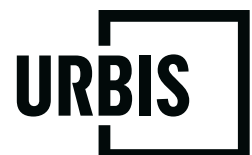




NORTH APPIN (PART) PRECINCT

Planning Proposal

Prepared for
INGHAM PROPERTY GROUP
10 August 2023



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Report Number	FINAL

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1. EXECUTIVE SUMMARY

This Planning Proposal (**Proposal**) request has been prepared by Urbis Pty Ltd on behalf of Ingham Property Group (**IPG**) in support of a proposed amendment to the *State Environmental Planning Policy (Precincts - Western Parkland City)* and relates to the land at 345 Appin Road, Appin (**the site**).

The Planning Proposal seeks to rezone the site comprising of approximately 301 hectares of land in the North Appin Precinct which forms part of the Greater Macarthur Growth Area (**GMGA**). The NSW Government Department of Planning and Environment (**DPE**) has identified the site to deliver approximately 3,000 new homes and secure and implement a koala corridor along Ousedale Creek.

In line with the NSW Government's vision for the GMGA, the Proposal will deliver a precinct that:

- Delivers a significant quantum of high-quality housing choices and creates a precinct and community that embodies strong Connecting with Country principles and reinforces the character of Appin;
- Has a genuine connection to the site's cultural history, natural assets and the existing Appin township;
- Is holistic and supported by access and utility infrastructure, economic investment and a range of suitable local services;
- Has 30-minute proximity to employment and key centres such as Campbelltown-Macarthur, Camden and Wollongong; and
- Delivers much needed investment to the region through social infrastructure, the support of future public transport projects and upgrades to Appin Road.

The Proposal seeks to achieve this vision by amending *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)* with a new Appendix to include the site and rezone the land based on an aligned Draft Structure Plan, to the following:

- UD Urban Development; and
- C2 Environmental Conservation.

1.1. BACKGROUND

The lodgement of this Proposal follows extensive pre-lodgement engagement with the Department of Planning and Environment (**DPE**) and Wollondilly Shire Council in the context of the long-standing strategic allocation for the site. On 2 November 2022 the Planning Secretary, as delegate for the NSW Minister for Planning confirmed that the site is of environmental planning significance to the Western District of the Western Parkland City and that the Planning Secretary had been appointed as the planning proposal authority for the proposed instrument. Following this announcement, IPG has undertaken pre-lodgement engagement between November 2022 and June 2023 with DPE, Wollondilly Shire Council, Transport for NSW, the local Aboriginal community and other relevant authorities as part of an ongoing consultative process. Each of the issues raised during the pre-lodgement consultation has been addressed through the development of the Draft Structure Plan and the detailed documentation submitted as part of this Proposal.

1.2. SITE CONTEXT

The site consists of approximately 301 hectares of mostly cleared grazing land. It is bound by Appin Road to the east as a main road connector that also provides access to the site. Along Appin Road to the immediate southeast is the existing Appin township which consists primarily of low-density residential land uses, supported by local retail, business services and Appin Public School. The site is irregular in shape and can be characterised as predominantly cleared pastoral land that has access to significant natural assets and corridors. The site is bound to the south by Ousedale Creek a tributary of the Nepean River as well as Cumberland Plain Woodlands that support native fauna including koala habitat areas. The site has a range of topographical features from a large level area along the eastern edge, which then slopes down towards the Nepean River as the site extends west. The western site boundary is heavily vegetated comprising of Cumberland Plain Woodland which aligns with the streams and creeks that converge along the site's western boundary and feed into the Nepean River. Approximately 230 hectares of the site is open grazing country and historically used for poultry farming.

1.3. PLANNING CONTEXT

In October 2022 the Commonwealth Government announced the National Housing Accord to unlock quality, affordable housing supply and deliver an additional 20,000 affordable housing dwellings over five years from 2024-25 across Australia. The landmark agreement of the Commonwealth, States and Territories, the Australian Local Government Association, institutional investors including superannuation funds, and residential development, building and construction industry representatives commits investment in housing to support first home buyers, deliver more affordable and social housing and free up more land for new houses. The Accord recognises the importance of states and territories to expedite zoning, planning and land releases for social and affordable housing.

The precinct has long been identified as one of the key greenfield planning areas within southwest Sydney suitable for urban development and infrastructure to meet growth and housing supply needs. In 2018 DPE published *Greater Macarthur 2040 – An interim plan for the Greater Macarthur Growth Area* to set a vision for the growth area and provide a framework for land release and urban renewal with the North Appin Precinct allocated to deliver 5,000 new homes. In November 2022, DPE released the *Greater Macarthur 2040 Structure Plan and Accompanying Guide*.

The site is under the single ownership of IPG and forms the majority of the North Appin Precinct identified by the Greater Macarthur 2022 Plan. The site has been identified by the NSW Government as significant for the delivery of much-needed housing that is matched with strong environmental outcomes and benefits. This significance aligns with the immediate actions set out under the Federal government's National Housing Accord 2022 in relation to improving zoning, planning and housing release. The Greater Macarthur Growth Area, through three initial precincts being assessed by the Department, is well placed to make a significant contribution to the national target of delivering a total of one million new, well-located homes over five years from 2024.

The North Appin Precinct is one of the three critical planning precincts within the GMGA, along with Gilead Stage 2 Precinct to the north and Appin (part) Precinct to the south of the site. As part of the NSW Government's \$2.8 billion package to improve housing supply in NSW, all three planning proposals are being assessed by DPE given the significance of the precincts and their potential to build strong housing and environmental outcomes for the state.

The North Appin (part) Precinct is proposed to deliver, subject to approval, 300 dwellings per annum from 2026 to 2036. Approximately 3,000 new homes can be delivered at the site by 2036 as part of the 19,000 homes to be unlocked in the Greater Macarthur. The site is also strategically located, forming a natural extension of the Appin township, and is approximately 35 kilometres north of Wollongong and 15 kilometres south of the Campbelltown-Macarthur Metropolitan Cluster. The IPG site is a catalytic site for the delivery of essential utilities and road infrastructure for the growth area, situated between the Appin (part) Precinct to the south and Gilead Stage 2 Precinct to the north.

As evidenced through the technical investigations and analysis that accompany the enclosed Planning Proposal, the site is generally unconstrained with the ability to deliver new homes on cleared, urban capable land without environmental or other constraints, with direct access to Appin Road. This Planning Proposal demonstrates that the site is able to expedite new housing to the market immediately following rezoning, and importantly, independent of Appin (part) Precinct and Gilead Stage 2 Precinct.

1.4. PLANNING PROPOSAL

The Planning Proposal request is prepared in accordance with the Department of Planning and Environment's September 2022 guidelines and is considered appropriate for the following reasons:

Strategic Merit

- The Proposal responds to the long-standing strategic recognition of the site. The site is located within the GMGA and is subject to the provisions of the WPC SEPP and has been identified as being capable for urban development by DPE since 2015 as part of the Greater Macarthur Land Release Investigation. The strategic significance and urban capability of the site has been further detailed by DPE through the Greater Macarthur 2040 Structure Plan.
- The New South Wales Government's strategic intention for the site is for it to be rezoned to deliver approximately 3,000 homes, a new local centre and a transit corridor. In accordance with Greater Macarthur 2040, the Proposal allows for a holistic approach to the transformation of the site through a

collaborative approach to deliver a cohesive outcome in the context of the broader GMGA, unlock much-needed housing and secure the protection and implementation of important koala corridor.

- The Proposal is consistent with the NSW Premier's Priorities, Greater Sydney Regional Plan, Western City District Plan, Future Transport Strategy, Greater Macarthur Structure Plan and Cumberland Plain Conservation Plan 2022 delivering approximately 3,000 new homes, a local centre and future transit corridor on urban capable land and the protection of the Ousedale Creek koala corridor.
- The Proposal is consistent with the relevant State Environmental Planning Policies through providing comprehensive planning for the release of land for residential development in the GMGA and enabling the establishment of vibrant, sustainable and liveable neighbourhood that provides for community well-being and high-quality local amenity. In addition, the Proposal will enable the sustainable conservation of biodiversity and cultural heritage values including Cumberland Plain Woodland and koala corridor.

The Proposal is consistent with the relevant Ministerial Directions through implementing Greater Macarthur 2040 to deliver high quality housing choice, integrating transport infrastructure and conserving strategic biodiversity, water quality and heritage values. The Proposal responds to environmental qualities including in relation to flood planning and planning for bushfire protection.

Site Specific Merit

- The Proposal is considered to have site-specific merit as it involves the development of land identified as urban capable for delivering much needed and well-located housing, infrastructure and services, whilst protecting and enhancing environmental features including the Ousedale Creek koala corridor.
- The technical studies undertaken to support the Planning Proposal demonstrate that the site is unconstrained and readily capable of enabling urban development. The existing site is largely cleared and able to accommodate residential development with acceptable impacts in relation to flood planning, bushfire protection, heritage and environmental conservation.
- The site has direct vehicular access and is well connected to the existing Appin township and the Greater Macarthur region. Technical investigations undertaken have confirmed that there are options for utility services connections at the site and future development is able to be served by services infrastructure with a staged approach to delivery.
- The site is capable of delivering 300 dwellings per annum from 2026 to meet housing need, supported by the delivery of transport infrastructure as the catalyst for surrounding GMGA precincts, including active transport networks and a Connecting with Country design approach.
- The Planning Proposal has the potential to create a range of benefits for the community, including:
 - Delivering a range of low and medium density dwellings with 5 per cent of medium density dwellings to be provided as affordable housing.
 - The provision of a new local centre to include a primary school (with the potential for a future high school in the adjacent North Appin Precinct landholding), community facilities, a range of retail services, medical centre, gym and childcare services to provide services and community infrastructure to support a thriving place to live and work.
 - Direct economic benefits with the creation of additional direct and indirect jobs during the construction stage and up to 353 on-site and 317 work from home employment opportunities as part of the ongoing operation of the development.
- The Proposal seeks to protect and enhance strategic conservation areas including the Ousedale Creek koala corridor within the site through zoning Cumberland Plain Conservation Plan (**CPCP**) allocated land as C2 Environmental Conservation and limiting urban development to the urban capable certified land. The Draft Structure Plan has been developed to respect and enhance existing environmental features and provide passive and active open space across the site.

Accordingly, it is recommended that this Proposal is endorsed to enable a Gateway determination by DPE.

2. INTRODUCTION

2.1. OVERVIEW

This Planning Proposal has been prepared by Urbis Pty Ltd on behalf of Ingham Property Group and seeks to amend the *State Environmental Planning Policy (Precincts - Western Parkland City)* for the site located at 345 Appin Road, Appin.

The Proposal seeks to rezone the site comprising of approximately 301 hectares of land in the North Appin Precinct which forms part of the Greater Macarthur Growth Area. The NSW Government Department of Planning and Environment has identified the site to deliver approximately 3,000 new homes and secure and implement a koala corridor along Ousedale Creek.

To facilitate this outcome, on 2 November 2022 the Planning Secretary, as delegate for the NSW Minister for Planning notified IPG that, under section 3.32(2)(a) of the *Environmental Planning and Assessment Act 1979*, the site is of environmental planning significance to the Western District of the Western Parkland City and that the Planning Secretary had been appointed as the planning proposal authority for the proposed instrument.

In a further media announcement on 2 November 2022, the then Minister for Planning and Minister for Homes Anthony Roberts said the Government was fast-tracking the assessment of three large, complex and interrelated proposals as part of the Government's \$2.8 billion package to improve housing supply in NSW.

The site is one of three proposals which geographically sits between these two other proposals and as demonstrated in this submission, presents a highly capable land parcel in single ownership that by its very nature and location will provide the catalyst to ensure the coordinated delivery of the broader precincts which will be essential to creating connected communities in the region.

The site is under the single ownership of IPG and forms the majority of the North Appin Precinct allocated by the Greater Macarthur 2022 Plan. As such the site presents an immediate opportunity to deliver approximately 3,000 new homes as part of an integrated and holistically planned precinct.

The intended outcome of this Proposal is to amend the *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* with a new Appendix to include the site and rezone the land based on an aligned Draft Structure Plan, to the following:

- UD Urban Development; and
- C2 Environmental Conservation.

The proposed amendments will put in place a site-specific planning framework that will support the transition of the site into a new thriving residential community that builds on the NSW Government's vision and aspirations established under the Western Sydney Growth Area program and GMGA.

The North Appin Precinct is one of the three critical planning precincts within the GMGA, along with Gilead Stage 2 to the north and Appin (part) Precinct to the south of the site. As part of the NSW Government's \$2.8 billion package to improve housing supply in NSW, all three planning proposals are being assessed by DPE given the significance of the precincts and their potential to realise strong housing and environmental outcomes for the state. The North Appin Precinct has been identified as capable of delivering 5,000 new dwellings and a population of 15,000 residents. The site is also strategically located, forming a natural extension of the Appin township, approximately 35 kilometres north of Wollongong and 15 kilometres south of the Campbelltown-Macarthur Metropolitan Cluster.

The precinct has long been identified as one of the key greenfield planning areas within southwest Sydney suitable for urban development and infrastructure to meet growth and housing supply. In 2018 DPE published the *Greater Macarthur 2040 – An interim plan for the Greater Macarthur Growth Area (Interim Plan)* to set a vision for this area and provide a framework for land release and urban renewal. Since the release of the Interim Plan, DPE have undertaken further technical studies and consultation with various stakeholders. Most recently in November 2022, DPE released the *Greater Macarthur 2040 Structure Plan and Accompanying Guide*. The Structure Plan and Accompanying Guide build upon the planning framework set out in the Interim Plan to provide a clear strategic framework to inform the rezoning of land to achieve highly connected and accessible new communities.

In line with the NSW Government's vision for the GMGA, this Proposal will deliver a precinct that:

- Delivers a significant quantum of high-quality housing choices and creates a precinct and community that embodies strong Connecting with Country principles and reinforces the character of Appin;
- Has a genuine connection to the site's cultural history, natural assets and the existing Appin township;
- Is holistic and supported by access and utility infrastructure, economic investment and a range of suitable local services;
- Has 30-minute proximity to employment and key centres such as Campbelltown-Macarthur, Camden and Wollongong;
- Delivers much needed investment to the region through social infrastructure, the support of future public transport projects and upgrades to Appin Road;
- Establishes koala corridors around the site;
- Conserves and protects environmental qualities and Cumberland Plain Woodland;
- Protects and enhances Aboriginal cultural heritage and environmental heritage; and
- Gives effect to the Greater Macarthur 2040 Interim Plan, Structure Plan and Accompanying Guide (2022).

The vision for the site is to create a connected community that celebrates the site, its setting and its natural environment with a genuine connection to the site's cultural history. The vision seeks to recognise and respond to the natural significance of the land to create a holistic community, respecting the relationship to the existing Appin township. We are seeking to deliver genuine placemaking that promotes sustainable design including access to recreation spaces, walkability, active transport and cycling connections. The site has immediate capability to deliver high-quality housing choice supported by access to utility infrastructure, economic investment, and a range of suitable local services, acting as a catalyst to unlock the adjacent Greater Macarthur growth precincts.

The planning, design and delivery of the Precinct is to be underpinned by the Government Architect NSW *Connecting with the Country Framework*. IPG has engaged Yerrabingin as our Indigenous cultural heritage consultants to identify opportunities to meaningfully implement the Framework through the proposal.

We have also engaged a suite of technical experts to guide and inform the preparation of this Proposal to assist in creating a liveable and thriving new community within Greater Macarthur and North Appin.

2.2. PROJECT HISTORY

The lodgement of this Proposal follows engagement with DPE and Wollondilly Shire Council in the context of the long-standing strategic allocation for the site. In July 2022, IPG submitted a North Appin Precinct Strategic Vision document to DPE in response to the call for supply-led solutions to the Greater Sydney Region's critical land shortage as a means of solving rapidly deteriorating housing affordability in New South Wales. The Strategic Vision document set out the IPG vision for the site, a preliminary structure plan and the staging of enabling infrastructure to deliver approximately 3,000 new homes.

Following the submission of the Strategic Vision document, IPG participated in consultation with DPE in relation to the finalisation of the Cumberland Plain Conservation Plan. This included correspondence between DPE and IPG regarding the finalisation of the CPCP mapping for the site.

On 2 November 2022 the Planning Secretary, as delegate for the NSW Minister for Planning notified the proponent that the site is of environmental planning significance to the Western District of the Western Parkland City and that the Planning Secretary had been appointed as the planning proposal authority for the proposed instrument. Following this announcement, IPG has undertaken pre-lodgement discussions with DPE including meetings between, IPG, DPE and their consultant team in November and December 2022 as well as a pre-lodgement meeting with Wollondilly Shire Council in November 2022 to discuss the proposal and begin an ongoing consultative process.

DPE provided formal pre-lodgement advice to IPG following a review of a Draft Planning Proposal package. This advice was received in April 2023, and was informed by initial Agency engagement and request for comment(s) which was led by DPE. This engagement included Wollondilly Shire Council and Campbelltown Council. The advice received from DPE identified updates required to the Planning Proposal package prior to formal lodgement and exhibition of the Planning Proposal. This feedback has been responded to accordingly within, including the preparation of an Urban Heat Report and Air Quality Assessment.

Figure 1 Project History



Source: Urbis

2.3. REPORT STRUCTURE

The Proposal request has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the Department of Planning and Environment guidelines 'Local Environmental Plan Making Guidelines' dated September 2022.

The relevant sections of the report are listed below:

- **Section 2:** detailed description of the site, the existing development and local and regional context.
- **Section 3:** pre-lodgement and Planning Proposal background.
- **Section 4:** key features of the proposed Draft Structure Plan which is intended to be delivered as an outcome of the Planning Proposal.
- **Section 5:** the existing statutory context of the site.
- **Section 6:** comprehensive description and assessment of the requested Planning Proposal in accordance with the DPE guidelines.
- **Section 7:** conclusion and justification.

2.4. PROJECT TEAM

This Planning Proposal has been prepared through significant collaboration with the project team and is supported by a range of technical inputs as shown in **Table 1** below.

Table 1 Planning Proposal Project Team

Technical Input	Consultant	Appendix
Urban Design Report	Urbis	Appendix A
Connecting with Country Report	Yerrabingin	Appendix B
Draft Structure Plan	Urbis	Appendix C
Western Parkland City SEPP Amendments	Urbis	Appendix D
SEPP Planning Maps	Urbis	Appendix E
Water Cycle Management Strategy and Flood Planning Report	Craig & Rhodes	Appendix F
Infrastructure Servicing Strategy	Infrastructure Development Consulting	Appendix G
Preliminary Site Investigation	Senversa	Appendix H
Retail and Employment Study	Hill PDA	Appendix I
Residential Needs Assessment	Urbis	Appendix J
Social Infrastructure Assessment	Urbis	Appendix K
Strategic Transport Assessment	Urbis	Appendix L
Aboriginal Objects Due Diligence Report	Urbis	Appendix M
Strategic Bushfire Study	Blackash Bushfire Consulting	Appendix N
Heritage Impact Statement	Urbis	Appendix O
Cumberland Plain Conservation Plan Compliance Report	Travers Bushfire & Ecology	Appendix P
Urban Heat Report	Urbis	Appendix Q
Riparian Assessment	J. Wyndham Prince	Appendix R
Landscape and Visual Assessment	Urbis	Appendix S
Air Quality Report	Northstar	Appendix T
Subsidence Advisory NSW correspondence	Urbis	Appendix U

An Aboriginal Cultural Heritage Assessment Report (**ACHAR**) is currently being prepared by Urbis. The ACHAR is well progressed with engagement having been undertaken with Registered Aboriginal Parties (**RAPs**) regarding the project, cultural information, the site survey and test excavation. Test excavation has recently been completed at the site and shortly the post-excavation reporting will be completed and issued to the RAPs for their review.

With regard to the land use zones proposed as part of this Planning Proposal, it is noted that the description of land use zones within this report takes precedence over any Appendix and that any references in Appendices to SP2 Infrastructure zoning are not relevant to the Planning Proposal. It is also noted that any

reference to a CPCP amendment or modification application being undertaken by IPG is separate to this Planning Proposal and is being undertaken via a separate planning pathway.

2.5. SITE DESCRIPTION

The land to which this Proposal relates is 345 Appin Road, Appin. The site is accessed via Appin Road and located within the North Appin Precinct. It is more broadly situated in the GMGA within southwest Sydney. Much of the site is located within the Wollondilly local government area (**LGA**), with a small northwest portion located in the Campbelltown LGA.

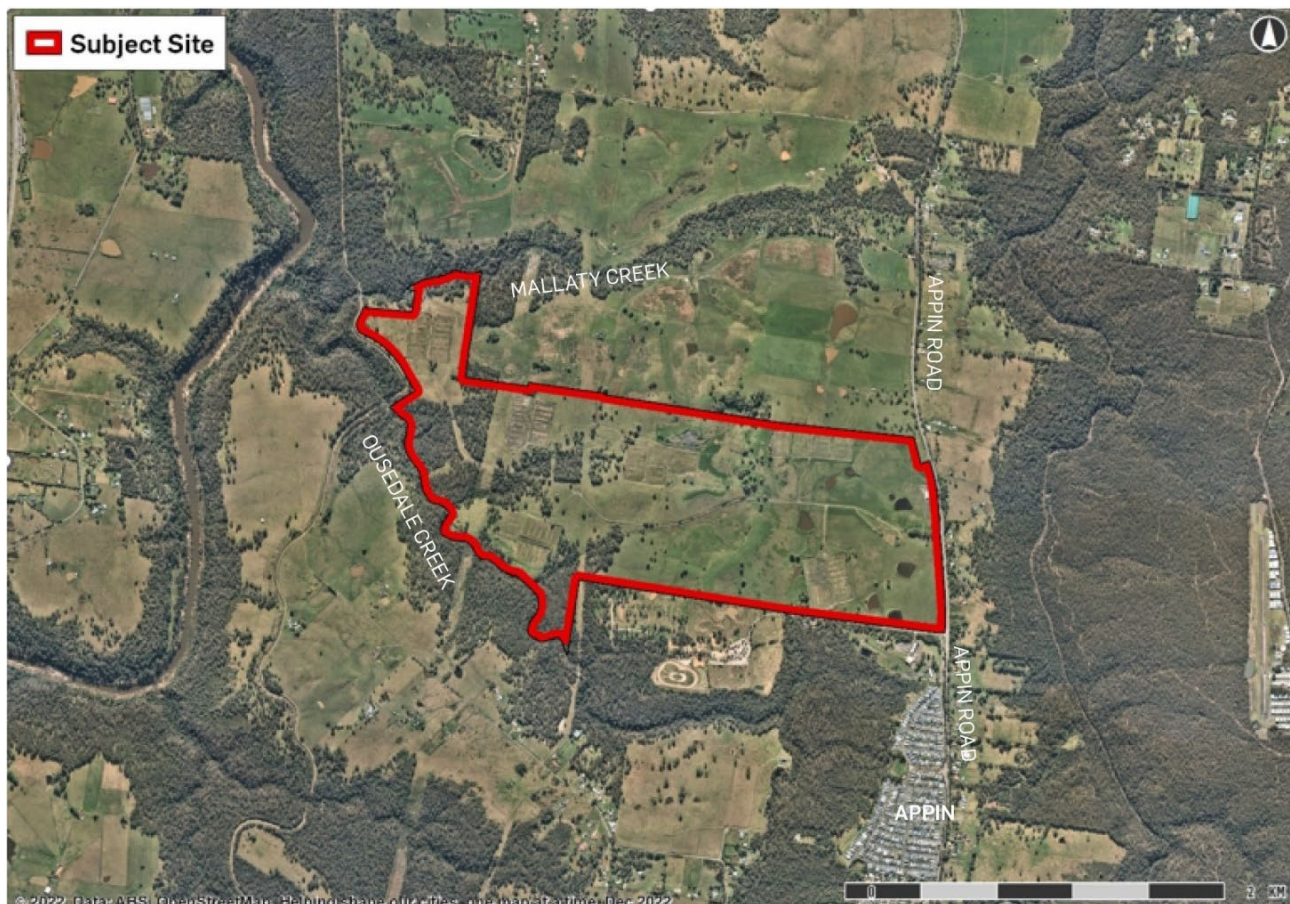
The site is irregular in shape and can be characterised as predominantly cleared pastoral land that has access to significant natural assets and corridors. The key features of the site are summarised in the table below.

