

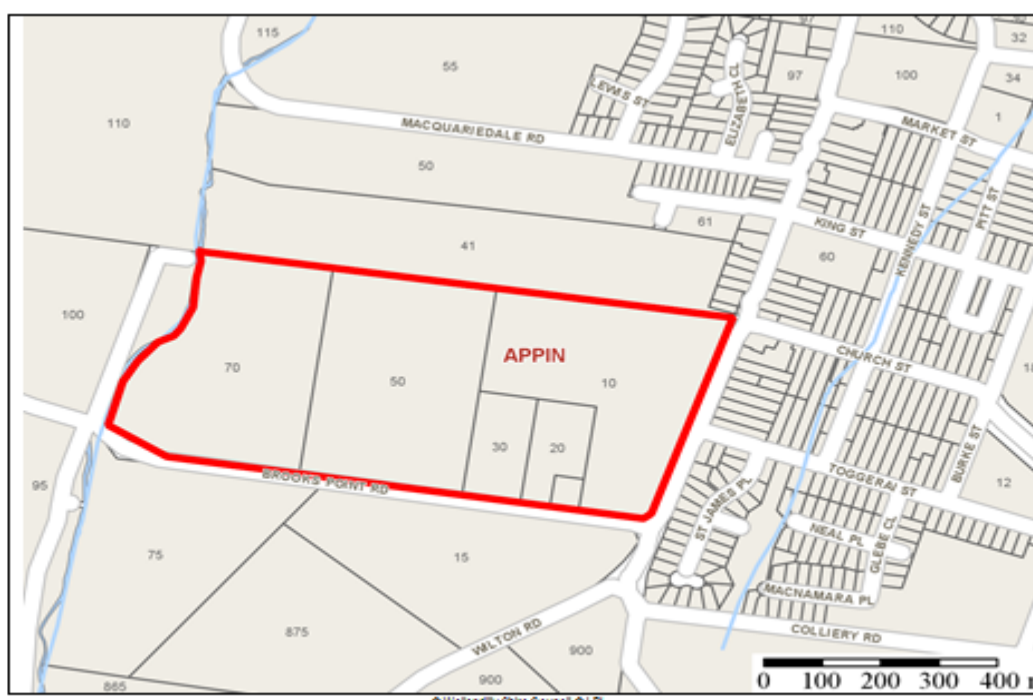
Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 21 March 2016

PE2 - Draft Planning Proposal - Brooks Point Road, Appin

PE2 **Draft Planning Proposal – Brooks Point Road, Appin** TRIM 6984
259421

Proponent: **Urban Futures**
Owner: **Appin Farmers P/L, Auslands Developments Pty Ltd, Mr G A Reid & Mrs D Reid**

Planning & Economy



LOCATION MAP N

Stage	Completed
Preliminary notification	23 Nov 2012 - 21 December 2012
Gateway Determination	Not yet completed
Consultation with Public Agencies	Not yet completed
Specialist Studies	Not yet completed
Public exhibition/community consultation	Not yet completed
Referred to Minister for Publication	Not yet completed

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EXECUTIVE SUMMARY

- At the Ordinary Meeting held 16 November 2015 Council resolved that the proponent for the Draft Brooks Point Road, Appin Planning Proposal be invited to withdraw their rezoning application. In response, the proponent has lodged a Pre-Gateway Review with the Minister for Planning for an independent review on the merits of the planning proposal.
- This report seeks to establish Council's position on the draft proposal in response to the Department of Planning & Environment's invitation to Council to provide its views about the proposal.
- The planning proposal seeks changes to the Wollondilly Local Environmental Plan, 2011 to amend the land zoning from the current RU2 Rural Landscape zone to R2 Low Density Residential, B2 Local Centre, E2 Environmental Conservation, E4 Environmental Living, and SP2 Infrastructure. Rezoning the land would enable a mix of urban and rural residential type development with a lot yield of approximately 340 lots. The proposal also seeks to preserve land for a section of the proposed Appin Bypass.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirement extends to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended that:
 - Council advise the Department of Planning & Environment that at the Ordinary Meeting held 16 November 2015, Council resolved to invite the proponent to withdraw their draft planning proposal.
 - Council advise the Department of Planning & Environment that a decision on any draft planning proposal in and around Appin would be premature and should wait until the following strategic planning work is completed:
 - Finalisation of the Strategy and Action Plan for the Greater Macarthur Land Release Investigation; and
 - Review of the adopted Wollondilly Growth Management Strategy 2011.
 - This report forms part of Council's submission to the NSW Government Department of Planning & Environment.

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- In light of the NSW Governments preliminary strategy for the Greater Macarthur Land Release Investigation Area, a decision on any draft planning proposal in and around Appin without a Gateway Determination would be premature and should wait until the review of the Wollondilly Growth Management Strategy has been completed.
- This report forms part of Council's submission to the NSW Government Department of Planning & Environment to the Pre-Gateway Review for the Draft Brooks Point Road, Appin Planning Proposal.

REPORT

1.1 INTRODUCTION - PRE-GATEWAY REVIEW

The proponent, Urban Futures, has submitted a pre-Gateway review request for the Draft Brooks Point Road, Appin Planning Proposal to the Minister for Planning for consideration.

The pre-Gateway review provides a mechanism for proponents to request an independent review on the merits of a planning proposal. This effectively means that the authority to make a decision on whether the draft planning proposal will proceed now lies with the NSW Government Department of Planning & Environment ('Department') and not Council.

Council has been invited by the Department to provide its views about the proposal and to provide a response detailing why the original request to Council was not progressed.

1.2 SITE DESCRIPTION

The proposal site is rural land zoned RU2 Rural Landscape and has an area of approximately 37 hectares. It takes in six (6) separate lots and three (3) different land owners.

The proposal site is bound by Appin Road to the east, Ousedale Creek to the west, the Macquariedale Road Planning Proposal to the north and Brooks Point Road to the south.

The site adjoins the Appin urban area to the north and east and is located approximately 300m from the shops in the Appin village centre. The site is mainly rural land with some vegetation in the north western portion of the site which is mapped as Cumberland Plain vegetation. The proponent has indicated that most of the site is vacant land with the exception of No. 14 Brooks Point Road which contains a residential dwelling.

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1.3 DESCRIPTION OF PROPOSAL

There are two different draft planning proposals which apply to the proposal site:

- the original draft proposal submitted to Council prepared by SMEC Urban and dated June 2012; and
- the draft planning proposal submitted to the Department for a Pre-Gateway Review prepared by Urban Futures and dated December 2015.

Attachment 1 provides a brief summary of each draft planning proposal and a copy of the proposed land use zones is shown at Attachment 2 and 3.

Clarification has been sought and the Department has confirmed that Council's submission should be based on the draft planning proposal prepared by Urban Futures dated 1 December 2015. A copy of this draft planning proposal is available on the Department's website.

The draft planning proposal seeks changes to the *Wollondilly Local Environmental Plan 2011* to rezone the land from its current rural land use zone to a mixture of the following land use zones:

- R2 Low Density Residential
- B2 Local Centre
- E2 Environmental Conservation
- E4 Environmental Living
- SP2 Infrastructure (to preserve land for the proposed Appin Bypass)

The location of the proposed land use zones is illustrated in Attachment 2.

