



Mr Warwick Winn
General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Winn,

Planning proposal [PP_2019_PENRI_001_00] – Alteration of Gateway Determination

I refer to Council's email dated 6 March 2020 which requested the alteration to the Gateway determination for planning proposal [PP_2019_PENRI_001_00] for Phase 1 of amendments to Penrith LEP 2010 to align and implement the draft Penrith Local Strategic Planning Statement.

The alteration sought the deletion of Condition 1(c) which required an update of Amendment 5 of the planning proposal to identify the preferred mechanism of the two proposed to introduce a new non-residential floor space ratio for development in the B4 Mixed Use zone in the St Marys Town Centre.

It is understood that the deletion of Condition 1(c) is requested as Council would prefer to identify the preferred mechanism for Amendment 5 following feedback from public exhibition.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 17 February 2020 for [PP_2019_PENRI_001_00]. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Mark Yee to assist you. Mr Yee can be contacted on 9860 1535.

Yours sincerely

11 March 2020
Gina Metcalfe
Acting Director Central (Western)
Greater Sydney Place and Infrastructure

Encl: Alteration of Gateway Determination