

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

Our ref: PP-2020-2803 (IRF22/1927)

Attn: Natasha Borgia

Dear Mr Winn

Planning proposal PP-2020-1927 – Alteration of Gateway Determination

I refer to Council's email response to the Department in relation to a revised timeline and extension of time to complete planning proposal PP-2020-2803 to rezone 206 hectares of land known as Glenmore Park Stage 3 (2,558 Dwellings, 0 Jobs).

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 23 September 2020 for PP-2020-2803 (since altered). The Alteration of Gateway determination is enclosed.

The amendment to the local environmental plan (LEP) is to be finalised by 23 December 2022. While a condition of the Gateway determination requires the proposal to be exhibited by August and reported to Council for determination by the end of October 2022, given the history of this planning proposal, Council is encouraged to finalise the plan-making process as soon as possible.

As you are aware, the Department is actively working to reduce planning proposal assessment times and this planning proposal has already been granted one time extension. While a second time extension has been granted in this instance, it is unlikely that a further extension of time will be supported unless there are extenuating circumstances. The Department appreciates the complexity of issues to resolve, however, encourages Council to progress to exhibition as soon as possible to meet the revised timelines. If there is any assistance that the Department can provide to resolve any outstanding matters, please do not hesitate to contact us.

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

Yours sincerely



Christine Gough
Director, Central (Western)
Metro West

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2020-2803)

I, Director, Central Western, Metro West 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 23 September 2020 (since altered) for the proposed amendment to the Penrith Local Environmental Plan 2010 as follows:

1. Delete:

“condition 14”

and replace with:

a new condition 14: “The time frame for completing the LEP is by 23 December 2022.”

2. Delete:

“condition 16”

and replace with:

new condition 16: “The planning proposal must be reported to Council for consideration to proceed to exhibition by the 31 July 2022.”

3. Delete:

“condition 17”

and replace with:

new condition 17: “The planning proposal must be publically exhibited by 31 August 2022.”

4. Insert:

new condition 18: “The planning proposal must be reported to Council for final consideration by 31 October 2022.”

Dated 8th day of June 2020.



Christine Gough
Director, Central Western
Metro West
Department of Planning and Environment
Delegate of the Minister for Planning