1.4 STATUS OF DRAFT PLANNING PROPOSAL

The original draft planning proposal for Brooks Point Road, Appin submitted by SMEC Urban to Council on 30 June 2012. The draft planning proposal has been on hold since February 2013 so as not to compromise regionally significant strategic planning work. Initially this was due to a threshold issue related to Transport for NSW's Outer Sydney Orbital route investigations and more recently the Department of Planning & Environment's Greater Macarthur Land Release Investigation.

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The timeline below provides an overview of the progress of the draft planning proposal to date:

June 2012	SMEC Urban submit the Draft Brooks Point Road, Appin Planning Proposal with Council for consideration.
December 2012	The NSW Government released the NSW Long Term Transport Master Plan. This state wide master plan for traffic included a proposal for an Outer Sydney Orbital route (the M9) which would link Wollongong and Newcastle via Penrith. Council's preliminary assessment anticipated that the Outer Orbital was likely to intersect with the proposed Appin Bypass before continuing along Bulli-Appin Road to Wollongong.
February 2013	Council wrote to the proponent to advise them of a "threshold issue that is fundamental to the proposal and needs to be addressed prior to any further assessment or progression of this matter". In particular, it was noted that the "M9 and the Appin Bypass routes are critical to the decisions on future land zoning, land uses and road hierarchy within the subject site". The draft planning proposal was placed on hold and the proponent was requested to provide a study, prepared in consultation with Transport NSW and the NSW Roads and Maritime Services to assess the likely location of the Appin Bypass in relation to the subject site.
March 2013	The NSW Government released the Evaluation Report, Potential Homes Sites Program; <i>Review of Potential Housing Opportunities in the Sydney Region</i> . One outcome from this report was that a number of sites in Appin, which were in close proximity to the Brooks Point Road site were identified for further investigation which were collectively referred to as 'West Appin'.

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<p>January 2014</p>	<p>The NSW Department of Planning & Infrastructure were leading an investigation into the infrastructure requirements of West Appin to inform a decision on whether to commit to the preparation of a joint masterplan for the area.</p> <p>As the early investigation was likely to consider the location of the proposed Appin Bypass and the other western orbital freeway (the M9) which were critical to the decisions on the Brooks Point Road site the draft planning proposal was to remain on hold until the threshold issue can be addressed.</p>
<p>December 2014</p>	<p>The NSW Government release <i>A Plan for Growing Sydney</i> which identifies a potential new Growth Centre in South West Sydney.</p> <p>Subsequently, the NSW Government Department of Planning & Environment commence investigations to assess the suitability of land in the Macarthur South region for future urban development.</p> <p>Planning proposals in the Greater Macarthur Investigation Area, including the Brooks Point Road proposal, remain on hold.</p>
<p>March 2015</p>	<p>Ordinary Meeting of Council resolves that the final determination on planning proposals in the Macarthur South Investigation area be deferred until the Department has completed studies.</p>
<p>June 2015</p>	<p>Transport for NSW announces the study area for investigation into Stage 1 of the Outer Sydney Orbital. The study area extends from Windsor Road in the north to the Hume Motorway.</p> <p>The southern part of the study area stops with a motorway interchange with the Hume Highway and does not extend south towards Appin.</p>
<p>17 August 2015</p>	<p>Ordinary Meeting of Council resolves that all planning proposals in the Greater Macarthur Investigation Area to remain on hold.</p>
<p>21 Sept 2015</p>	<p>Ordinary Meeting of Council resolves that all planning proposals within the Greater Macarthur Investigation Area remain on hold pending formal notification of the initial outcomes of the Greater Macarthur Investigation area.</p>

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22 Sept 2015	<p>The NSW Government released the <i>Greater Macarthur Land Release Investigation; Preliminary Strategy & Action Plan</i>. The Action Plan indicates that the <i>rural setting of Appin Village will be protected, with only small scale expansion taking place, in line with existing post-Gateway planning proposals</i>.</p> <p>There are only two (2) post-Gateway planning proposals in Appin; Macquariedale Road and Appin Bulli Road. Brooks Point Road does not have a Gateway Determination.</p>
16 Nov 2015	<p>Ordinary Meeting of Council resolves that the proponent for the Draft Brooks Point Road, Appin Planning Proposal be invited to withdraw their rezoning application.</p>
December 2015	<p>Council wrote to the proponent inviting them to withdraw their rezoning application.</p>
December 2015	<p>The proponent for the Draft Brooks Point Road Planning Proposal lodges a Pre-Gateway Review to the Minister for Planning.</p>
January 2016	<p>The proponent responded to Council's request to withdraw the draft proposal and advised that they had lodged a Pre-Gateway Review.</p>
February 2016	<p>The Department wrote to Council to formally advise that a Pre-Gateway Review request has been submitted to the Minister for Planning and invites Council to make a submission.</p>

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CONSULTATION

2.1 CONSULTATION WITH COUNCIL MANAGERS & STAFF

There has been preliminary consultation with staff on the original proposal submitted by SMEC Urban and also on concept plans provided by Urban Futures which were provided for discussion in preparation for submitting a revised draft planning proposal.

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The table below provides a summary of initial observations provided for either the SMEC Urban or the Urban Futures concept plans:

TOPIC	SUMMARY OF COMMENTS
Flora & Fauna	<ul style="list-style-type: none"> ▪ A detailed flora and fauna study is required. ▪ Further investigation is required, especially as a portion of the site is mapped as Shale Sandstone Transition Forest (SSTF) which is a Critically Endangered Ecological Community (CEEC). The site contains native derived grasslands. ▪ The proposed E2 land seems to have merit, however a bushland management plan should be prepared if the land is to be handed over to Council. ▪ APZ's are not to impact on any reserves. ▪ Consideration should be given to animal crossings on Appin Road. ▪ The land up to Ousedale Creek should be included protect vegetation in an environmental protection zone and reduce the risk for further degradation. ▪ It is in the community's interest to pursue protecting the corridor along Ousedale Creek and extending this further to the south.
Drainage & Flooding	<ul style="list-style-type: none"> ▪ A stormwater management plan is required which needs to consider the impact on Ousedale Creek. ▪ Development of the site could resolve existing drainage issues within the verge area to Appin Road.

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TOPIC	SUMMARY OF COMMENTS
Traffic & Transportation	<ul style="list-style-type: none"> ▪ There needs to be a better understanding of the regional road network in the future (i.e. it was understood at the time that there was a potential linkage of Appin Road through to the Hume highway (M31) and the Outer Wester Sydney Orbital (M9) to the north and also the potential corridor for high speed rail. ▪ Depending on the final land use zones, traffic lights may be required at the Appin Road/Church St junction. ▪ RMS are unlikely to support vehicular access directly onto Appin Road. ▪ The junction with Appin Bulli Road is critical for development of Brooks Point Road and Macquariedale Road planning proposal sites. ▪ Concern with progressing further development when there is a lack of quality public transport in Appin.
Soil Contamination	<ul style="list-style-type: none"> ▪ A phase 1 or 2 contamination assessment is required.
Employment lands	<ul style="list-style-type: none"> ▪ Concept of additional business land was acceptable but not necessarily supported. ▪ If additional business land is to be proposed consideration should be given to including land on each corner of the Appin Road junction. ▪ The suitability of the proposed business land would be constrained by rear loading provision to the shopping centre. ▪ The scale of the business zoned land may not be able to service a supermarket and may be for smaller shops only. ▪ The need for additional business land should be considered in the context of growth in and around Appin. ▪ Environmental impact of additional vehicles on the road needs to be considered. ▪ Consideration needs to be given to whether an expansion of the Appin commercial area would affect the village look, whether it would allow space for greater services and activities in the area.

