



Mr Luke Johnson
General Manager
Wollondilly Shire Council
PO Box 21
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Contact: Stephen Gardiner
Phone: (02) 9860 1536
Email: Stephen.Gardiner@planning.nsw.gov.au
Our ref: 15/14929
Your ref: TRIM 7851 DS:KC

Attention: Ms Kitty Carter

Dear Mr Johnson

Alteration of Gateway Determination – ‘South’ Tahmoor and ‘East’ Tahmoor Precincts

I refer to Council's correspondence on 06 October 2015, seeking a revision to planning proposal no. PP_2014_WOLLY_002_00, for the rezoning of the remainder of South Tahmoor and East Tahmoor precincts of the former Picton Tahmoor Thirlmere New Urban Lands Planning Proposal from Zone RU4 Primary Production Small Lots to Zone R2 Low Density Residential to amend Condition 1 of the Gateway Determination.

I note that the Council wrote to the Department on 03 July, 2015 requesting an extension to the Gateway timeframe which expired on 07 August, 2015. As such, I am extending the Gateway timeframe to complete the planning proposal.

I have determined, as delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 15 August 2014 (and as since altered), for planning proposal no. PP_2014_WOLLY_002_00. The alteration of Gateway determination is **enclosed**.

I have also decided to re-delegate the Minister's plan making powers to Council. A copy of the written authorisation to exercise delegation is enclosed.

If you have any questions in relation to this matter, please contact Mr Stephen Gardiner of the Metropolitan Region (Parramatta) office on (02) 9860 1536.

Yours sincerely

R Cumming
9/11/2015

Rachel Cumming
Director
Metropolitan (Parramatta)
Planning Services
Department of Planning and Environment

As delegate of the Minister for Planning

Encl: Alteration of Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_WOLLY_002_00)

I, Rachel Cumming, Director, Metropolitan Region (Parramatta), Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined, under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act"), to alter the Gateway determination dated 15 August 2014, as since altered, for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete Condition "1", dot point "1"

"1. The planning proposal to rezone land in 'South' Tahmoor and 'East' Tahmoor precincts for low density residential purposes is supported subject to:

- No development occurring within the relevant buffer area until the current duck farm operation cease. This is to be achieved via a new clause in the LEP and the planning proposal documentation is to be amended to reflect this position; and..."*

And replace with:

"1. The planning proposal to rezone land in 'South' Tahmoor and 'East' Tahmoor precincts for low density residential purposes is supported subject to:

- Council amending the planning proposal to indicate that the amending local environmental plan will include an odour buffer clause in relation to the adjoining poultry farm. The clause is to accompany the odour buffer area map and enable development on land within that area at Council's discretion, subject to specific amenity-related criteria being met..."*

2. Delete:

Condition "7"

And replace with a new condition 7:

"The timeframe for completing the LEP is by 20 months".

Dated 9th day of November 2015.



Rachel Cumming
Director
Metropolitan (Parramatta)
Planning Services

As delegate of the Minister for Planning