



## Planning

Ms Nicole Woodrow  
Senior Development Manager  
Landcom  
PO Box 237  
PENRITH NSW 2124

09/04536

Dear Ms Woodrow

I refer to your letter of 10 December 2009 requesting to have the North Penrith Defence Site listed as a State significant site and declared a Major Project pursuant to *State Environmental Planning Policy (Major Development) 2005*.

I am pleased to advise you that pursuant to Clause 6 of the Major Development SEPP, I have formed the opinion that the proposed development constitutes a Major Project and have also authorised the submission of a Concept Plan for the site. In doing so I also formed the opinion that a State significant site (SSS) study be undertaken to determine whether to list the site a State Significant site in Schedule 3 of the *State Environmental Planning Policy (Major Projects) 2005*. Please find attached a copy of the record of opinion (Appendix 1) and the SSS study requirements (Appendix 2).

The Department will consult with other agencies in the preparation of Director-General Environmental Assessment Requirements (DGRs). Once finalised, the DGRs will be provided to you in a separate letter. In order to progress this matter please provide eight (8) hard copies of the preliminary assessment report prepared by Landcom dated 10 December 2009, and any other additional information that may assist stakeholders to identify the key issues which may be included in the DGRs.

Should you have any enquiries about this matter, please contact Mr Simon Bennett, Acting Director Strategic on telephone number (02) 9228 6573.

Yours sincerely

Tom Gellibrand  
**Deputy Director General**  
**Plan Making and Urban Renewal**

**Record of Minister's opinion for the purposes of Clause 6(1) of the State  
Environmental Planning Policy (Major Development) 2005**

I, the Deputy Director General, as delegate of the Minister Planning, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Development) 2005 – namely Group 5, Clause 13 - Development for the purpose of residential, commercial or retail projects with a capital investment of more than \$100 million that the Minister determines are important in achieving State and regional planning objectives - and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

In forming this opinion, I have also determined that pursuant to Clause 13 (1) of Schedule 1 of the State Environmental Planning Policy (Major Development) 2005 that the development described in the schedule below is important in achieving State or regional planning objectives.

**Schedule**

A proposal for the development of approximately 1,000 residential dwellings, a new village centre of approximately 13,000 square metres comprising retail, commercial and community uses, approximately 8 hectares of open space, 2 hectares of industrial land, heritage conservation and associated roads, drainage and service infrastructure on land at North Penrith (see attached schedule of properties) as generally described in a letter dated 10 December 2009 from Landcom.



**Tom Gellibrand  
Deputy Director General**

Date: 9/2/10

**Scope of study to be undertaken to determine whether the  
North Penrith Defence site should be inserted in Schedule 3 to the  
State Environmental Planning Policy (Major Development) 2005**

The following issues will be considered and assessed as part of the study to be undertaken pursuant to clause 8 of the Major Development SEPP to determine whether the site should be included as a State significant site in Schedule 3 to the SEPP:

- (a) the State or regional planning significance of the site (having regard to the Department of Planning's *Guideline for State Significant Sites under the Major Projects SEPP* 2005);
- (b) the suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any relevant State or regional planning strategy;
- (c) the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;
- (d) those parts of the site which should be subject to Part 4 of the *Environmental Planning and Assessment Act 1979* with Penrith Council as consent authority;
- (e) the development controls for the site that should be included in Schedule 3 generally in accordance with the provisions of the *Standard Instrument (Local Environmental Plans) Order 2006* (the Standard Instrument);
- (f) the means by which local and regional developer contributions should be secured in respect of the site; and
- (g) heritage and Aboriginal heritage and archaeological issues;