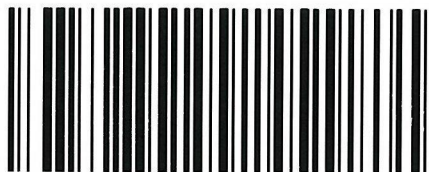


Our Reference: TRIM8055 CW:GR

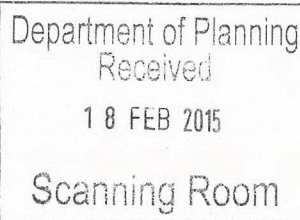


PCU058308

Director Metropolitan Delivery (Parramatta)
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Rachel Cumming

13 February 2015



Dear Ms Cumming,

**RE: REQUEST FOR GATEWAY DETERMINATION –
LAND ADJACENT TO MUSHROOM TUNNEL, PICTON PLANNING PROPOSAL**

The purpose of this letter is to seek a Gateway Determination in relation to a Draft Planning Proposal for Land Adjacent to Mushroom Tunnel, Picton.

At its Ordinary Council Meeting held on Monday 13 October 2014, Wollondilly Shire Council resolved as follows:

1. That Council support the preparation of a Planning Proposal for land being:

Lot 1 and 2 in DP223667 (No. 233-239 Argyle Street, Picton).

To amend Wollondilly Local Environmental Plan, 2011 as follows:

- *Amend the Land Zoning Map from RU2 Rural Landscape to R5 Large lot Residential and R2 Low Density Residential.*
 - *Amend the Lot Size Map from a minimum lot size of 16 hectares to 700m² for the R2 zone and 1,250m² for the R5 zone.*
 - *Amend the Height of Buildings Map to include a height limit of 6.8 metres.*
2. That the Planning Proposal be forwarded to the Minister for Planning and Environment for a Gateway Determination.
 3. That a site specific Development Control Plan is prepared to accompany the Planning Proposal to ensure future development enhances the setting and access to the Mushroom Tunnel and to guide the coordinated development of this precinct.

4. *That the Planning Proposal be progressed so that future residential growth to the North is not precluded.*
5. *That the applicant and submitters be notified of Council's Resolution.*

Please note that this planning proposal does not include a request for delegation to make amendments to the WLEP 2011. This is to avoid the potential ambiguity that could arise when reading the report to Council and the subsequent resolutions.

The body of the report to Council recommended that Council request the Minister to grant Council delegation to make the proposed amendments, however the resolutions do not cover this intended outcome.

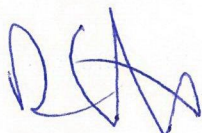
However, I understand that although Council is not seeking delegation this does not prevent the Department from delegating the function of making the LEP to Wollondilly Shire Council if this is considered appropriate.

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* (EP&A Act).

The attached planning proposal has been prepared in accordance with section 55 of the EP&A Act and also the Department's guidance documents; *A guide to preparing a planning proposal* and *A guide to preparing local environmental plans*.

If you require further information in relation to this matter please contact Carolyn Whitten from Council's Strategic Planning Team on (02) 4677 1151.

Yours faithfully



David Smith
Manager Planning