Table 2 Site Description

Feature	Description
Street Address	345 Appin Road, Appin, NSW
Legal Description	Lot 105 in Deposited Plan 1188670
Site Area	300.8 hectares
Site frontage	~1 kilometre frontage to Appin Road
Easements and Restrictions	<p>The site is bisected north-south by three utility easements:</p> <ul style="list-style-type: none"> ▪ Electrical for 66kV/330kV power lines ▪ Water easement for 1,200mm trunk water main ▪ Gas easement containing the Eastern Gas Pipeline.
Site Topography	The site has a range of topographical features from a large level area along the eastern edge, which then slopes down towards the Nepean River as the site extends west.
Vegetation	The site is largely cleared. However, the periphery along the west is heavily vegetated. The vegetation is comprised of Cumberland Plain Woodland which aligns with the streams and creeks that converge along the site's western boundary and feed into the Nepean River. The remainder of the site is largely unencumbered by Cumberland Plain Woodland.
Bushfire	The site is affected by mapped bushfire risk areas, largely associated with the protected Cumberland Plain Conservation corridors to the south and western site boundaries.
Existing Services and Utilities	<ul style="list-style-type: none"> ▪ Potable water: There is an existing 125mm main running along Appin Road as well as the 1,200mm Trillity main that traverses the site. ▪ Electrical: There are existing electrical feeds along Appin Road as well as the 66kV and 330kV transmission lines that traverse the site. ▪ Wastewater: Currently wastewater servicing is available via an extension of the existing trunk main located on Appin Road that provides connectivity to the Glenfield wastewater treatment plant.

Feature	Description
	<ul style="list-style-type: none"> Telecommunications: 4G coverage, with partial 5G coverage. NBN fibre connectivity is available via the nearest Fibre Access Point at the corner of Armstrong and Appin Roads. Gas: The Eastern Gas Pipeline traverses the site.
Hydrology	The overland flow path associated with the 1 in 100-year flood event is largely contained within the watercourse gullies that progressively become quite deeply dissected. The western portion of the site is characterised by creeks and waterways that flow into the Nepean River further to the west.
Heritage	<p>The site is bordered by European Heritage to its west. Specifically, the Upper Canal System associated with the Upper Nepean scheme. The Upper Canal System is listed on the State Heritage Register (No. 1373) and as item I16 under Schedule 5 of the <i>Wollondilly Local Environment Plan 2011 (WLEP 2011)</i>.</p> <p>Four extant Aboriginal Heritage sites, registered on the Aboriginal Heritage Information Management System (AHIMS) are located to the west and south of the site and are associated with Ousedale Creek.</p>

Figure 2 Site Location



Source: Urbis

2.6. EXISTING DEVELOPMENT AND USES

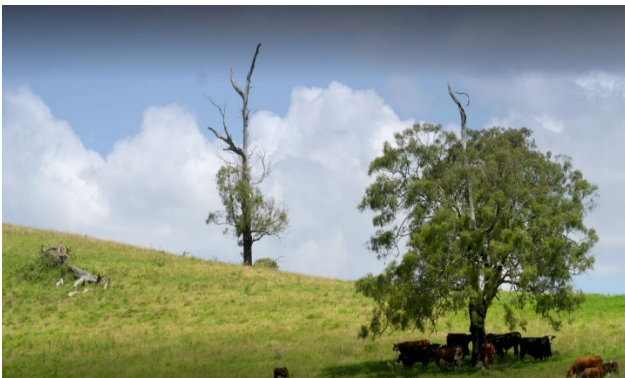
The site is mostly cleared of any built structures. A sealed east-west road traverses through the centre of the site, providing the site with access to Appin Road.

Historically, on the site, Inghams Enterprises ran the largest broiler chicken operation in the southern hemisphere across six biosecurity farms (over 12 million birds per annum) from the 1970s through to the early 2000s. Infrastructure to support this operation was removed several years ago although the pads for the poultry sheds and associated structures are still visible.

Following the decommissioning of the broiler operation, the site was converted into a beef cattle breeding operation in 2018. Some minor fencing structures associated with the cattle operation can be seen across the site. Several small farm dams also sporadically characterise some of the eastern portion of the site towards Appin Road.

The western boundary of the site is also partly bounded by the Upper Canal System associated with the Upper Nepean Scheme. The Upper Canal System is of historic significance and is associated with Edward Moriarty and 1880s Sydney Water Supply and Upper Nepean Scheme. Refer **Figure 3** for site images.

Figure 3 Site Images



Source: IPG

2.7. SITE CONTEXT

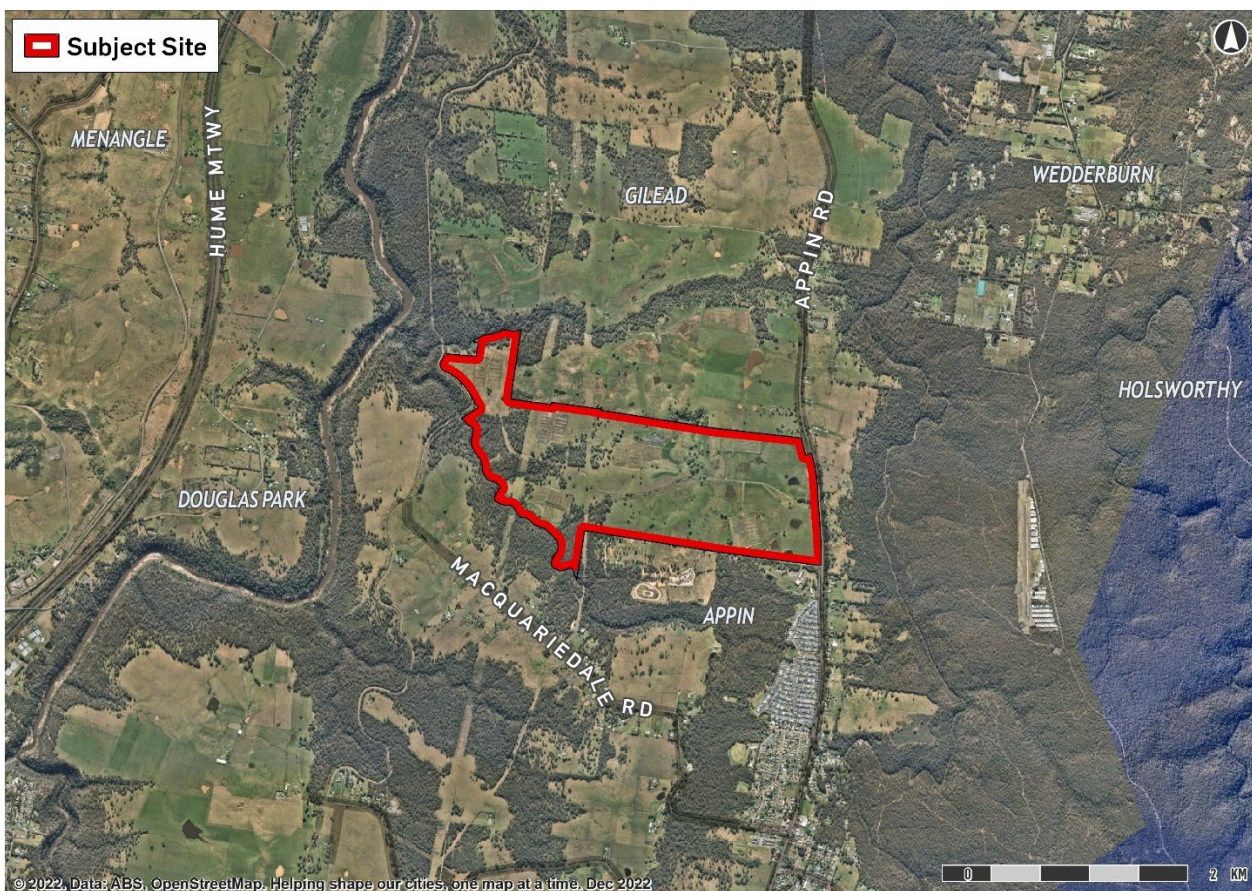
2.7.1. Local Context

The site is largely surrounded by existing rural and agricultural activities, with the local Appin township, located to the south (refer to **Figure 4**). The site is surrounded by the following:

- **North:** Rural and agricultural land, that is bisected by the east west flowing Mallaty Creek, a tributary of the Nepean River, beyond which is the Gilead Stage 2 land that is undergoing a rezoning. Approximately 15 kilometres further north is the Campbelltown-Macarthur Metropolitan Cluster, a major employment, health and education hub.

- **East:** Appin Road bounds the site to the east and serves as the main connector road for the region. Further east is dense bushland to the Georges River and the Wedderburn Airstrip.
- **South:** Located to the immediate southwest along the site's boundary is Ousedale Creek, another tributary of the Nepean River. Immediately south along Brian Road is the Macarthur Motorcycle Complex. Along Appin Road to the immediate southeast is the existing Appin township which consists primarily of low-density residential land uses, supported by local retail, business services and the Appin Public School. Further south is rural and agricultural land currently subject to the Appin (part) (Precinct) rezoning.
- **West:** The western boundary is partly bounded by the heritage listed water supply infrastructure associated with the Upper Nepean Scheme. Further west is the Nepean River and further agricultural and rural land. The Upper Canal is critical infrastructure for Sydney's drinking water supply, conveying bulk raw water from Pheasants Nest and Broughton Pass Weirs through to the Prospect Water Filtration Plant and Prospect Reservoir. The Upper Canal is owned and managed by Water NSW and is Controlled Area declared under the *Water NSW Act 2014* and *Water NSW Regulation 2020* where public access is prohibited.

Figure 4 Local Context



Source: Urbis

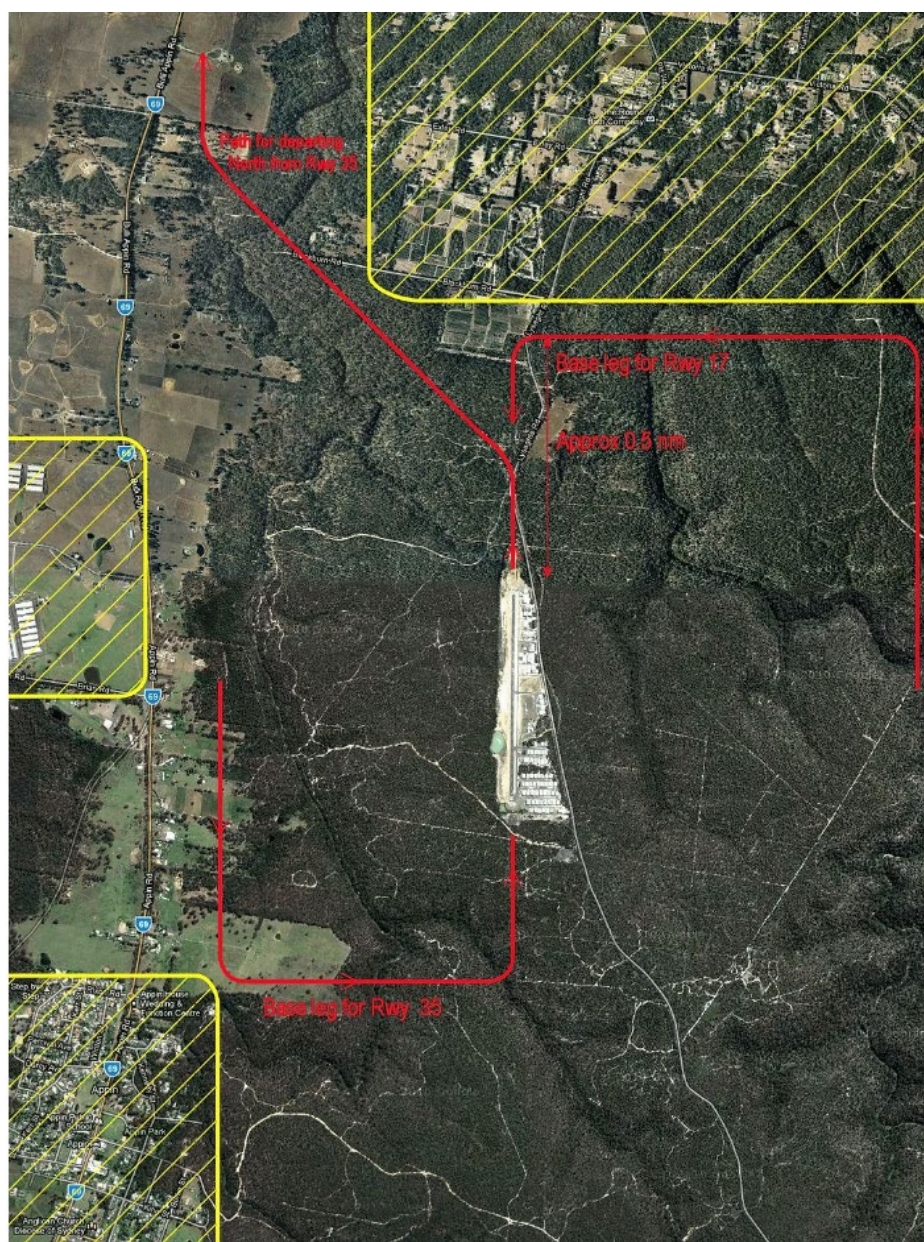
The key existing transport corridor that services the site is Appin Road which has limited capacity for additional dwellings. The Proposal contemplates that upgrades to Appin Road will be undertaken such that capacity is available for the orderly development of the site. The site can also be further contextualised through the following proposed future transport corridors:

- The Greater Macarthur transit corridor (GM transit corridor), proposed to traverse through the centre of the site in a north south direction, and will accommodate mass transit. Notably this implies that the site provides a key role in facilitating connections to emerging communities to the north and south of the site.
- The Outer Sydney Orbital (stages 1 and 2), which once developed, will connect the Western Sydney and Illawarra-Shoalhaven region by passing through the GMGA.

In September 2022, IPG received a Notice of Intention to Acquire Land from DPE for a small portion of the southeast corner of the site in relation to the construction of the proposed intersection upgrade. In January – February 2023 Transport for NSW (TfNSW) undertook community consultation on the Brian Road Intersection Upgrade Review of Environmental Factors (REF). The REF proposes to install safety barriers, widen the road and build a roundabout at the Brian Road intersection of Appin Road, as well as a fauna underpass. We have engaged with TfNSW on this matter and these intended works have been considered in preparing the Draft Structure Plan for the site.

Wedderburn Airstrip is an unlicensed, private airfield operated by NSW Sport Aircraft Club. Usage of airfield is exclusive to NSW Sport Aircraft Club members and caters for recreational flyers. The runway is 950m long and can only be used by smaller planes. Permission is required to land at the airstrip and it is not used for private jets or passenger planes. The NSW Sport Aircraft Club has a 'Fly Neighbourly' Policy that requires pilots using the airstrip to follow certain flight paths to reduce the noise impact on surrounding residential areas (refer **Figure 5** below).

Figure 5 NSW Sport Aircraft Club Fly Neighbourly Policy



Source: NSW Sport Aircraft Club

Biodiversity

The site and surrounding context are partly characterised by various ecological communities, riparian and biodiversity corridors. Along the southwestern site boundary is the Ousedale Creek riparian corridor, which

the *Cumberland Plain Conservation Plan 2022* identifies as containing areas of native vegetation for conservation as well as a corridor for the movement of koalas. These areas of native vegetation are partly comprised of Cumberland Plain Woodland.

In September 2022, we received a Notice of Intention to Acquire Land from the DPE in relation to the acquisition of a small portion of land in the southeast corner of the site near the intersection of Appin Road and Brian Road for the purposes of establishing a koala crossing through a fauna underpass. We are actively engaging with DPE on this project and the proposed koala crossing has been incorporated into the Draft Structure Plan for the site.

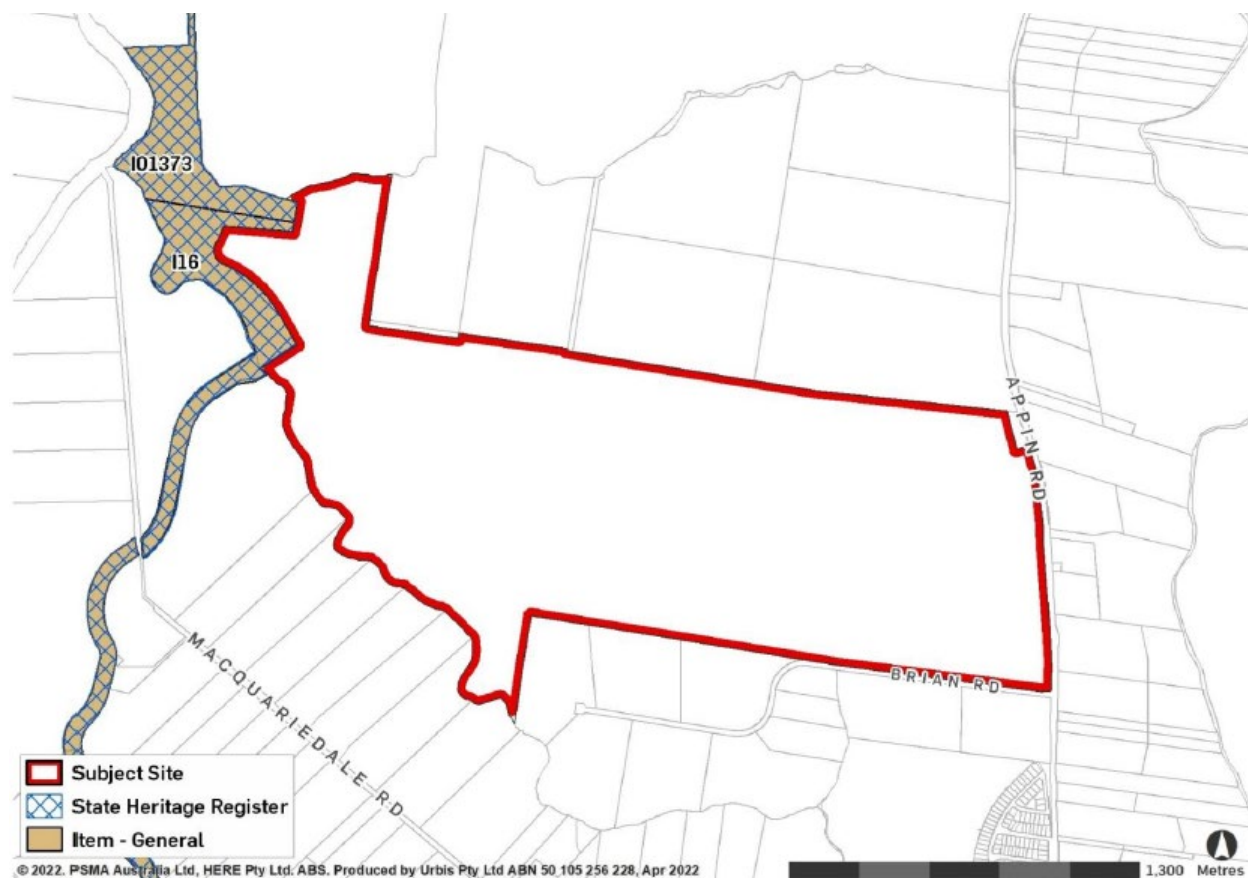
Built Heritage

While the subject site is not listed as a heritage item, and is not located within a heritage conservation area, a heritage item is located along the site's western boundary, which is referred to generally as the Upper Nepean Canal System. The heritage item is listed as an item of local, state and national heritage significance. Its individual listings are outlined below:

1. 'Upper Canal System (pheasants Nest Weir to Prospect Reservoir)' (SHR No. 01373) on the State Heritage Register under the *Heritage Act 1977*.
2. 'Upper Nepean Scheme - Upper Canal' (LEP Item No.116) under Schedule 5, Part 1 of the Wollondilly Local Environmental Plan 2011
3. The 'Upper Nepean Water catchment' as an indicative place on the National Heritage List (Place ID: 14646) under the Environmental Protection Biodiversity Conservation Act 1999

The relationship between the subject site and heritage items are shown below.

