

DATE OF DETERMINATION	Tuesday 16 December 2025
DATE OF PANEL DECISION	Thursday, 4 December 2025
PANEL MEMBERS	Cinnamon Dunsford (Acting Chair), Blake Cansdale, Amanda Wetzel, Reece Nuttall
APOLOGIES	None
DECLARATIONS OF INTEREST	None

PLANNING PROPOSAL

PP-2024-280 – Penrith LGA – 614-638 High Street and 83-93 Union Road, Penrith (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at the briefing listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1.

The Panel’s decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the Department of Planning, Housing and Infrastructure’s Post-Exhibition Report dated 26 November 2025 and met with the Department.

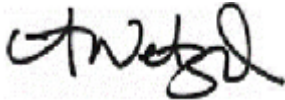
The Panel concurred with the Department’s Post Exhibition Report that the planning proposal demonstrated strategic and site-specific merit, the conditions of the Gateway had been met, agency and community consultation had occurred in accordance with the Gateway Determination requirements and submissions raised had been adequately addressed by the Department and proponent. Consequently, the proposal warranted support.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions during public exhibition. The Panel notes that issues raised included:

- sun access and overshadowing;
- flooding, AMF and dwelling caps;
- traffic; and
- bulk and scale.

The Panel considers that the concerns raised by the community have been adequately addressed in the Department’s Post-Exhibition Report and this Record of Decision.

PANEL MEMBERS	
 Cinnamon Dunsford (Acting Chair)	 Blake Cansdale
 Amanda Wetzel	 Reece Nuttal

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. – ADDRESS	PP-2024-280 – Penrith LGA – 614-638 High Street and 83-93 Union Road, Penrith
2	LEP TO BE AMENDED	Penrith Local Environmental Plan (LEP) 2010
3	PROPOSED INSTRUMENT	The exhibited planning proposal seeks to amend Penrith Local Environmental Plan (LEP) 2010 to exempt Key Sites 3 and 10 from Clause 8.2 (Sun Access).
4	MATERIAL CONSIDERED BY THE PANEL	- Department of Planning, Housing and Infrastructure Post-Exhibition Report dated 26 November 2024 - Previous decisions made by the Strategic Planning Panel of the Sydney Western City Planning Panel and previous reports prepared by the Department; Council Minutes and Council Officer Reports. - Written submissions including emails during and after public exhibition. - Total number of unique submissions received by way of objection: 5 submissions
5	SITE INSPECTIONS AND BRIEFINGS BY THE PANEL	Panel Briefing with Department of Planning, Housing & Infrastructure (DPHI): 10:00am – 10:16am, 4 December 2025 - Panel members: Cinnamon Dunsford, Blake Cansdale, Amanda Wetzel, Reece Nuttall - DPHI staff: Louise McMahon, Alexander Galea, Ayva Hamed, Ian Bignall - Key Issues Discussed: - Issues and feedback raised in community submissions; - Issues and feedback raised in Penrith Council's submission; - Solar access and overshadowing; and - Flooding, Adaptive Management Framework and dwelling caps. Panel Determination: 10:16am – 10:24am, 4 December 2025 - Panel members: Cinnamon Dunsford, Blake Cansdale, Amanda Wetzel, Reece Nuttall - DPHI staff: Louise McMahon, Alexander Galea, Ayva Hamed, Ian Bignall