



8 November 2017

Mr Marcus Ray  
Deputy Secretary Planning Services  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Marcus

**SYDNEY REGIONAL ENVIRONMENTAL PLAN No. 30 – ST MARYS**

I refer to your letter dated 24 November 2016 advising that the Minister for Planning had agreed to exhibit a draft amendment to Sydney Regional Environmental Plan (SREP) No. 30 – St Marys, in the form of a draft State Environmental Planning Policy (SEPP).

Your letter also requests the submission of a covering report addressing a range of information. *KEYLAN Consulting Pty Ltd*, on behalf of Lendlease, has now prepared this report, which is enclosed for your reference. The report is supported by a range of specialist reports and studies and includes draft amended Zoning, Structure Plan and Heritage maps for the draft SEPP.

As you are aware, the draft amendment principally relates to the rezoning of land within the Central Precinct from Employment to Urban. The proposed rezoning is supported by a review of the St Marys Employment Development Strategy (EDS), which was endorsed by the EDS Review Committee in December 2015. The rezoning will also provide approximately 500 new dwellings and contribute to addressing current housing undersupply and local and State housing targets.

State level development obligations and contributions have been considered as part of this Amendment and it is proposed to make additional contributions under the existing St Marys Development Agreement with respect to both the EDS employment initiatives and local and regional traffic upgrades.

The proposed rezoning would also require the amendment of the Penrith Planning Agreement in relation to community facilities, open space and human services. Should the proposed SREP 30 Amendment proceed, these amendments to the Penrith Planning Agreement will be negotiated during the update of the Central Precinct Plan.

The enclosed planning report has been prepared following on-going consultation with Departmental officers (in relation to both the rezoning and proposed amendments to the St Marys Development Agreement) and other key stakeholders, including Penrith City Council, Roads and Maritime Services and State Emergency Service.

We look forward to the draft Amendment proceeding to public exhibition and to continuing to work cooperatively with the Department to achieve the best planning and land use outcomes for the St Marys Development site.



Please do not hesitate to contact me on [redacted] or Dan Keary (Keylan Consulting)  
on [redacted] if you wish to discuss the above.

Yours faithfully,

A handwritten signature in black ink, appearing to be "Kevin Montier", written over the "Yours faithfully," text.

**Kevin Montier**  
**Regional Development Manager**  
**Lendlease Communities NSW / ACT**