Figure 6 Built Heritage map



Source: Urbis

Mine Subsidence

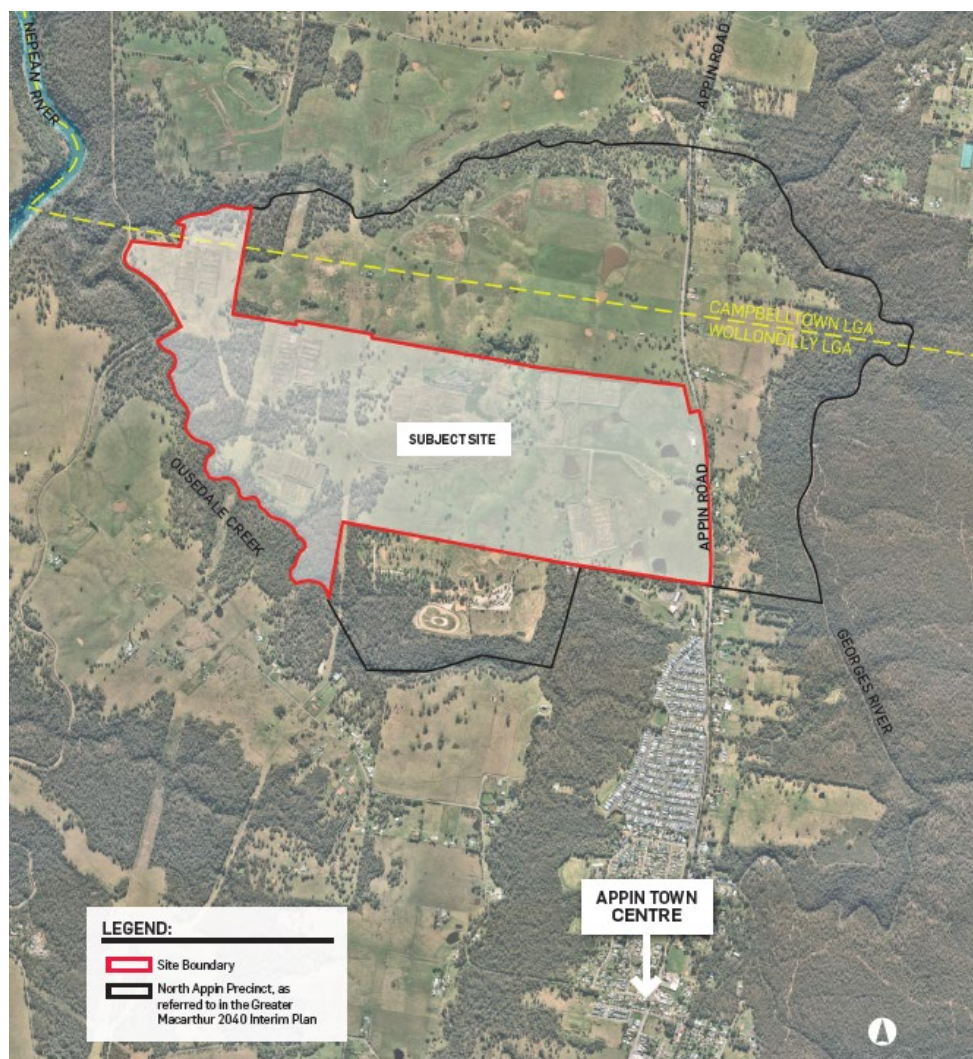
The site is located within the Appin Mine Subsidence District. The site is currently subject to two exploration leases and one mining lease, however, Subsidence Advisory NSW has confirmed that all mining activities

within the site have been completed. Subsidence Advisory's Surface Development guidelines will apply to any future development of the site, being of low subsidence risk. The two exploration leases are due to expire in June 2024. Despite all mining at the site already having been completed, the mining lease at the site that was granted in 1991, expires in July 2029. As South 32 as the lessee and Subsidence Advisory NSW have confirmed that all coal extraction from the Bulli Seam beneath 345 Appin Road had been completed, there is no requirement for the assessment of future development applications at the site to give consideration to this existing lease, noting that Subsidence Advisory's Guideline is nevertheless required to be complied with.

2.7.1.1. North Appin Precinct

North Appin is one of the 12 precincts established within the GMGA and is situated in between the Gilead and West Appin precincts. It is located adjacent to the existing Appin township and will reinforce the character of Appin. The Precinct is allocated to deliver 5,000 new dwellings (or 15,000 new residents) supported by a local centre, transport connections and open space.

Figure 7 North Appin Precinct



Source: IPG

2.7.2. Regional Context

The site is located on the Metropolitan fringe of southwest Sydney, within one of the metropolitan region's key greenfield planning areas. Much of the site is located in the Wollondilly LGA, a small northwest portion extends into the Campbelltown LGA.

The site is approximately 73 kilometres southwest of Sydney CBD and 60 kilometres southwest of Parramatta CBD. The site is also in proximity to the Campbelltown-Macarthur Metropolitan Cluster, which is approximately 15 kilometres to the north, as well as approximately 35 kilometres south of the Aerotropolis

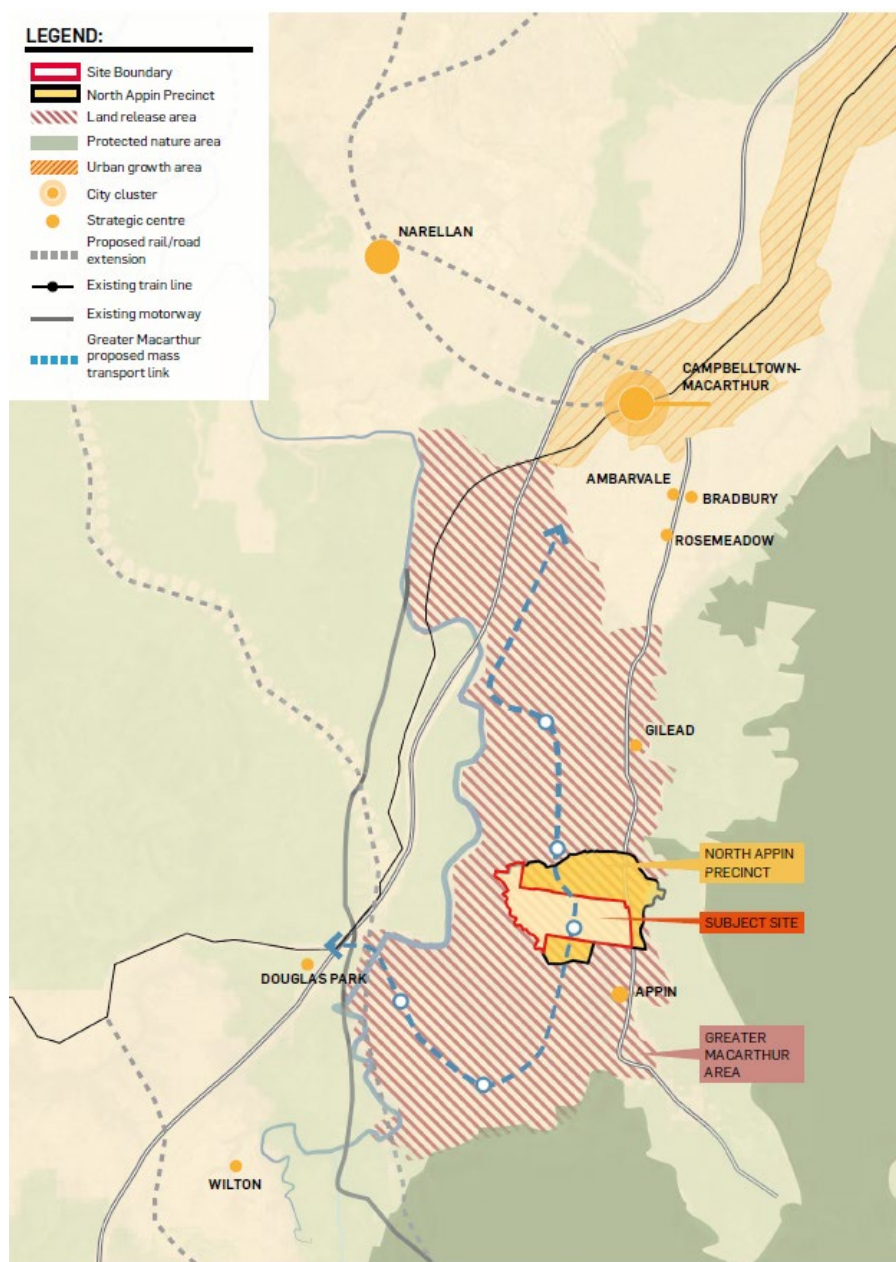
and Western Sydney Airport (WSA). The Campbelltown-Macarthur Metropolitan Cluster is developing into one of southwest Sydney's key health and education precincts and has the potential to accommodate 31,000 jobs by 2036, while the Aerotropolis is anticipated to provide the potential for 100,000 jobs once fully developed.

2.7.2.1. Greater Macarthur Growth Area

The GMGA was established in 2019 through an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, now *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*. The WPC SEPP establishes the strategic framework for the precinct planning and development of southwest Sydney and builds on the northwest and southwest growth areas established in 2006 through the Western Sydney Growth Areas program. The GMGA intends to build on the critical role of the Campbelltown-Macarthur Metropolitan Cluster, by providing new jobs and homes for the residents of southwest Sydney.

The GMGA is divided into 12 precincts, which are being progressively rezoned under the WPC SEPP to accommodate future urban development, new housing, employment, transport and social infrastructure. The GMGA Structure Plan provides an indicative plan for how the area will evolve and identifies urban capable and employment land, various centres, open space and flood affected land.

Figure 8 Greater Macarthur Growth Area



Source: Urbis

3. PRE-LODGE MENT

3.1. CONSULTATION WITH DPE

Prior to lodgement of this Proposal, IPG and representatives from the project team have held meetings with DPE to discuss the Proposal. Meetings were held with DPE officers between November and June 2023. The purpose of these meetings was to discuss the preparation of the Proposal and identify key considerations.

A summary of the matters discussed are provided in the tables below.

Table 2 Pre-Lodgement Discussions 2022

Matter	Proposal Response
TfNSW north-south transport corridor provision to be made within the precinct.	The Draft Structure Plan includes provision for the north-south transport corridor as required.
Design of proposal to include <i>Planning for Bushfire Protection 2019</i> measures.	The Draft Structure Plan has been developed with detailed input from Blackash bushfire consultants and includes Planning for Bushfire Protection requirements.
Proposal to address the requirement of the Connecting with Country Framework.	The planning, design and delivery of the precinct is to be underpinned by the Connecting with Country Framework. IPG has engaged Yerrabingin as Indigenous cultural heritage consultants to identify opportunities to meaningfully implement the Framework through the proposal. The Draft Structure Plan has been developed to respond to Connecting with Country design and landscape principles specific to the site.
Open space and affordable housing provisions to be detailed within Planning Proposal.	As set out within the Planning Proposal, open space is proposed to be provided for the proposed estimated population of approximately 9,000 residents at a ratio of 2.83 hectares per 1000 people, including active open space provided at a ratio of 1.37 hectares per 1000 people. The Planning Proposal includes the commitment for the delivery of 5% of the medium density housing as affordable housing. This is anticipated to be achieved by the proposed reforms (possibly to the <i>State Environmental Planning Policy (Housing) 2021</i>) to facilitate affordable housing announced by the NSW Premier on 15 June 2023.
Retail and Employment Study to be provided to include assessment of impact of the new local centre on Appin village.	The Retail and Employment Study at Appendix I finds that, with the expected trade of the proposed North Appin local centre, it is anticipated that there will still be sufficient expenditure remaining across the trade area to ensure existing centres such as Appin retain sufficient trade to ensure its viability.

Matter	Proposal Response
Transport Study to be provided that includes planning for bushfire evacuation.	Egress routes for bushfire evacuation informed by advice provided by Blackash have been included in the Draft Structure Plan and Strategic Transport Assessment (Appendix L).
Preliminary Site Investigation to be provided to confirm that the site can be made suitable for the proposed rezoning.	The Preliminary Site Investigation is provided at Appendix H . This confirms that the site is capable of being made suitable for the proposed rezoning.
Water Cycle Management Plan to be provided as part of Planning Proposal.	The Water Cycle Management Strategy prepared by Craig & Rhodes is provided at Appendix F .

Following the lodgement of the draft Planning Proposal in December 2022, key matters for the preparation of the final Planning Proposal have been discussed with DPE, as summarised in the table below. DPE provided pre-lodgement advice to IPG on our draft Planning Proposal in April 2023, identifying updates required prior to formal lodgement and exhibition of the Planning Proposal. This feedback has been responded to as part of this Planning Proposal, including the preparation of an Urban Heat Report and Air Quality Assessment.

Table 3 Pre-Lodgement Discussions 2023

Matter	Proposal Response
Flood planning for residential development	A Flood Planning Report has been prepared in support of the Planning Proposal and is attached at Appendix F .
Siting, width and fencing of Ousedale Creek koala corridor	Information provided by DPE in relation to the siting, width and future fencing of the Ousedale Creek koala corridor has been incorporated into the Planning Proposal, Draft Structure Plan and WPC SEPP maps at Appendix E .
Further information to be provided in relation to Wedderburn Airstrip	Further information in relation to Wedderburn Airstrip has been provided as part of the Planning Proposal confirming that there is not the potential for any harmful impacts with regard to the proposing rezoning.
Process for finalisation of Structure Plan & preparation of Development Control Plan	The Planning Proposal includes provision for the finalisation of the Structure Plan and preparation of a site-specific Development Control Plan.
Housing supply forecast for the site, including having regard to traffic modelling.	The Planning Proposal confirms that the site is capable of delivering 300 dwellings per annum from 2026 for a ten year period. This is supported by the Residential Needs Assessment at Appendix J . This housing supply forecast for the site is adopted as part of the Strategic Transport Assessment at Appendix L .

Matter	Proposal Response
Further information to be provided in relation to Appin Mine Subsidence District	Further information in relation to mine subsidence has been provided as part of the Planning Proposal. This confirms that all mining at the site has been completed and that the site has low mine subsidence risk.

The Proponent has undertaken two pre-lodgement meetings with the DPE CPCP team in March and June 2023 in relation to the CPCP modification associated with the proposed access road to precinct 14 at the site. Advice provided by the DPE CPCP team in relation to the proposed modification, including in relation to the minimisation of impacts on Cumberland Plain Woodland, have been incorporated into the Planning Proposal and Draft Structure Plan.

3.2. CONSULTATION WITH COUNCIL

IPG undertook a briefing meeting with Wollondilly Shire Council Mayor, Deputy Mayor, Wollondilly Shire Council CEO and executive managers on 24 November 2022. This meeting was to discuss the proposal for the site and understand key priorities.

A further briefing meeting was held with Wollondilly Shire Council officers on 19 January 2023 and a briefing meeting was held with Wollondilly Shire Council Councillors on 31 January 2023 to provide information on the draft Planning Proposal.

3.3. CONSULTATION WITH AGENCIES & STAKEHOLDERS

Two briefing meetings were held by DPE with the following agencies and stakeholders on 1 and 3 February 2023 to provide agencies with an overview of the draft Planning Proposal and respond to any questions:

- Campbelltown City Council
- Wollondilly Shire Council
- Transport for NSW
- Sydney Water
- Rural Fire Service
- NSW Environment and Heritage
- Water NSW
- Fire and Rescue NSW
- Department of Education
- NSW Health.

Since lodgement of the draft Planning Proposal, IPG and our consultant team have, with the support of DPE, commenced an engagement program with TfNSW. The primary objective for this was to enable IPG, DPE and TfNSW to understand the current status of transport planning for the GMGA, in particular the key assumptions and forecasts, and concurrently the actions required by IPG and its technical team in relation to traffic modelling for the site. This pre-lodgement consultation has included focus on transport infrastructure in association with the rezoning of the site for urban development and traffic modelling for the Proposal. Through this consultation, key feedback provided by TfNSW that has been incorporated into the Draft Structure Plan is:

- the existing Brian Road alignment is a viable Appin bypass option supporting the proposed IPG development of the North Appin precinct; and
- the required road reservation for the Greater Macarthur transit corridor (**GM transit corridor**) is 40 metres.

The engagement with TfNSW has been positive and enabled the confirmation of TfNSW's in principle endorsement of IPG's proposed Brian Road alignment for the east-west connection between the Greater Macarthur transit corridor and Appin Road. TfNSW's in principle endorsement of the siting and design of this east-west connection is represented in the updated Draft Structure Plan which forms part of the Planning Proposal package.

IPG and their consultant team have undertaken pre-lodgement consultation with infrastructure service providers as summarised in Table 4.

Table 4 Consultation with infrastructure service providers

Engagement	Feedback
Endeavour Energy	
Meeting 16/6/22 (via Teams) with Louis Fernandes and Gavin De Hosson (Growth Planning Team) to discuss the project and potential servicing strategy.	<ul style="list-style-type: none"> Endeavour Energy (EE) provided initial feedback on the servicing requirements to support development of the site. It was advised that EE will deliver five new zone substations across GMGA – including one at Gilead (Lendlease), one for Appin (Walker Corp) and one for North Appin (IPG). It was also noted that the existing Appin zone substation (ZS) will be decommissioned when the new Appin ZS has been commissioned. EE indicated that there is currently capacity to supply 1,200-1,400 dwellings from the Appin ZS.
Meeting 2/12/22 (via Teams) with Louis Fernandes (Growth Planning Team) to gain further details on servicing requirements for the site.	<ul style="list-style-type: none"> EE confirmed that a new zone substation will be required for the site (100x105m). Delivery timing will be subject to further assessment by EE. IDC asked whether a mobile ZS could be deployed on site to provide interim supply. EE indicated that the 66kV mobile ZS is currently in use at Menangle, and therefore it is unlikely this infrastructure will be available to support the site. Interim servicing could be achieved using any available capacity in existing feeders or by extending new feeders from the existing Appin ZS.
Meeting 03/02/2023 with Stephen Sammut, Gabby Petrovski, Iris Bua (Development Team)	<ul style="list-style-type: none"> EE confirmed intentions to develop infrastructure solutions for the development and site. IPG confirmed timing and proposed development.
Meeting 18/05/2023 (via Teams) with Iris Bua and Stephen Sammut (Development Team)	<ul style="list-style-type: none"> IPG updated EE on current masterplan and infrastructure needs for the site. EE maintained keenness to be involved in project and provide infrastructure solutions for the site.
Meeting 23/05/2023 (via Teams) with Gavin De Hosson, Louis Fernandes, Simon Lawton (Property), Iris Bua, Lilly Ahadi (Design)	<ul style="list-style-type: none"> EE confirmed location and sizing principles for Zone Substation on IPG site.

Engagement	Feedback
Sydney Water	
Meeting 7/6/22 (via Teams) with Shaun Muir (Account Manager) and Andrew Sutherland (Development Project Manager) to discuss the project and potential servicing strategy.	<ul style="list-style-type: none"> Water – Sydney Water indicated that a new reservoir will be required to support the development site and growth in the surrounding precincts Sewer – Sydney Water indicated that there is no available capacity in the existing pump station servicing the Appin township. Interim servicing for the site will be via the Glenfield WRP. In the longer term, Sydney Water will deliver the Upper Nepean Treatment Plant to provide sewer servicing for GMGA.

IPG and Urbis have undertaken pre-lodgement engagement with local Aboriginal stakeholders as summarised below.

Table 5 Consultation with local Aboriginal stakeholders

Engagement	Feedback
Meeting held on site with Aunty Glenda Chalker of Cubbitch Barta Native Title Claimants Aboriginal Corporation on 30/05/22 to discuss project preliminaries and any high-level concerns.	<ul style="list-style-type: none"> Aunty Glenda confirmed high-level support provided development is sensitive to cultural heritage and avoids the destruction of sites where possible. Further consultation has since been undertaken as part of the ACHA.
Walk on Country with Registered Aboriginal Parties 17/05/22	<ul style="list-style-type: none"> Walk on Country briefing session to help explore how First Nations cultures and values can be incorporated and celebrated in the development of this site.

4. VISION AND PROPOSAL

4.1. VISION

A North Appin (part) Precinct Draft Structure Plan (**Draft Structure Plan**), illustrated in **Figure 9**, has been prepared by Urbis, and informs the proposed planning provisions under the WCP SEPP amendment.

The Draft Structure Plan reflects our vision to create a leading residential estate that is embraced by its incoming residents and is celebrated widely for:

- Its urban form and public domain that has genuine ties to the site's cultural history;
- Acknowledgement of and respect for its natural assets being at the headwaters of gorge country, but which also provides for a distinctive sense of place; and
- Respectful design response to the existing Appin township which in turn contributes to the maintenance of its own unique character.

Through careful planning, this vision will guide the creation of a holistic, healthy and connected community supported by access and utility infrastructure, economic investment and a range of suitable local services as a catalyst for the planning and realisation of the Appin and Gilead GMGA precincts. The vision for the site reflects the *Greater Macarthur 2040 Structure Plan*, providing for a self-contained precinct free of through traffic, linked to the region via the GM transit corridor and Appin Road. We are seeking to deliver genuine placemaking that promotes sustainable design including access to recreation spaces, walkability, active transport and cycling connections.

The design of the Draft Structure Plan has been shaped by the existing and unique natural characteristics of the site, and the many opportunities to progress the implementation of the Connecting with Country Framework that have presented themselves in the design phase. These include opportunities to connect to the land, the hills, the regions, the people and to Appin through the elements of Country being move with Country, non-human kin Country, water Country, deep Country, sky Country and wind Country. Key themes for Connecting with Country at the site identified through engagement with local Aboriginal stakeholders that have been incorporated into the Proposal are wildlife community, cultural knowledges and places of opportunity.

The most prominent natural feature is the ridgeline that dissects the middle of the site in a north-south direction, and the native vegetation community to the west of the site. The site is also framed along its southern and western borders by the Ousedale Creek scenic riparian corridor. These natural features are of considerable significance, and are characterised by Cumberland Plain Woodland, koala corridors and various ecological communities.

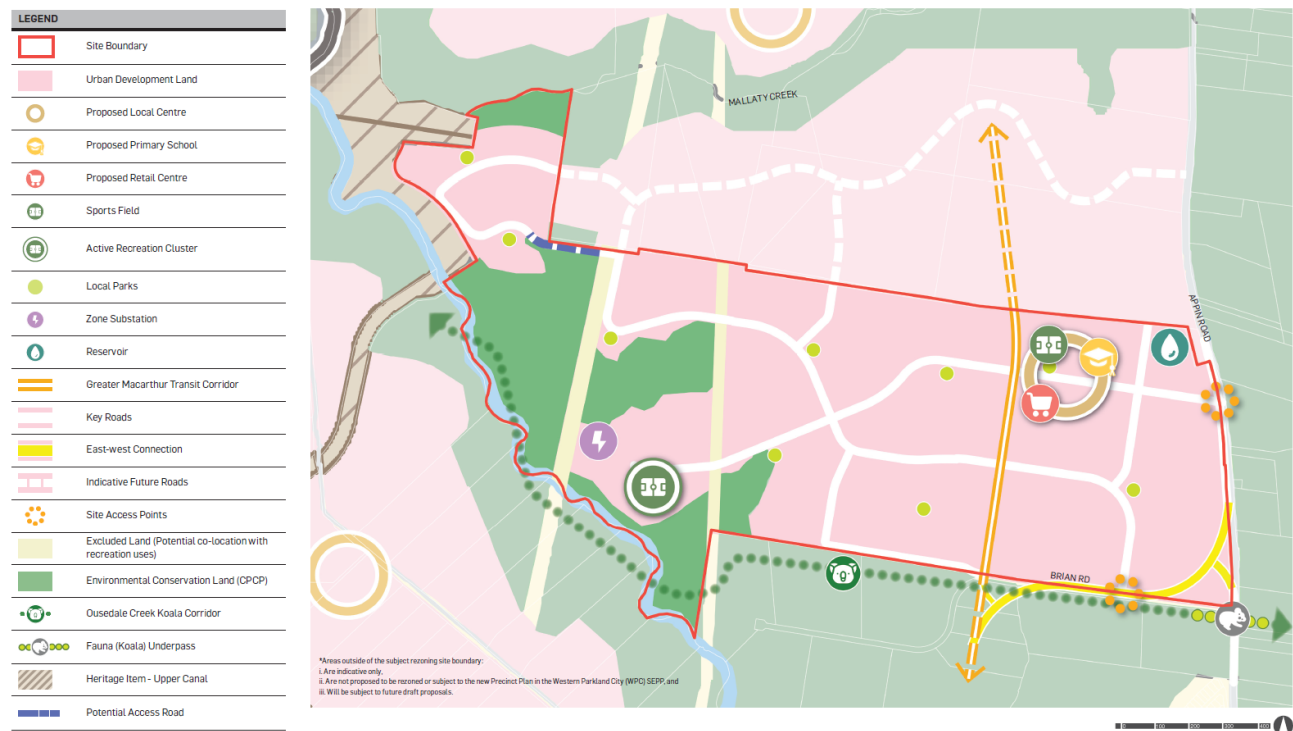
The urban design for the precinct has embedded these natural landscape elements into the Draft Structure Plan. The biophilic qualities of the existing native vegetation and riparian corridors that frame the site will be elevated, connected through a network of parks and drainage systems. Similarly, the Draft Structure Plan seeks to enhance and leverage the existing topography of the site. It does this by celebrating the existing ridgeline through its use of open space and road alignments to link high points and ensure pedestrian and cycle connectivity is achievable. The Cumberland Plain Woodland will also be conserved and further integrated into the network of open and recreational spaces within the precinct. A key aspect of this Proposal is ensuring that the koala corridors are conserved within the precinct, and that they protect the local koala community.