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TOPIC	SUMMARY OF COMMENTS
Planning Considerations	<ul style="list-style-type: none"> Planning guidance may be required if small lots are to become more regular in planning proposals across Wollondilly.

2.2 CONSULTATION WITH PUBLIC AGENCIES

Consultation with public agencies would normally occur when and if a Gateway Determination has been issued. It is considered essential that the following public agencies would be consulted:

- Department of Education and Communities
- NSW Rural Fire Service
- Sydney Water
- Office of Environment and Heritage
- Transport NSW
- NSW Aboriginal Land Council
- RMS
- Local Land Services

2.3 COMMUNITY CONSULTATION

Preliminary Consultation

In accordance with Council's notification policy, initial community consultation was undertaken when the original draft planning proposal was submitted to Council in 2012. The proposal was made available on Council's website and letters were sent to owners and occupiers of adjoining properties.

The consultation period was held from 23 November 2012 until Friday 21 December 2012 with a total of four (4) submissions were received. Of these submissions; 2 objected, 1 supported and 1 submission was neutral.

The issues raised in submissions that are relevant to the assessment of the proposal are summarised in the following table.

Issue Raised	Assessment Comment
<p>Mining</p> <ul style="list-style-type: none"> Ventilation Shaft 2 and the associated power station are located in close proximity to the land proposed to be rezoned, and the location of this infrastructure should be considered in the planning proposal process. 	<ul style="list-style-type: none"> In order to address these concerns any Gateway Determination issued by the Department could require completion of relevant studies (e.g. Odour, Vibration, Acoustic)

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Issue Raised	Assessment Comment
<ul style="list-style-type: none"> ▪ Any urban development should consider Illawarra Coal's surface infrastructure and include sufficient buffer zones to residential development. ▪ Given extent of mining already completed in Appin area, planning for urban development in Appin is supported. ▪ Appin Mine has a power station off Brooks Point Road and a ventilation shaft which operates 24 hours a day, 7 hours a week which causes a lot of noise. 	
<p>Traffic & Transportation</p> <ul style="list-style-type: none"> ▪ The roads would not cope with 680 - 1000 more car journeys a day. ▪ The road is in poor condition and in some parts around Brooks Point Rd they are unmarked. ▪ The speed limit on Brooks Point Rd should be reduced from 80km/h and is too narrow meaning that passing cars have to slow right down. ▪ 680 or more cars on Appin Road would make it dangerous for school children and local families who cross Appin Road to go to shops and school. Due to Church Street being too busy for pedestrians to cross the road most of the people living on the south side of Appin cross Appin Road where there is no crossing or lights. Also with that many cars needing to stop at the stop sign (intersection of Appin Road and Church Streets) there will be traffic delays. ▪ When there is a accident or fire on Appin Road or Picton Road going down or up from Wollongong, all traffic is diverted along Appin Road and the 	<ul style="list-style-type: none"> ▪ If a Gateway Determination is issued a traffic study should be required to assess the traffic impacts of potential development. ▪ The proposed Appin Bypass is a long term infrastructure project proposed by RMS. Based on consultation with RMS related to other rezoning applications nearby in the past, RMS have requested that the route of the bypass be protected through the Wollondilly Local Environmental Plan. If a Gateway Determination is issued, consultation should be required with RMS to ensure the proposal reflects their up to date position on future planning for the Appin Bypass.

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Issue Raised	Assessment Comment
<p>Brooks Point intersection causing traffic jams at the stop sign. Traffic heading that way on Appin Road are sent to Picton Road 90 km/h, along Wilton Road at 80km/h, down Broughton Pass at 60km/h (which is a dangerous road), then along Wilton Road at 100 km/h and then enter the south side of Appin Road which passes Brooks Point Road at 50 km/h (although many cars speed through this area). Because the cars stop at the stop sign at Church Street the traffic delay at this point is very long.</p> <ul style="list-style-type: none"> ▪ Appin bypass has been talked about for 20 years but is still yet to happen. This proposal must be assessed based on existing infrastructure as this is what people will be using for the foreseeable future. ▪ Parking at local shops and pub would be much more difficult. ▪ The bus service wouldn't cope with the amount of extra kids needed to take to high school or even adults to Campbelltown. ▪ Appin does not require additional housing development. The local community would be disadvantaged by doubling or tripling the population when the roads are already dangerous with many accidents and fatalities occurring already. 	
<p>Drainage & Flooding</p> <ul style="list-style-type: none"> ▪ The drainage from the property causes flooding during periods of rain and Appin Rd floods between Church and Toggerai Streets. 	<ul style="list-style-type: none"> ▪ If a Gateway Determination is issued it should require a stormwater assessment.

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Issue Raised	Assessment Comment
<p>Schools</p> <ul style="list-style-type: none"> ▪ The school is not big enough to cope with the extra pupils. 	<ul style="list-style-type: none"> ▪ If a Gateway Determination is issued it should require consultation with the Department of Education & Communities.
<p>Community Infrastructure</p> <ul style="list-style-type: none"> ▪ There is no police station, doctors or vets in Appin. The whole town would need to be 'upgraded' to cope with hundreds more houses and families moving in. 	<ul style="list-style-type: none"> ▪ There has been some time since the consultation and it is noted that a medical facility opened in Appin in 2014. ▪ Growth may boost the local economy and attract additional service providers. ▪ If a Gateway Determination is issued it should require consultation with the NSW Police Force.
<p>Electricity Infrastructure</p> <ul style="list-style-type: none"> ▪ The site can be provided with electrical supply from Endeavour Energy's Appin Zone Substation. ▪ The existing high voltage network will need to be extended to supply the site. ▪ Electrical supply will be determined based on confirmation of lot yields and development potential from the developer. 	<ul style="list-style-type: none"> ▪ Noted.
<p>Environment; Flora & Fauna</p> <ul style="list-style-type: none"> ▪ Environmental impact on Ousedale Creek. A large buffer zone of virgin bushland must be retained to reduce the impact of future development on the site to reduce nutrient runoff and erosion that would occur. 	<ul style="list-style-type: none"> ▪ The draft planning proposal proposes an E2 Environmental Conservation zone adjoining Ousedale Creek which would protect an area of high ecological value and prevent inappropriate development. ▪ If a Gateway Determination is issued it is considered appropriate to identify areas of significant vegetation on the WLEP 2011 Natural Resources - Biodiversity Map so that they are covered by Clause 7.2 Biodiversity Protection of the WLEP 2011.

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Issue Raised	Assessment Comment
	<ul style="list-style-type: none"> ▪ If a Gateway Determination is issued a flora and fauna study will be required.
<p>Wastewater</p> <ul style="list-style-type: none"> ▪ Will the development be sewer or septic? 	<ul style="list-style-type: none"> ▪ Any land proposed in a residential zone would need to connect to a reticulated sewerage system. ▪ If a Gateway Determination is issued it should include a requirement to consult with Sydney Water. ▪ Where lots are not able to connect to a reticulated sewerage system than the minimum lot size permitted would need to be large enough to manage the disposal and management of sewage onsite. Generally a minimum lot size of 4000sq.m is required for this. It is noted that the proposed E4 Environmental Living zoned component, which is not a residential zone, includes lots smaller than 4000sq.m. These are unlikely to be suitable in the absence of a reticulated sewerage system and Sydney Water is unlikely to service these lots as they are not in a residential land use zone. ▪ If a Gateway Determination is issued a specialist study which considers wastewater should be required.
<p>Rural Urban Land Conflict</p> <ul style="list-style-type: none"> ▪ Major concerns over the danger to livestock from domestic dogs in the new development. A secure fence line along the new development would be needed to prevent this. 	<ul style="list-style-type: none"> ▪ If a Gateway Determination is issued a Land Use Conflict Risk Assessment (LUCRA) should be required.

