

**Rezoning of land located in the vicinity of Cross Street, Tahmoor, for residential and environmental purposes.**

Proposal Title :	Rezoning of land located in the vicinity of Cross Street, Tahmoor, for residential and environmental purposes.		
Proposal Summary :	<p>The proposal seeks to rezone land located between River Road, Cross Street, Tahmoor Road and Progress Street, Tahmoor, from Zone RU4 Primary Production Small Lots and Zone E2 Environmental Conservation to Zone R2 Low Density Residential, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation and Zone E3 Environmental Management.</p> <p>The proposal will also correspondingly reduce the minimum lot size of 2ha to a range of lot sizes yet to be determined, and introduce a maximum building height of 9 metres. Amendments are also likely to the Natural Resources — Biodiversity and Natural Resources — Water Maps.</p>		
PP Number :	PP_2014_WOLLY_003_00	Dop File No :	14/10120

**Proposal Details**

Date Planning Proposal Received :	13-Jun-2014	LGA covered :	Wollondilly
Region :	Metro(Parra)	RPA :	Wollondilly Shire Council
State Electorate :	WOLLONDILLY	Section of the Act :	55 - Planning Proposal
LEP Type :	Precinct		

**Location Details**

Street :	River Road, Cross Street, Tahmoor Road and Progress Street		
Suburb :	Tahmoor	City :	Sydney
		Postcode :	2571
Land Parcel :	Lot C DP 374621, Lots 1-6 DP 1128745 and Lot 255 DP 10669		

**DoP Planning Officer Contact Details**

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### Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	Residential
No. of Lots :	0	No. of Dwellings (where relevant) :	240
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **At this point in time, to the best of the regional team's knowledge, the Department's Code of Practice in relation to communications with lobbyists has been complied with.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

### Supporting notes

Internal Supporting Notes : **BACKGROUND**

The subject land contains a duck farm (in the form of sheds) and is also used for cattle grazing. The proposal has been prompted by the lack of viability of the duck farm.

Land adjoining to the north west is located within the South Tahmoor and East Tahmoor Revised Precincts Planning Proposal, which proposes low density residential development (PP\_2014\_WOLLY\_003\_00). The Gateway determination for the adjoining proposal requires that its progression is subject to no development occurring within the relevant buffer area until the duck sheds on the subject land cease operating (Tag C). Therefore, the proposed rezoning of the subject land, and subsequent removal of the duck sheds, will also enable future development of the adjoining proposed residential land.

#### DELEGATION

Council has requested delegation to exercise the Minister's plan making functions and has submitted an evaluation of the criteria relating to this matter (Tag Q). Council's evaluation has been assessed and it is considered to be appropriate to agree to Council's request.

External Supporting Notes :

### Adequacy Assessment

#### Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective is to enable the development of land located between River Road, Cross Street, Tahmoor Road and Progress Street, Tahmoor (the subject land), for the purposes of approximately 240 residential lots, comprising mainly large lot residential, and to provide**

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for the conservation of ecologically valuable land.

This will be achieved by rezoning the subject land 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.

The proposal will also correspondingly reduce the minimum lot size of the subject land from 2ha to a range of lot sizes that are yet to be determined, and introduce a maximum building height 9 metres. Amendments are also likely to the Natural Resources — Biodiversity and Natural Resources — Water Maps.

A copy of Council's cover letter is attached at Tag A, while a copy of the proposal document is attached at Tag B. A Site Identification Map is located on page 18 of the proposal document. The Council report and minutes are attached at Tags D and E respectively.

### Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The proposal will be facilitated by amending the following maps under Wollondilly LEP 2011:

1. Land Zoning Map
  2. Lot Size Map
  3. Height of Buildings Map
  4. Natural Resources - Biodiversity Map
  5. Natural Resources - Water Map
- and possibly also:
6. Urban Release Area Map.

The proposed amendments are detailed below.