The Proposal's sensitivity to both its blue and green natural assets will therefore allow the precinct to evolve into a sustainable and healthy community, with the benefits of tree canopies and water sensitive urban design fully realised to mitigate the effects of climate change induced urban heat.

The Draft Structure Plan has also sought to address the housing affordability crisis and extraordinary demand for new housing in southwest Sydney. An emphasis has been placed on enabling the delivery of well-located and market ready lots and ensuring that a significant supply of housing can be made readily available in the short term. The proposal will provide for a diversity of housing that is connected to a thriving local centre and new school, bringing in new amenities that will strengthen the Appin area. The proposed local centre is connected to open space and has been designed to evolve with the precinct as development progresses.

The community will be within 30-minutes to key employment centres such as Campbelltown-Macarthur, Wollongong, and the future Western Sydney Airport and Aerotropolis.

Figure 9 Draft Structure Plan



Source: Urbis

4.2. DESIGN PRINCIPLES

The proponent has established a set of design principles to inform the preparation of the Draft Structure Plan as set out in the Urban Design Report at **Appendix A**. The principles are underpinned by the Connecting with Country Framework and are positioned as opportunities to leverage and integrate elements of Country into the Draft Structure Plan design.

These design principles aim to support the overall objectives of the Proposal and are provided below. Refer **Figure 10 Figure 14** for conceptual visualisation of the design principles.

4.2.1. Connecting to the Land

Connecting to the land demonstrates the proposal's understanding of the natural flow of the land and its important ecological connection to flora and fauna, waterbodies and tributaries that flow from the site to the Nepean River. It refers to the integration of the built form with the natural characteristics of the surrounding land.

Figure 10 Connecting to the Land

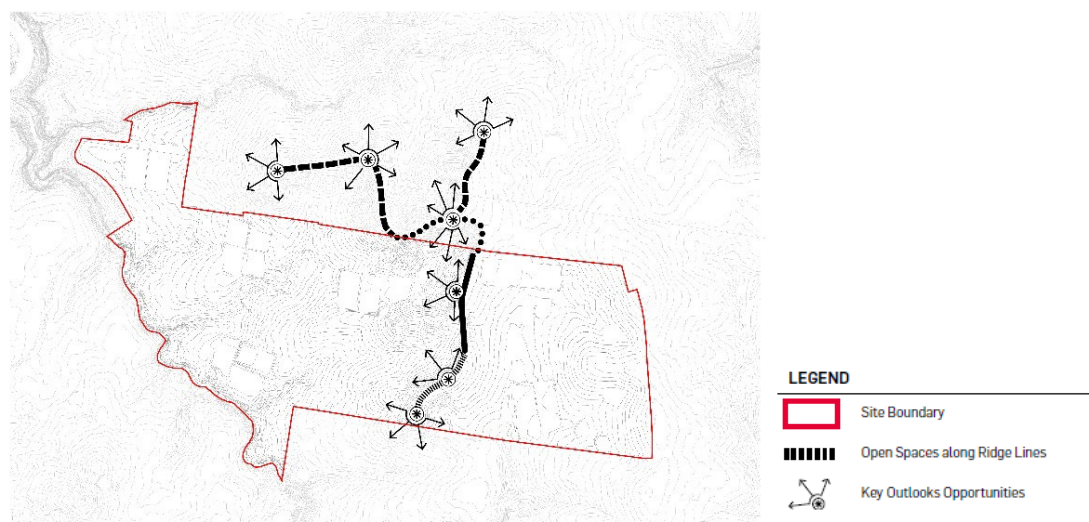


Source: Urbis

4.2.2. Connecting to the Hills

Connecting to the hills refers to the significant north-south ridgeline that dissects the site and provides for long range views to the west. The views to the hills will be connected back to the site through walking trails, open space and movement corridors. The integration of the natural and built environment in this regard is intended to create amenity and opportunities for walking and cycling.

Figure 11 Connecting to the Hills

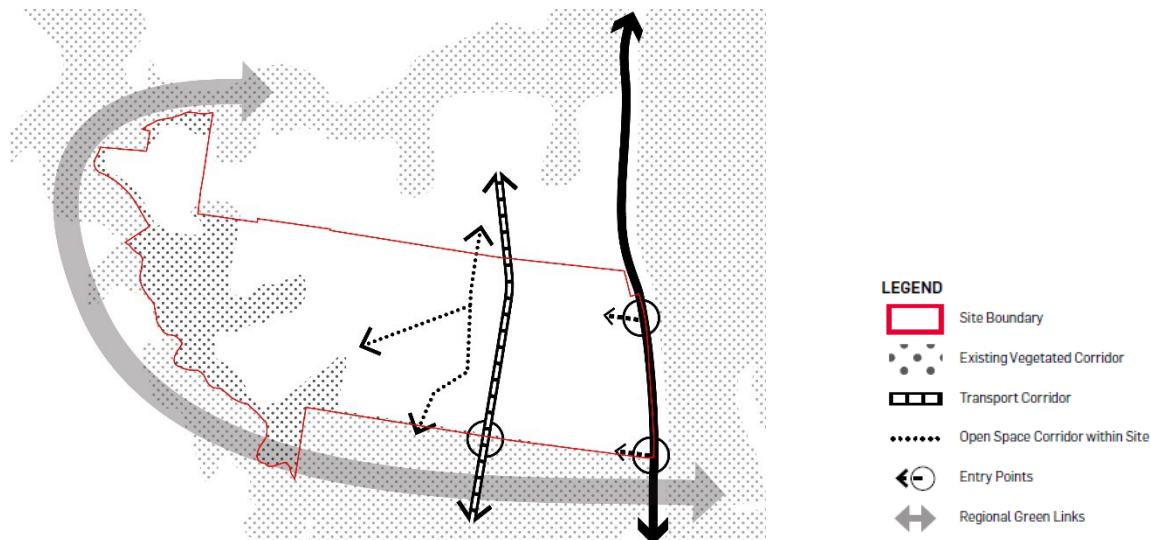


Source: Urbis

4.2.3. Connecting to the Regions

Connecting to the regions refers to the north-south connectivity along Appin Road, and future public transport corridors, in particular the future GM transit corridor. The precinct will capitalise on its strategic location along Appin Road and its connectivity to the existing and future development and infrastructure to the north and south, as well as the Campbelltown – Macarthur Metropolitan Cluster and future Aerotropolis to the north.

Figure 12 Connecting to the Regions

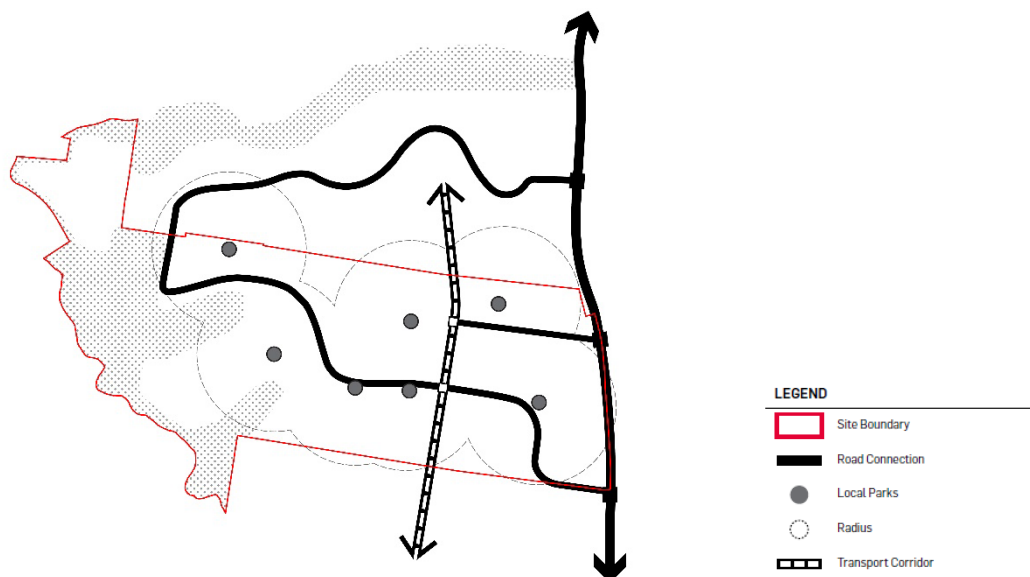


Source: Urbis

4.2.4. Connecting to the People

Connecting to the people demonstrates the identification of movement corridors and villages throughout the site to allow easy movement and the creation of distinct neighbourhoods within the broader precinct.

Figure 13 Connecting to the People

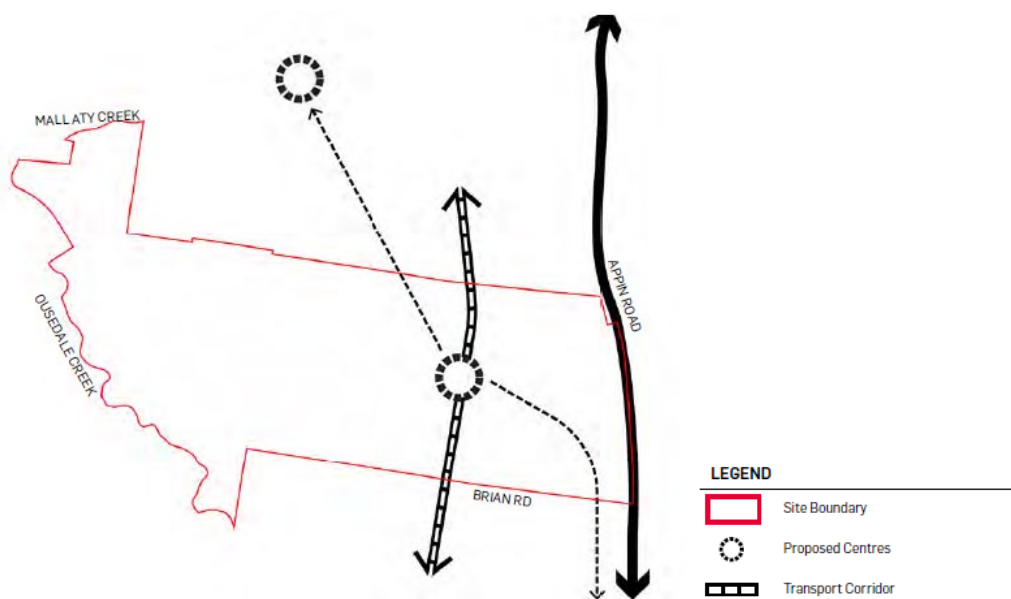


Source: Urbis

4.2.5. Connecting to Appin

Connecting to Appin refers to how our site at North Appin offers clear connections back to Appin and other adjacent local centres. This demonstrates how we will connect the site to the wider Appin through movement corridors, open space network and a public realm-built form narrative that is representative of the region. It provides an opportunity to utilise the existing character of the historic Appin township and provide a logical and orderly launch point for future growth and development of the surrounds.

Figure 14 Connecting to Appin



Source: Urbis

4.3. LAND USES AND DISTRIBUTION

The primary objective of the site's development is to deliver compatible land uses within its unique landscape and setting. The land uses on the site have been arranged to ensure any constraints are mitigated, and that the site's natural assets are celebrated and enhanced.

The proposed land use arrangement has been specifically tailored to ensure that all land uses are compatible with their specific location and the urban design principles as outlined above.

The proposed land uses are detailed below.

Table 6 Proposed Land Uses

Use	Description
Residential	Much of the precinct will be residential land consisting of both medium and low-density housing. Indicatively, medium density housing is located towards the centre of the site, aligned with the proposed GM transit corridor, local centre and school. Lower density dwellings are proposed both towards the site's Appin Road frontage, and as the residential land approaches the conservation area at the site's rear.
Local Centre	The local centre is located within the heart of the precinct at the intersection of the GM transit corridor and a connector road, making it highly accessible to all residents within the precinct. The precinct's key roads, the school and most of the medium density residential land uses have been located around the local centre to maximise accessibility. The local centre of approximately 5,000 square metres is anticipated to include local retail and services, convenience-based facilities, a community facility, medical centre, gym and childcare facilities. The local centre and surrounding open space are designed to evolve with the precinct as development progresses.
School	The primary school is located at the central northern end of the precinct. Similar to the local centre it is located in proximity to the intersection of the GM transit corridor, and the site's major entry road that directly connects to Appin Road. Being situated in proximity to this intersection towards the centre of the precinct and along the entry road will not only maximise accessibility for residents within the precinct, but also residents in neighbouring

Use	Description
	townships who would access the site via Appin Road and the future GM transit corridor. There is scope for future expansion of the school site and local centre as the broader North Appin precinct realises its full development potential.
Green Space	A series of interconnected green spaces have been positioned throughout the precinct to provide easy and equitable access to opportunities for active and passive recreation. Passive recreation is provided through both managed access to conservation areas as well as new parks and green spaces.
Sports Fields	Two sport fields have been proposed, one at either end of the precinct, to allow for ease of accessibility to all residents across the precinct. A sports field facility is proposed co-located with the primary school for use by the school and community, and the second sports field is proposed to be located towards the western boundary of the site to relate to the conservation area and green spaces in the west.

4.4. RESIDENTIAL DEVELOPMENT

A mix of low and medium density residential development is proposed as part of the Proposal. The Draft Structure Plan adopts commonly used density bands in the Western Sydney Growth Areas. It provides for 80% low density residential development and 20% medium density residential development. Low density and medium density residential development has been defined as set out in the table below.

Table 7 Residential density

Residential density	Anticipated density
Low density	10 – 25 dwellings per hectare
Medium density	26 – 60 dwellings per hectare

Low density development is generally characterised by dwelling houses, dual occupancies and attached dwellings (in locations with high amenity). Medium density development is characterised by attached dwellings, residential flat buildings and multi dwelling housing. It is noted that there is potential for multi dwelling housing, residential flat buildings, mixed use development and shop top housing within the local centre to provide for a density of greater than 60 dwellings per hectare.

With regard to the above low and medium residential density bands, the anticipated average lot sizes and depths for dwellings for the North Appin (part) Precinct are set out in the table below.

Table 8 Residential development typologies

Residential typology	Indicative Lot size range	Indicative Average Lot depth
Low density residential development	300 – 600m ²	25 – 32m
Medium density residential development	125 – 300m ²	25m

Where site constraints allow, a mix of density typologies are proposed through the site. The indicative residential typology layout is proposed to respond to existing site conditions such as topography and ecology as well as key future nodes such as the local centre and GM transit corridor. The residential development areas indicatively proposed for low and medium residential development are set out in **Table 9** below.

Figure 15 Indicative residential density



Source: Urbis

Table 9 Indicative location of residential density

Residential Density	Approximate Yield
Low density	2,400 dwellings
Medium density	600 dwellings

4.5. OPEN SPACE AND LANDSCAPE

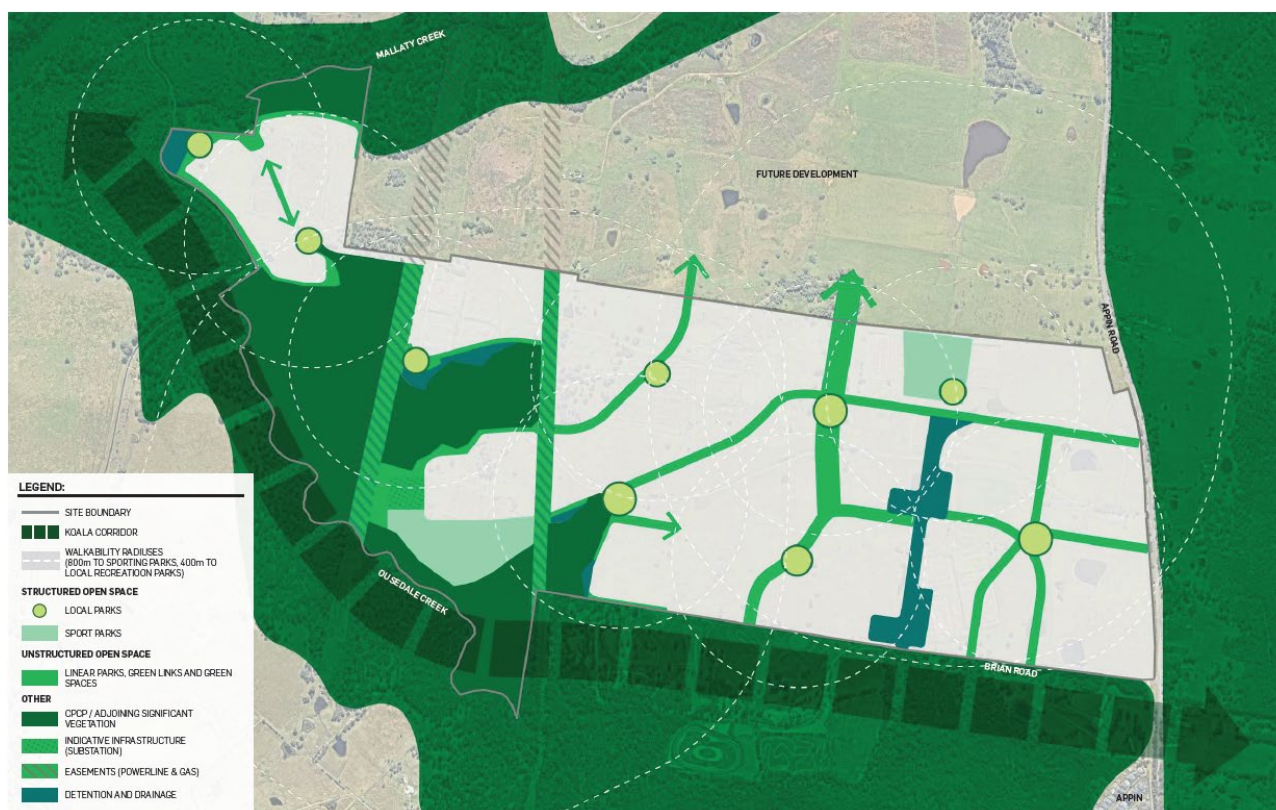
The proposed landscape principles for the site seek to protect and enhance the natural landscape and maintain and celebrate existing landscape features. The landscape principles incorporate ecological features to ensure opportunities for biodiversity are maximised.

Open space is proposed to be provided at a ratio of 2.83 hectares per 1,000 people, inclusive of active open space provided at a ratio of 1.37 hectares per 1,000 people.

The Draft Structure Plan provides for 25.74 hectares of passive open space, inclusive of 12.33 hectares of active open space. This provides passive and active open space at the above ratios for the future population of 9,000 residents, based on 80% of 3,000 dwellings being low density residential development and 20% medium density residential development.

The passive open space provision excludes any land zoned C2 Environmental Conservation. In accordance with the Government Architect of NSW draft Greener Places Design Guide (**GPDG**), active open space, or space for 'structured recreation', includes sports fields, outdoor sports courts, playgrounds and local parks with a minimum size of 5,000 square metres. Also in accordance with the GPDG, any linear open spaces have a minimum width of 15 metres. As shown in **Figure 16** below, all dwellings are within 400 metres of an active recreation facility.

Figure 16 Open space provision



Source: Urbis

4.6. SOCIAL INFRASTRUCTURE

Social infrastructure is proposed to be provided through a new primary school, community facility, local centre services and recreation facilities including passive open space in the form of green spaces, parks and bushland and active open space in the form of sports courts and fields.

4.7. ROAD HIERARCHY, TRANSPORT AND ACCESS

The proposed road network and access to the site has been designed with the consideration of existing and future proposed transport corridors within the growth area. Primarily, access to the site will be from Appin Road. As part of the Proposal, IPG will contribute to the upgrading of Appin Road. The scope of the upgrade will be confirmed following the adoption of the Transport Management and Accessibility Plan for the project (refer to the Strategic Transport Assessment at **Appendix L** for further details).

The northern access point provides for two-way vehicle and cycle access to the site, connecting with the first five phases of the development and the local centre.

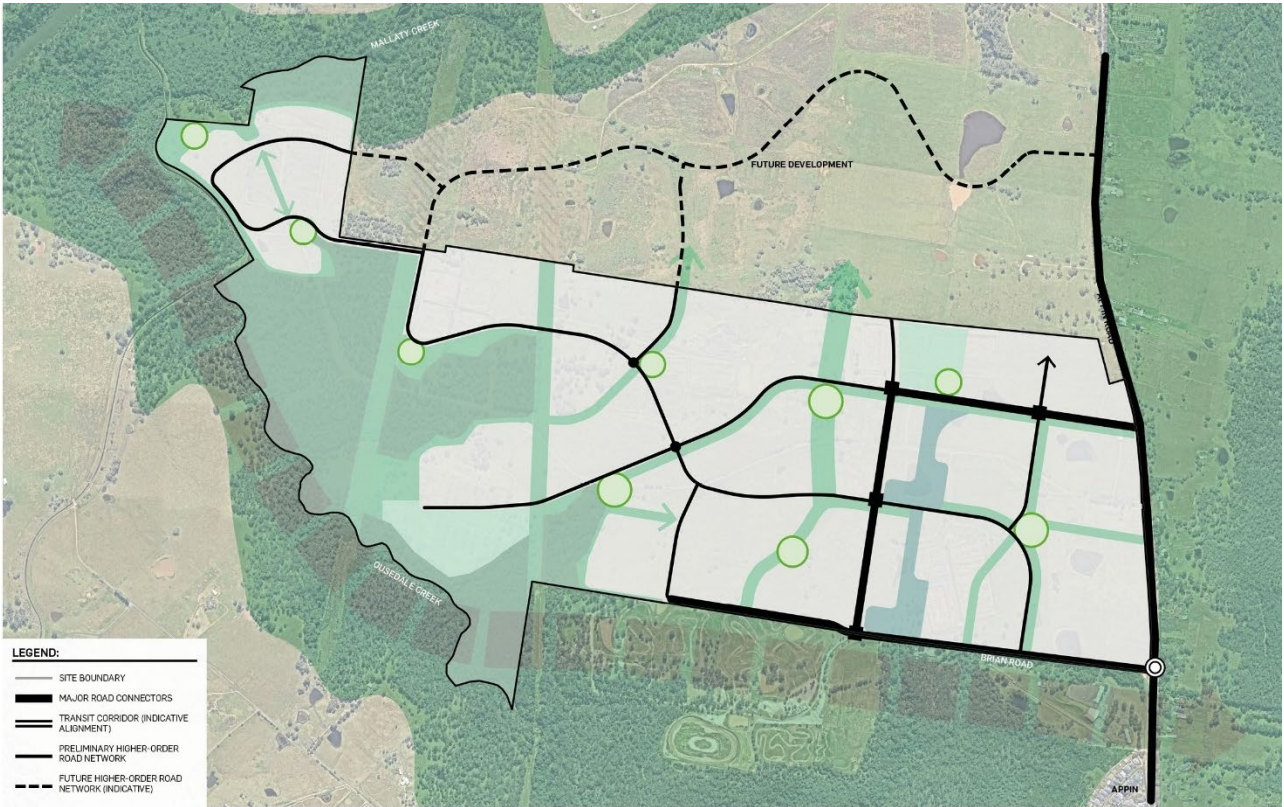
The southern access to the site will have two stages; prior to the construction of the GM transit corridor (stage 1) and following the construction of the GM transit corridor (stage 2).