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Issue Raised	Assessment Comment
<p>Local Character</p> <ul style="list-style-type: none"> ▪ Concern that the development will further impact the environment and the rural lifestyle of the area. 	<ul style="list-style-type: none"> ▪ The Wollondilly GMS 2011 identifies the part of the site as a location for “potential residential growth areas”. ▪ The preparation of the GMS involved community consultation and identified opportunities for necessary housing growth whilst maintaining the rural characteristics of Wollondilly. ▪ If a Gateway Determination is issued than it should require the preparation of technical studies to consider the potential impacts on the environment. These technical studies may include: flora and fauna, bushfire assessment, stormwater report.
<p>Other</p> <ul style="list-style-type: none"> ▪ The proposal would not be beneficial to anyone in Appin and should be refused. ▪ Will the development have the effect of increasing rates of adjoining rural land. 	<ul style="list-style-type: none"> ▪ Rezoning the land may contribute towards the provision of housing diversity in Appin. ▪ Local housing growth may boost the local economy. ▪ Council rates are based on the value of the land as determined by the Valuer General. The Valuer General is an independent statutory officer appointed by the Governor of New South Wales to oversee the valuation system. Generally, rates would only increase if the value of the land increases and this is based on a number of considerations. Council has no role in valuing land.

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Appin Workshop on Growth In and Around Appin

The potential for growth in and around Appin is a significant and particularly sensitive issue within the Appin community given the level of interest from landowners seeking to rezone land in the area.

In response to issues raised by Appin residents Council held a number of workshops in Appin to enable residents and other local stakeholders to have a broader discussion about growth in and around Appin. These were held in late 2015 and were facilitated by an independent consultant.

One of the outcomes from the workshops was to identify the key issues with growth in and around Appin. These were:

- Environment; e.g. threatened species, water quality, air quality, illegal dumping
- Infrastructure; e.g. roads, water & sewage, electricity
- Heritage & Rural Living; e.g. greenbelt, heritage items, village landscape, aboriginal heritage, local character
- Communication & Transparency; communication methods, lack of trust

All these concerns are relevant to the draft planning proposal at Brooks Point Road, Appin and are reflected in the outcome of the preliminary consultation discussed earlier in the report. Careful consideration is required to understand the potential impacts rezoning the land may have.

Formal exhibition

If the Department issue Gateway Determination, the planning proposal will be subject to further community consultation in the form of a formal exhibition process.

2.4 A PLAN FOR GROWING SYDNEY

A Plan for Growing Sydney ('Regional Plan') was released on 14 December 2014 and is an action plan which will guide land use planning decisions for the next 20 years for the Sydney Metropolitan Area.

Wollondilly is located on Sydney's metropolitan fringe and falls within the Sydney Metropolitan Rural Area in the Regional Plan. The focus of the Regional Plan for Sydney's Metropolitan Rural Area is the protection of the environment and economic assets in terms of mining, agriculture and natural vegetation and biodiversity.

A key focus for the Plan is to accelerate housing supply. In particular, it identifies a need for 664,000 new dwellings in Sydney over the next 20 years (up to 2031).

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In terms of how this need is to be met, District Plans have been identified as the mechanism to set goals for housing supply in each district, investigate local housing need, identify areas for additional housing capacity, and to set five year local housing targets.

District Plans are currently being prepared for each of the regions. Council has been part of a process to prepare the South West Subregion District Plan which has involved attendance at several meetings with the Department, other government agencies and Councils. We are currently waiting on the Department to progress this work.

However, the Regional Plan provides some direction for the district. Of particular note, for the South West district, the Plan lists a priority for Wollondilly is to investigate the suitability of the Macarthur South Investigation Area for a future Growth Centre.

Greater Macarthur Land Release Investigation - Preliminary Strategy & Action Plan

The Department investigation into a potential for new growth centres led to the recent release by the NSW Government of the Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan ('Preliminary Strategy') which identifies Menangle Park and Mount Gilead and Wilton as priority precincts.

Whilst outside the identified priority precincts the Preliminary Strategy does provide some commentary on growth in relation to Appin.

Under the heading 'Protection of Rural Character' the preliminary Strategy states that the "rural setting of Appin village will be protected, with only small scale expansion taking place, in line with existing post-Gateway planning proposals".

What constitutes small scale development has been raised with the Department in Council's submission to exhibition of the Preliminary Strategy. Irrespective of whether the development constitutes small scale development, it does not have a Gateway Determination and hence is inconsistent with the Preliminary Strategy.

2.5 SECTION 117 MINISTERIAL DIRECTIONS

The Minister for Planning, under section 117(2) of the *Environmental Planning & Assessment Act 1979* issues directions that relevant planning authorities must follow when preparing planning proposals.

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Without the preparation of specialist studies it is not possible at this stage of the strategic planning process to know with certainty whether a planning proposal is consistent with all of the relevant Ministerial Directions.

Based on a preliminary assessment of the draft proposal the table below has been prepared to identify the Ministerial Directions which are relevant to the Planning Proposal and to note any requirements if a Gateway Determination were issued:

Relevant Ministerial Direction	Likely requirements if the planning proposal was to proceed
1.1 Business and Industrial Zones	The planning proposal would need to be justified by a study as new business zones are proposed.
1.2 Rural Zones	Draft Planning Proposal is not consistent and a study is required to consider the site and the objectives of this Direction.
1.3 Mining, Petroleum Production and Extractive Industries	Consultation and advice would be required with the Department of Primary Industries.
2.1 Environmental Protection Zone	The planning proposal includes proposed environmental protection zones. A flora and fauna study is required. Based on knowledge of the vegetation corridor on the adjoining site to the north which extends into the subject site, it is anticipated that the site may contain 'sensitive land' which should be protected by Clause 7.2 Biodiversity Protection which some of the land may need to be included on the WLEP 2011 Natural Resources - Biodiversity Map.
2.3 Heritage Conservation	The site is located within the Appin area, which due to its history, is a likely significant location for relics, both European and aboriginal in origin. The following studies would be required: <ul style="list-style-type: none"> ▪ European Heritage; a heritage study which would also need to include an archaeological assessment. ▪ Aboriginal cultural heritage; an archaeological and cultural heritage assessment.

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Relevant Ministerial Direction	Likely requirements if the planning proposal was to proceed
3.1 Housing, Infrastructure and Urban Development	No particular requirements for Gateway Determination.
3.3 Home Occupations	No particular requirements for Gateway Determination.
3.4 Integrating Land Use and Transport	An appropriate traffic study would be required.
4.2 Mine Subsidence and Unstable Land	The site is located within the Appin Mine Subsidence District. Consultation will be required with the Mine Subsidence Board if the proposal progresses.
4.3 Flood Prone Lane	An appropriate flood and stormwater assessment will be required.
4.4 Planning for Bushfire Protection	The site is partially bushfire prone. An appropriate bushfire assessment is required.
6.1 Approval and Referral Requirements	No particular requirements for Gateway Determination.
7.1 Implementation of a Plan for Growing Sydney	In terms of <i>A Plan for Growing Sydney</i> , the location of housing should be directed by District Plans.
7.2 Implementation of Greater Macarthur Land Release Investigation	The draft planning proposal is located within the Greater Macarthur Land Release Investigation Area and should be consistent with the <i>Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan</i> published in September 2015. The consistency of the draft proposal with the Preliminary Strategy is discussed in more detail at Section 2.4. Given the Preliminary Strategy's makes specific reference to protecting the rural setting of Appin village "with only small scale expansion taking place, in line with existing post-Gateway planning proposals" it would be difficult to substantiate that the draft planning proposal is consistent with Ministerial Direction 7.2.

