

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

Our ref: PP-2020-1693

24 February 2022

Dear Mr Winn

Alteration of Gateway determination for Orchard Hills North Planning Proposal

I refer to Council's correspondence seeking an extension of time to complete the Orchard Hills North (PP-2020-1693) Planning Proposal.

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 for this planning proposal by extending the timeframe for its completion. The Alteration of Gateway determination document is enclosed.

The NSW Government is committed to reforming the planning system to be more streamlined and simplified in order to help unlock productivity by creating jobs and supporting on-going economic recovery. A key part of the reform program involves reducing the end to end timeframe for rezoning proposals.

I have therefore included additional conditions requiring Council to meet milestones in the plan making process by certain dates. Should Council not meet these timeframes, or the proposal be further delayed, consideration will be given for whether it should proceed. I also note that further extensions for this proposal is unlikely to be granted except in exceptional circumstances.

If you have any questions in relation to this matter, I have arranged Mr Ryan Klingberg to assist you. Mr Klingberg can be contacted on (02) 9860 1561.

Yours sincerely



Christine Gough
Director, Central (Western)
Western Parkland City

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2020-1693)

I, Director, Central (Western) at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 22 January 2019 for the proposed amendment to the Penrith Local Environmental Plan 2010 as follows:

1. Delete: "condition 11"

Replace with a new condition 11: " The LEP is to be completed by **31 July 2022.**"

2. Insert:

New condition 12: "The planning proposal must be publicly exhibited by **4 April 2022.**"

3. Insert:

New condition 13: "The planning proposal must be reported to council for final consideration by **30 June 2022.**"

Dated 24th day of February 2022.



Christine Gough
Director, Central (Western)
Western Parkland City
Department of Planning and Environment

Delegate of the Minister for Planning and
Homes