The stage 1 access point will provide for two-way vehicle and cycle access along the existing alignment of Brian Road. During stage 1, the southern access point will provide local access into the site and will have a roundabout intersection with Appin Road.

The stage 2 southern access has been designed to provide the east-west connection between the GM transit corridor and Appin Road. Although the November 2022 Greater Macarthur Growth Area Structure Plan contemplated an east-west connector road crossing through the site to create the link between Appin Road and the GM transit corridor, IPG has undertaken engagement with TfNSW to refine the location of the connection. The Proposal and Draft Structure Plan proposes the utilisation of the existing Brian Road corridor for linking the GM transit corridor to Appin Road. This alternative approach has been endorsed in principle by TfNSW and will ensure conflicts between future urban residential and community land uses and major road corridors are avoided. The proposed east-west connection will enable efficient egress from the

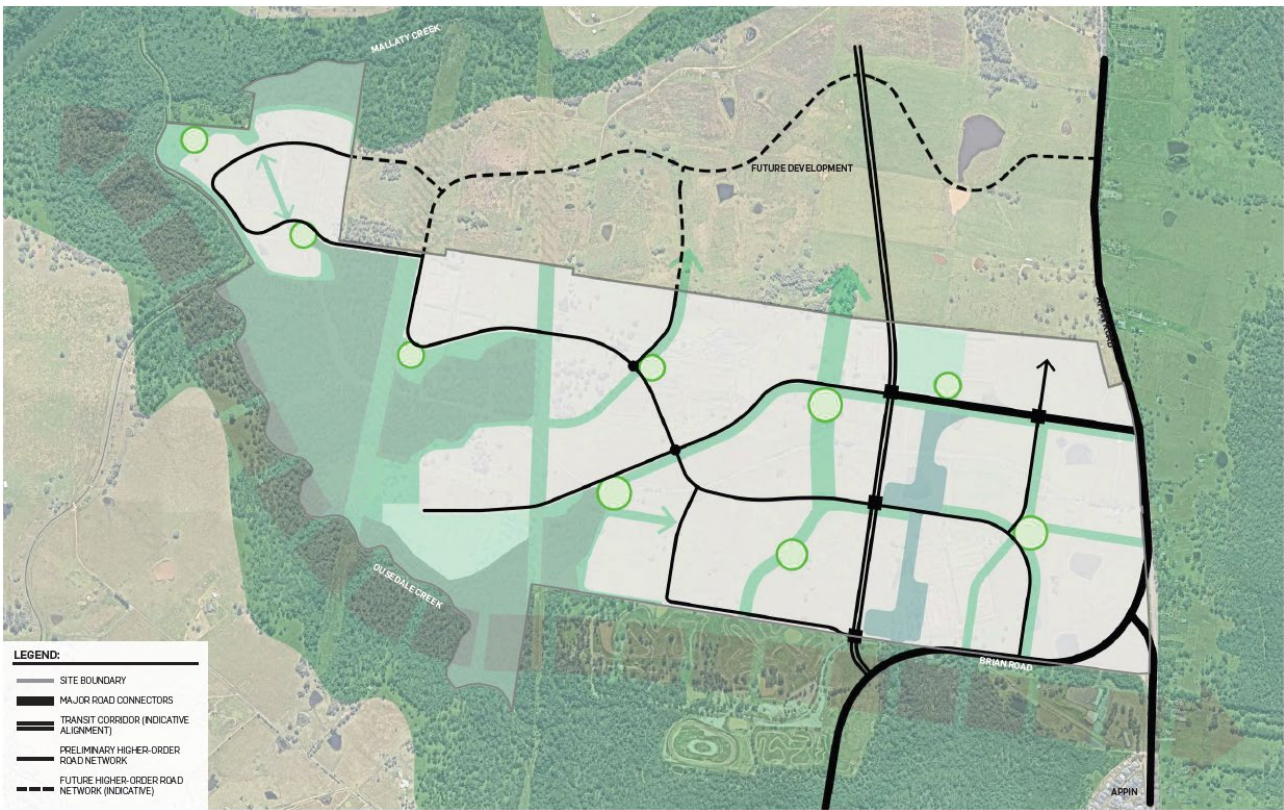
Appin precinct to the south of the site. At stage 2, southern access to the site will be a left-out egress from the site onto the east-west connection road.

Figure 17 Southern site access stage 1



Source: Urbis

Figure 18 East-west connection



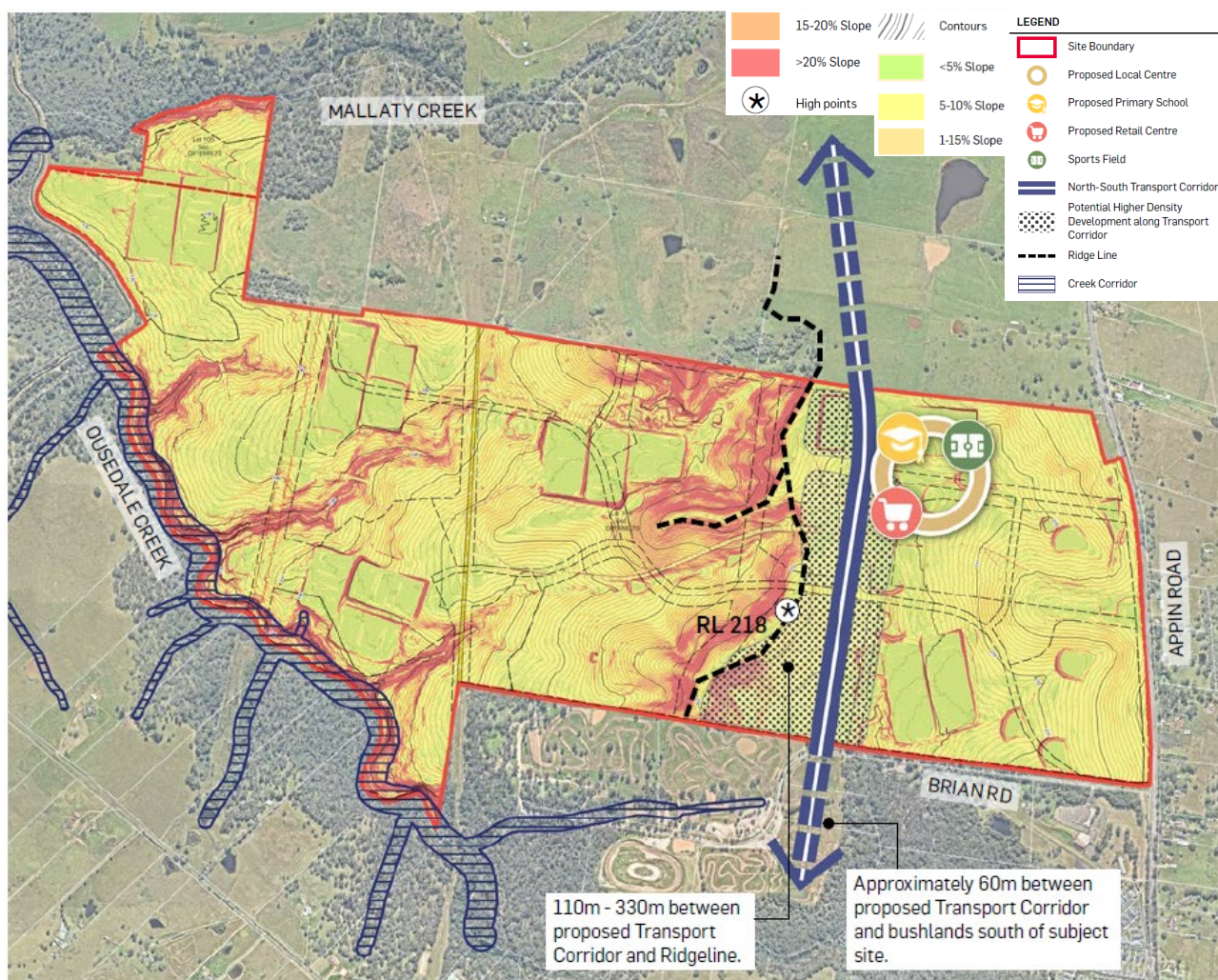
Source: Urbis

Beyond these two key roadways and the GM transit corridor, the remainder of the road network within the site has been designed to service local traffic only and to facilitate safe and easy access to residential dwellings and community facilities. The proposed local road network within the site does not propose any crossing of the Upper Canal Corridor.

Both the northern and southern access roads are designed to intersect with the future GM transit corridor. These intersections anticipate the GM transit corridor providing a road corridor and mass transit. This is a key feature of the proposal, to facilitate connectivity that is important in new release areas where physical assets and topography have created opportunities for new communities to embrace their own special character. At the same time, effective connectivity between these new neighbourhoods ensures a holistic delivery of support services can be delivered, avoiding “pockets of isolation”.

The alignment of the GM transit corridor through the site is in general accordance with the Greater Macarthur Structure Plan 2022. The alignment of the GM transit corridor in the Draft Structure Plan has been informed by site topography, ecological constraints and the goal of the Greater Macarthur Plan to achieve higher density residential development around the future centres and along the transport corridor in North Appin. As shown in **Figure 19** below, the proposed alignment of the GM transit corridor responds to the ridgeline topography through the site and existing riparian corridors and woodland, whilst allowing for higher density development to be provided on either side of the transit corridor for residential and local centre uses.

Figure 19 GM transit corridor alignment



Source: Urbis

Planning for Bushfire Protection 2019 has informed the design of the collector road network within the site. In relation to development precinct 14, the Draft Structure Plan includes the option for an access road to precinct 14 to be provided within the site passing through the CPCP conservation area. This access road has been located and designed to minimise impacts on CPCP land and respond to bushfire risk whilst

allowing for the required vehicular access to precinct 14. As discussed in **Section 6.2.3.1**, this access option is the subject of a current CPCP modification application.

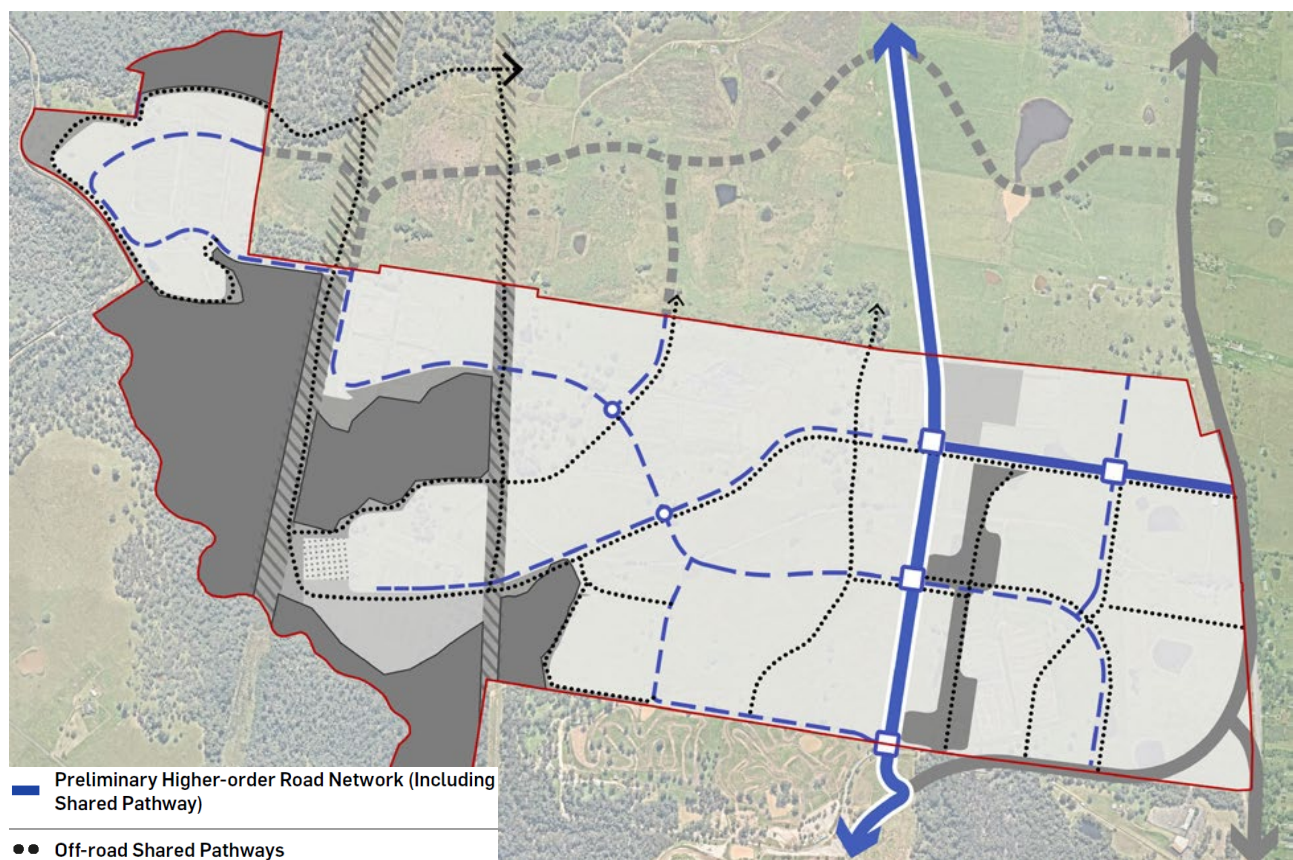
4.8. ACTIVE TRANSPORT

Safe and dedicated active transport links are proposed to connect key destinations within the precinct and the broader area. The GM transit corridor will provide the community with key north-south walking and separate cycling routes to the neighbourhood centre.

Connector roads within the precinct will accommodate a share path on the verge. This will facilitate east-west cycling and walking connections throughout the precinct and towards the central transit corridor.

Another fundamental aspect to the Planning Proposal's active transport networks is the proposed green connections. The site will be equipped with green connections among and between its various open spaces and key destinations, providing active transport opportunities and shading for residents. These active transport routes will also provide for connections to the broader area including to the existing Appin township.

Figure 20 Active Transport Network



Picture 1 Active Transport Plan



Picture 2 Green Connections

Source: Urbis

4.9. STAGING OF DELIVERY AND INFRASTRUCTURE

Resilient utilities planning underpins the efficient and timely delivery of housing and employment in new growth areas. Initial investigations have determined that several options are available for a staged approach to utility provision that utilises all existing trunk services in the vicinity of the site.

The North Appin Precinct and the site are presented with an opportunity for initial connection to key utility services, as well as being able to contribute to the delivery of long-term solutions.

Subject to rezoning, the site will be delivered in a modular and staged approach to allow for the adequate provision of key utility infrastructure. This is to ensure that development can occur in an orderly manner and in line with the proposed delivery of utility infrastructure. Feasibility studies will be undertaken at each stage to ensure there is adequate capacity in the servicing network. As a result, the site comprises 14 precincts. The development of the precincts will progress from east to west, commencing with precincts one to five along the Appin Road frontage.

An Infrastructure Servicing Strategy has been prepared by Infrastructure & Development Consulting (IDC) (**Appendix G**). It has determined that there is adequate availability of existing enabling infrastructure which has the capacity for connections when they are needed. Details of the servicing strategy as informed by IDC, are discussed below.

Potable Water: The existing Trility 1200mm water main that bisects the site presents a long-term opportunity for future development to tap into this main, followed by the installation of a trunk main to be installed along a future east-west site road alignment. Sydney Water have also advised that a new reservoir will likely be required in the interim, with a possible location considered in the Draft Structure Plan. The reservoir will be able to support an additional reservoir in the future, which will serve as an enabler that can unlock development in the surrounding areas in Greater Macarthur.

Wastewater: Sydney Water are currently planning for a new Upper Nepean treatment plant to support development across the GMGA. In the interim, sewer flows from new dwellings will be reticulated to the Glenfield Water Recycling Plant. This would require new sewer pump stations (likely three) and the construction of a new rising main to service the development. It is anticipated that this interim arrangement

could run for up to ten years and treat an additional 10,000 dwellings, unlocking additional development potential within GMGA, until development of the treatment plant is finalised.

Once commissioned, all sewer from the proposed development will be treated at the Upper Nepean plant. The sewer pump station proposed to be constructed at the westernmost point of the site will be used to transfer flows to the Upper Nepean treatment plant, with a new rising main constructed along a future road corridor linking the site to the Hume Highway to the west. The eastern catchment pump station will be used to transfer flows to the western catchment. The rising main connecting the eastern catchment sewer pump station to Rosemeadow will be decommissioned.

Electrical: A new zoned substation is proposed to service the development. This zone substation will be capable of servicing 10,000 dwellings. IPG only requires servicing for approximately 3,000 dwellings, and therefore the remaining capacity will be of immense local benefit to surrounding development and will act as an early enabler for surrounding development in Greater Macarthur.

Gas: It is likely that gas servicing can be achieved by tapping into the existing Moomba to Sydney Ethane Pipeline (600 metres) that traverses the site. Gas servicing requirements for the site will be confirmed by Jemena.

NBN: The site is located approximately 300 metres from NBN's fixed line footprint, and 750 metres from the near fibre access point (**FAP**) at the corner of Armstrong and Appin Road. It is proposed to connect FAP to future development.

Mobile Network: There is 4G coverage across the site, with 5G coverage in the eastern portion of the site. Future infrastructure rollout across the GMGA will be staged to match the pace of development. It is anticipated that 5G network coverage will extend across the whole site over the coming years.

Development Delivery

The staging plan for the delivery of development and the new community at the site is shown in **Figure 21** below. The proposing delivery of development will commence from Appin Road, making use of the existing access to the site, and progress westwards. The initial five precincts to be delivered will include a mix of low and medium residential development, the local centre, primary school and recreation areas. Dwellings are proposed to be constructed at a rate of 300 dwellings per annum from 2026 for a ten year period. The assessment undertaken as part of the Residential Needs Assessment (**Appendix J**) has confirmed that this programme for delivery will meet market demand. The highly unconstrained nature of the site will allow for this delivery rate of dwellings, with new homes to be occupied at the site from 2027.

4.10. DEVELOPER CONTRIBUTIONS

It is anticipated that development contributions and infrastructure delivery will be made under separate Planning Agreements with the State and Wollondilly Shire Council. With regard to the State Planning Agreement, it is noted that, as part of the Proposal, IPG will contribute to the upgrading of Appin Road. The scope of the upgrade will be confirmed following the adoption of the Transport Management and Accessibility Plan for the project. The Proponent will continue to work with DPE in the preparation of the Planning Agreements.

IPG also proposes to work with Wollondilly Shire Council to develop a North Appin Precinct section 7.11/12 Contributions Plan that would apply to the remainder of the precinct.

The Proposal seeks to ensure the required infrastructure is delivered to support the timely and orderly delivery of high-amenity urban residential and community land uses at the site.

In relation to the delivery of affordable housing, the Proposal includes the commitment for the delivery of 5 per cent of medium density housing for affordable housing. This Planning Proposal defines medium density housing as 26 dwellings per hectare or more.

4.11. DEVELOPMENT CONTROL PLAN

A Development Control Plan (**DCP**) will be developed for the precinct by DPE in consultation with Wollondilly Shire Council. The DCP will provide detailed design guidelines that build on the standards and objectives prescribed under the WPC SEPP and strategic land use policies. The Development Control Plan will provide controls to guide the design of future development to be delivered on site.

Figure 21 Development Delivery Precincts



Source: Urbis

5. PLANNING FRAMEWORK

5.1. STRATEGIC CONTEXT

The site has strategic historical significance and has long been identified as an area for investigation and subsequent land release for urban development. Its strategic significance extends as far back as 1968 in the Sydney Region Outline Plan, which identified the 'Macarthur South' region, to the south of Campbelltown, as an area for potential investigation. More contemporary strategic documents, post 2000, have continued to identify the 'Macarthur South' area as an area for investigation and land release. This culminated in its eventual identification in 2018 as a Growth Area in the 'A Metropolis of Three Cities' Region Plan and the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (now the *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*), and the subsequent adoption of a land use and infrastructure implementation plan (*Greater Macarthur 2040: Interim Plan*).

DPE have identified the development of the North Appin Precinct as having significant strategic merit and potential for environmental and public benefit. This is due to its proximity to existing and planned infrastructure, as well as its shovel ready capability to deliver new homes in the growth area.

5.1.1. NSW Premier's Priorities

The Premier's Priorities aim to enhance the quality of life for people in NSW and tackle key social issues identified by the NSW Government.

The following priorities are of relevance to this Proposal

- Planning Systems;
- Biodiversity and Conservation;
- Resilience and Hazards;
- Transport and Infrastructure;
- Housing;
- Industry and Employment;
- Resources and Energy; and
- Primary Production.

Through the Aerotropolis, and centres such as the Campbelltown-Macarthur Metropolitan Cluster, the Western Parkland City will be critical to securing a strong economy for the region and broader NSW. New growth areas in the Western Parkland City, such as the Greater-MacArthur region, will support economic development, through new housing and employment lands and city shaping infrastructure. Building quality public spaces and green corridors are a core consideration of development in the region.

5.1.2. A Metropolis of Three Cities: Greater Sydney Region Plan

A Metropolis of Three Cities: Greater Sydney Region Plan (The Region Plan), provides a 40-year vision to 2056 and establishes a 20-year plan to manage growth and change for the Greater Sydney region. The Region Plan is built on a vision of three cities – The Western Parkland City, the Central River City and the Eastern Harbour City – “where most residents live within 30 minutes of their jobs, education and health facilities, services and great places”.

The site is located within the Western Parkland City, which The Region Plan identifies as an emerging new city which is expected to grow from 740,000 residents in 2016 to 1.1 million residents by 2036. The vision for the Western Parkland City is for it to be anchored by the WSA and Aerotropolis, Liverpool, Greater Penrith and the Campbelltown-MacArthur region, all of which will form the Western Economic Corridor. The city will also be supported by city-shaping transport infrastructure investment including direct connections to Wollongong and Canberra and more broadly, north-south and east-west mass transit connections that will connect the region to the WSA and Aerotropolis.