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2.6 STATE ENVIRONMENTAL PLANNING POLICIES

If the planning proposal was to proceed it is anticipated that additional information will be required to ensure the planning proposal is consistent with the following State Environmental Planning Policies (SEPPs):

- SEPP 44 - Koala Habitat Protection
- SEPP No. 55 - Remediation of Land
- REP No. 20 - Hawkesbury-Nepean River (No 2 - 1997).

2.7 WOLLONDILLY GROWTH MANAGEMENT STRATEGY

An assessment of the draft planning proposal under the adopted Wollondilly Growth Management Strategy 2011 ('GMS 2011') is provided below. However, in light of the publication of the *Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan* and the corresponding Ministerial Direction it is considered that the review of the Wollondilly Growth Management Strategy needs to be completed prior to any further decisions on draft planning proposals for housing growth in and around Appin (i.e. proposals without a Gateway Determination).

The adopted GMS 2011 was prepared with a view to accommodating the natural growth demands of the shire and one of the Key Policy Directions was that a "high growth or accelerated growth scenario" was not being pursued. Whilst a review of the adopted GMS 2011 has been undertaken the identification of Wilton as a priority precinct will more than likely prompt a further review.

Key Policy Direction	Comment
General Policies	
P1 All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.	<p>A portion of the site is identified as a 'Potential residential growth area' in Structure Plan for Appin which forms part of the GMS 2011.</p> <p>The Structure Plans identify locations where residential growth can be expected or there is potential for it to occur. These locations are not definitive, however, they were identified with the Key Policy Directions and Assessment Criteria in mind.</p> <p>At Attachment 3 to this report the subject site has been identified on the</p>

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PE2 - Draft Planning Proposal - Brooks Point Road, Appin

Key Policy Direction	Comment
	<p>Structure Plan for Appin which forms part of the GMS 2011.</p> <p>The area proposed for low density residential development within the draft planning proposal is consistent with the Structure Plan for Appin.</p> <p>Note: However, in light of the publication by the Department of the <i>Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan</i> and the corresponding Ministerial Direction a decision on the draft proposal should wait for a review of the Wollondilly GMS to be completed.</p>
<p>P2 All land use proposals need to be compatible with the concept and vision of “Rural Living” (defined in Chapter 2 of the GMS 2011).</p>	<p>The draft Planning Proposal is consistent with this Key Policy Direction.</p> <p>The GMS includes Structure Plans which identify locations where residential growth can be expected or there is potential for it to occur. These locations are not definitive, however, they were identified with the Key Policy Directions in mind, including the concept and vision of Rural Living.</p> <p>At Attachment 3 to this report the subject site has been identified on the Structure Plan for Appin which forms part of the GMS 2011. The area proposed for low density residential development within the draft planning proposal is consistent with the Structure Plan for Appin.</p>

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PE2 - Draft Planning Proposal - Brooks Point Road, Appin

Key Policy Direction	Comment
<p>P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.</p>	<p>Adjoining landowners were notified and invited to make a submission in 2012 to the original draft planning proposal prepared by SMEC Urban.</p> <p>The outcomes of this consultation have been considered and are discussed in Section 2.3 of this report.</p>
<p>P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.</p>	<p>There have been no such representations made regarding this proposal at this time and therefore this Key Policy Direction has been satisfied.</p>
<p>P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.).</p>	<p>The draft planning proposal proposes growth which is broadly consistent with the Structure Plan for Appin which forms part of the GMS 2011.</p> <p>The proposal also includes a component of rural residential style housing which may be suitable. However, this would be subject to further studies, including a flora and fauna assessment as well as a wastewater assessment.</p>
<p>Housing Policies</p>	
<p>P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.</p>	<p>The Structure Plan for Appin includes the subject land as a 'potential residential growth area'.</p> <p>The draft planning proposal would contribute toward the Total Dwelling Target for new dwellings in the Macarthur South Area outlined in the GMS 2011.</p>
<p>P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.</p>	<p>The draft proposal includes a range of minimum lot sizes across the site.</p> <p>The draft Planning Proposal is consistent with this Key policy Direction.</p>

PE2 - Draft Planning Proposal - Brooks Point Road, Appin

Key Policy Direction	Comment
<p>P9 Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the “rural fringe”).</p>	<p>The Brooks Point Road site is located on the perimeter of the Appin urban area.</p> <p>If the principle of development at this site was supported, higher densities may be appropriate because much of the site is within walking distance of the Appin town centre.</p> <p>The appropriate density would need to be determined after consideration had been given to other relevant factors such as the local character and the context of the area.</p>
<p>P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.</p>	<p>The proposal site directly adjoins the existing Appin urban area.</p>
<p>Macarthur South Policies</p>	
<p>P11 Council does not support major urban release within the Macarthur South area at this stage.</p>	<p>While significant in the context of Appin, this is not considered to be a major urban release as it proposes moderate growth in and around Appin and is not of a scale which would form part of expansion of Metropolitan Sydney.</p> <p>Notwithstanding this, Key Policy Directions P11 to P14 need to be considered in light of the NSW Government's recent announcement related to the <i>Greater Macarthur Land Release Investigation; Preliminary Strategy & Action Plan</i>.</p>
<p>P12 An overall master plan is required for the eventual development of the Macarthur South.</p>	<p>It is considered that the Planning Proposal could proceed in the absence of a master plan for the Macarthur South because its scale does not represent major urban release in the region.</p>

PE2 - Draft Planning Proposal - Brooks Point Road, Appin

Key Policy Direction	Comment
	<p>If a Gateway Determination was issued and the land rezoned, this would need to be associated with planning guidance in the Development Control Plan to ensure that development occurs in a logical, efficient and orderly manner and that the street layout integrates well with existing and proposed surrounding streets to create a permeable and connected community.</p>
<p>P13 Council will not support further significant new housing release in Macarthur South beyond those which have already been approved.</p>	<p>The proposed residential and infrastructure zoned component of the proposal is consistent with the Structure Plan for Appin within the GMS 2011.</p>
<p>P14 Council will consider proposals for employment land developments in Macarthur South provided they meet certain criteria.</p>	<p>Further information is required to establish whether the proposed business zoned land would have an acceptable impact on the existing Appin centre.</p> <p>Refer to comment for Key Policy Direction P15.</p>
<p>Employment Policies</p>	
<p>P15 Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.</p>	<p>The proposal includes a small area proposed to be rezoned to B2 Local Centre.</p> <p>This element of the proposal needs to be considered cautiously particularly as the proposal associates it with an extension of the existing centre southwards until the proposal site.</p> <p>While Council supports the principle of new employment lands this should not be at the expense of the health and success of existing centres.</p> <p>Further information would be required, such as a retail study, to establish the potential impact, negative or positive, that an extension to the business zone would have on Appin.</p>

