



Planning & Environment

Mr Luke Johnson
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Our ref: 14/11672
Your ref: TRIM 7851 LM:KC

Attention: Ms Kitty Carter

Dear Mr Johnson

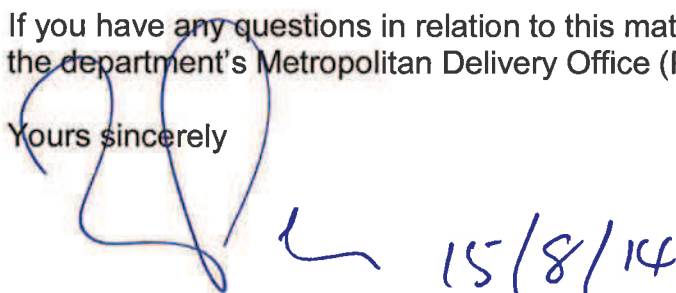
Planning Proposal No. PP_2014_WOLLY_002_00 - Alteration of Gateway Determination

I refer to Council's letter of 7 May 2014, seeking an alteration to the Gateway determination for the South Tahmoor and East Tahmoor Revised Precincts Planning Proposal.

I have determined as the delegate of the Minister for Planning, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 30 April 2014, for PP_2014_WOLLY_002_00. The Alteration of Gateway Determination is **enclosed**.

If you have any questions in relation to this matter, please contact Mr Mato Prskalo of the department's Metropolitan Delivery Office (Parramatta) on (02) 9860 1534.

Yours sincerely



Richard Pearson
Deputy Secretary
Housing, Growth and Economics

As delegate of the Minister for Planning

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: : PP_2014_WOLLY_002_00)

I, Richard Pearson, Deputy Secretary, Housing, Growth and Economics, 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 30 April 2014, for the proposed amendment to the Wollondilly Local Environmental Plan 2011 by:

1. Delete:

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 operations 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
 - land located within the 500m odour buffer (derived using Environment Protection Authority approved modelling) of the wastewater treatment ponds at Inghams turkey processing plant is to be removed from the planning proposal and accompanying maps; and
 - the planning proposal being updated to advise that Wollondilly LEP 2011 will be amended to include a mechanism to allow subdivision along the odour buffer boundary.

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:
 - no development occurring within the relevant buffer area until the current duck farm operations 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
 - land located within the 500m odour buffer (derived using Environment Protection Authority approved modelling) of the wastewater treatment ponds at Inghams' turkey processing plant, excluding No. 36 Progress Street, Tahmoor, is to be removed from the planning proposal and accompanying maps; and

- the planning proposal being updated to advise that Wollondilly LEP 2011 will be amended to include a mechanism to allow subdivision along the odour buffer boundary; and
- Inghams being notified of the exclusion of No. 36 Progress Street, Tahmoor, from the abovementioned requirement.

Dated

15

day of

August

2014.



Richard Pearson
Deputy Secretary
Housing, Growth and Economics
Department of Planning and Environment
Delegate of the Minister for Planning