

24<sup>th</sup> September 2021

NSW Department of Planning, Industry and Environment  
Locked Bag 5022,  
Parramatta NSW 2124

Online submission

## Proposed amendment to the Penrith Lakes SEPP 2021

I write in relation to the *Proposed amendment to the Penrith Lakes SEPP 2021* prepared by the Department of Planning, Industry and Environment (DPIE), for comment until 26<sup>th</sup> September 2021.

The Urban Taskforce has been vocal in our calls for much needed and significant planning reforms and changes to plans to support economic growth and productivity. We welcomed the announcement of employment zone reform work as part of the November 2020 State Budget "as an opportunity to create greater flexibility and allow businesses to change and adapt to changes in demand".

This remains particularly important in this fast-changing COVID-19 world.

The Urban Taskforce supports the inclusion of additional permissible land-uses across the Penrith Lakes Precinct. However, we note that these additional uses are a consequence of developer/investor led requests for amendments to the SEPP.

To minimise the need for future requests to amend the SEPP and to deliver on the Vision Plan for Penrith Lakes "to realise the economic and social potential of the Lakes and environs while ensuring resilience to flood events" a more open approach to land uses should be adopted across the precinct. A more open approach should allow for the broadest possible range of employment uses with nominated prohibitions where it can be justified on the basis of a genuine conflict or impact.

A less restrictive approach to land uses across the Penrith Lakes precinct would also deliver consistency with the brief set by the *Productivity Commission's White Paper* of "increasing flexibility of employment zones to accommodate new businesses".

Accordingly, in the context of the Productivity Commission's White Paper **Urban Taskforce recommends** that the SEPP amendment be re-considered to identify additional land use flexibility and opening-up of the site to employment opportunities and activation.

Yours sincerely



**Tom Forrest**  
Chief Executive Officer