PE2 - Draft Planning Proposal - Brooks Point Road, Appin

Key Policy Direction	Comment
	<p>If after this investigation, the principle of extending the business zone is supported then the planning proposal site should be increased to include the other land to the north and east which is also identified in the proposal for a potential B2 Local Centre land use zone.</p>
<p>P16 Council will plan for different types of employment lands to be in different locations in recognition of the need to create employment opportunities in different sectors of the economy in appropriate areas.</p>	<p>The proposal includes a small portion of employment lands.</p> <p>Refer to comment for Key Policy Direction P15.</p>
<p>Integrating Growth and Infrastructure</p>	
<p>P17 Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.</p>	<p>The proponent has indicated that they intend to utilise the existing infrastructure that already services the Appin community.</p> <p>Based on consultation with public agencies related to the other planning proposals in the area it is considered likely that some augmentation will be necessary to existing services if the development was to go ahead at Brooks Point Road, particularly road infrastructure and drinking water.</p> <p>If a Gateway Determination was issued further information and consultation with public agencies and the community would be required to establish whether the proposal is consistent with this Key Policy Direction.</p>
<p>P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres.</p>	<p>The proposal site adjoins the Appin urban area.</p>

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Key Policy Direction	Comment
<p>P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.</p>	<p>The draft planning proposal would facilitate growth adjacent to Appin and is not in a dispersed location.</p> <p>It is considered that growth at this location should only occur after, and if, land to the north (i.e. the Macquariedale Road proposal site) is rezoned and developed for housing to ensure that development occurs in a logical, efficient and orderly manner.</p>
<p>P20 The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate smaller growth opportunities are identified for other towns.</p>	<p>The subject site is identified within the GMS 2011 as a smaller growth opportunity for Appin.</p>
<p>Rural and Resource Lands</p>	
<p>P21 Council acknowledges and seeks to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.</p>	<p>Further specialist studies will be required to establish whether the draft Planning Proposal is consistent with this Key Policy Direction. These would be undertaken once and if a Gateway Determination was issued.</p> <p>Further studies would include, but are not limited to, bushfire impacts, site contamination, flora and fauna, European & Aboriginal heritage, stormwater/flooding, water quality, traffic, loss of agricultural land, land use conflict, economic impact analysis.</p>
<p>P22 Council does not support incremental growth involving increased dwelling entitlements and/or rural lands fragmentation in dispersed rural areas. Council is however committed to maintaining where possible practicable, existing dwelling and subdivision entitlements in rural areas.</p>	<p>The proposal site directly adjoins the existing Appin area and is not a dispersed rural area.</p> <p>The draft Planning Proposal is consistent with this Key Policy Direction.</p>

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2.8 PRE-GATEWAY REVIEW

The proponent, Urban Futures, has requested a pre-Gateway review for the Draft Brooks Point Road, Appin Planning Proposal as *Council has confirmed in writing that the request to prepare a planning proposal is not supported.*

There are two situations where a proponent can seek a pre-Gateway Review from the Department. These are:

- a. *the Council has notified the proponent that the request to prepare a planning proposal is not supported; or*
- b. *the council has failed to indicate its support 90 days after the proponent submitted a request, accompanied by the required information.*

It is noted that at its Ordinary Meeting of Council on 16 November 2015, Council resolved to invite the proponent for the Brooks Point Road planning proposal to invite them to withdraw their rezoning application. However, this does not meet the requirement set out by 'a' because the Council has only invited the proponent to withdraw their application and has not indicated that the planning proposal is not supported.

Notwithstanding this, more than 90 days have passed since the proposal was submitted to Council and Council has not supported the draft planning proposal in this time. Subsequently, the proposal meets the initial criteria for seeking a review.

In order for a planning proposal to be forwarded to the JRPP for a review, the Department will need to determine whether the proposal has:

- Strategic merits and/or
- Whether it has site-specific merit and is compatible with the surrounding land uses.

The following two (2) tables consider the Department's criteria for "Strategic" and "site-specific" merit:

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Table 1 - "Strategic" merit

"Strategic merit" Criteria	Comment
<p><i>is it consistent with a relevant local strategy endorsed by the Director General; or</i></p>	<p>The Wollondilly Growth Management Strategy 2011 (GMS) is the relevant strategy. An assessment of the draft planning proposal under the Wollondilly Growth Management Strategy is provided at section 2.7.</p> <p>However, in light of the recent publication of the <i>Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan</i> and the corresponding Ministerial Direction it is considered that the review of the Wollondilly Growth Management Strategy needs to be completed prior to any further decisions on draft planning proposals for housing growth in and around Appin (i.e. proposals without a Gateway Determination).</p> <p>The GMS 2011 was prepared with a view to accommodating the natural growth demands of the shire and one of the Key Policy Directions was that a "high growth or accelerated growth scenario" was not being pursued. The identification of Wilton as a Growth Centre now changes the approach to growth in the Shire and the amount of growth in around Wollondilly's existing towns and villages now needs to be reconsidered in light of the change in the growth scenario.</p>

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"Strategic merit" Criteria	Comment
<p><i>is it consistent with the relevant regional strategy or Metropolitan Plan or</i></p>	<p>The relevant strategies are <i>A Plan for Growing Sydney</i> (December 2012) and the Southwest Subregion District Plan which is currently being prepared.</p> <p>A focus for <i>A Plan for Growing Sydney</i> is increasing housing supply. However, the Plan identifies District Plans as the appropriate policy for determining where and how much housing should be provided at a subregional level.</p> <p>However, the Plan includes a priority for the South West Subregion, which is to investigate the suitability of the Macarthur South Investigation Area for a future Growth Centre.</p> <p>This priority has led to the recent publication of the <i>Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan</i> which identifies two growth centres; Menangle Park & Mount Gilead, and Wilton.</p> <p>The consistency of the draft proposal with the Preliminary Strategy is discussed in more detail at Section 2.4 and 2.5. This report concludes that a prudent approach should be taken and that in the absence of clarification from the Department on the intentions of the Preliminary Strategy in terms of the acceptability of localised growth in and around Appin that the only unambiguous interpretation that can be taken at present is that the draft proposal is not consistent with the Preliminary Strategy.</p>

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"Strategic merit" Criteria	Comment
<p><i>Can otherwise demonstrate strategic merit, giving consideration to the relevant section 117 Directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas, public transport and infrastructure accessibility, providing jobs closer to home etc.)</i></p>	<p>There is strategic planning merit to the sites location as it is located directly adjoining the existing Appin urban area and a significant proportion of the site is within walking distance to the Appin town centre.</p> <p>Further information is required to determine and understand the potential impacts on native vegetation, heritage, drainage and water quality and whether the proposal is consistent with the relevant section 117 Directions.</p> <p>However, it is considered that growth at this location should only occur after, and if, land to the north (i.e. the Macquariedale Road proposal site) is rezoned and developed for housing to ensure that development occurs in a logical, efficient and orderly manner.</p> <p>In this regard it is noted that the proponent for the proposal site to the north has been invited to withdraw their planning proposal in accordance with a Council resolution.</p> <p>The proponent for this proposal was also invited to withdraw their draft planning proposal.</p> <p>While there would still be some strategic planning merit to the sites location even without development to north going ahead, the success of any future development would be compromised by the constraint on establishing permeable and connected streets.</p>

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Table 2 - "Site-specific merit"