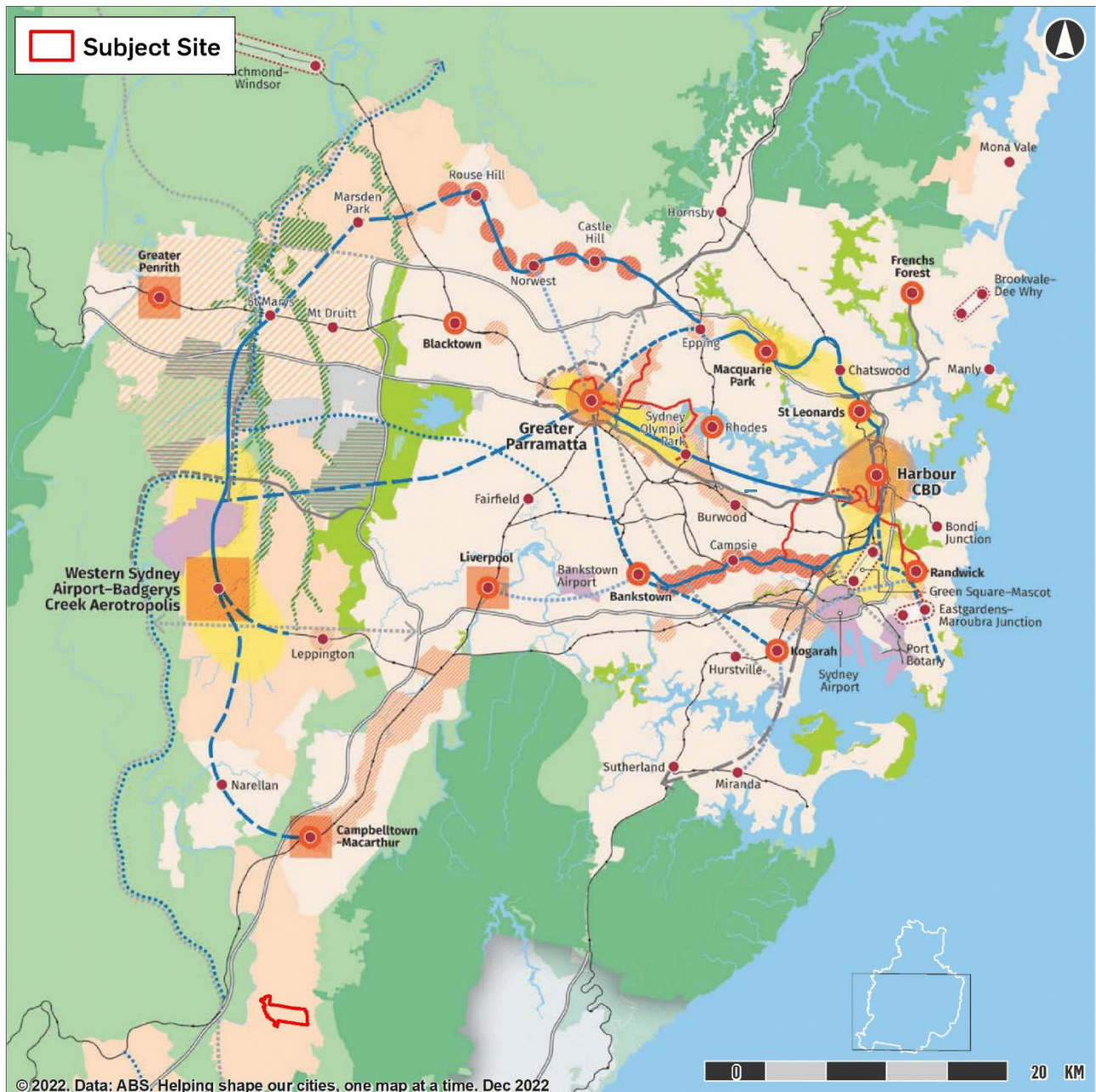
Providing greater housing supply, housing diversity and affordability are also key to the vision of The Region Plan, with the plan allocating various new land release areas throughout south-west Sydney. The Region Plan

identifies the urban corridor at Greater Macarthur as a key area that will accommodate a large part of the growth in the Western Parkland City.

Key strategic centres and corridors include Wilton, as well as the Campbelltown-Macarthur Metropolitan Cluster.

This Proposal contributes to the 30-minute city vision and key themes of the Region Plan as discussed in **Section 5** of this report.

Figure 22 Metropolis of Three Cities Structure Plan



Source: Urbis & GSC

5.1.3. Western City District Plan

The *Western City District Plan* builds on the directions and objectives established in the Region Plan, at a district level. It sets out the planning priorities and actions for achieving a liveable, productive and sustainable future district that will improve the quality of life for existing and future residents,

The site is located within the Western City District, an additionally demarcated city within the Western Parkland City which is expected to accommodate 464,450 new residents, 370,200 jobs and 184,500

dwellings by 2026. The district will accommodate and support growth through the release of new land and development within the growth areas, and in economic and transport corridors. The Western City District will also be anchored by the WSA and Aerotropolis, with several planning and transport initiatives proposed to be integrated within the new land uses in this district.

The Proposal is consistent with the Western City District Plan as it aligns with the identified planning priorities as discussed in **Section 5** of this report.

5.1.4. Future Transport Strategy

The *Future Transport Strategy (Future Transport)* was released 5 September 2022 and is intended to replace *Future Transport 2056: Shaping the Future (Future Transport 2056)*, which was published in 2018. The intention of this new strategy is to take into account events, such as the COVID-19 pandemic, drought, bushfires, floods and global upheaval which has altered the trajectory of many social, economic and cultural trends in NSW. Future Transport also considers the recent strategic re-imagining of the 'Metropolis of Three Cities' into a 'Six Cities Region' underpinned by the three additional cities of the Lower Hunter and Newcastle City, the Illawarra-Shoalhaven City and the Central Coast City.

Future Transport therefore provides a refreshed take on the vision established under Future Transport 2056 and outlines a vision and strategy for the management of transport services and infrastructure across NSW.

Future Transport's vision for Greater Sydney is similarly built around the concept of a 30-minute city, characterised by an integrated network of city-shaping, city-serving, and centre servicing corridors. The vision now consists of three transport outcomes, underpinned by 14 strategic directions with associated actions to realise these directions and outcomes. These outcomes are:

- Connecting our customers' whole lives;
- Successful places for communities; and
- Enabling economic activity.

These outcomes will be used to guide transport services and infrastructure in Greater Sydney to 2056. Transport networks in the Western Parkland City will continue to be developed in order to support economic activity and job creation, successful and sustainable places, and an integrated 30-minute city. The plan identifies strategic transport corridors, which include city-shaping, city-serving and centre-serving networks that will integrate the city with 30-minute connections to strategic and metropolitan centres. The WSA and Aerotropolis will be a key economic enabler for the region, with the city integrated through existing and planned north-south and east-west rail connections.

5.1.5. Greater Macarthur Structure Plan 2022

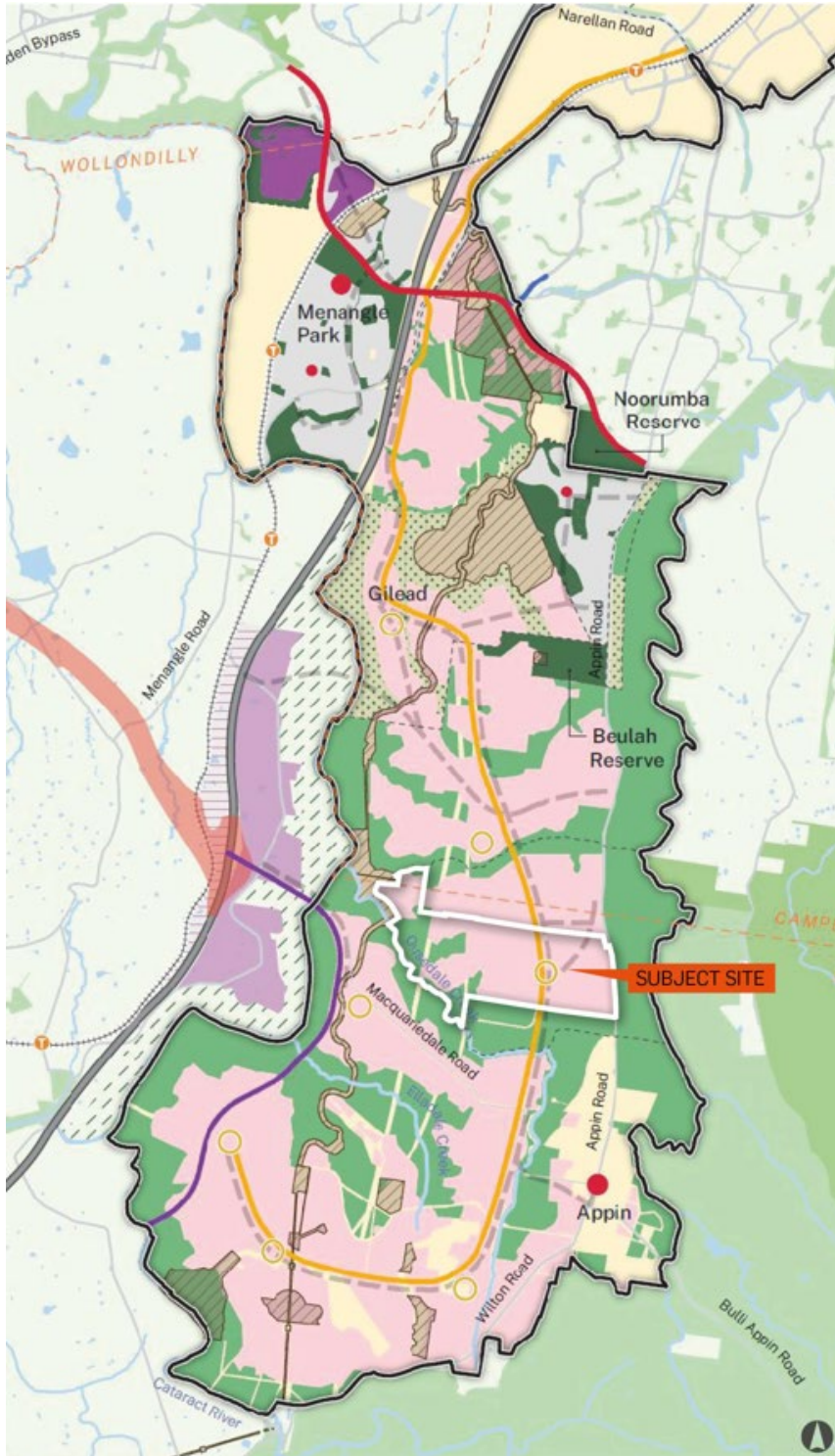
In November 2022, the DPE released an updated Structure Plan (**Structure Plan 2022**) and Accompanying Guide for the GMGA. The Structure Plan 2022 and Accompanying Guide build on the strategic framework established under the Interim Plan (see **Section 5.1.6**), and is informed by further studies, initiatives and consultation with various stakeholders. The updates to the Structure Plan 2022 include the following:

- **Koala corridors:** Approval of the Cumberland Plain Conservation Plan, which has enabled the progress on DPE's commitment to deliver expanded and protected koala corridors;
- **State Heritage Listings:** The Structure Plan 2022 now shows all state heritage items, and a separate heritage map later in the guide, which shows both the state and local heritage items in the growth area;
- **Cumberland Plain Conservation Plan:** The Structure Plan 2022 is now informed by the approved CPCP;
- **Centres:** The Structure Plan 2022 has been updated to show that rezoned and existing local centres in the growth area are differentiated from future indicative local centres, which are yet to be planned or rezoned. In addition, future neighbourhood centres are shown in the Gilead and Menangle Park Precincts;
- **Transport Corridors:** Several road corridors in the growth area are now shown in the Structure Plan 2022. These include the Link Road Corridor, the Spring Farm Parkway Stage 1 and 2, the Outer Sydney Orbital Stage 2, the Greater Macarthur transit corridor and east-west connection; and

- **Employment Land:** The Structure Plan 2022 has been updated to reflect recent updates to employment lands studies, including the Greater Macarthur Region Employment Lands Study and the West Appin Retail and Employment Study.

The Proposal is consistent with the Greater Macarthur Structure Plan 2022 as it aligns with the identified planning priorities as discussed in **Section 5** of this report.

Figure 23 Greater Macarthur Structure Plan 2022



Source: Urbis

5.1.6. Greater Macarthur 2040 Interim Plan

The *Greater Macarthur 2020 Interim Plan* provides a framework for the future of the GMGA and the development of the release areas, from Menangle Park to Appin. The Interim Plan was adopted in 2018 and served as an interim land use and infrastructure implementation plan until the Structure Plan 2022 was finalised and adopted. It established a vision for the region, guided by principles associated with place, landscape, built form, land use and movement. It further built on the vision established under the Region and District Plans.

The Campbelltown-Macarthur Metropolitan Cluster is a key catalyst for development of the GMGA, with new high-quality jobs, homes, open space and ecological corridors to be primarily focused to the north and south of the cluster. The protection and enhancement of biodiversity and the koala population is also central to the Interim Plan.

The Interim Plan identifies North Appin as a key precinct to release and rezone land for high density residential development around centres and transport corridors. The North Appin Precinct has been targeted for the delivery of 5,000 homes, while the Appin Precinct in total, will deliver around 15,000 new homes in the long term.

5.1.7. Cumberland Plain Conservation Plan 2022

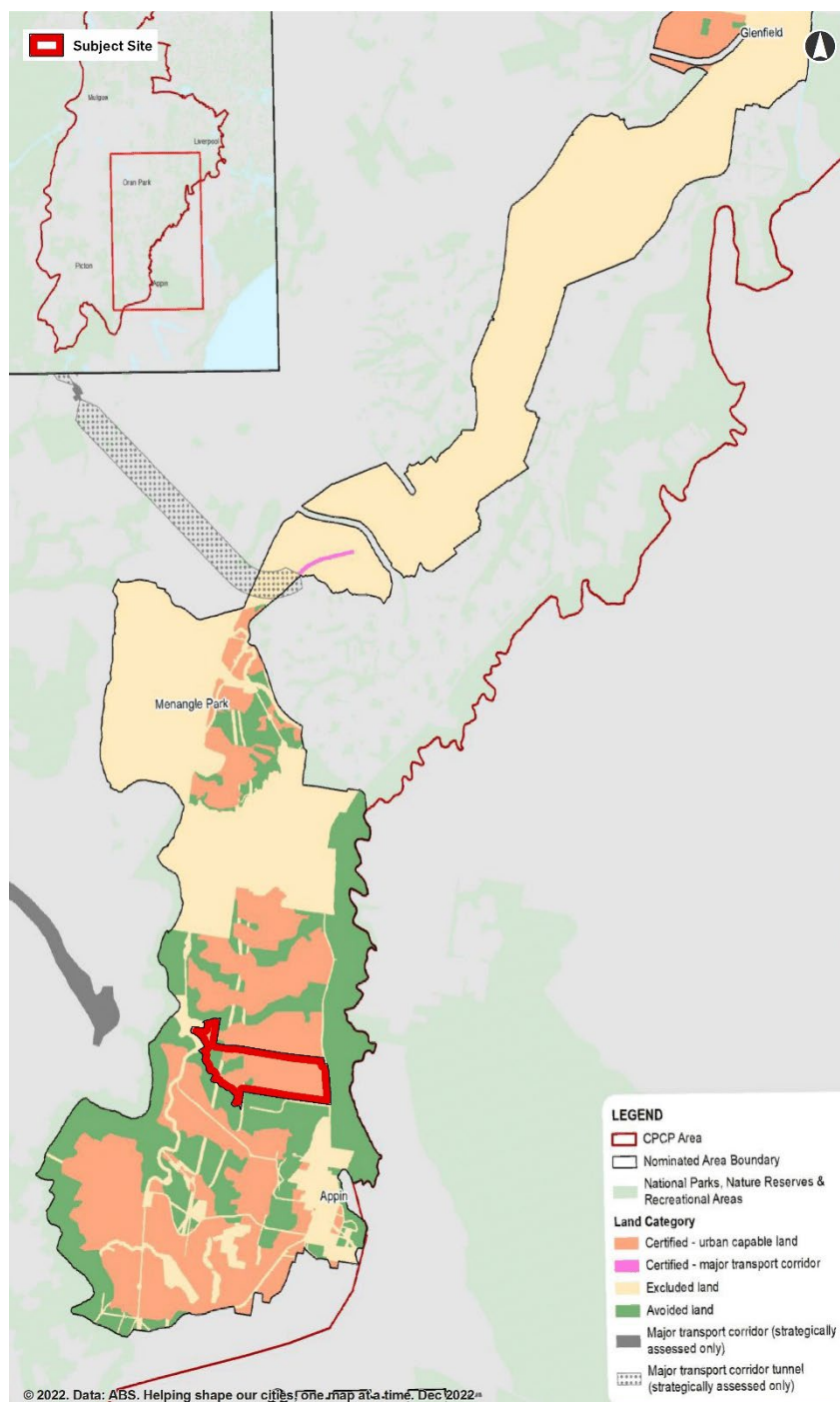
The CPCP was finalised with State government approval in August 2022 (Commonwealth approvals are pending). The CPCP is a strategic biodiversity certification plan, intended to enable Western Sydney's biodiversity and growth by supporting the delivery of infrastructure, housing, and jobs, while protecting important biodiversity. It seeks to conserve the environment and biodiversity through strategic conservation areas and biodiversity corridors.

The CPCP is consistent with the strategic biodiversity requirements under the *Biodiversity Conservation Act 2016* and the *Environment Protection and Biodiversity Conservation Act 1999*. It nominates certain areas in Western Sydney, where it allows for the necessary biodiversity approvals for new urban development. These nominated areas include the following:

1. Greater Macarthur Growth Area;
2. Greater Penrith to Eastern Creek Investigation Area;
3. Western Sydney Aerotropolis; and
4. Wilton Growth Area.

In the GMGA, it identified both native vegetation and ecological communities and habitat, as well as land capable for urban development. It identifies the North Appin precinct as largely urban capable land. The riparian corridors along the northern and southern boundaries of the precinct are identified as areas of native vegetation for conservation as well as corridors for the movement of koalas from the Georges River Koala Reserve to the east of Appin Road to the strategic koala habitats to the west. The CPCP identifies 80 per cent of the site as urban capable land.

Figure 24 CPCP Map



Source: Urbis

5.1.8. Cumberland Plain Conservation Plan Guidelines for Infrastructure Development

The *Cumberland Plain Conservation Plan Guidelines for Infrastructure Development (the Guidelines)* have been prepared to support strategic conservation planning and the implementation of the Cumberland Plain Conservation Plan outcomes. The Guidelines are intended to guide the delivery of infrastructure development. The Guidelines apply to:

- infrastructure development or activities that are identified as 'essential infrastructure' (as defined in Part 2 of the Guidelines) and carried out on 'avoided land' identified in the Strategic Conservation Planning Chapter of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*; and

- Part 5 activities under the *Environmental Planning and Assessment Act 1979* that are carried out on land identified as 'avoided land', 'strategic conservation area' or 'certified – urban capable land' by Strategic Conservation Planning 2022.

The Guidelines aim to:

- guide infrastructure development and activities by planning proponents, public authorities, consultants, and the community so they are consistent with the CPCP's commitments and actions, and maintain outcomes consistent with Strategic Conservation Planning 2022;
- identify when and how essential infrastructure is covered by the CPCP's strategic assessment approval under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999*; and
- set out the requirements to avoid, minimise and mitigate impacts on biodiversity from infrastructure.

5.1.9. Wollondilly Local Strategic Planning Statement

The *Wollondilly Local Strategic Planning Statement (LSPS)* adopted in March 2020, sets out the strategic vision for the LGA. The LSPS identifies the vision for land use planning over the next 20 years to 2040. The purpose of the LSPS is to:

- Set a 20-year land use vision for Wollondilly;
- Identify the characteristics that make Wollondilly unique;
- Recognise the shared values that should be enhanced and maintained;
- Manage change and direct growth;
- Identify actions to support the Western City District Plan;
- Support the implementation of *Create Wollondilly 2033*; and
- Set planning priorities and actions to deliver the land use vision.

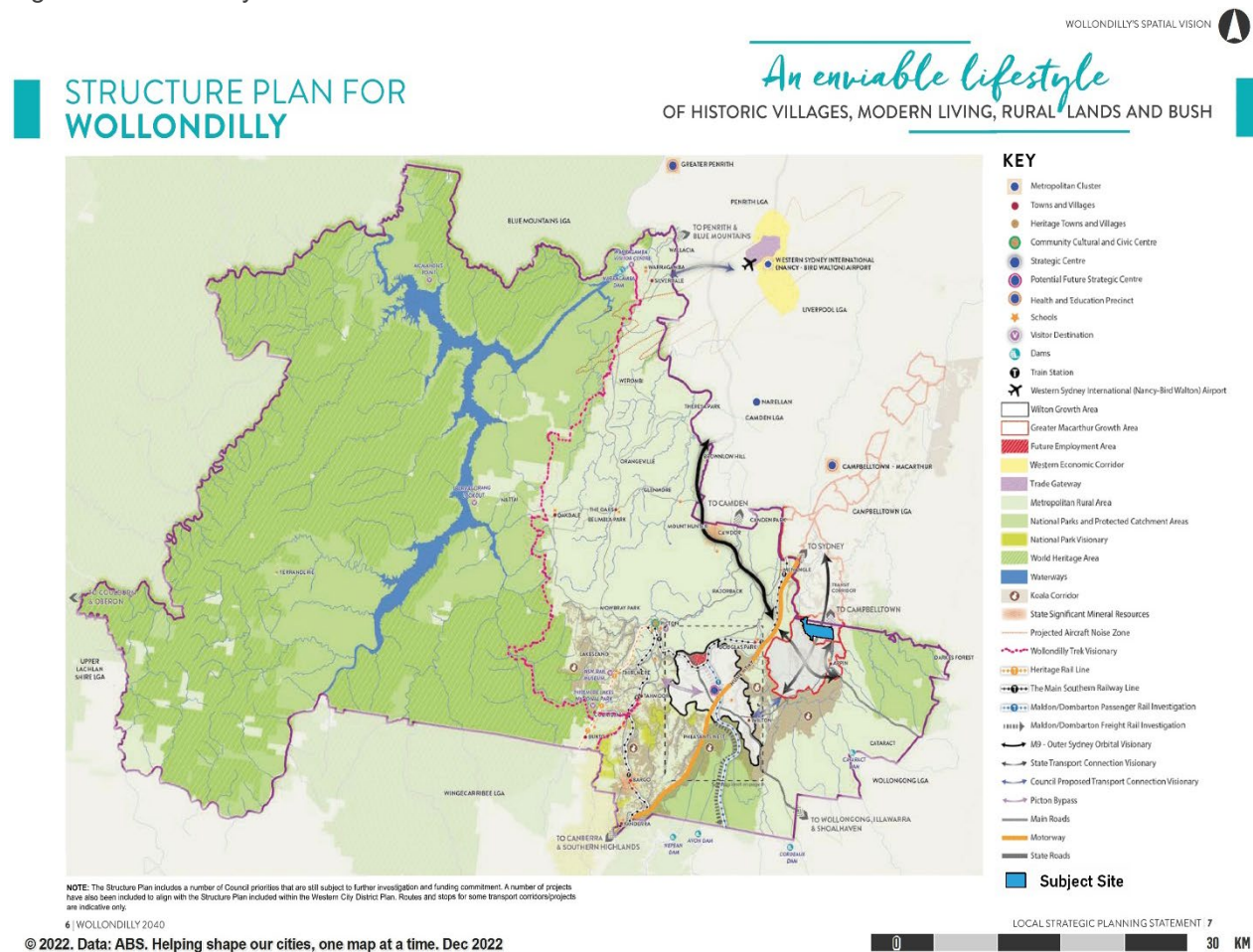
The vision is underpinned by four key themes; infrastructure and collaboration, liveability, productivity and sustainability. These themes mirror the priorities established under the Region Plan and District Plan and are critical to how Wollondilly will grow and evolve. The LSPS further establishes 18 planning priorities with associated actions which will align the development and land use planning of Wollondilly and vision of the Region and District Plan.

