



Our ref: PP\_2011\_WOLLY\_014\_00 (11/16216)  
Your ref: TRIM 4985

Mr David Smith  
Manager Growth and Strategic Planning  
Wollondilly Shire Council  
PO Box 21  
PICTON NSW 2571

Attention: Carolyn Whitten, Team Leader, Strategic Planning

Dear Mr Smith

**Alteration of Gateway Determination – Macquariedale Road, Appin**

I refer to Council's request, dated 23 January 2017, to alter the Gateway determination for the Planning Proposal at Macquariedale Road, Appin.

I have considered Council's request for a new local clause and map series to prohibit dual occupancies on certain R2 Low Density Residential land.

The Premier has recently announced a priority to increase housing supply across NSW and the Government is focused on the increased supply of housing and housing affordability in all areas of NSW. In addition, The Minister for Planning is considering the outcomes and recommendations arising from the public exhibition period for the Draft Medium Density Design Guide and the medium Density Housing Code. On reviewing these initiatives on housing, I have determined to alter the gateway without including the proposed local clause to prohibit dual occupancies on R2 Low Density Residential and R3 Medium Density Residential zoned land.

I note the concerns raised about urban character and I am confident that Council can deal with these issues through appropriate design controls in a development control plan and assessment of any development application.

I, the Executive Director, Regions, as delegate of the Greater Sydney Commission, have determined in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination for the Planning Proposal at Macquariedale Road, Appin (PP\_2011\_WOLLY\_014\_00). The amended description of the proposal will accommodate the proposed changes under Council's Planning Proposal dated 21/03/2017 and removes "protection of a strategic road corridor" from the description.

If you have any questions regarding this matter, please contact Mr Stuart McIntosh of the Department's Sydney Region West team on (02) 9860 1551.

Yours sincerely

  
Stephen Murray  
Executive Director, Regions  
Planning Services

12 April 2017

**Delegate of the Greater Sydney Commission**

Encl: Alteration of Gateway Determination



## Alteration of Gateway Determination

### ***Planning Proposal (Department Ref: PP\_2011\_WOLLY\_014\_00)***

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 25 October 2011 (as altered) for an amendment to Wollondilly Local Environmental Plan 2011 for land at Macquariedale Road, Appin, as follows:

1. Change the name and description of the Planning Proposal:

#### **from**

***"Planning Proposal (Department Ref: PP\_2011\_WOLLY\_014\_00): to rezone rural land at Appin to permit low density housing, the environmental management of ecologically important land, and the protection of a strategic road corridor***

I, the Minister for Planning and Infrastructure, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") that an amendment to the Wollondilly Local Environmental Plan ("LEP") 2011 to:

- rezone 60.14ha of land at Appin from RU2 Rural Landscape, R3 Medium Density Residential and RE1 Public Recreation to R2 Low Density Residential, SP2 Infrastructure and E2 Environmental Conservation;
- vary the minimum lot size from part 40ha and part 975sq.m to part 100ha and part 450sq.m;
- vary the maximum building height to apply a 9 metre maximum building height to the R2 Low Density Residential zoned land; and
- amend the Land Reservation Acquisition Map to show the land proposed to be zoned SP2 Infrastructure to facilitate acquisition by the Roads and Traffic Authority."

#### **to**

***"Planning Proposal (Department Ref: PP\_2011\_WOLLY\_014\_00): to rezone rural land at Appin for low and medium density residential, environmental conservation and public recreation purposes and to amend the associated Lot Size, Height of Building and Natural Resources Biodiversity maps.***

I, the Executive Director, Regions as delegate of the Greater Sydney Commission have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to rezone rural land at Appin for low and medium density residential, environmental conservation and public recreation purposes and to amend the associated Lot Size, Height of Building and Natural Resources Biodiversity maps.

2. Insert new condition 13:

- "13. Prior to undertaking further community consultation, the Planning Proposal (as since altered) is to be amended to:
- remove the proposed clause that seeks to prohibit dual occupancies in the R2 and R3 zones, the associated map and commentary in the proposal which relates to the matter; and
  - identify the site in Maps 2, 3, 4 and 5 with red outline."

3. Insert new condition 14:

- "14. Further community consultation is required under sections 56(2) and 57 of the Act as follows:
- a) the Planning Proposal must be made publicly available for 28 days; and
  - b) the relevant planning authority must comply with the notice requirements for public exhibition of Planning Proposals and the specifications for material that must be made publicly available along with Planning Proposals as identified in section 5.5.2 of *"A Guide to Preparing Local Environmental Plans"* (Department of Planning and Environment, April 2016)."

4. Insert new condition 15:

- "15. Further consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of section 117 Directions and State Environmental Planning Policies:
- Endeavour Energy;
  - Department of Primary Industries (Agriculture);
  - Department of Education and Communities;
  - Transport for NSW – Roads and Maritime Services; and
  - Sydney Water

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment.

Should the public authorities require any additional information, or specify any additional matters to be addressed, the Planning Proposal is to be updated to respond to any such submission."

Dated

12<sup>th</sup>

day of

April

2017



**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

**Department of Planning and Environment**

**Delegate of the Greater Sydney Commission**