#### 1. LAND ZONING MAP (Sheets LZN\_008\_G and 008\_H)

The current zoning will be changed 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. The current and proposed zoning maps are shown on pages 19 and 20 respectively of the proposal document. Note: The zoning of land currently zoned E2 Environmental Conservation is not proposed to change.

#### 2. LOT SIZE MAP (Sheets LSZ\_008\_G and 008\_H)

The minimum lot size will be changed from 2ha. to a range of lot sizes that are yet to be determined. Notwithstanding this, indicative lot sizes are shown on the map on page 21 of the proposal document as follows:

- 700sqm. (Zone R2 Low Density Residential)
- 1,500sqm. (Zone R5 Large Lot Residential)
- 4,000sqm. (Zone R5 Large Lot Residential)
- 2ha. (Zone E3 Environmental Management)

#### 3. HEIGHT OF BUILDINGS MAP (Sheets HOB\_008\_G and 008\_H)

A maximum building height of 9 metres will apply to proposed residential areas (currently, no maximum building height applies).

#### 4. NATURAL RESOURCES - BIODIVERSITY MAP (Sheets NRB\_008\_G and 008\_H)

Parts of the subject land will be identified as 'Sensitive Land' (i.e., containing vegetation) (Note: this map does not currently apply).

#### 5. NATURAL RESOURCES - WATER MAP (Sheets NRW\_008\_G and 008\_H)

Parts of the subject land will be identified as 'Sensitive Land' (i.e., watercourses) (Note: this map currently applies, but only in relation to the river on the southern boundary of the subject land. The map would need to be updated to show any watercourses identified on

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the subject land).

**6. URBAN RELEASE AREA MAP (Sheet URA\_008)**

The subject land may need to be identified as an 'Urban Release Area', pending proposed consultation with public authorities.

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

**1.2 Rural Zones**

**1.3 Mining, Petroleum Production and Extractive Industries**

**2.1 Environment Protection Zones**

**2.3 Heritage Conservation**

**3.1 Residential Zones**

**3.4 Integrating Land Use and Transport**

**4.2 Mine Subsidence and Unstable Land**

**4.3 Flood Prone Land**

**4.4 Planning for Bushfire Protection**

**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Is the Director General's agreement required? **Unknown**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 44—Koala Habitat Protection**

**SEPP No 55—Remediation of Land**

**SREP No. 20 - Hawkesbury—Nepean River (No. 2 - 1997)**

e) List any other matters that need to be considered :

**SECTION 117 DIRECTIONS**

**DIRECTION 1.2 RURAL ZONES**

The proposal is inconsistent with this direction as it seeks to rezone rural land to a residential zone.

While the subject land is currently used for rural purposes, it is largely surrounded by land in existing or proposed residential zones. Therefore, the most reasonable future use of the subject land is for residential purposes. This is reinforced by Council's Growth Management Strategy (GMS), which is generally consistent with the draft South West Subregional Strategy, and identifies the subject land as a 'potential residential growth area' (Tag X). In view of this, the inconsistency with the direction is considered to be justified as the proposal is generally consistent with the draft South West Subregional Strategy. The approval of the Acting Secretary (or her delegate) is required for the inconsistency and is recommended.

**Odour**

Land adjoining to the west, which is not the subject of a proposed rezoning, contains a turkey processing plant. An Odour Impact Assessment (Tag F) was undertaken in relation to the turkey processing facility, and the planning proposal document states the following in this regard:

"Based on the NSW Environmental Protection Authority classification of population densities, an odour performance criterion of "2 odour units" was adopted by the assessment for the dispersion modelling. When accounting for all odour sources from the turkey processing facility, a small area proposed for residential development would lie within the 2 odour unit contour boundary which is consistent with the buffer zone determination for 'greenfield' developments. However, as the site is near existing, and adjacent to proposed, urban lands, future development would be considered to be 'infill'. Accordingly the consultants advised that the proposed 500m buffer distance which is the approach adopted in Wollondilly Development Control Plan 2011 for

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locating new poultry farms in relation to residential areas, would be satisfactory but should not be less than this. Applying the 500m buffer would result in all land proposed for residential rezoning being outside the buffer and therefore unlikely to be impacted by odour".