The Wollondilly LGA is located on the metropolitan fringe of the Greater Sydney Region, and functions as an urban rural transition between Greater Sydney and regional NSW. Planned new development and infrastructure in growth areas within the LGA is anticipated to create new jobs and homes for residents, with an anticipated population growth of approximately 40,000 people by 2036. New transport connections including the north-south rail link between Macarthur and the Aerotropolis and the Outer Sydney Orbital will unlock further opportunities for urban development.

Parts of the LGA contain the GMGA, which the LSPS identifies as an area that will accommodate new infrastructure, housing and employment. The LSPS places an emphasis on the need to ensure infrastructure delivery arrangements are in place prior to the advancement of development in the GMGA and the Appin Precinct, which is envisaged to accommodate approximately 15,000 new homes.

In this context, the land surrounding the site will be subject to significant change, with the development of the Campbelltown-Macarthur Metropolitan Cluster to the north also setting the stage for this transformation. The Planning Proposal aligns with the LSPS as it has been developed in response to the LSPS's planning priorities and provides incentive to plan and deliver the long-term infrastructure (e.g. water, wastewater, electricity, and regional road transport upgrades). Refer to **Section 5** of this report for an assessment of the proposal's consistency with the LSPS's priorities.

Figure 25 Wollondilly Structure Plan



Source: Urbis

5.1.10. Campbelltown Local Strategic Planning Statement

The Campbelltown LSPS was adopted in March 2020 and sets out the strategic vision for the Campbelltown LGA. It identifies the vision for the LGA's social environmental and economic land use needs over the next 20 years. Its principal purpose is to:

- Provide a 20-year land use vision for the Campbelltown LGA;
- Outline the characteristics that make the city special;
- Identify shared values to be enhanced or maintained;
- Direct how future growth and change will be managed;
- Prioritise changes to planning rules in the Campbelltown Local Environmental Plan 2015 and Council's DCP;
- Implement the Region and District Plans as relevant to the LGA; and
- Identify where further detailed strategic planning may be required.

The LSPS is underpinned by four key themes and priorities; liveability – a vibrant, liveable city; sustainability – a respected and protected natural environment; productivity – a thriving, attractive city; infrastructure and collaboration – a successful city. All of which reflect the themes and priorities in the Region and District Plan. The LSPS further establishes 16 Planning Priorities with associated actions which will align with the land use vision for the LGA, the Region and District Plan.

The site is located along the interface of the Wollondilly and Campbelltown LGA. While the site is primarily located within the Wollondilly LGA, a small north-western portion of the site is also located in the Campbelltown

LGA. The strategic direction of Campbelltown is therefore of considerable relevance to the site, given the potential for land use synergies between the site and nearby development within Campbelltown.

The LSPS Structure Plan similarly identifies the GMGA as an area for urban release and renewal. It also identifies the Campbelltown – Macarthur Metropolitan Cluster as the key metropolitan and strategic centre within the LGA. The metropolitan cluster is easily accessible via Appin Road, approximately 15 kilometres to the north of the site, alongside the centres of Rosemead, Ambarvale and Bradbury.

The LSPS identifies the metropolitan cluster as critical to building its brand as an internationalised local economy. To build on this image, the LSPS is looking to attract further health, education and knowledge intensive industries to the LGA by strengthening its labour productivity and connectivity to other regions. It recognises that while the Appin and Wilton growth areas are outside the LGA, that they play a critical role in the addition of new residents to southwest Sydney and the expansion of the labour pool. It further identifies that Appin Road will be a 'major' regional servicing road, while the proposed 'Greater Macarthur Transit Corridor' will serve as a future 'City Serving Rapid Bus Corridor' that will have future 'transport links' to Appin Road.

The Proposal is consistent with this strategy as it aligns with the intended enhanced connectivity of the Greater Macarthur region as discussed in **Section 5** of this report.

5.1.11. Wollondilly Local Housing Strategy

The *Wollondilly Local Housing Strategy (LHS)* was adopted in January 2021 and establishes a 20-year vision for the delivery of housing in the Wollondilly LGA. The strategy focuses on ensuring Wollondilly is sustainable, liveable and affordable through the four following directions:

- Provide housing in areas that are adequately serviced by infrastructure;
- Promote housing diversity and affordability;
- Plan and coordinate growth for emerging communities; and
- Build sustainable and resilient communities that protect and celebrate our environment.

The LHS determined that Wollondilly will have adequate land capacity to supply additional housing in line with anticipated demand over the next 20 years to 2041, including new development in the GMGA that will accommodate capacity for up to an additional 18,000 new dwellings in North Appin and Appin. The strategy notes that integrated planning and infrastructure provision is required to support new housing in this growth area.

5.2. STATUTORY CONTEXT

Table 10 below provides an overview of the statutory planning framework for the site.

Table 10 Statutory Context

Legislation	Description
<i>NSW Environmental Planning and Assessment Act 1979</i>	<p>The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal piece of legislation for planning and development assessment in NSW. It promotes orderly and economic use and development of land, with good amenity and design, within a framework of ecologically sustainable development.</p> <p>Clause 34 of the Environmental Planning and Assessment Regulations 2021 (the Regulations) relates to the release of land in the growth centres for urban development and the requirement for the minister to arrange for a development code (in conjunction with the relevant Structure Plan) to assist with the environmental planning of precincts.</p>

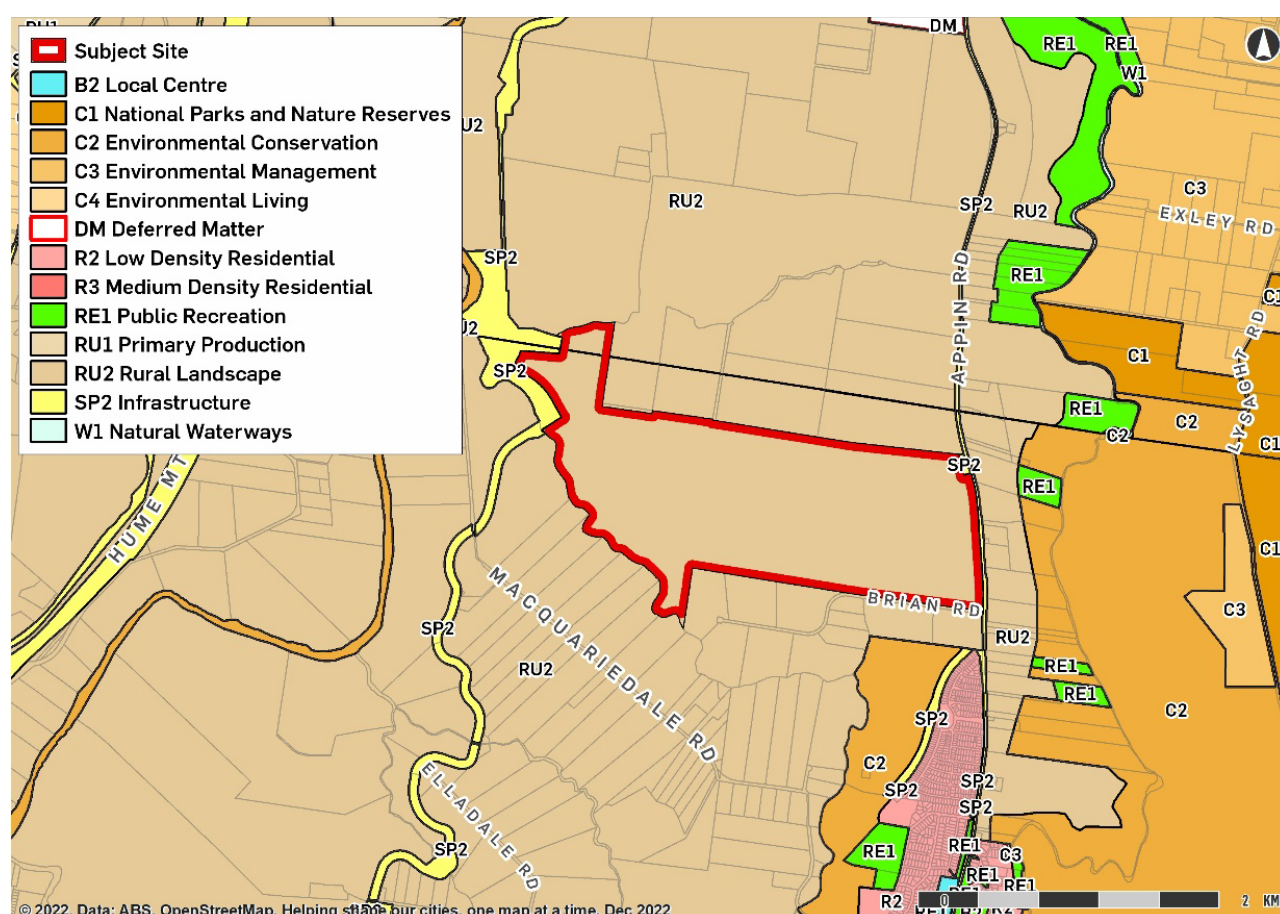
Legislation	Description
	In light of the above, and the site's location within the GMGA, this Proposal has been prepared in respect of all the matters requiring consideration through a state assessed Planning Proposal. Accordingly, this Proposal is made to DPE and has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and the guidelines published by the DPE, specifically, a 'A Guide to Preparing Local Environmental Plans' (September 2022).
Section 9.1 Direction	The Section 9.1 Ministerial Direction under the EP&A Act requires planning proposal authorities to address a range of matters when seeking to rezone land. There is no statutory requirement for the direction to be considered during the precinct planning process. Regardless, since the site of this State assessed Planning Proposal is within the GMGA, the directions have been addressed as part of this submission, with the Draft Structure Plan and associated documentation found to be consistent with the relevant directions, as discussed in Section 5 .
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the Commonwealth's central framework for the protection of the Australian environment. It provides for the conservation and protection of biodiversity and natural and cultural places and heritage. It further promotes the principles for ecologically sustainable development which are achieved through conservation and sustainable resource use.
<i>Biodiversity Conservation Act 2016 No. 63</i>	The Biodiversity Conservation Act 2016 No. 63 (BC Act) is the NSW Government's principal framework the protection of the environment across NSW. The framework provides mechanisms to protect and conserve biodiversity and eco-systems, and similar to the EPBC Act, promotes the use of the ecologically sustainable development principles.
<i>Environmental Planning and Assessment Regulation 2021</i>	The Regulations is the accompanying legislation to the EP&A Act. It prescribes the regulations for the functioning and administering of the EP&A Act across NSW.
<i>State Environmental Planning Policy (Precincts – Western Parkland) 2021</i>	<p>The WPC SEPP is the principal environmental planning instrument that guides precinct planning in the growth centres. The precinct plans under the various appendices of the SEPP provide the localised framework for the implementation of the precinct planning controls.</p> <p>The aims of the WPC SEPP, with respect to the Sydney Region Growth Centres, are:</p> <ol style="list-style-type: none"> a. <i>To co-ordinate the release of land for residential, employment and other urban development in the Northwest Growth Centre, the Southwest Growth Centre,</i>

Legislation	Description
	<p><i>the Wilton Growth Area and the Greater Macarthur Growth Area</i></p> <ul style="list-style-type: none"> <i>b. To enable the minister from time to time to designate land in growth centres as ready for release for development</i> <i>c. To provide for comprehensive planning for growth centres</i> <i>d. To enable the establishment of vibrant, sustainable, and liveable neighbourhoods that provide for community well-being and high-quality local amenity</i> <i>e. To provide controls for the sustainability of land in growth centres that has conservation value</i> <i>f. To provide for the orderly and economic provision of infrastructure in and to growth centres</i> <i>g. To protect and enhance land with natural and cultural heritage value</i> <i>h. To provide land use and development controls will contribute to the conservation of biodiversity</i> <p>Currently, the WPC SEPP does not provide development standards that are applicable to the site. It is the intent of this Planning Proposal to insert localised development standards into the WPC SEPP, under a new Appendix for the part of the North Appin Precinct.</p>
<p><i>Wollondilly Local Environmental Plan 2011</i></p>	<p>The Wollondilly Local Environmental Plan 2011 provides the current controls for the part of the site that is located within the Wollondilly LGA. It is the intention of this Planning Proposal to rezone the site under the WPC SEPP. The WLEP 2011 has therefore been included for contextual reasons only:</p> <p>Clause 2.2 Land Use Zoning</p> <p>The site is zoned RU2 Rural Landscape (Refer Figure 26)</p> <p>Clause 4.1 Minimum Lot Size</p> <p>The site is subject to a 40-hectare minimum lot size.</p> <p>Clause 4.3 Height of Building</p> <p>No maximum height of building is applicable to the site.</p> <p>Clause 5.10 Heritage Conservation</p> <p>There are no heritage items located on the site, nor is it within a heritage conservation area. However, the site is adjacent to the state heritage listed “Upper Nepean Scheme – Upper Canal” (Item no. 116) water supply structure.</p>

Legislation	Description
	<p>Clause 6.2 State Designated Public Infrastructure</p> <p>The objective of this clause is to ensure that satisfactory arrangements are in place to ensure the provision of state designated public infrastructure before the subdivision of land in an urban release area. This is to satisfy the needs that arise from development on that land, but only if the land is developed intensively for urban purposes.</p> <p>Clause 6.3 Development Control Plan</p> <p>The objective of this clause is to ensure that development of land in an urban release area occurs in a logical and cost-effective manner, and in accordance with a staging plan, and only once a Development Control Plan with site-specific controls has been prepared for the land. The requirements of the DCP are outlined under Clause 6.3(3).</p> <p>Clause 7.3 Water Protection: Natural Resources – Water Map</p> <p>The site is mapped as “sensitive land” on the Natural Resources - Water Map. The objective of the applicable clause is to maintain the hydrological functions of riparian land, waterways and aquifers.</p>
<p><i>Campbelltown Local Environmental Plan 2015</i></p>	<p>The Campbelltown Local Environmental Plan 2015 (CLEP 2015) provides controls for the small northwest portion of the site that is located within the Campbelltown LGA. It is the intention of this Proposal to rezone the site under the WPC SEPP. The CLEP 2015 has therefore been included for contextual reasons only:</p> <p>Clause 2.2 Land Use Zoning</p> <p>The site is zoned RU2 Rural Landscape (Refer Figure 26)</p> <p>Clause 4.1 Minimum Lot Size</p> <p>The site is subject to a 40-hectare minimum lot size.</p> <p>Clause 4.3 Height of Building</p> <p>The site is subject to a maximum building height of 9m</p> <p>Clause 5.10 Heritage Conservation</p> <p>There are no heritage items located on the site, nor is it within a heritage conservation area. However, the site is adjacent to the State heritage listed “Upper Canal” (Item no. I01373) water supply structure, which is associated with the Upper Nepean Scheme.</p> <p>Clause 6.2 State Designated Public Infrastructure</p> <p>The objective of this clause is to ensure that satisfactory arrangements are in place to ensure the provision of state designated public infrastructure before the subdivision of land in an urban release area. This is to satisfy the needs that arise from</p>

Legislation	Description
	<p>development on that land, but only if the land is developed intensively for urban purposes.</p> <p>Clause 6.3 Development Control Plan</p> <p>The objective of this clause is to ensure that development of land in an urban release area occurs in a logical and cost-effective manner, and in accordance with a staging plan, and only once a Development Control Plan with site-specific controls has been prepared for the land. The requirements of the DCP are outlined under Clause 6.3 (3).</p> <p>Clause 7.20 Terrestrial Biodiversity</p> <p>The site is mapped as containing “Biodiversity – significant vegetation” under the Terrestrial Biodiversity Map. The objective of this applicable clause is to maintain terrestrial biodiversity.</p>

Figure 26 Existing Land Zoning



Source: Urbis

5.3. DRAFT CONNECTING WITH COUNTRY FRAMEWORK

In March 2020, the Government Architect (**GANSW**) released the draft Connecting with Country Framework (**draft Framework**). The draft Framework is intended to create a better understanding of the value of Aboriginal

knowledge in the design and planning of places. It provides two key strategies for connecting with country which integrate Aboriginal values and perspectives into project life cycles.

The draft Framework identifies four statements of commitment and principles of action to support the implementation of the strategy, these statements being:

1. We will respect the right of Aboriginal peoples to Indigenous cultural intellectual property, and we will support the right of Country to be cared for;
2. We will prioritise Aboriginal people's relationship to Country, and their cultural protocols, through education and enterprise by and for Aboriginal people;
3. We will prioritise financial and economic benefits to the country we are working, and by extension to the traditional Custodians of that Country;
4. We will share tangible and intangible benefits with the Country where we are working, and by extension the Traditional Custodians of that Country, including current and future generations;
5. We will respect the diversity of Aboriginal cultures, but we will prioritise the local, place-specific cultural identity of the Country we're working on;
6. We will prioritise recognition and responsibility of Aboriginal people, supporting capacity building across Aboriginal and non-Aboriginal communities, and across government project teams; and
7. We will support Aboriginal people to continue their practices of managing land water, and air through their ongoing reciprocal relationships with Country.

Based on these statements the proponent will look for opportunities to work with the local Aboriginal community and Registered Aboriginal Parties (**RAPs**) and incorporate their heritage into the site.

The draft Connecting with Country Framework has been a fundamental consideration during the inception and later design phases of this Proposal, with the framework providing the inspiration behind the masterplan design principles.

5.4. DRAFT SPECIAL INFRASTRUCTURE CONTRIBUTION GREATER MACARTHUR

DPE published the Proposed Special Infrastructure Contribution (**SIC**) plan for Greater Macarthur in November 2018. The draft SIC scheme is proposed to help fund the costs of new and upgraded state and regional infrastructure required to support growth in Menangle Park, Gilead and North Appin, West Appin and Appin East.

The site is located within the Central rate area as proposed by the draft Greater Macarthur SIC with a rate of \$43,985 per additional residential dwelling/lot. DPE exhibited the draft SIC plan from November 2018 until February 2019.

5.5. HOUSING AND PRODUCTIVITY CONTRIBUTION

The Housing and Productivity Contributions Bill was introduced into the NSW Legislative Assembly on 23 May 2023 to provide for housing and productivity contributions and related purposes. The Bill proposes to replace the existing Special Infrastructure Contribution scheme with a new broad-based charge, the 'Housing and Productivity Contribution', to create a consistent and reliable revenue stream to pay for state infrastructure that supports housing and productivity in high growth regions. The Housing and Productivity Contribution (**HPC**) will be collected in Greater Sydney, the Lower Hunter, the Central Coast and the Illawarra and Shoalhaven.

The HPC will apply to:

- residential development that intensifies land-use where new dwellings are created, such as houses, apartments, terraces and dual occupancies;
- commercial and retail development such as shops, neighbourhood shops, supermarkets, and commercial office buildings where new floorspace is created; and industrial development such as warehouses and industrial buildings, where new floorspace is created.

The relevant current HPC rates are detailed in **Table 11** below.

Table 11 Housing and Productivity Contribution

Land use	Contribution rate
Houses (detached, semi-detached and townhouses)	\$12,000 per dwelling / lot
All other residential accommodation (residential flat buildings and units)	\$10,000 per dwelling / lot

6. PLANNING PROPOSAL ASSESSMENT

The Planning Proposal request has been prepared in accordance with Section 3.33 of the EP&A Act and the DPE guidelines '*Local Environmental Plan Making Guidelines*' dated September 2022.

This section addresses each of the matters to be addressed as outlined in the guidelines, including:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification including need for proposal, relationship to strategic planning framework, environmental, social and economic impacts and State and Commonwealth interests;
- Draft SEPP maps which articulate the proposed changes; and
- Likely future community consultation.

6.1. PART 1: OBJECTIVES AND INTENDED OUTCOMES

The primary objective of this Planning Proposal is to amend the *State Environmental Planning Policy (Precincts — Western Parkland City) 2021* in relation to the site as part of the Greater Macarthur Growth Area North Appin Precinct. The intended outcome of the Proposal is to amend the WPC SEPP to include the site and rezone the land to allow for urban development that will facilitate approximately 3,000 homes and a local centre as well as environmental conservation and securing the Ousedale Creek koala corridor.

The proposed amendments are seeking to facilitate the transition of the existing rural landscape, into a new thriving residential community that builds on the NSW Government's vision and aspirations for the GMGA. The Proposal is intending to deliver a precinct that:

- Delivers a significant quantum of high-quality housing choices;
- Has a genuine connection to the site's cultural history, natural assets and the existing Appin township;
- Establishes koala corridors around the site;
- Is holistic and supported by access and utility infrastructure, economic investment and a range of suitable local services;
- Has 30-minute proximity to employment and key centres such as Campbelltown-Macarthur, Camden and Wollongong;
- Protects and enhances Aboriginal cultural heritage and environmental heritage;
- Conserves and protects environmental qualities and Cumberland Plain Woodland; and
- Gives effect to the Greater Macarthur 2040 Interim Plan, Structure Plan and Accompanying Guide (2022).

The proposed rezoning is accompanied by a Draft Structure Plan for the site which outlines indicative intended land uses. The Proposal will contribute to deliver the koala corridor within the North Appin Precinct. The urban developable portion of the site will facilitate approximately 3,000 homes, local centre and primary school. The environmental conservation zoning will conserve and enhance Cumberland Plain Woodland at the site as well as protect the Ousedale Creek koala corridor.

6.2. PART 2: EXPLANATION OF PROVISIONS

The intended outcomes of this Planning Proposal are to:

- Amend *State Environmental Planning Policy (Precincts — Western Parkland City) 2021* with a new Appendix to include the site and rezone the land to the following:
 - UD Urban Development; and
 - C2 Environmental Conservation.

- Identify the site as an Urban Release Area to allow satisfactory arrangements for State infrastructure to be made and the provision for the adoption of a Development Control Plan for the part of the Precinct.

The intended provisions are illustrated on the proposed SEPP mapping discussed below.

