



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_WOLLY_003_00 [IRF20/5697])

I, the Deputy Secretary, Greater Sydney, Place and Infrastructure at the Department of Planning, Industry and Environment, as delegate of the Minister, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 17 July 2014 (as altered) for the proposed amendment to Wollondilly Local Environmental Plan 2011 as follows:

1. Change the description of the planning proposal from:

"I, the Director, Metropolitan Delivery (Parramatta), at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act, that an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to facilitate the above proposal [Planning proposal (Department Ref: PP_2014_WOLLY_003_00):to rezone land located between River Road, Cross Street, Tahmoor Road and Progress Street, Tahmoor, 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 and amend associated development controls], should proceed"

to:

"I, the Deputy Secretary, Greater Sydney, Place and Infrastructure at the Department of Planning, Industry and Environment, as delegate of the Minister, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 17 July 2014 (as altered) for the proposed amendment to Wollondilly Local Environmental Plan 2011 to rezone land at River Road, Cross Street, Tahmoor Road and Progress Street, Tahmoor (Lots 1 - 6 DP 1128745 and Lot C DP 374621 from RU4 Primary Production Small Lots and E2 Environmental Conservation to R2 Low Density Residential, R5 Large Lot Residential, E2 Environmental Conservation and E3 Environmental Management, amend the minimum lot size and height of building maps to reflect the zoning, apply 10m riparian buffer of Natural Resources map and include on Urban Release Area map, should not proceed."

2. Delete conditions 1- 10.
3. Insert new condition 1:

"Council is not authorised to be the local plan making authority and the Written Authorisation to Exercise Delegations issued on 17 July 2014 is now revoked."

Dated

21st

day of

December

2020.

**Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning and
Public Spaces**