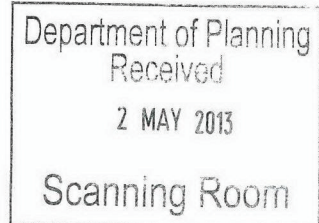




Our Reference: 7236 kc:kc

Mr Peter Goth
Regional Director Sydney West
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001



April 30 2013

Dear Mr Goth,

ARGYLE STREET BUSINESS DEVELOPMENT LANDS PLANNING PROPOSAL – 459, 465, 467, 469 AND 475 ARGYLE STREET, PICTON BEING LOT 212 DP 1094898, LOT 141 DP 997490, LOT 1 DP 537245, LOT 15 DP 1105675 AND LOT 16 DP 979250

At its Ordinary Council Meeting held on Monday March 18 2013 Wollondilly Shire Council resolved as follows:

55/2013 Resolved on the motion of Crs M Banasik and Hannan:

1. That Council support the draft Planning Proposal for Argyle Street Business Development Lands to amend the provisions of Wollondilly Local Environmental Plan 2011 as they apply to 459, 465, 467, 469 and 475 Argyle Street Picton, being Lot 212 DP 1094898, Lot 141 DP 997490, Lot 1 DP 537245, Lot 15 DP 1105675 and Lot 16 DP 9769250 to:

- apply Zone B5 Business Development to Lots 141 DP 997490, Lot 1 DP 537245, Lot 15 DP 1105675 and Lot 16 DP 979250 and; Lot 212 DP 1094898*
- change the Height of Buildings Map to impose a height limit of 12 metres over the entire site*
- change the Lot Size Map by removing the 16 ha minimum lot size to no minimum lot size for the entire site*
- change the Land Use Table by including a Zone B5 Business Development Zone with permissible uses to be determined after further assessment.*

2. That the draft Planning Proposal be forwarded to the Minister for Planning & Infrastructure for a Gateway Determination with a request that the Planning Proposal be delegated to Council.

3. That the applicant and persons who made submissions regarding the draft Planning Proposal be notified of Council's decision.

4. That all vehicular access be from Henry St and not from Argyle St and this design principle be incorporated into the planning proposal.

5. That Council Officers assess the conditions of traffic in the area and that recommendations regarding funding of required works come back to Council at the same time as the planning proposal

6. That when forwarding the planning proposal for a gateway determination that Council request that if a positive Gateway Determination is provided that it include a condition requiring the undertaking of a detailed heritage assessment of "Tyrone", 467 Argyle Street,

Picton and its surrounds to determine whether the building and/or ancillary structures and/or curtilage are suitable for heritage listing and should be retained and protected as part of any future development of the land.

Wollondilly Shire Council requests the Minister for Planning & Infrastructure's Gateway Determination on the Planning Proposal in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*. Council also requests authorisation for delegation of the plan making functions of this planning proposal to Council in accordance with the above resolution.

Please find the following four (4) documents on the enclosed CD:

1. Council's **Planning Proposal** for the subject land.
2. The **Report to Council** on the proposal.
3. Council's **Resolution** to forward the proposal to the Department.
4. Completed **Evaluation Criteria** for the delegation of plan making functions to Council

The attached planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Infrastructure's 'A guide to preparing a planning proposal' and 'A guide to preparing local environmental plans'.

For further enquiries in relation to this matter, please contact Kitty Carter (02) 4677 8230.

Yours sincerely,

Kitty Carter
Strategic Planner
STRATEGIC PLANNING