



Our reference: InfoStore  
Contact: Clare Tregenza  
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5 March 2025

Tina Chapel  
Director Local Planning (central, west and south)  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 12 Darcy St,  
Parramatta NSW 2150

Sent by email: [tina.chappell@dpie.nsw.gov.au](mailto:tina.chappell@dpie.nsw.gov.au) and Planning Portal

Dear Ms Chapel

**Seeking Gateway Determination for Planning Proposal – Employment Zones Review**

At its Ordinary Meeting of 3 March 2025, Council resolved to endorse a Planning Proposal for Gateway that proposes to amend Penrith Local Environmental Plan (LEP) 2010 to align with the outcomes of a review of its employment lands, in response to the State wide Employment Zones reforms.

The Planning Proposal seeks to:

- Remove Clause 7.12 Maximum gross floor area for commercial premises
- Introduce a Height of Buildings control for all lots within the E1 Local Centre in Leonay and Lemongrove, Penrith
- Rezone Council owned land at 79 Great Western Highway Kingswood to RE1 Public Recreation
- Permit service stations in E4 General Industrial zone
- Correct obsolete property descriptions and update mapping for E4 General Industrial zoned land at Cranebrook.
- Introduce an additional permitted use for certain land zoned E4 General Industrial at Castlereagh Road Penrith, to allow vehicle sales or hire premises, and
- Remove certain land uses from Clause 38 that are permissible under SEPP's

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The Planning Proposal is consistent with the Environmental Planning and Assessment Act 1979 and the Department's Local Environmental Plan



Making Guideline. Council requests the issuing of a Gateway Determination for the Planning Proposal and that Council be issued with delegation for plan making authority.

Please find enclosed an electronic copy of the Planning Proposal, the advice from the Penrith Local Planning Panel and the Council report of the Ordinary Meeting of 3 March 2025. Council will provide the confirmed minutes as soon as they are available.

If you have any questions about this matter, please contact Clare Tregenza on 4732 7548 or [Clare.Tregenza@Penrith.City](mailto:Clare.Tregenza@Penrith.City).

Yours sincerely

Abdul Chema  
City Planning Coordinator

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