"Site-specific merit" Criteria	Comment
<p><i>the natural environment (including known significant environmental values, resources or hazards)</i></p>	<p>There are a number of known site constraints. These include, the likely presence of Cumberland Plain vegetation on the western portion of the site, bushfire prone land,</p> <p>In particular, the vegetation on the western portion of the site forms part of a significant regional vegetation corridor identified as Cumberland Plain priority conservation lands (PCL) under the <i>Cumberland Plain Recovery Plan</i>. These are areas which represent the 'best opportunities to secure viable, long-term conservation outcomes in the region'.</p> <p>They are unlikely to prevent development in some form on the eastern portion of the site closest to Appin Road. If the draft planning proposal was to proceed a number of studies would be required to inform the planning proposal.</p>
<p><i>the existing uses, approved uses and likely future uses of land in the vicinity of the proposal</i></p>	<p>The site directly adjoins the existing Appin urban area.</p> <p>Land to the east, on the other side of Appin Road, is zoned R2 Low Density Residential and forms part of the Appin urban area with mostly detached single storey dwellings. The residential on the other side of Appin Road extends approximately 140m further south of the junction with Brooks Point Road which forms the southern boundary to the proposal site.</p> <p>Land adjoining Appin Road to the north of the proposal site is also</p>

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"Site-specific merit" Criteria	Comment
	<p>zoned R2 Low Density Residential.</p> <p>Most of the land directly to the north of the site is zoned RU2 Rural Landscape but is subject to a planning proposal to rezone the land to enable some residential development. The planning proposal to the north, known as Macquariedale Road, has a Gateway Determination and has legal status as a draft local environmental plan. However, it is noted that the proponent for the proposal site to the north has been invited to withdraw their planning proposal in accordance with a Council resolution. Subsequently, not too much weight can be given to the status of the planning proposal on the adjoining site.</p>
<p><i>the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision</i></p>	<p>The proponent has indicated that they intend to utilise the existing infrastructure that already services the Appin community.</p> <p>Based on consultation with public agencies related to the other planning proposals in the area it is considered likely that some augmentation will be necessary to existing services if the development was to go ahead at Brooks Point Road, particularly road infrastructure and drinking water.</p> <p>If a Gateway Determination was issued further information and consultation with public agencies and the community would be required.</p>

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2.9 OPTIONS FOR CONSIDERATION

In responding to the Department's invitation to provide its views about the draft proposal and ultimately whether a Planning Proposal should be prepared in accordance with *Section 55 to the Environmental Planning and Assessment Act, 1979* and the guidelines published by the Department of Planning and Environment, Council's options are:

1. That Council advise the Department that the draft proposal is not supported on the grounds that it is inconsistent with the Greater Macarthur Land Release Investigation Preliminary Strategy & Action Plan.
2. That Council advise the Department that a decision on the draft planning proposal should wait until an up to date strategic direction for the area is available. This would be known once the following strategic planning work has been completed:
 - Finalisation of the Strategy & Action Plan for the Greater Macarthur Land Release Investigation and
 - Review of the adopted Wollondilly Growth Management Strategy 2011.
3. That Council advise the Department that the draft proposal is considered to have strategic planning merit as it is; well located in terms of proximity and integration with an existing village, is small scale in relation to the vision for Greater Macarthur and would contribute to the long term planning for the Appin Bypass.

However, it is considered that growth at this location should only occur after, and if, land to the north (i.e. the Macquariedale Road proposal site) is rezoned and developed for housing to ensure that development occurs in a logical, efficient and orderly manner.

Option 2 is the recommendation of this report.

FINANCIAL IMPLICATIONS

Funding for this project to date has been achieved through the adopted Planning Proposal fees and charges.

Council has experienced a record increase in the number of Planning Proposals submitted in addition to the Wilton Junction project. Note that the Wilton Junction project is not a planning proposal but has had significant impact on Strategic Planning resources. All proposals which result in an increased intensity of land use within the Shire shall also lead to increased demand for Council services and facilities over time. Council will need to consider this in the adopted budget and forward estimates.

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PE2 - Draft Planning Proposal - Brooks Point Road, Appin

ATTACHMENTS

1. Overview of draft planning proposal: Original Submission versus pre-Gateway Review version
2. Proposed Land Use Zones - Original Submission from SMEC Urban
3. Proposed Land Use Zones – Pre-Gateway Review version from Urban Futures
4. Wollondilly Growth Management Strategy 2011; Structure Plan for Appin

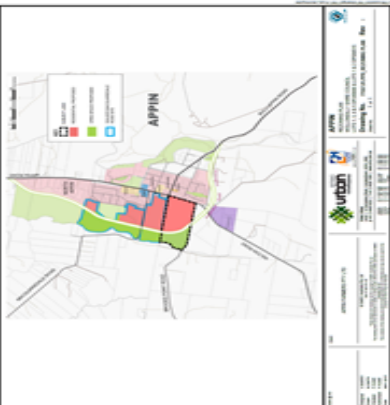

RECOMMENDATION

1. That in relation to the Pre-Gateway Review for the Draft Brooks Point Road, Appin Planning Proposal:
 - Council advise the Department of Planning & Environment that at the Ordinary Meeting held 16 November 2015, Council resolved to invite the proponent to withdraw their draft planning proposal.
 - Council advise the Department of Planning & Environment that a decision on any draft planning proposal in and around Appin would be premature and should wait until the following strategic planning work is completed:
 - Finalisation of the Strategy and Action Plan for the Greater Macarthur Land Release Investigation; and
 - Review of the adopted Wollondilly Growth Management Strategy 2011.
2. That this report form part of Council's submission to the NSW Government Department of Planning & Environment.

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PE2 - Draft Planning Proposal - Brooks Point Road, Appin

