Gateway Determination

***Planning proposal (Department Ref: PP-2026-656)**:* Exhibition Village - 2337 The Northern Road and 35-53 Chain-O-Ponds Road, Mulgoa

I, the Acting Director, Local Planning, Central, West and South at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Penrith Local Environmental Plan 2010 to enable an exhibition village as an Additional Permitted Use on 2337 The Northern Road and 35-53 Chain-O-Ponds Road, Mulgoa should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

(a) the planning proposal authority has satisfied all the conditions of the Gateway determination;

(b) the planning proposal is consistent with the applicable Ministerial Direction – Local Plan Making priorities under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and

(c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 10 September 2027.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to:

   (a) Remove references to the Greater Sydney Region Plan: A Metropolis of Three Cities and Western City District Plan; and

   (b) Address consistency with the NSW State Land Use Plan and The Sydney Plan.

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

   (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, July 2026) and must be made publicly available for a minimum of 20 working days; and

   (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, July 2026).

3. Consultation is required with the Development Coordination Authority – Hazards and Resources Authority under section 3.34(2)(d) of the Act and/or to comply with the requirements of Ministerial Direction under section 9.1 of the Act 4.3 Planning for

Bushfire Protection. The Development Coordination Authority is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 20 August 2026

EKimbell

Elizabeth Kimbell
Acting Director, Local Planning, Central, West and South
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces

IRF26/4903

Gateway determination report – PP 2026-656

Exhibition Village - 2337 The Northern Road and
35-53 Chain-O-Ponds Road, Mulgoa

August 26



Published by NSW Department of Planning, Housing and Infrastructure

dpie.nsw.gov.au

Title: Gateway determination report – PP 2026-656

Subtitle: Exhibition Village - 2337 The Northern Road and 35-53 Chain-O-Ponds Road, Mulgoa

© State of New South Wales through Department of Planning, Housing and Infrastructure 2026. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Housing and Infrastructure as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (August 26) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Housing and Infrastructure), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

Contents

1 Planning proposal 1
1.1 Overview 1
1.2 Objectives of planning proposal 1
1.3 Explanation of provisions 1
1.4 Site description and surrounding area 2
1.5 Mapping 3
2 Need for the planning proposal 3
3 Strategic assessment 4
3.1 State Plan 4
3.2 Region Plan 4
3.3 Local 4
3.4 Local planning panel (LPP) recommendation 5
3.5 Section 9.1 Ministerial Directions 5
3.6 State environmental planning policies (SEPPs) 6
4 Site-specific assessment 6
4.1 Environmental 6
4.2 Social and economic 6
4.3 Infrastructure 6
5 Consultation 6
5.1 Community 6
5.2 Agencies 7
6 Timeframe 7
7 Local plan-making authority 7
8 Assessment summary 7
9 Recommendation 7

Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Planning Proposal
Updated Traffic and Parking Statement
Local Planning Panel Report
Ordinary Council Meeting Report

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Penrith
PPA	Penrith City Council
NAME	Mirvac Exhibition Village
NUMBER	PP-2026-656
LEP TO BE AMENDED	Penrith Local Environmental Plan 2010
ADDRESS	2337 The Northern Road and 35-53 Chain-O-Ponds Road, Mulgoa
DESCRIPTION	Lot 2 DP 1240361 and Lot 30 DP 244610
RECEIVED	5/08/2026
FILE NO.	IRF26/4903
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The objectives of the planning proposal are to:

- Include ‘exhibition village’ as an additional permitted use in Schedule 1 of the Penrith LEP 2010 over part of the R2 Low Density Residential zoned land at 2337 The Northern Road and 35–53 Chain-O-Ponds Road, Mulgoa; and
- Amend the Additional Permitted Uses Map (Tile Number APU_007) to identify the area of land to which the additional permitted use applies.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

It is proposed to amend Schedule 1 – Additional Permitted Uses of the Penrith LEP 2010 to permit an ‘exhibition village’ with development consent on part of Lot 2 DP 1240361, 2337 The Northern Road, Mulgoa and Lot 30 DP 244610, 35-53 Chain-O-Ponds Road, Mulgoa. The Additional Permitted Uses map will be amended (refer **Section 1.5** of this report) to identify the relevant part of the subject land. No other amendments to development standards or mapping are proposed.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The site comprises part of Lot 2 DP 1240361, 2337 The Northern Road, and Lot 30 DP 244610, 35–53 Chain-O-Ponds Road, Mulgoa. It is located on the southern side of the Glenmore Park Stage 3 release area (**Figure 1**) and is zoned R2 Low Density Residential under Penrith LEP 2010. The land is subject to Development consent DA23/0955 for a staged subdivision of the land creating 427 lots and associated civil infrastructure works. The intended exhibition village development would be located within Stage 1A of this subdivision (**Figure 2**).

