

Our Reference: TRIM4985 CW:DS

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

Attn: Rachel Cumming

12 February 2015

Dear Ms Cumming,

RE: REQUEST FOR GATEWAY DETERMINATION – COULL STREET, PICTON PLANNING PROPOSAL

The purpose of this letter is to seek a Gateway Determination in relation to a Planning Proposal for Coull Street, Picton.

As you may be aware, the Metropolitan (Parramatta) team recently requested some minor amendments to the Planning Proposal for Coull Street, Picton in order to provide clarification and ensure statutory compliance. The planning proposal has now been updated and is now provided for your further consideration.

In this regard the following changes have been made:

1. Reference to the document being a Draft Planning Proposal has been removed;
2. The proposed Land Zoning Map has been amended to include RE1 Public Recreation land along the creek. The potential need for amendments to the Land Reservation Acquisition Map has been identified within the proposal.
3. The proponent's original planning proposal has been removed as an attachment to the planning proposal and no longer forms part of the planning proposal package.

I would also like to clarify Council's position in relation to our intention to seek delegation.

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.

In light of the potential ambiguity caused by this, this planning proposal does not seek delegation to make the amendments detailed in the proposal to the WLEP 2011.

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 now 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).

Please find an updated planning proposal that 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
DEVELOPMENT ASSESSMENT & STRATEGIC PLANNING