It is considered that the above approach is consistent with the approach that was recently taken in the Gateway determination for the South Tahmoor and East Tahmoor Revised Precincts Planning Proposal and that no changes are required to the proposal.

### **Noise**

A noise assessment was also undertaken in relation to the operation of the turkey processing facility (Tag G). The planning proposal document states the following:

"This assessment indicated that sensitive receivers in the proposed development area would not be impacted by operational noise during the day, evening and night time periods as the 37 dB(A) Leq 15-minute criterion would not be exceeded. The night time sleep disturbance criterion of 47 dB(A) L1, 1-minute also would not be exceeded at any of the receivers. Accordingly noise impacts are not considered to be an issue in relation to this planning proposal".

### **DIRECTION 1.3 MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES**

The subject land is located within a proclaimed mine subsidence district (i.e., Bargo). The proposal document refers to advice from the Mine Subsidence Board (MSB) which states that part of the site has been undermined in the past but that most of the site is not proposed to be mined now or in the near future. A copy of the MSB's advice is attached at Tag H. Notwithstanding this, in view of the apparent existence of underlying coal resources, it is considered that the Gateway determination should require Council to consult with the Department of Trade & Investment - Resources & Energy, and subsequently demonstrate consistency with this direction.

### **DIRECTION 2.1 ENVIRONMENT PROTECTION ZONES**

#### **Vegetated Land**

The proposal is supported by an Ecological and Riparian Assessment (Tag I), and the proposal document states that:

"The site contains significant areas of endangered ecological communities (EECs), including Cumberland Plain Woodland included on the priority conservation plans in the Cumberland Plain Woodland Recovery Plan. Most of the EECs are proposed to be protected within environmental protection and management zones, and further assessment will be undertaken of these communities with a view to ensuring that they are located within an environmental protection zone should a positive Gateway Determination be received."

It is considered that the above proposed approach is appropriate.

#### **National Park**

Correspondence has been received from the Macarthur Branch of the National Parks Association of NSW, which seeks to protect environmentally significant land on the site by proposing its designation as a National Park. The proposal document states that:

"In the longer term, it is hoped that the Bargo River Gorge and environs will be included in a National Park, but at this point in time, it is considered unlikely that the Office of Environment and Heritage would be interested in including the land within a national

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park, particularly given their lack of interest in considering the E2 land within the recently rezoned adjoining JR Stud site for this purpose”.

It is considered that this matter can be adequately addressed through a requirement for Council to undertake general consultation with the Office of Environment and Heritage.

### **Riparian Land**

The subject land adjoins the Bargo River and Gorge. A Preliminary Stormwater Management Strategy was undertaken (Tag J), which provided an assessment of the catchment stormwater run-off and included modelling. The report identified that the site drains into two major rivers, with 80% of the site draining into the Bargo River and 20% of the site draining into the Nepean River. No assessment was undertaken of potential flooding of the site. The proposal document indicates that further assessment of the proposed strategy and infrastructure requirements and provision and potential flooding impacts would be required post-Gateway and after consultation with the Office of Environment and Heritage.

It is considered that, in addition to any further investigations proposed by Council in relation to vegetation and stormwater management, Council should be formally required to consult with the Office of Environment and Heritage, including the Office of Water and the Hawkesbury-Nepean Catchment Management Authority, and subsequently demonstrate consistency with this direction.

### **DIRECTION 2.3 HERITAGE CONSERVATION**

The proposal document states that "An archaeological investigation was undertaken and found that the land has no archaeological sites or aboriginal cultural heritage which would constrain the proposal for rezoning to residential and future subdivision. Further archaeological assessment may be required post Gateway after consultation with the Office of Environment [and Heritage]". A copy of the Archaeological Investigation is attached at Tag K.

The proposal document also states that "There are no items of European Heritage located within the subject site and no such items located in the vicinity which would likely be impacted by the planning proposal".

