

Our Reference: 7884 KC:KC

Ms Rachel Cumming
Director Metropolitan Delivery (Parramatta)
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



10 June 2014

Dear Ms Cumming



CROSS STREET PLANNING PROPOSAL - TAHMOOR

Council has resolved to support the preparation of a planning proposal for land located in the vicinity of Cross Street Tahmoor and is seeking a Gateway Determination from the Minister. At its Ordinary Council Meeting held on 22 April 2014 Wollondilly Shire Council resolved as follows:

54/2014 Resolved on the motion of Crs M Banasik and Hannan:

1. That Council support the preparation of a Planning Proposal for land being: Lot C DP 374621, Lots 1-6 DP 1128745 and Lot 255 DP 10669 located between River Road, Cross Street, Tahmoor Road and Progress Street, East Tahmoor.

To amend Wollondilly Local Environmental Plan, 2011 as follows:

a. amend the Land Zoning Map from Zone RU4 Primary Production Small Lots to Zone R2 Low Density Residential, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation and Zone E3 Environmental Management.

b. amend the Lot Size Map from a minimum lot size category of 2ha to a range of lot sizes yet to be determined.

c. amend the Height of Buildings Map from a Maximum Building Height Category of no maximum height metres to a Maximum Building Height Category of 9 metres.

d. amendments are anticipated for the Natural Resources – Biodiversity and Natural Resources – Water maps. However, the details of the changes will not be known until specialist studies are completed.

2. That the future development of the land within the Cross Street Planning Proposal incorporate a buffer of at least 100 metres from the top of the bank of the Bargo River Gorge to any residential building. That the applicant be

advised that the studies prepared and submitted during the rezoning process will need to demonstrate how this will be achieved and what mechanisms (eg zoning, restrictions on title) will be used to provide certainty of this outcome. To enable the public to understand what is proposed in respect of this buffer the proponent shall also submit a typical cross section drawn to an appropriate scale showing the gorge, the proposed E2 zone, the asset protection zone required for bushfire protection, the area required for waste water disposal (if the lots are not connected to a reticulated sewerage system) and the location of residential buildings.

Additionally a management plan shall be prepared to outline how the buffer area will be maintained and managed. Both the cross section and the management plan shall be placed on exhibition with the proposal should it receive a positive gateway determination.

3. That the Planning Proposal be forwarded to the Minister for Planning and Infrastructure for a Gateway Determination.

4. 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.

5. That the applicant and submitters be notified of Council's Resolution. 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.

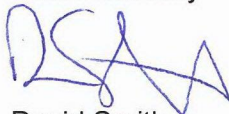
Please find attached the following three documents:

1. Council's **Planning Proposal** for the subject land - including CD of attached studies
2. The **Report to Council** on the proposal.
3. Council's **Resolution** to forward the proposal to the Department.

The attached planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the Department's 'A guide to preparing a planning proposal' and 'A guide to preparing local environmental plans'.

Should you have any queries regarding this letter kindly contact Kitty Carter, Senior Strategic Planner on 4677 8230 or email kitty.carter@wollondilly.nsw.gov.au

Yours faithfully



David Smith
Manager
PLANNING
ENCL.