



29 May 2020

Catherine Van Laeren
Acting Executive Director
Central River City and Western Parkland City
Greater Sydney, Place and Infrastructure
Department of Planning Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 23/2016/PLP

Dear Ms Van Laeren

Planning Proposal – Amendments to Land Zone Map, Height of Building Map, Minimum Lot Size Map and introduction of a local provision for land at Derriwong Road and Old Northern Road, Dural

I refer to the above planning proposal which was submitted by Council for Gateway Determination in July 2019 and the Department's subsequent Gateway Determination dated 19 April 2020, which determined that the proposal should not proceed.

It is understood that the Proponent has indicated the intent to lodge a request for a review of the Department's Gateway Determination. To assist in the Department's consideration of this request, I would take this opportunity to reiterate the position of Council with respect to this proposal.

Council completed an Urban Capacity and Capability Assessment for the Dural/Round Corner locality in March 2019. The need for this assessment arose, in part, due to a number of land-owner initiated planning proposals which were submitted to Council in the absence of any holistic or coordinated approach to planning for the area. The subject planning proposal was lodged prior to the commencement of these investigations and was held in abeyance pending the outcome of this strategic assessment for the broader locality.

The Urban Capacity and Capability Assessment concluded that the locality has some physical capability for development uplift, however, that local and regional infrastructure issues were an impediment to orderly urban development within this locality at this time. Council considered the outcomes of this Assessment in March 2019 and resolved, in part, that:

- *“Council discontinue any further investigations with respect to the rezoning of rural land for urban development within the Dural locality at this time; and*
- *If the proponent of any future planning proposal to rezone land within the Dural locality is able to demonstrate that they can deliver the required local and regional infrastructure upgrades at no cost to Council, Council consider such a planning proposal and review its position with respect to rezoning within the Dural locality at that time”.*

Having regard to the subject planning proposal, it was identified that it would provide for an expansion of Round Corner, enable some compatible development to occur surrounding Dural Public School (close to the Dural neighbourhood village) including sewer and frontage improvements and importantly, would partially contribute to the resolution of some identified regional infrastructure issues, through the reservation of part of a future arterial bypass road connection from Annangrove Road to Old Northern Road and New Line Road.

The provision of a future arterial bypass road connection from Annangrove Road to Old Northern Road and New Line road is an important piece of regional infrastructure required to unlock development potential within this locality. This link would also improve traffic flows generated by major growth areas in North West Sydney, reduce congestion within Round Corner and improve the efficiency of the broader regional road network.

Council was supportive of the proposed reservation of a corridor through the site for a future bypass road, however acknowledged that endorsement of the proposed location and profile would be ultimately be required by relevant State Government agencies, along with a commitment from State Government to the identification and funding of the bypass road. Given the opportunity to secure a portion of the future bypass road through this proposal, Council considered it reasonable to submit the planning proposal to State Government for consideration and Council has since continued to advocate for the resolution of identified regional traffic issues.

Specifically, Council considered the planning proposal at its meeting on 9 July 2019 and was supportive of the proposal proceeding to Gateway Determination, resolving as follows:

1. *The planning proposal applicable to land at Derriwong Road and Old Northern Road, Dural be submitted to the Department of Planning and Environment for Gateway Assessment to determine State Government agency views on the merits of the planning proposal.*
2. *Should the Department of Planning and Environment determine that the proposal has strategic and site-specific merit and issue a Gateway Determination, the following matters should be resolved prior to any exhibition of the planning proposal:*
 - a) *The need to increase the proposed minimum lot size at key locations, in order to soften the impact of the development on the Old Northern Road ridgeline and enable better visual transition between the development and surrounding rural land;*
 - b) *Access arrangements and relationship between proposed residential lots and the planned arterial bypass road;*
 - c) *Establishment of a mechanism to ensure that the proposed amendments would not facilitate a proliferation of seniors housing development proposals on adjoining rural land; and*
 - d) *The ability to service the proposed residential yield with new local and regional infrastructure, at no cost to Council. This would include further resolution of ongoing discussions with State and Federal Government surrounding the funding of required regional road upgrades.*

Noting Council's support for the progression of this proposal, it is requested that the merits of the planning proposal as identified and relied upon by Council in its decision making be carefully considered through the review of the Gateway Determination.

Yours faithfully



David Reynolds
GROUP MANAGER – SHIRE STRATEGY, TRANSFORMATION AND SOLUTIONS