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Our Ref: 5587

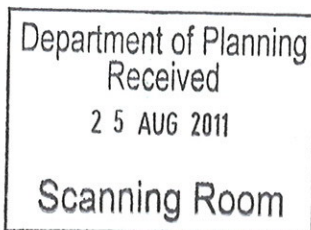
Mr. Peter Goth
Regional Director Sydney West
Department of Planning & Infrastructure
Locked Bag 5020
PARRAMATTA NSW 2124



22 August 2011

'Picton Tahmoor Thirlmere New Urban Lands' Planning Proposal

Dear Peter,



The purpose of this letter is to request 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*, for the 'Picton Tahmoor Thirlmere New Urban Lands.'

The Department are aware of the previous history of this rezoning application and that Section 54 consultation has already been undertaken and draft studies prepared. A Draft Local Environmental Study has also been prepared under the previous requirements of the *Environmental Planning and Assessment Act 1979* which can be made available to the Department if it is required for the Gateway Determination.

At its Ordinary Council meeting held on 20 June 2011 Wollondilly Shire Council resolved:

1. That the Picton Tahmoor Thirlmere New Urban Lands project (together with specialist studies completed to date) be forwarded to the Minister as a Planning Proposal for gateway determination.
2. That, subject to the gateway determination in (1) above, Council support a change to the Picton Tahmoor Thirlmere New Urban Lands project which involves:
 - preparing an LES for public exhibition for the precincts of West Tahmoor, South Tahmoor, East Thirlmere, South Thirlmere and West Picton which includes East Tahmoor as "subject to further investigation";
 - updating the same LES upon completion of the Noise, Odour and Air Quality Assessment and conducting a separate public exhibition for the East Tahmoor precinct; and
 - provided this is the most efficient and legislatively correct manner in which to proceed.
3. That Council commit to progressing the Picton Tahmoor Thirlmere New Urban Lands project for all six precincts in a manner which is efficient, timely and legislatively correct at all times.

Wollondilly Shire Council therefore 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*. Please find attached a copy of the Planning Proposal, Zoning Maps, Report to Council and Council resolution, Picton Tahmoor Thirlmere Urban Area Implementation Strategy and Infrastructure Investigation Report from TCG.

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 & 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 Kylie Fairhall on (02) 4677 8260 or via email at kylie.fairhall@wollondilly.nsw.gov.au.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter Wright', with a stylized flourish at the end.

Peter Wright
Manager, Strategic Planning
Wollondilly Shire Council