



## REZONING REVIEW RECORD OF DECISION

STRATEGIC PLANNING PANEL of the  
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	17 July 2025
DATE OF DECISION	10 July 2025
PANEL MEMBERS	Graham Brown (Acting Chair), Greg Woodhams, Cinnamon Dunsford and Judy Clark
APOLOGIES	None
DECLARATIONS OF INTEREST	Justin Doyle declared a perceived conflict of interest due to professional involvement in a neighbouring site. The Acting Panel Chair considered that Matt Gould and Suzy Brandstater have non-pecuniary perceived conflict of interests arising from a conflict between their duties as elected representatives on the Council and their duties on the Panel.

### REZONING REVIEW

#### RR-2025-1 – Wollondilly LGA – PP-2023-2614

90 & 110 Macquariedale Road and 525 & 725 Wilton Road, Appin (As described in Schedule 1).

#### Reason for Review:

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported.
- ☒ The council has failed to indicate its support 115 days after the proponent submitted a request to prepare a planning proposal.
- ☐ The council has not submitted the planning proposal for a Gateway determination within 28 days of indicating its support for the proposal.

### PANEL CONSIDERATION AND DECISION

The Panel considered the material listed at item 4 and the matters raised and/or observed at briefings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel recommends that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has:
  - ☐ not demonstrated strategic merit
  - ☒ demonstrated strategic merit but not site specific merit

The decision was unanimous.

### REASONS FOR THE DECISION

The Panel considered the documentation, conducted a site inspection, was briefed by the Department of Planning, Housing and Infrastructure, and heard extensively from Wollondilly Shire Council and the proponent, Walker Corporation.

### Planning Panels Team

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | strategicpanels@dpie.nsw.gov.au

## Strategic Merit

The Panel agreed that the planning proposal had Strategic Merit given that:

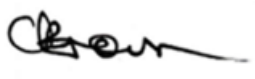



- The planning proposal is largely consistent with applicable strategic planning documents, particularly as they relate to the general objectives for housing. These include the A Metropolis of Three Cities: Greater Sydney Region Plan and the Western City District Plan.
- Delivering housing supply is a priority issue for Sydney for all levels of Government.
- The provision of additional housing in this location has strategic merit.
- The Site is identified as a growth area in the Appin Precinct of the Greater Macarthur Growth Area.

## Site Specific Merit

The Panel considers that the Planning Proposal does not demonstrate sufficient Site Specific Merit as the Panel is not satisfied that services and infrastructure, or the proposed financial arrangements for infrastructure provision are, or will be available to meet the demands arising from the proposal. Moreover, the Panel is not satisfied that a number of important planning matters that are essential for the proper planning of the area, and for the progress of this rezoning, are unavailable at the time of the Panel's consideration.

The Panel acknowledged that several site specific matters were outside the control of the Proponent but, in forming its opinion, considered the following matters required resolution to enable the rezoning to progress:

- Determination of a revised dwelling cap for the Appin area to inform the State Planning Agreement (SPA) having regard to the planning proposal for Appin Part 1 and 2 and other planning proposals in the pipeline for the precinct;
- Finalisation of the Infrastructure Opportunities Plan and Housing and Productivity Contribution requirements to inform the SPA;
- Finalisation of the Council's Contributions Plan following conclusion of the IPART Review;
- Confirmation from Department of Education of the location, funding and timing of the proposed school on the northern section of site;
- Confirmation from Sydney Water that required utilities and servicing arrangements can be put in place with the delivery of development contemplated by the planning proposal; and
- Endorsement by TfNSW of a revised TMAP taking into account the new dwelling cap.
- Review of the precinct structure plan and/or DCP for the Appin area based on the resolution of the above matters and specifically the location of local centres.

PANEL MEMBERS	
 Graham Brown (Acting Chair)	 Greg Woodhams
 Cinnamon Dunsford	 Judy Clark

