

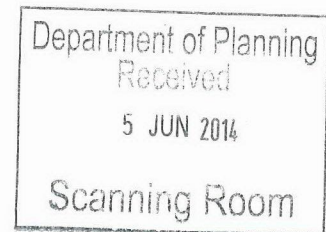
Our Reference: TRIM 7851 LM:KC
Your Reference: PP_2014_WOLLY_002_00 (13/20105)



Ms Rachel Cumming
Director Metropolitan Delivery (Parramatta)
NSW Planning & Environment
SYDNEY NSW 2001

2 June 2014

Dear Ms Cumming



REQUEST FOR REVIEW OF GATEWAY DETERMINATION

Council recently received a Gateway Determination for the South Tahmoor and East Tahmoor Revised Precincts Planning Proposal which was signed by a delegate for the Minister for Planning and dated 30 April 2014. Council informed the Department of their intention to seek a Gateway review on the 8 May 2014.

This Gateway Determination has imposed a condition which Council is seeking to vary and therefore a review of the Gateway Determination is being sought. Council is seeking to vary Condition 1:

1. *The planning proposal to rezone land in 'South' Tahmoor and 'East' Tahmoor precincts for low density residential purposes is supported, subject to:*
 - *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;*

There are three properties at No's 36, 44 and 50 Progress Street, East Tahmoor that were included in the planning proposal which partially fall within the 500m odour buffer and under Condition 1 would now be removed. Council is seeking to vary Condition 1 by including all of the land located within the 500m odour buffer at No. 36 Progress Street being Lot 1 DP 623127. . The inclusion of this land is considered justified for the following reasons:

- This property is the least impacted in terms of the amount of land within the odour buffer compared to the other two properties. The attached map indicates that approximately 25% of the land area is impacted.
- No 36 and three other adjoining properties have development consent for 194 seniors living dwellings. The proposed rezoning would result in less dwellings and accordingly potentially less future complaints in relation to odour.
- The landowners of these four properties have indicated with the lodging of a concept plan for subdivision that they have the economic capacity to

proceed with subdivision and that No. 36 Progress Street is essential for the provision of an effective road network for this subdivision.

Council requests your consideration of the above reasons for reviewing the Gateway Determination and varying Condition 1 to include all of the land at No. 36 Progress Street, Tahmoor within the planning proposal.

Please find enclosed the following documents

1. **Gateway Review Application Form**
2. **Pre-Gateway Planning Proposal**
3. **Pre-Gateway report to Council**
4. **Inghams Odour report and map**
5. **Map showing odour contour line for three affected properties**
6. **DA consent for seniors living**

Should you require any further clarification with regard to the above kindly contact Ms Kitty Carter on 4677 8230 or email kitty.carter@wollondilly.nsw.gov.au

Yours faithfully



Les McMahon
General Manager