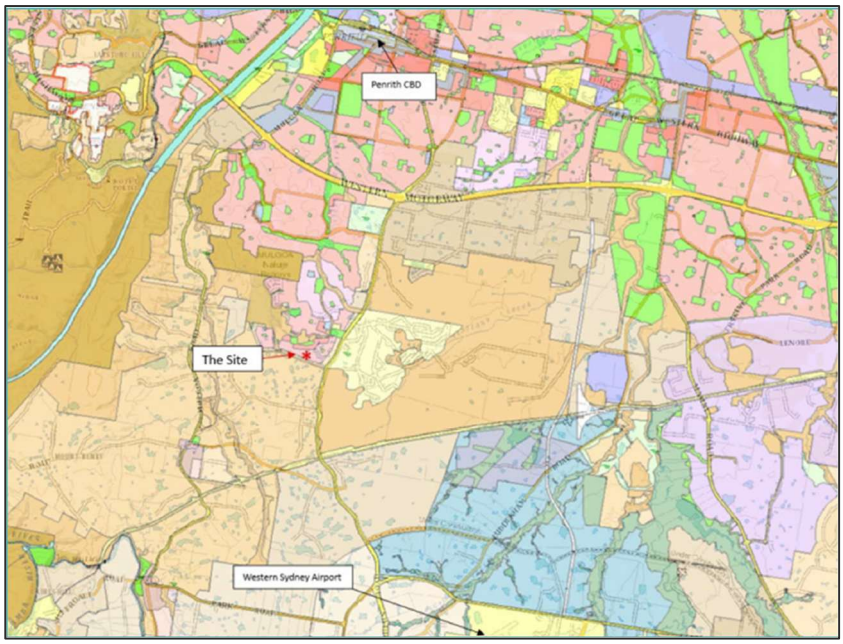


Figure 1 Locality Plan (source: Planning Proposal prepared by Apotel Planning Pty Ltd, March 2026)



Figure 2 Proposed Exhibition Village within approved Stage 1A subdivision layout DA 23/0955 (source: Planning Proposal submitted for Gateway determination)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Additional Permitted Uses map (Sheet APU_007), which are suitable for community consultation.

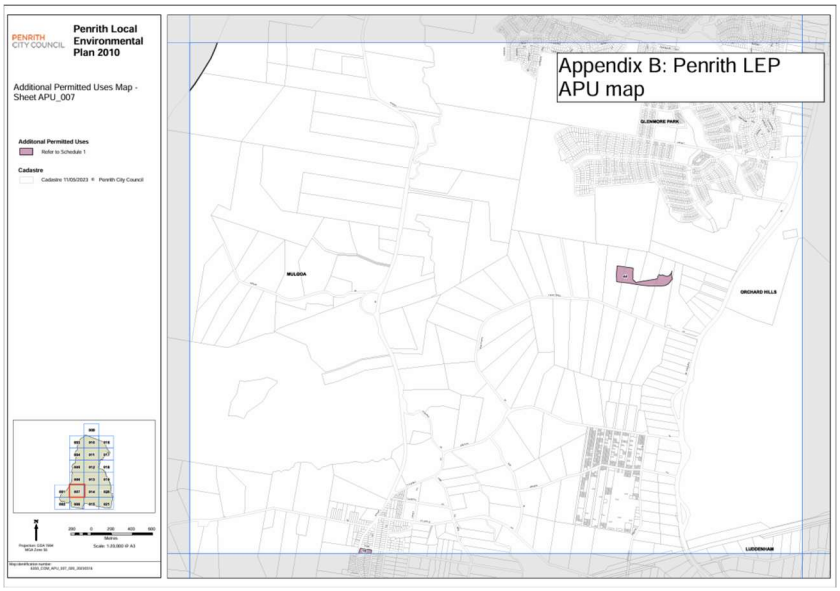


Figure 2 Current Additional Permitted Uses map (source: Planning Proposal)