It is considered that, in view of the above, Council should be required to demonstrate consistency with the direction after consulting with the Office of Environment and Heritage.

### **DIRECTION 3.1 RESIDENTIAL ZONES**

In relation to this direction, the proposal document states that:

- The proposal does not seek to reduce the amount of residential land, but rather, contributes to additional lands by providing a range of lots proposed to be developed within the environmental constraints on site.
- The land is located adjacent to proposed existing residential development and most of the site is also relatively close to the Tahmoor town centre and related community infrastructure.
- The current road network should be able to adequately service the development.
- The relevant infrastructure and DCP provisions are contained in Wollondilly LEP 2011.

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- Areas of environmental sensitivity will be protected within environmental protection zones.
- The development will be compatible with subsurface mining, if such occurs in the future.
- The rezoning will permit the development of a range of housing types.

It is considered that the proposal is consistent with this direction, however, consultation with public authority infrastructure providers is recommended, as discussed further below.

### **DIRECTION 3.4 INTEGRATING LAND USE AND TRANSPORT**

The proposal is considered to be generally consistent with the guideline "Improving Transport Choice - Guidelines for planning and development (DUAP 2001)" as:

- the site is located within practical walking/cycling distance of the Tahmoor town centre,
- Tahmoor is serviced by rail, and
- bus services are provided in the area.

Therefore, it is considered that the proposal is generally consistent with this direction.

### **DIRECTION 4.2 MINE SUBSIDENCE AND UNSTABLE LAND**

The subject land is located within the Bargo Mine Subsidence District. Council has already consulted with the Mine Subsidence Board (Tag G), which advised that:

- the site is located well outside the influence of current mining impacts, and
- the site had largely not been undermined and will not be undermined in the near future.

In view of the above, it is considered that the proposal is consistent with the direction and that no further consultation with the Mine Subsidence Board is required in this regard.

### **DIRECTION 4.3 FLOOD PRONE LAND**

The proposal document indicates that an assessment of potential flooding on site and identification of land likely to be flood prone has not been undertaken and will be addressed post-Gateway. It is considered that such action should be made a requirement under the Gateway determination and that Council should be required to subsequently demonstrate consistency with the direction.

### **DIRECTION 4.4 PLANNING FOR BUSHFIRE PROTECTION**

A high proportion of the site is impacted by bushfire hazard, and a Bushfire Assessment (Tag L) has defined likely requirements for asset protection zones and road access in accordance with Planning for Bushfire Protection 2006. Council has advised that it will undertake consultation with the Commissioner of the Rural Fire Service following receipt of a Gateway determination. It is considered that such action should be made a formal requirement and that Council should also subsequently be required to

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demonstrate consistency with the direction.

**DIRECTION 7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2036**

The proposal is considered to be generally consistent with the Metropolitan Plan for Sydney 2036 as it is supported, in-principle, by a local strategy for growth (as discussed further below).

**SEPPs and DEEMED SEPPs**

**SEPP 44 - KOALA HABITAT PROTECTION**

The proposal document states that the subject land contains potential Koala habitat and that, accordingly, a survey will be undertaken to determine whether any parts meet the criteria for core koala habitat under SEPP 44. The proposal document further notes that the greater proportion of trees on the subject land is to be included within the E2 Environmental Protection zone and that, if there is an area of core koala habitat, it should be identified and measures to protect it incorporated into a plan of management. For the purposes of this stage of the process, it is considered that the proposal is consistent with the SEPP.

**SEPP 55 - REMEDIATION OF LAND**

A preliminary contaminated land investigation has been undertaken (Tag M), which found that, although there are some areas of contamination, these are able to be remediated and would allow the land to be suitable for residential development. Council acknowledges that a Phase 2 Contaminated Site Investigation and remediation would be required prior to subdivision of the site, should it be rezoned. Therefore, it is considered that the proposal is consistent with the requirements of the SEPP that are applicable at this stage of the process.

