

## Gateway Determination

***Planning proposal (Department Ref: PP-2021-6443): to enable the development of seniors living housing and the conservation of environmentally sensitive land at 2 Jarvisfield Road, Picton.***

I, the Executive Director, Metro West at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollondilly Local Environmental Plan 2011 to enable the development of seniors living housing and the conservation of environmentally sensitive land at 2 Jarvisfield Road, Picton should not proceed for the following reasons:

- The proposal is not consistent with the strategic planning framework including:
  - Greater Sydney Region Plan;
  - Western City District Plan;
  - Local Planning Directions 6.1 Residential Zones, 9.1 Rural Zones, and 9.2 Rural Lands;
  - Wollondilly 2040 – Wollondilly Shire Council's Local Strategic Planning Statement;
  - Wollondilly Local Housing Strategy 2021; and
  - Wollondilly Rural Lands Strategy 2021.
- The planning proposal has not adequately demonstrated a need for additional seniors living housing in the Metropolitan Rural Area;
- The site has insufficient wastewater services, access to facilities, and public transport required to support the proposal.

Dated 18<sup>th</sup> day of May 2022



**Catherine Van Laeren**  
**Executive Director, Metro West**  
**Planning and Land Use Strategy**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning**