

Ms Carolyn Whitten
Acting Manager Sustainable Growth Planning
Wollondilly Shire Council
PO Box 21
Picton NSW 2571

Dear Ms Whitten

Public Exhibition – Planning Proposal, Maquariedale Road, Appin

Thank you for your letter dated 11 December 2017 requesting Transport for NSW (TfNSW) review and comment on the above Planning Proposal (PP) on an amendment to the *Wollondilly Local Environmental Plan 2011*.

TfNSW notes the submitted PP seeks to rezone approximately 62.8 hectares of mostly rural land at Maquariedale Road and Appin Road, Appin to permit low and medium density housing, providing approximately 215 residential lots.

The relevant documents have been reviewed and with no objections to the PP, the following comments are provided:

Environmental Planning Assessment Act: Section 117 Directions

Directions issued under Ministerial Direction 3.4 *Integrated Land Use with Transport*, requires land use locations and subdivisions achieve the following planning objectives:

1. Increasing the choice of available transport and reducing dependence on cars; and,
2. Reducing travel demand including the number of trips generated by development and distances travelled, especially by cars.

The assessment of the PP against this direction in Appendix B states the PP is “not inconsistent” with Direction No. 3.4. Council should give consideration to the objectives of this direction and demonstrate how the land use development facilitates an increase in active transport modes such as, walking and cycling, while also reducing reliance on car travel.

Public Transport Provision

The location is isolated and currently has limited public transport service. The proponent and any future residents should be advised that any increase in public transport services would be subject to increase in demand and services allocated on a priority basis across the State.

Furthermore, as the proposed development is in a rural area it should proceed on the understanding that any upgrade of regional infrastructure, required as a result of the proposed plan, would have to be at no cost to government. This is consistent with current arrangements for the growth areas in Wollondilly.



**Transport
for NSW**

Thank you again providing the opportunity to comment on this proposal. If you have any further questions, Mr Lee Farrell, Transport Planner, would be pleased to take your call on (02) 8265 9943. I hope this has been of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Ozinga'.

9/2/2018

Mark Ozinga

**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

Objective Reference CD17/13844