**SREP 20 - HAWKESBURY-NEPEAN RIVER (No. 2 — 1997)**

The proposal document includes consideration of the requirements under this SREP and considers that it will not contain provisions that would be inconsistent with the SREP.

Have inconsistencies with items a), b) and d) being adequately justified? **Unknown**

If No, explain :

**As discussed above, the inconsistency with section 117 Direction 1.2 Rural Zones has been adequately justified, while Council will need to demonstrate consistency with (or adequately justify any inconsistency with) the following section 117 directions in due course:**

- 1.3 Mining, Petroleum Production and Extractive Industries,
- 2.1 Environment Protection Zones,
- 4.3 Flood Prone Land, and
- 4.4 Planning for Bushfire Protection.

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment :



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**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment : **Council proposes to exhibit the proposal for a period of 28 days, and it is considered that this length of time is appropriate.**

**Additional Director General's requirements**

Are there any additional Director General's requirements? **Unknown**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

**Proposal Assessment**

**Principal LEP:**

Due Date :

Comments in relation to Principal LEP : **Wollondilly LEP 2011 was notified in February 2011.**

**Assessment Criteria**

Need for planning proposal : **A planning proposal is the best means of facilitating the rezoning of the subject land.**

Consistency with strategic planning framework : **The proposal is generally consistent with the Metropolitan Plan for Sydney 2036 and the draft South West Subregional Strategy as it is supported, in principle, by Council's Growth Management Strategy (GMS). The GMS has been submitted to the Department for endorsement, however, Council has now commenced a review of the GMS.**

Environmental social economic impacts : **It is considered that the various existing and proposed studies and assessments will sufficiently address all potential impacts and that no significant environmental or social or impacts are anticipated.**

**EMPLOYMENT**

**While the existing land uses will cease if the land is rezoned, resulting in a loss of employment, the turkey processing plant located on adjoining land under the same ownership to the west and will continue to operate, providing rural employment in the local area.**

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**Assessment Process**

Proposal type : **Precinct** Community Consultation Period : **28 Days**

Timeframe to make LEP : **15 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Hawkesbury - Nepean Catchment Management Authority  
Department of Education and Communities  
Office of Environment and Heritage  
Department of Trade and Investment  
Transport for NSW  
Fire and Rescue NSW  
Department of Health  
NSW Police Force  
NSW Rural Fire Service  
State Emergency Service  
Sydney Water**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

**In addition to the various existing supporting studies discussed in this report, a Traffic Impact Assessment has been prepared (Tag M). It is considered that no additional studies are necessary beyond those which Council has already prepared or is proposing to undertake.**

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **Yes**

If Yes, reasons : **Traffic**

**The Traffic Impact Assessment indicated that the existing local road network would have the capacity to cater for additional traffic generated from the site, although the upgrading of sections of River Road was identified. The analysis included consideration with regard to the cumulative impact in the longer term when considering the other planning proposals in the East Tahmoor area. Traffic modelling using Council's TRACKS model is considered essential to clearly demonstrate the potential impact on the whole road network.**

**The proposed development in its entirety will be some distance from Tahmoor town centre and therefore effective pedestrian and cycleway links and public transport will be important. The report indicates that there is currently a 'cycleway/shared pathway' route along Progress Street, which is incorrect, but there is a cycleway route on Remembrance Drive which crosses Progress Street.**

**Comments received from local residents indicated that traffic generated on local roads is a concern. Further assessment of traffic and transport impacts will be required post Gateway and after consultation with Roads and Maritime Services in relation to**

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Remembrance Driveway.

Water and Sewer

The proposal is supported by a Preliminary Utilities and Servicing Strategy (Tag N) and a Preliminary Wastewater Assessment (Tag O).

Water - There is currently no potable water service to the site but there are a number of suitable connection points. Sydney Water has indicated that no upgrades are currently planned in the area.

Sewer - The site is not currently serviced by sewer. A portion of the site (40 lots) can be gravity drained to an existing sewer pumping station with a new connection line. There are a number of options identified for servicing the remaining lots with reticulated sewer, but these options will need to be confirmed with Sydney Water. Sydney Water has indicated that no sewer upgrades are currently planned in the area. Further consultation with Sydney Water will be required post-Gateway.