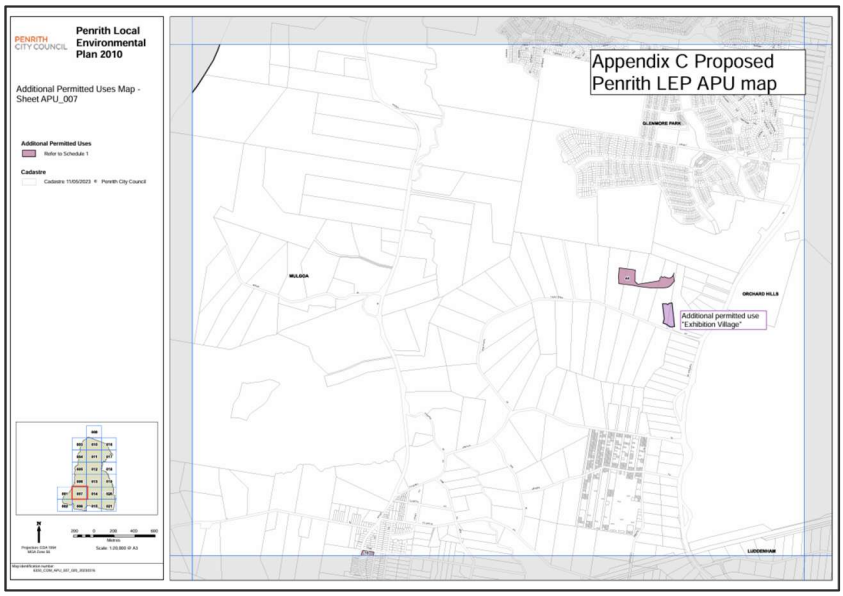


Figure 4 Proposed Additional Permitted Uses map (source: Planning Proposal)

2 Need for the planning proposal

Exhibition villages are prohibited on land zoned R2 Low Density Residential under the Penrith LEP 2010. A site-specific amendment to Schedule 1 of the LEP is considered the most appropriate mechanism to enable the exhibition village, rather than making the use permissible across all land within the R2 zone.

While the planning proposal is not the direct outcome of a specific strategic action, it is generally consistent with the broader objectives of the Penrith Local Strategic Planning Statement and Local Housing Strategy.

The exhibition village is intended to operate on a temporary basis, with its establishment, operation and eventual cessation to be managed through the future development application process. Following the conclusion of the exhibition village use, the display homes will transition to permanent residential dwellings, contributing to the long-term housing supply of the area.

3 Strategic assessment

3.1 State Plan

The NSW State Land Use Plan (State Plan) commenced on 13 August 2026 and provides an overarching land use planning vision for the growth of NSW over the next 20 years. It establishes 7 Planning Priorities, which are applied through The Sydney Plan (assessed in **Section 3.2** below). Although generally consistent with the State Plan, it will be necessary for the planning proposal to be updated prior to exhibition to respond to the State Plan. This is reflected in the Gateway conditions.

3.2 Region Plan

The Sydney Plan was released on 13 August 2026 and replaces the Greater Sydney Region Plan: A Metropolis of Three Cities (2018) and 5 district plans that applied in Sydney. The Sydney Plan applies the 7 state priorities (Aboriginal Outcomes, Housed, Prosperous, Connected, Resilient, Liveable, Coordinated) set out in the NSW State Land Use Plan, through targeted responses.

The planning proposal supports the long-term delivery of housing on existing zoned residential land, and is generally consistent with the Response 1: Increase housing supply, diversity and choice.

The planning proposal submitted for Gateway determination references the draft Sydney Plan, former Greater Sydney Region Plan and District Plan. It will be necessary for the planning proposal to be updated prior to exhibition to reflect the current plan, which is reflected in the Gateway conditions.

3.3 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 3 Local strategic planning assessment

Local Strategies	Justification
Local Strategic Planning Statement	The planning proposal is generally consistent with the LSPS, including Planning Priority 3 to *"Provide new homes to meet the diverse needs of our growing community*".
Penrith Local Housing Strategy 2020	Glenmore Park Stage 3 is identified in the LHS as a key location for housing. The proposed exhibition village will be a temporary use, with exhibition home transitioning to permanent dwellings over time, which will support the delivery of housing in the area.

