key sites were rezoned to deliver housing and jobs close to the City Centre. The introduction of the AMF meant that while there are approximately 8,000-9,000 residential lots

zoned within the Probable Maximum Flood (PMF), there is a cap of 4050 dwellings.

Council is responsible for monitoring development activity and the below graph details the current status as at 1 October 2025. There is capacity of 553 dwellings remaining in the cap.

Summary	
Stage	No. Dwellings
Development Consent & Letter for Construction Certificate	623
Development Consent Only	688
Development Applications Under Assessment	1,995
Prelodgement/HAD EOI	191
TOTAL DEVELOPMENT ACTIVITY (Last update on 1 October 2025. No other changes to Register since.)	3,497
CAP	4,050
REMAINING DWELLING CAPACITY	553



Depending on the status of other development applications in the CBD, the dwelling cap may limit the ability of a consent authority to grant consent to development on Key Sites 3 and 10.

While not strictly a matter for the site-specific PP, given the cap is in place we are concerned that developing sites in isolation will lead to poor urban outcomes with potential for very tall buildings to exist in isolation.

Council would urgently request that the dwelling cap is resolved to enable proper master planning of the CBD with a clear line of sight to the desired urban form and land use mix.

The Department, in consultation with key agencies, is currently reviewing flood risk and dwelling caps in Penrith as part of a broader initiative to improve planning in flood-prone areas. We look forward to receiving the outcomes of this review and would welcome the opportunity to continue to work with the Department to manage flood risk and ensure contemporary evacuation solutions can be implemented in the Penrith City Centre.

Council's position remains that the best planning outcome would be achieved through a holistic approach to address all issues associated with the Key Sites and development in the CBD within the PMF. This would achieve a more comprehensive planning policy for the Penrith City Centre, rather than a piecemeal approach for Key Sites 3 and 10.

Thank you again for the opportunity to provide feedback on this planning proposal. If you have any questions about this matter, please contact Christine Gough, Head of City Planning on 4732 7937 or Christine.gough@penrith.city.

Yours sincerely



Andrew Jackson

Director Planning and Regulatory Services

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