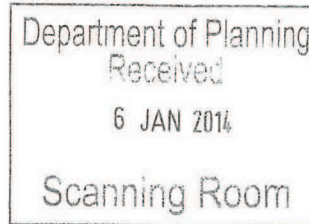




23 December 2013

Department of Planning and Infrastructure
Sydney West Regional Team
GPO Box 39
SYDNEY NSW 2001

Attention: Rachel Cumming



Dear Ms Cumming

Planning Proposal – South Dural Precinct

The purpose of this letter is to present a Planning Proposal to the Minister for a Gateway Determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979 (EPA Act)*.

At its meeting on 18 December 2013, Council considered Group Manager's Report No. PL 117/13 in relation to the South Dural Planning Proposal and resolved that:

1. *Council forward the South Dural Planning Proposal attached to Group Manager's Report No. PL117/13 to the Minister for Planning and Infrastructure seeking a conditional Gateway determination which:*
 - a) *requires the proponent to fund a Business Plan, to be commissioned by Council, to confirm the feasibility of the project being delivered with all necessary infrastructure at no net cost to government; and*
 - b) *subject to the Regional Director, Sydney West Region, being satisfied with the Business Plan, outlines the necessary studies to be prepared to justify the proposal.*
2. *Should a Gateway determination be issued, Council not proceed further with the Planning Proposal until such time as the proponent has entered into a binding agreement to fund the studies and Council resources for project management and a bank guarantee has been received by Council for same.*
3. *Submitters be advised of Council's resolution.*

In accordance with Council's resolution, please find attached the Planning Proposal prepared in accordance with Section 55 of the *EPA Act* including an explanation and justification for the proposed instrument and outlining a community consultation strategy for exhibition of the Proposal. An electronic copy of the Planning Proposal is enclosed on CD.

I would be pleased if you would refer the enclosed Planning Proposal to the LEP Review Panel for a Gateway Determination.

Should you have any further enquiries concerning this matter, please contact Katherine Vickery, Principal Strategic Planner on 9847 6728.

Yours faithfully



Fletcher Rayner
Manager
Strategic Planning Branch

Attachments: Planning Proposal
TRIM Reference: D02730408