3.4 Local planning panel (LPP) recommendation

On 8 July 2026, the Penrith LPP supported the planning proposal for the following reasons:

a. *The Planning Proposal is consistent with the Greater Sydney Region Plan, Western City District Plan and the Draft Sydney Plan.*
b. *The Planning Proposal is consistent with the Local Strategic Planning Statement and Penrith Local Housing Strategy.*
c. *The Planning Proposal will assist Council in supporting housing delivery within the Western Sydney Growth corridor by providing a consolidated location exhibition homes that will convert to market housing at the end of the exhibition village's operational tenure.*
d. *The Planning Proposal does not result in a permanent loss of residential capacity, noting that the exhibition village is proposed as a temporary use and the land will transition to be used for market housing in accordance with the R2 zone.*

3.5 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 4 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans	Consistent	Refer **Section 3.2** of this report.
1.4 Site Specific Provisions	Consistent	The planning proposal will enable an exhibition village on the subject land without imposing any development standards or requirements, consistent with Direction 1.4 (1) (c).
3.10 Water Catchment Protection	Consistent	The Site is located within the Hawkesbury-Nepean water catchment. The planning proposal is not considered to alter the catchment outcomes for the site.
4.3 Planning for Bush Fire Protection	Unresolved	The subject site is bush fire prone. In accordance with this Direction, consultation is required with the Development Coordination Authority (previously NSW RFS). Until this consultation has occurred, the consistency with this Direction remains unresolved.
4.4 Remediation of Contaminated Land	Consistent	Contamination has been addressed in the original rezoning of Glenmore Park Stage 3 and the subsequent development approval for the subdivision of the site. The planning proposal is consistent with this Direction.
6.1 Residential Zones	Consistent	The planning proposal does not reduce the availability, or permissible density, of residential land. The proposed exhibition village will be temporary (enforced through the DA process), after which the exhibition homes will become permanent housing.

3.6 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 5 Environmental impact assessment

Environmental Impact	Assessment
Biodiversity	The site is 'Certified – Urban Capable' land under the Cumberland Plain Conservation Plan (CPCP) Biodiversity Certification, already zoned residential and has been approved for a residential subdivision. The additional permitted use is not considered to result in any additional adverse biodiversity impacts.
Traffic and Parking	A traffic and parking statement has been submitted with the planning proposal which demonstrates that the proposal will not adversely impact traffic, parking or the road network. Traffic and parking can be further assessed as part of the future Development Application phase.
Amenity	No adverse amenity impacts have been identified with the planning proposal. Specific operational measures to mitigate amenity impacts on surrounding properties are best considered as part of the future Development Application.

4.2 Social and economic

No significant adverse social or economic impacts are expected to arise from the Planning Proposal. The proposal will support local employment and housing growth, with no long-term loss of residential capacity as the exhibition homes will be used as standard housing once the temporary exhibition village ceases.

4.3 Infrastructure

Utility servicing and local infrastructure have already been planned for the approved subdivision within Glenmore Park Stage 3, and the temporary exhibition village is not expected to generate significant additional demand on infrastructure.

5 Consultation

5.1 Community

The planning proposal is categorised as standard under the LEP Making Guidelines (August 2023). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

It is recommended the Development Coordination Authority be consulted and be given 30 working days to comment to satisfy Direction 4.3 Planning for Bush Fire Protection.

6 Timeframe

The LEP Plan Making Guideline (Jul 2026) establishes maximum benchmark timeframes for planning proposals by category. This planning proposal is categorised as a standard

The Department recommends an LEP completion date of 10 September 2027 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority. As the planning proposal is site-specific, the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions as it:

- Is consistent with the State Land Use Plan and The Sydney Plan;
- Is consistent with the Penrith Local Strategic Planning Statement and Local Housing Strategy;
- Is consistent with the relevant Section 9.1 Directions, with the exception of 4.3 Planning for Bush Fire Protection which is unresolved pending consultation with the DCA; and
- Will not result in long-term loss of residential capacity as the exhibition homes will be used as standard housing once the temporary exhibition village ceases.

Based on the assessment outlined in this report, the proposal must be updated before consultation to:

- Remove references to the Greater Sydney Region Plan: A Metropolis of Three Cities and Western City District Plan; and
- Address consistency with the NSW State Land Use Plan and The Sydney Plan.

9 Recommendation

It is recommended the delegate of the Secretary:

- Note that the consistency with section 9.1 Direction 4.3 Planning for Bush Fire Protection is unresolved and will require justification.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. The planning proposal is to be updated to address consistency with the NSW State Land Use Plan and The Sydney Plan.
2. Consultation is required with the Development Coordination Authority in relation to section 9.1 Direction 4.3 Planning for Bush Fire Protection.

3. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 10 September 2027 be included on the Gateway.



20/08/2026

Ian Bignell

Manager, Local Planning and Council Support, Central, West and South



20/08/2026

Elizabeth Kimbell

Acting Director, Local Planning, Central, West and South

Assessment officer

Chris Faley

Senior Planning Officer, Local Planning and Council Support

(02) 5778 1404