

## Alexandra Roberts

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**From:** Murray Jay  
**Sent:** Monday, 22 January 2024 2:20 PM  
**To:** Sustainable Growth; Max Strassmeir  
**Cc:** Shellie Bolton; Lachlan Speechley; Adrian Hohenzollern  
**Subject:** RE: Preliminary Notification Draft Planning Proposal - Appin (Part) Precinct No. 2

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Good Afternoon Max,

### **PLANNING PROPOSAL PRE-LODGEEMENT ADVICE – APPIN (PART) PRECINCT NO. 2 - 90 & 110 MACQUARIEDALE ROAD, 525 & 725 WILTON ROAD, APPIN**

Thank you for your correspondence dated 12 January 2024 requesting pre-lodgement advice for the above-mentioned planning proposal.

#### **Understanding of the Planning Proposal**

The planning proposal seeks the following changes:

- Amend the Land Zoning Map from RU2 Rural Landscape to Urban Development Zone (UDZ) and C2 Environmental Conservation.
- Amend the existing Transit Corridor Map to include the indicative East West Road and Transit Corridor.
- Maintaining the existing minimum lot size of 40ha for the C2 Conservation zone with no minimum lot size proposed for the UDZ.

The proposal seeks to facilitate approximately 1,312 homes conservation land, local parks, the transport corridor and a local centre.

#### **Advice regarding the proposal**

It is requested any Planning Proposal submitted to the Department for Gateway assessment for this site should address the following issues:

- A new local centre is included in the proposal which is inconsistent with the existing GMGA Structure Plan. The proposal should be updated to clearly justify the inclusion of this new centre and the departure from the GMGA Structure Plan and clarify if this is intended to be a local or neighbourhood centre.
- The GMGA 2040 interim plan indicates 15,000 homes for the Appin Precinct. Appin (Part) Precinct has been rezoned for 12,900 homes, this proposal seeks an additional 1312 homes, which only leaves a remainder of approximately 800 homes for the rest of the Appin Precinct. The proposal needs to address the impact of the proposal on the remaining dwelling capacity across the remaining yet to be rezoned land in the Appin Precinct and revise the proposed yield accordingly.

- Clarify with Transport for NSW whether this subject sites (i.e., both the “North” and “South” sites) needs their own Transport Management and Accessibility Plan (TMAP) or if they have been / will be included in the TMAP for the Appin (Part) Precinct.
- Clarification if the proponent intends to enter into a separate State Planning Agreements (SPA) or consolidate it into the current negotiations for an SPA for the Appin (Part) Precinct.
- Clarification how the sites intend to be incorporated into the draft DCP for Wollondilly Local Government Area component of the GMGA.
- Clarification on what amendments will be required for Appendix 10 of State Environmental Planning Policy (Precincts—Western Parkland City) 2021 to accommodate the site. The Department notes that for example, the structure plan requirements in section 6.1 will need updating.
- Clarification of Council’s preference whether the UDZ or Standard Instrument zones are to facilitate rezoning of the sites. The UDZ was implemented to be a temporary measure on sites much larger than the 2 sites within the proposal. It may be more beneficial to rezone the two subject sites directly to appropriate Standard Instrument zones.

### **New approach to proposed rezonings in GMGA**

Should the proposal proceed to Gateway, the Gateway determination would likely include conditions requiring a draft DCP and SPA to be publicly exhibited together with the proposal. While the DCP may be adopted post finalisation, the Gateway will likely require the proposal not be finalised until SPA and Structure Plan for the sites, are fully resolved.

The Department appreciates this will require more work to be done before the exhibition package will be ready than has been the case in recent years. Consistent with recent reforms to reduce timeframes to complete planning proposals, a Gateway is unlikely to be issued for longer than 12 months, therefore careful consideration will be needed in terms of the proposed milestones which will be necessary to understand if issuing a Gateway would be premature.

### **Consultation with other agencies**

Before the proposal is referred to the Department for a Gateway determination, consultation with the following agencies/ authorities is required:

- Sydney Water
- Rural Fire Service
- Transport for NSW
- School Infrastructure NSW
- Environment and Heritage Group

Kind Regards,

Murray

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**From:** Sustainable Growth <sustainablegrowth@wollondilly.nsw.gov.au>  
**Sent:** Friday, 12 January 2024 10:58 AM  
**To:** Adrian Hohenzollern <Adrian.Hohenzollern@planning.nsw.gov.au>  
**Cc:** Shellie Bolton <Shellie.Bolton@wollondilly.nsw.gov.au>; Lachlan Speechley

<Lachlan.Speechley@wollondilly.nsw.gov.au>; Murray Jay <Murray.Jay@planning.nsw.gov.au>

**Subject:** Preliminary Notification Draft Planning Proposal - Appin (Part) Precinct No. 2

Good morning,

Please see attached letter re. Preliminary Notification Draft Planning Proposal – Appin (Part) Precinct No. 2.

Kind regards,



Sustainable Growth

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