ATTACHMENT 1 - 6984 – 21 MARCH 2016

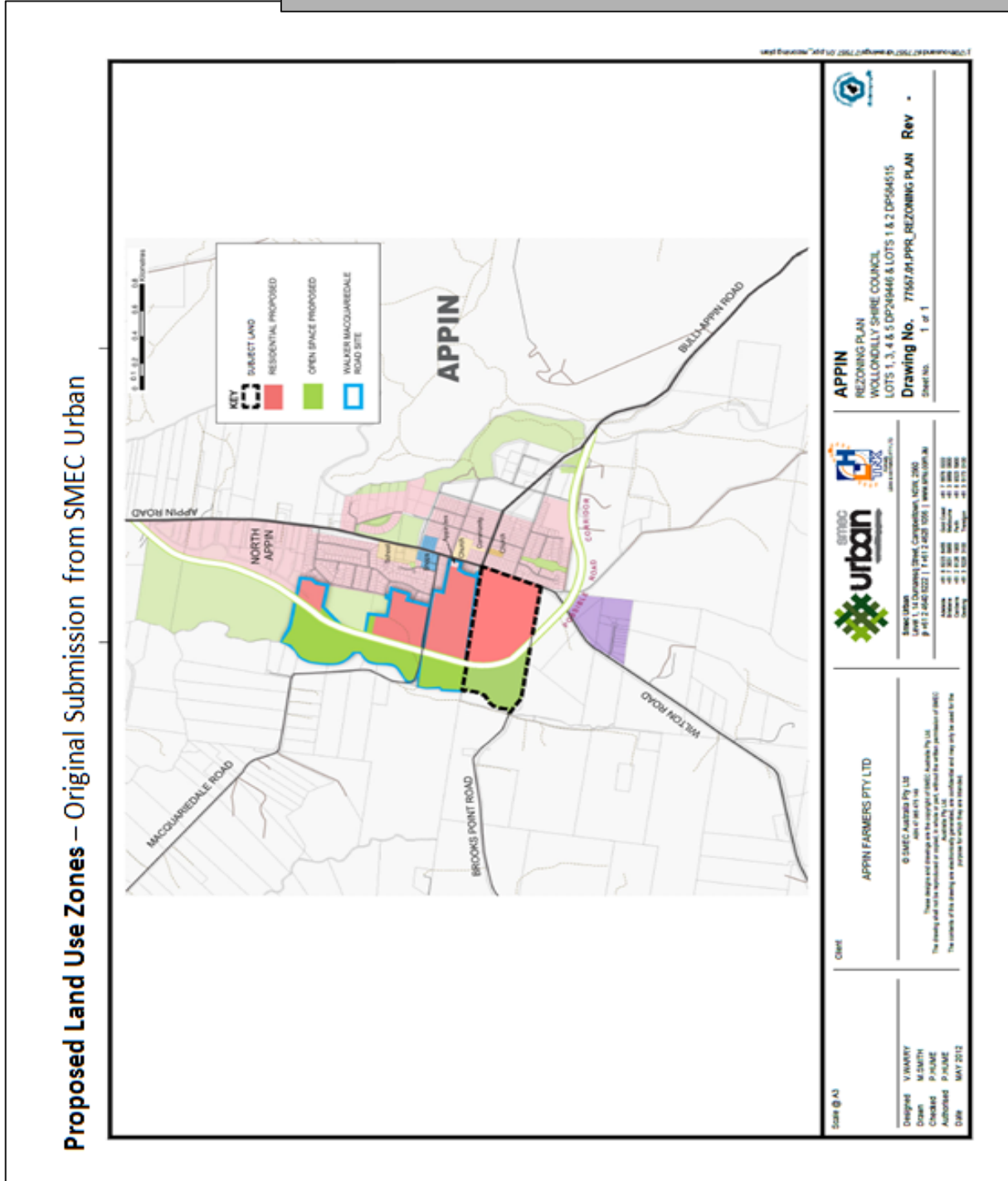
Draft Planning Proposal as originally submitted to Council		Amended Draft Planning Proposal submitted to NSW State Government as part of the Pre-Gateway Review request	
Proposal Prepared by	SMEC Urban	Proposal Prepared by	Urban Futures Group
Date	June 2012	Date	1 December 2015
Proposed Land Use Zones	R2 Low Density Residential SP2 Infrastructure E2 Environmental Conservation	Proposed Land Use Zones	R2 Low Density Residential B2 Local Centre E2 Environmental Conservation E4 Environmental Living SP2 Infrastructure
Minimum Lot Size	450 sq.m	Minimum Lot Size	For R2 Land – 250sq.m & 450sq.m, For E2/E4 – Various (900sq.m, 1500sq.m, 4000sq.m, 4ha & 7.5ha)
Height of Buildings	None proposed	Height of Buildings	9m
Potential Lot Yield	500 lots (This was based on amending the route of the Appin Bypass)	Potential Lot Yield	340 lots (Retains the current proposed route for Appin Bypass)
			

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ATTACHMENT 2 - 6984 – 21 MARCH 2016

Proposed Land Use Zones – Original Submission from SMEC Urban

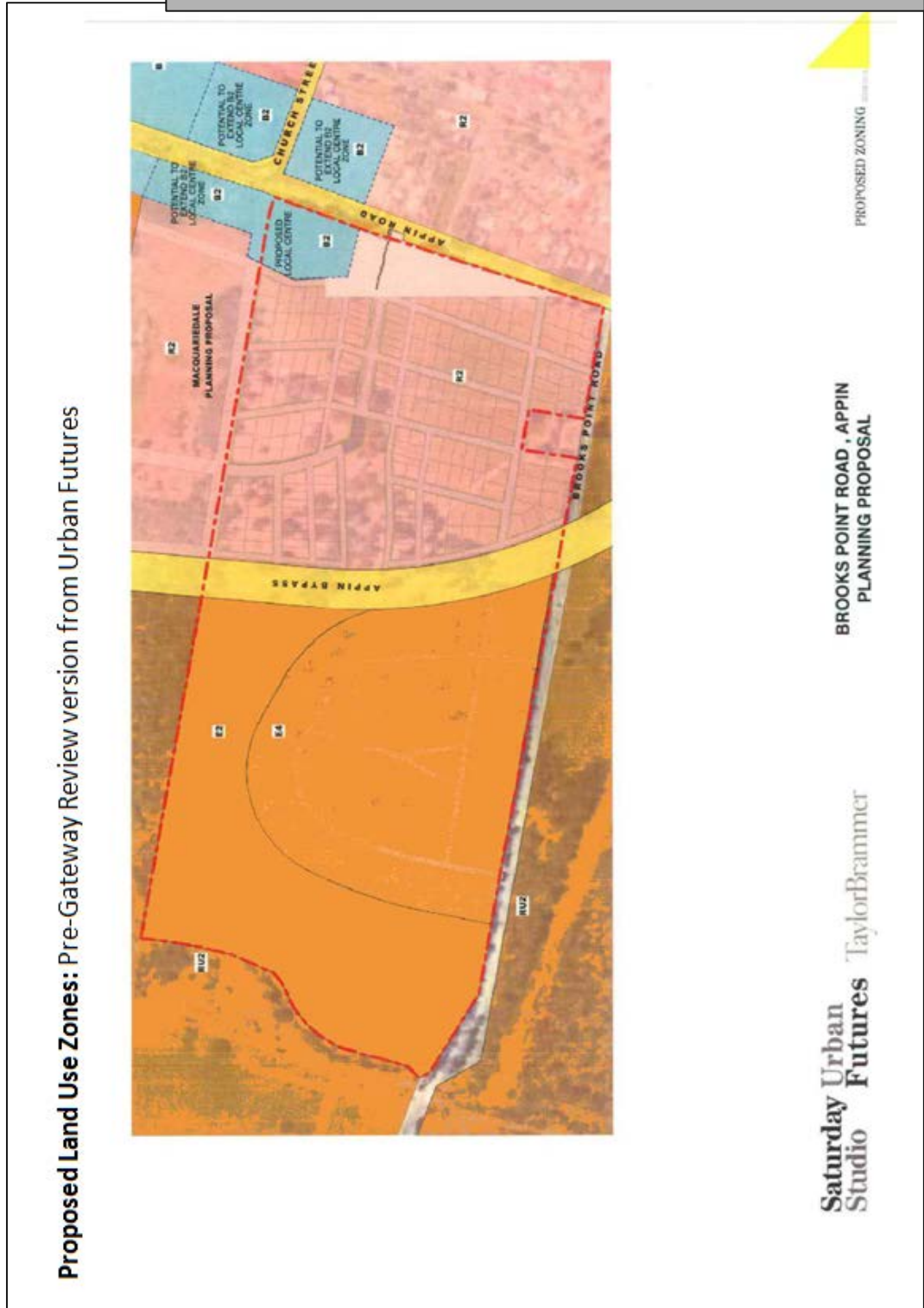


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PE2 - Draft Planning Proposal - Brooks Point Road, Appin

ATTACHMENT 3 - 6984 – 21 MARCH 2016



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PE2 - Draft Planning Proposal - Brooks Point Road, Appin

ATTACHMENT 4 - 6984 – 21 MARCH 2016

Planning & Economy

**Wollondilly Growth Management Strategy 2011;
Structure Plan for Appin**

