

Gateway Determination

Planning proposal (Department Ref: PP-2025-356): The planning proposal seeks to amend the Height of Building Control of the Penrith LEP 2010, from 12 metres to part 15 metres and part 19 metres, to enable expansion of the Penrith Homemaker Centre.

I, the Director, Local Planning & Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Penrith Local Environmental Plan 2010 to amend the Height of Building Control for part of Lot 10 DP 1046110, 13-23 Pattys Place, Jamisontown should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 27 February 2026.

Gateway Conditions

1. Prior to agency and community consultation, the planning proposal is to be amended to revise the project timeline in accordance with this Gateway Determination.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Transport for NSW
 - NSW Rural Fire Service

- State Emergency Service
- NSW Reconstruction Authority
- Department of Climate Change, Environment, Energy and Water (DCCEEW) – Water Branch

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal (where relevant) and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 6 August 2025



Tina Chappell
Director Local Planning & Council
Support
Central, West and South
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces