



PCU50418

Our Reference: 7851 kc:ds

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

19 December 2013

Dear Ms Cumming

SOUTH TAHMOOR AND EAST TAHMOOR REVISED PRECINCTS PLANNING PROPOSAL – TAHMOOR

At its Ordinary Council Meeting held on Monday 18 November 2013 Wollondilly Shire Council resolved:

228/2013

Resolved on the Motion of Crs M Banasik and Amato:

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

South Tahmoor Planning Precinct

Lot/DP Description	Address
9/16911	10 Bronzewing Street, Tahmoor
1/1032620	18 Bronzewing Street, Tahmoor
Part 2/1032620	35 Byron Road, STW Tahmoor

East Tahmoor Planning Precinct

Lot/DP Description	Address
Part 4/262132	38 Tahmoor Road, Tahmoor
Part 223/10669	50 Tahmoor Road, Tahmoor
224/10669	80 Tahmoor Road, Tahmoor
225/10669	90 Tahmoor Road, Tahmoor
Part 211/10669	65 Tahmoor Road, Tahmoor
210/10669	69 Tahmoor Road, Tahmoor
Part A/365411	30 Progress Street, Tahmoor
1/623127	36 Progress Street, Tahmoor
12/826338	44 Progress Street, Tahmoor
13/826338	50 Progress Street, Tahmoor
7/263172	30 Greenacre Drive, Tahmoor
6/263172	36 Greenacre Drive, Tahmoor
5/263172	42 Greenacre Drive, Tahmoor
4/263172	60 Greenacre Drive, Tahmoor
3/263172	66 Greenacre Drive, Tahmoor
10/263172	15 Greenacre Drive, Tahmoor
11/825465	45-65 Greenacre Drive, Tahmoor
Part 2/263172	71 Greenacre Drive, Tahmoor
Part 190/10669	76 Myrtle Creek Avenue, Tahmoor
102/597260	90 Myrtle Creek Avenue, Tahmoor

Department of Planning
Received

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Scanning Room

101/597260	100 Myrtle Creek Avenue, Tahmoor
100/597260	110 Myrtle Creek Avenue, Tahmoor
Part 258/10669	85 Myrtle Creek Avenue, Tahmoor
Part 59/555941	95 Myrtle Creek Avenue, Tahmoor
60/555941	105 Myrtle Creek Avenue, Tahmoor
Part 26/740263	80 River Road, Tahmoor

To amend Wollondilly Local Environmental Plan, 2011 as follows:

- amend the Land Zoning Map to Zone R2 Low Density Residential
 - amend the Lot Size Map to a minimum lot size of 450m²
 - amend the Height of Buildings map to allow a maximum building height of 9m
 - amend the Natural Resources Biodiversity map in accordance with the findings of the specialist studies in the Picton, Tahmoor, Thirlmere Planning Proposal for the South Tahmoor and East Tahmoor Precincts
 - amend the Natural Resources Water map in accordance with the findings of the specialist studies in the Picton, Tahmoor, Thirlmere Planning Proposal for the South Tahmoor and East Tahmoor Precincts.
2. That the Planning Proposal be forwarded to the Minister for Planning and 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 all of the landowners in the South Tahmoor Precinct and the East Tahmoor Precinct who are proposed to be included in the new planning proposal be informed that Council will be preparing a new planning proposal to amend the WLEP 2011 as outlined.
 5. That all of the landowners within the East Tahmoor Precinct whose entire property falls within the 500m odour buffer boundary be advised of the findings of the Inghams Phase 3 Odour Impact Assessment and that they are not going to be included in a new planning proposal.

Wollondilly Shire Council 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*. Please find enclosed a CD which contains the following documents:

1. Council's **Planning Proposal** and **Specialist Studies** for the subject land.
2. The **Report to Council** on the proposal.
3. Council's **Resolution** to forward the proposal to the Department.
4. Evaluation Criteria for the **Delegation** of Plan Making Functions

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 contact Kitty Carter (02) 4677 8230 email kitty.carter@wollondilly.nsw.gov.au

Yours sincerely,



David Smith
MANAGER PLANNING