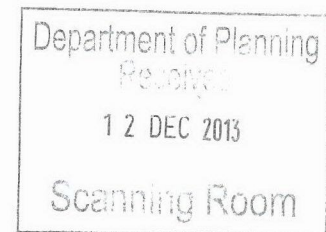


PCU50072

Our Reference: **7553 JRMS**

Ms Rachel Cumming
Acting Regional Director Sydney West
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

6 December 2013



PLANNING PROPOSAL – BURRAGORANG & STEVEYS FOREST ROADS, OAKDALE

Dear Ms Cumming,

At its meeting of 16 September 2013, Wollondilly Shire Council resolved the following:

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

Lot 21 DP 86284 (No. 1590 Burrangorang Road, Oakdale) to amend Wollondilly Local Environmental Plan, 2011 as follows:

- Amend the Land Zoning Map to part R2 Low Density Residential, part R5 Large Lot Residential, and part E3 Environmental Management
 - Amend the Lot Size Map to a minimum lot size of 700m² for the R2 zone and 2,000m² for the R5 zone
 - Amend the Height of Buildings Map to a Maximum Building Height of 9 metres to the parts of the site zoned R2 and R5.
2. That the Planning Proposal be forwarded to the Minister for Planning & Infrastructure for a Gateway Determination.
 3. That Council request the Minister to grant Council delegation to make the amendments to Wollondilly Local Environmental Plan, 2011 in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979.
 4. That the applicant and submitters be notified of Council's Resolution.

The planning proposal has now been revised as per the above Council resolution, and Wollondilly Shire Council would like 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*.

Please find attached the following three documents:

1. Council's **Planning Proposal** for the subject land;
2. The **Report to Council** on the proposal; and
3. Council's **Resolution** to forward the proposal to the Department.

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 do not hesitate to contact me on (02) 4677 1162 or via email at james.sellwood@wollondilly.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DSM', is written above the typed name.

David Smith
Manager
PLANNING