**COMMENT**

The consultation with public authorities recommended in this report will determine whether regional infrastructure contributions are likely to be required for designated State public infrastructure.

**Documents**

Document File Name	DocumentType Name	Is Public
Tag A - Cover Letter.pdf	Proposal Covering Letter	Yes
Tag B - Planning Proposal.pdf	Proposal	Yes
Tag C - Gateway Determination for Adjoining Land.pdf	Determination Document	Yes
Tag D - Council Report.pdf	Study	Yes
Tag E - Council Minutes.pdf	Study	Yes
Tag F - Odour Impact Assessment.pdf	Study	Yes
Tag G - Noise Assessment.pdf	Study	Yes
Tag H - Mine Subsidence Board Letter.pdf	Study	Yes
Tag I - Ecological and Riparian Assessment.pdf	Study	Yes
Tag J - Preliminary Stormwater Management Strategy.pdf	Study	Yes
Tag K - Archaeological Investigation.pdf	Study	Yes
Tag L - Bushfire Assessment.pdf	Study	Yes
Tag M - Preliminary Site Investigation.pdf	Study	Yes
Tag N - Traffic Impact Assessment.pdf	Study	Yes
Tag O - Utilities and Servicing.pdf	Study	Yes
Tag P - Preliminary Wastewater Assessment.pdf	Study	Yes
Tag Q - Evaluation Criteria for the Delegation of Plan Making Functions.pdf	Study	Yes

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions:
- 1.2 Rural Zones
  - 1.3 Mining, Petroleum Production and Extractive Industries
  - 2.1 Environment Protection Zones
  - 2.3 Heritage Conservation
  - 3.1 Residential Zones
  - 3.4 Integrating Land Use and Transport
  - 4.2 Mine Subsidence and Unstable Land
  - 4.3 Flood Prone Land
  - 4.4 Planning for Bushfire Protection

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**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : It is recommended that the proposal proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979, for a period of 28 days;

2. The timeframe for completing the Local Environmental Plan is to be 15 months from the week following the date of the Gateway determination;

3. Delegation is to be given for Council to exercise the Minister's plan making powers; and

4. The Acting Secretary's delegate approves the inconsistency with section 117 Direction 1.2 – Rural Zones on the basis that the Proposal is generally consistent with the Draft South West Subregional Strategy.

The matters in conditions 5 to 8 below are to be addressed prior to undertaking community consultation.

5. Council is to consult with the following public authorities to determine whether regional contributions towards the provision of designated public infrastructure are likely to be required:

- Department of Health,
- Transport for NSW,
- Roads and Maritime Services,
- Department of Education and Communities;

6. If the site is to be identified as an Urban Release Area, Council is to amend the proposal document accordingly;

7. Council is to consult with the Department of Trade & Investment - Resources & Energy and subsequently demonstrate consistency with Direction 1.3 Mining, Petroleum Production and Extractive Industries;

8. In addition to existing and proposed studies and assessments by Council, Council is to undertake an assessment of potential flooding on site and identification of land likely to be flood prone. Council is to subsequently demonstrate consistency with Direction 4.3 Flood Prone Land; and

9. Council is to consult with the following public authorities and, where indicated, demonstrate consistency with relevant section 117 directions:

- Office of Environment and Heritage (Directions 2.1 Environment Protection Zones and 2.3 Heritage Conservation),
- Office of Water (Direction 2.1 Environment Protection Zones),
- Hawkesbury-Nepean Catchment Management Authority (Direction 2.1 Environment Protection Zones),
- Rural Fire Service (Direction 4.4 Planning for Bushfire Protection),
- State Emergency Service,
- Fire and Rescue NSW,
- NSW Police Force, and
- Sydney Water.

Supporting Reasons : The proposal is expected to facilitate residential development in a generally appropriate location and provide for environmental protection.

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Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_