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SCHEDULE 1		
1	<b>PANEL REF – LGA – DEPARTMENT REF - ADDRESS</b>	RR-2025-1 – Wollondilly LGA – PP-2023-2614 at 90 & 110 Macquariedale Road and 525 & 725 Wilton Road, Appin
2	<b>LEP TO BE AMENDED</b>	Wollondilly Local Environmental Plan (LEP) 2011 State Environmental Planning Policy (Precincts – Western Parkland City) 2021(Western Parkland City SEPP)
3	<b>PROPOSED INSTRUMENT</b>	<p>The planning proposal seeks to amend the Wollondilly LEP 2011 by the removing planning controls applying to the site and introduce the site under the Western Parkland City SEPP as follows:</p> <ul style="list-style-type: none"> <li>• Amend the Wollondilly LEP 2011 to remove the planning controls applying to the sites subject to this proposal;</li> <li>• Amend the Wollondilly LEP 2011 to amend the Western Parkland City SEPP to: <ul style="list-style-type: none"> <li>○ Amend the Land Application Maps to incorporate Appin (Part 2) Precinct.</li> <li>○ Amend the Land Zoning Maps to rezone the site to part Urban Development Zone (UDZ) and C2 Environmental Conservation.</li> <li>○ Amend Lot Size Maps to include a minimum lot size of 40ha for land zoned C2 Environmental Conservation Zone.</li> <li>○ Amend Clause 4.3A of Appendix 10 to delete the dwelling cap and introduce a new density where residential flat buildings are proposed.</li> <li>○ Amend Transport Corridor Maps to include a north-south rapid public transport corridor and the east-west road corridor link to the Hume Highway through the northern site.</li> </ul> </li> </ul>
4	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Rezoning review request documentation</li> <li>• Department of Planning, Housing and Infrastructure, Rezoning Review Briefing Report, 26 June 2025</li> <li>• Slide presentations from DPHI and Walker Corporation</li> </ul>
5	<b>SITE INSPECTIONS AND BRIEFINGS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• <b>Site inspection with Department of Planning, Housing and Infrastructure (DPHI):</b> 10:00am – 11:00am, 10 July 2025 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Graham Brown (Chair) and Greg Woodhams</li> <li>○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Chantelle Chow and Laura Ferguson</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Location of school and employment lands</li> <li>• Location of transport corridors</li> <li>• Dwelling cap for the Appin area</li> <li>• Infrastructure servicing</li> <li>• Proposed controls</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Briefing with Department of Planning, Housing and Infrastructure (DPHI): 1:30pm – 2:17pm, 10 July 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Graham Brown (Acting Chair), Greg Woodhams, Cinnamon Dunsford and Judy Clark</li> <li>○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Renee Ezzy, Chantelle Chow, Laura Ferguson, Kate McKinnon and Adam Williams</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Dwelling cap for Appin growth area</li> <li>• Transport corridors and status of TMAP</li> <li>• Relationship with other planning proposals in the area</li> <li>• Infrastructure demands and concerns</li> <li>• Flooding and flood reports</li> </ul> </li> </ul> </li> <li>• <b>Briefing with Wollondilly Shire Council: 2:17pm – 2:38pm, 10 July 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Graham Brown (Acting Chair), Greg Woodhams, Cinnamon Dunsford and Judy Clark</li> <li>○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Renee Ezzy, Chantelle Chow, Laura Ferguson, Kate McKinnon and Adam Williams</li> <li>○ Council representatives in attendance: Martin Cooper, Edith Barnes, Carolyn Whitten and Shellie Bolton</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Council’s position on Planning Proposal</li> <li>• Site specific concerns</li> <li>• State Infrastructure Plan</li> <li>• Precinct Structure Plan</li> <li>• Greater Macarthur DCP</li> <li>• TMAP concerns</li> <li>• Key infrastructure uncertainty</li> <li>• Interactivity with the Appin Stage one proposal</li> <li>• Local Contribution Plan</li> </ul> </li> </ul> </li> <li>• <b>Briefing with Walker Corporation (Proponent): 2:59pm – 3:41pm, 10 July 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Graham Brown (Acting Chair), Greg Woodhams, Cinnamon Dunsford and Judy Clark</li> <li>○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Renee Ezzy, Chantelle Chow, Laura Ferguson, Kate McKinnon and Adam Williams</li> <li>○ Proponent representatives in attendance:</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Synergy with Appin stage one proposal</li> <li>• Draft Precinct Structure Plan and GM DCP</li> <li>• TMAP endorsement and suitability for growth</li> </ul> </li> </ul> </li> </ul>
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		<ul style="list-style-type: none"><li>• Dwelling cap related to the GMGA and yield viability from TMAP</li><li>• Water infrastructure staged delivery and other key infrastructure</li><li>• Public contributions</li><li>• Local centre viability analysis and intention</li><li>• Progress of Planning Proposal and matters for DA</li></ul> <ul style="list-style-type: none"><li>• <b>Panel Discussion:</b> 3:41pm – 4:20pm, 10 July 2025<ul style="list-style-type: none"><li>○ Panel members in attendance: Graham Brown (Acting Chair), Greg Woodhams, Cinnamon Dunsford and Judy Clark</li><li>○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Renee Ezzy, Chantelle Chow, Laura Ferguson, Kate McKinnon and Adam Williams</li></ul></li></ul>
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