

14.2 DRAFT PLANNING PROPOSAL - 10 AND 20 BROOKS POINT ROAD, APPIN**RESOLUTION 324/2023**

Moved: Cr Matthew Gould

Seconded: Cr Matthew Deeth

That Council:

1. **Note the recommendations of the Wollondilly Local Planning Panel.**
2. ***Note that the proponent has lodged a Rezoning Review of the draft planning proposal with the Department of Planning and Environment.***
3. ***Note that whilst there is a need for more housing in Greater Sydney, such housing needs to be supported by appropriate infrastructure and infrastructure sequencing plans and that at this time no such infrastructure (or funded plans for the delivery of the required infrastructure) is in place in the Appin growth area. Given this, this planning proposal is considered premature.***
4. **Not progress the draft planning proposal for a Gateway determination on the basis that it:**
 - a) **Is inconsistent with the Council's position in the Wollondilly Local Strategic Planning Statement (Wollondilly 2040) that without the early identification, planning for and commitment to infrastructure in Appin, any planning proposals would be inappropriate.**
 - b) **Does not provide an indicative infrastructure plan nor does it look at the cumulative development occurring in Appin, specifically sewer, water, road upgrades to both local and state network, to support the proposal in the broader context of planned growth following the State rezoning of 12,000 lots in Appin.**
 - c) **Adds to concerns about evacuation risks and timeframes associated with growth in Appin without a clear plan for how the current and future community of Appin can evacuate or shelter in place in the event of a bushfire.**
 - d) **Proposes to rezone land in the absence of a finalised state and local Contribution Plans to effectively levy the growth area for local infrastructure.**
 - e) **Is not informed by a finalised traffic and transport model (TMAP), to inform and support necessary road and transport infrastructure to support development across Greater Macarthur.**
5. **Notify the proponent, landowners and any person who made submissions regarding the planning proposal of Councils decision.**
6. **Calls for the Department of Planning and Environment to finalise a *binding* staging and sequencing Plan for Greater Macarthur, to ensure all future development within Greater Macarthur is well planned and serviced.**

On being put to the meeting the motion was declared **CARRIED 8/0**

In Favour: Crs Michael Banasik, Suzy Brandstater, Blair Briggs, Matthew Deeth, Hilton Gibbs, Matthew Gould, Paul Rogers and Beverley Spearpoint

Against: Nil