6.2.1. North Appin (part) Precinct Appendix

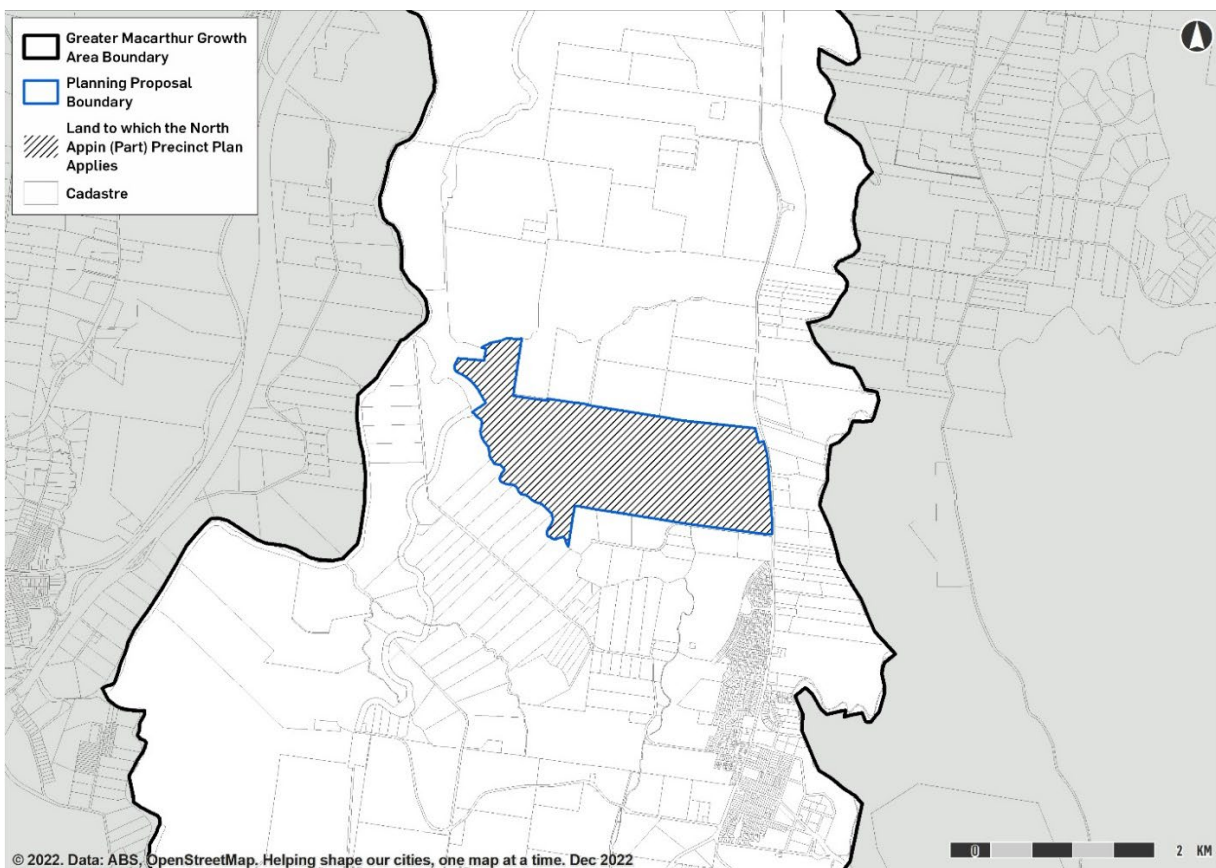
In accordance with the other growth areas rezoned within the Western Parkland City, the proposal is to include a new appendix under Part 3.2 of the WPC SEPP for the site. It is proposed to include a new appendix for the part of the Precinct to allow for the urban development, infrastructure and environmental conservation zonings at the site, as well as enable controls that apply to the Precinct to be adopted.

6.2.2. Land Application

The land application map identifies the part of the North Appin precinct identified for rezoning at this stage by DPE. At the time that the remainder of the North Appin Precinct can be rezoned, the North Appin Precinct Appendix is able to be amended to update the land application map.

The proposed Land Application Map is shown in **Figure 27** below.

Figure 27 Proposed Land Application Map



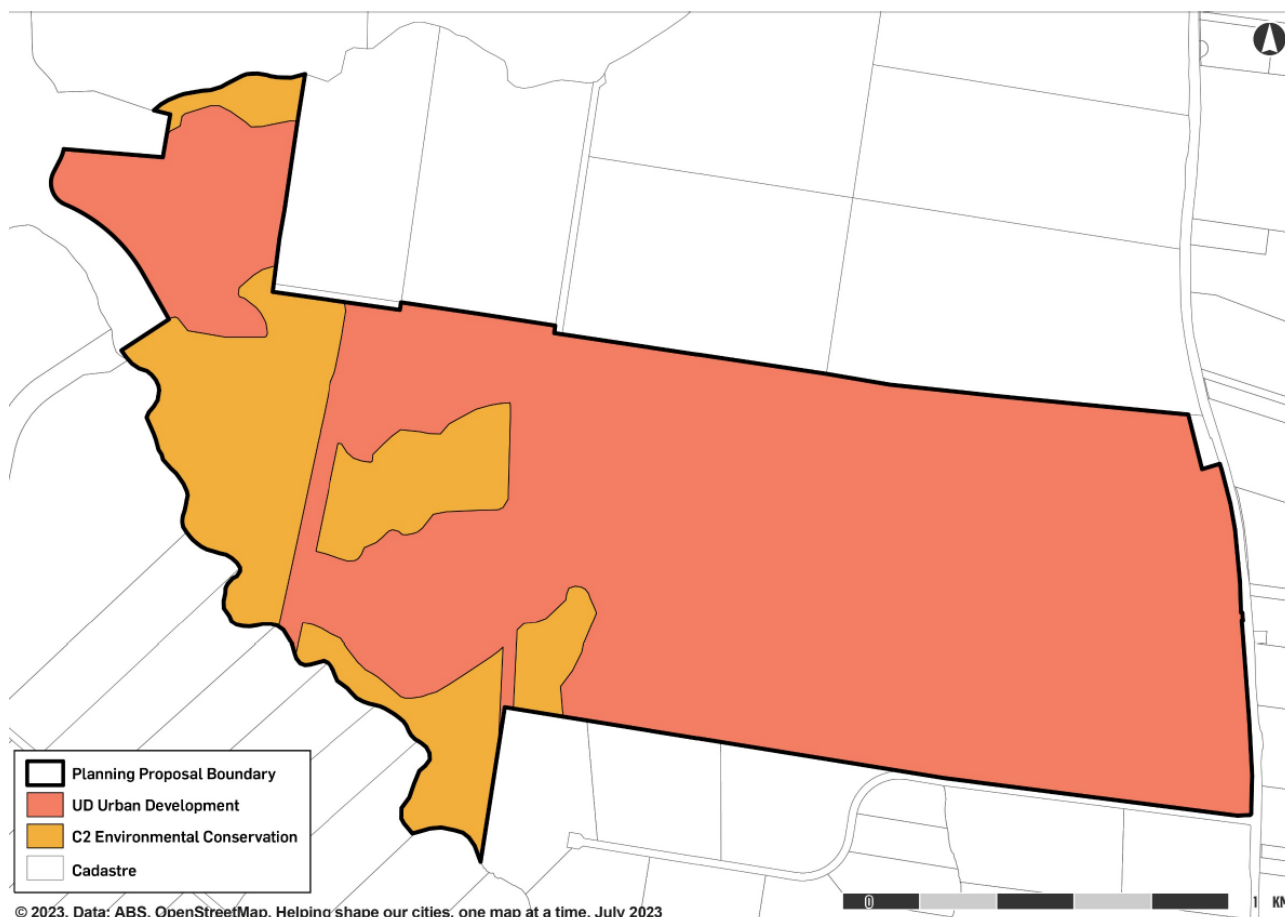
Source: Urbis

6.2.3. Land Use Zoning

Through consultation with DPE, three land zonings are proposed for the site and are shown in below **Figure 28**. The objective and intended uses for these zonings are set out in **Source: Urbis**

Table 12 below. The uses in the C2 Environmental Conservation zone will be consistent across the GMGA. This includes any definition of 'environmental facility' being a "place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures".

Figure 28 Proposed Land Zoning Map



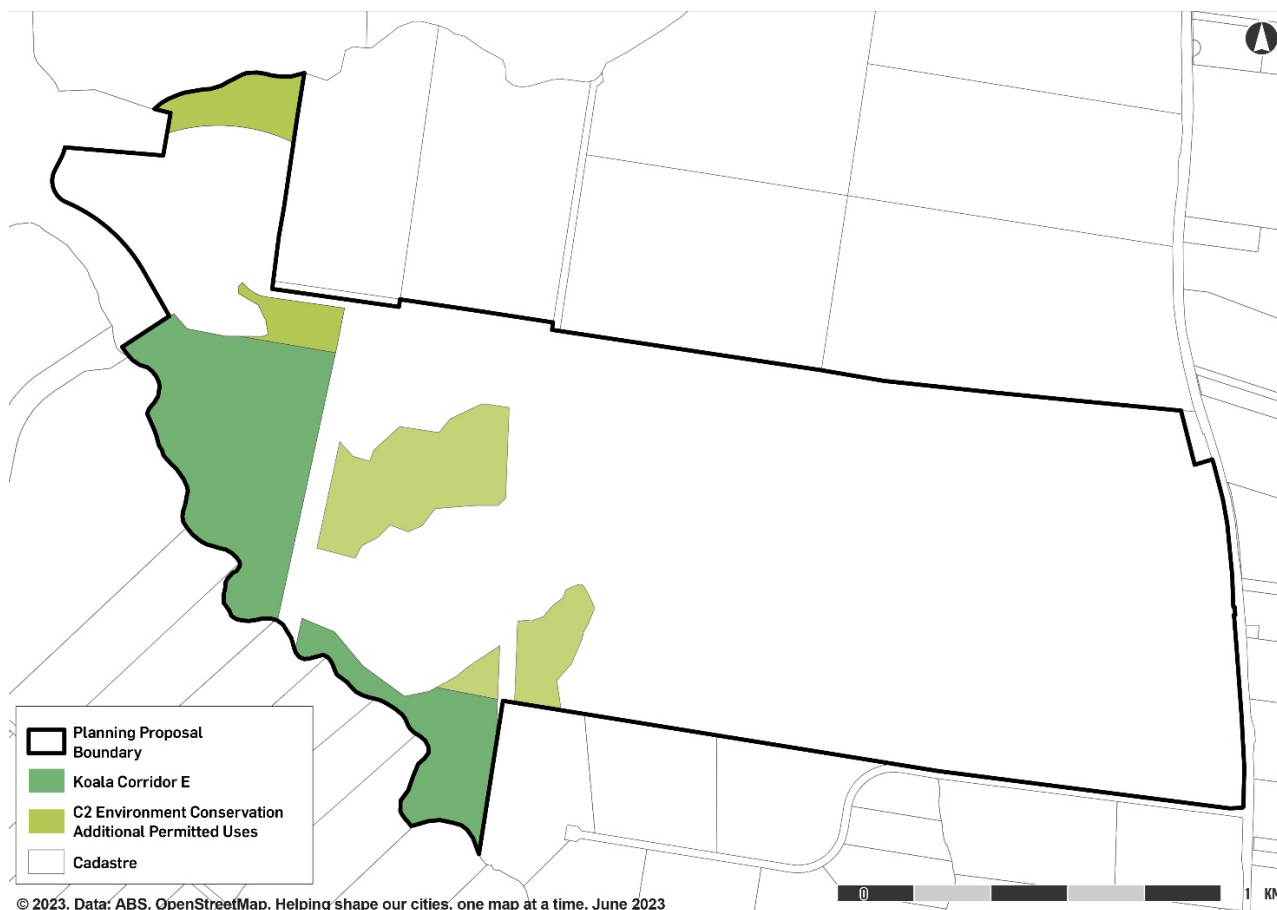
Source: Urbis

Table 12 Proposed Land Use Zoning

Land Use Zone	Anticipated Objectives of Zone	Anticipated Land Uses
UD Urban Development	<ul style="list-style-type: none"> To manage the transition of land from non-urban uses to urban uses. To encourage the development of well-planned and well-serviced new urban communities in accordance with the North Appin structure plans. To ensure a range of uses, and uses located in a way, that are consistent with the strategic planning for the North Appin Precinct. To safeguard land used for non-urban purposes from development that could prejudice the use of the land for future urban purposes. To ensure that land adjacent to environmental conservation areas is 	<p>3. Permitted without consent</p> <p>Home occupations</p> <p>4. Permitted with consent</p> <p>Any development not specified in item 2 or 4</p> <p>5. Prohibited</p> <p>Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Home</p>

Land Use Zone	Anticipated Objectives of Zone	Anticipated Land Uses
	developed in a way that enhances biodiversity outcomes for the Precinct.	occupations (sex services); Mooring pens; Moorings; Open cut mining; Port facilities; Resource recovery facilities; Rural industries
C2 Environmental Conservation	<ul style="list-style-type: none"> To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. To prevent development that could destroy, damage or otherwise have an adverse effect on those values. 	<p>2. Permitted without consent</p> <p>Nil</p> <p>3. Permitted with consent</p> <p>Environmental facilities; Environmental protection works</p> <p>Schedule 1 under this Appendix will provide for additional permitted uses for certain land in Zone C2 Environmental Conservation (refer Figure 29 below). The uses will be the following:</p> <p>Flood mitigation works; Kiosks; Recreation areas; Roads; Drainage Infrastructure</p> <p>4. Prohibited</p> <p>Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Senior's housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3</p>

Figure 29 C2 Environmental Conservation Additional Permitted Uses Map



Source: Urbis

6.2.3.1. CPCP Amendment

The purpose of the Cumberland Plain Conservation Plan is to protect western Sydney's biodiversity while supporting the delivery of housing, jobs and infrastructure. The CPCP meets the requirements for strategic biodiversity certification under the *Biodiversity Conservation Act 2016* and strategic assessment under the *Environment Protection and Biodiversity Conservation Act 1999*. Commonwealth government approval of the CPCP under the EPBC Act is currently awaited. Planning Proposals to rezone land can be approved and development applications determined without the Commonwealth's approval in place.

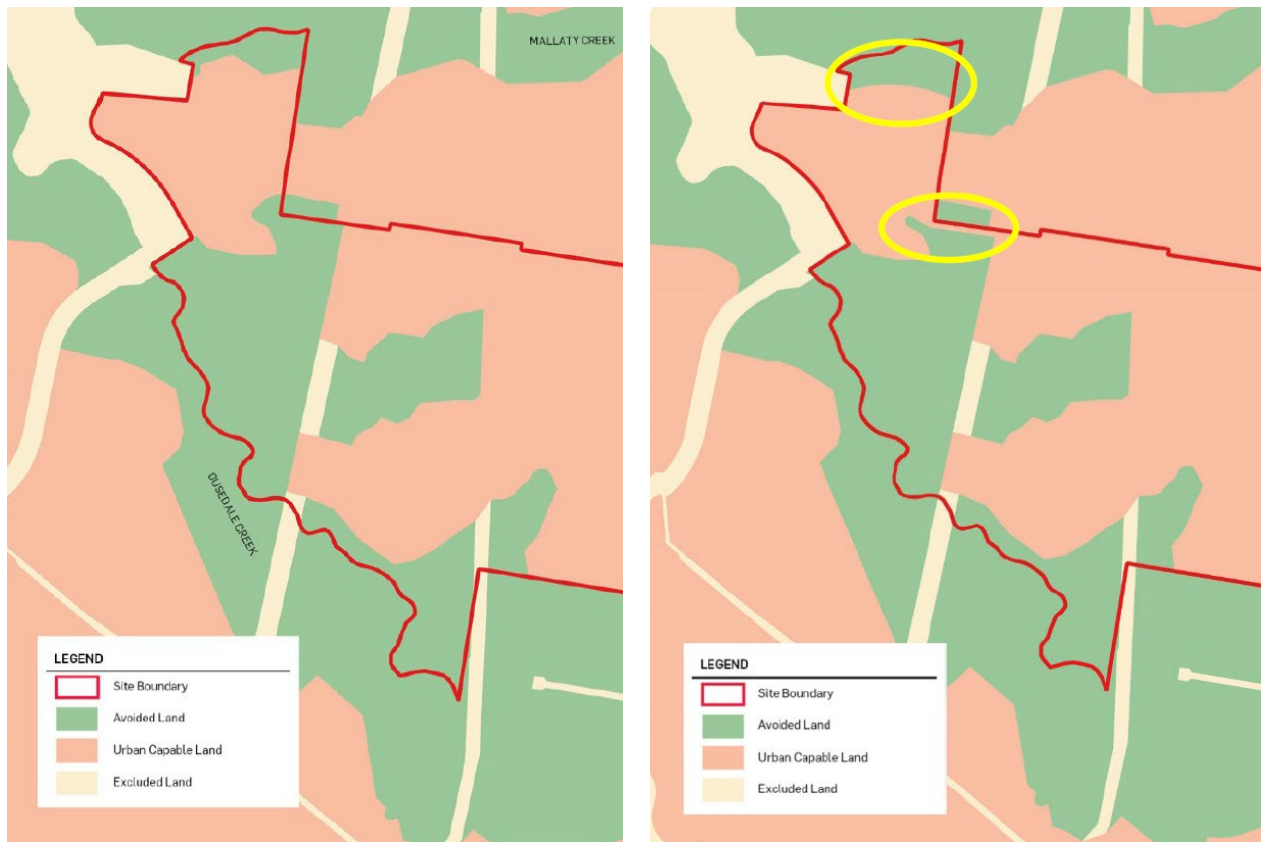
The Draft Structure Plan includes potential bushfire access and egress to precinct 14 through CPCP conservation area. The portion of road that is required to access precinct 14 of the development that crosses the 'avoided land' and strategic conservation area as allocated by the Cumberland Plain Conservation Plan. Separate to this Planning Proposal, a CPCP modification application has been lodged by IPG with DPE. As required, the application confirms how the modification meets the CPCP's avoidance criteria, that options to avoid impacts have been considered and that the proposed amendment has no or minimal net biodiversity impact. The proposed CPCP amendment to facilitate access to precinct 14 will be supported by a Biodiversity Assessment to ensure no unintended cumulative impacts on biodiversity result.

Several design options for the proposed access to precinct 14 have been considered by the Proponent. Assessment of those design options and consultation with DPE has confirmed that the proposed access route has the minimum impact on the CPCP strategic conservation area. This design assessment has included considerations of ecological values and bushfire protection requirements.

The proposed location for the access road does not impact on the minimum width of the Ousedale Creek koala corridor and results in the minimum area of CPCP land being impacted. As part of the separate CPCP amendment, an area of urban capable land in the northern portion of precinct 14 that is proposed to be dedicated as CPCP to offset the modification to avoided land. This area of land is adjacent to existing avoided land of high environmental value and it is proposed to revegetate this area and amend the CPCP to include this land as strategic conservation area. The net result of the proposed access to precinct 14 and revegetation will be an increase in CPCP land for biodiversity conservation and enhancement by 3,100sqm.

Should the separate CPCP amendment be approved, during the construction and operation of the access road infrastructure, mitigation measures to address indirect and prescribed impacts on threatened ecological communities, threatened species and their habitats will be developed and implemented. Any biodiversity offset requirements under the *Biodiversity Conservation Act 2016* and/or any other relevant legislation will be fulfilled as required.

Figure 30 Separate proposed CPCP Amendment



Picture 1 Existing CPCP mapping

Picture 2 Proposed CPCP amendment

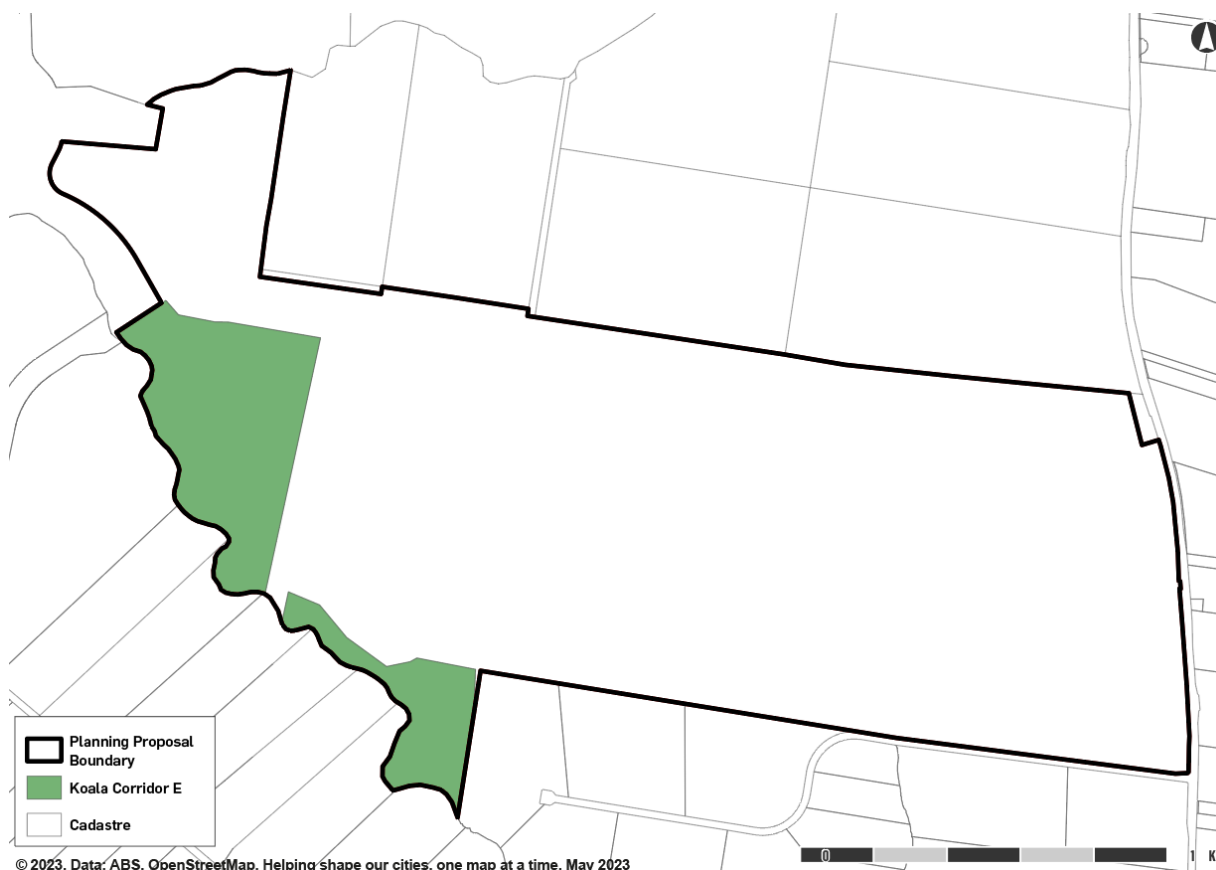
Source: Urbis

6.2.4. Koala Corridor

The purpose of the proposed Koala Corridor Map is to ensure the conservation of the Ousedale Creek koala corridor as allocated by the CPCP. It is recognised that the Ousedale Creek koala corridor is of strategic importance to the Greater Macarthur area. It is proposed that a clause for the concurrence of the Planning Secretary for development within the mapped Koala Corridor is included within the WPC SEPP Appendix for the site.

The proposed Koala Corridor Map is shown in **Figure 31** below.

Figure 31 **Proposed Koala Corridor Map**



Source: Urbis

6.2.5. Additional Permitted Uses

An additional permitted uses clause and Schedule is proposed for the site and will apply to the proposed C2 Environmental Conservation zone. This clause will allow for additional permitted uses in the C2 zoned on land which does not form part of the koala corridor.

The purpose of this clause is to allow for types of development in less sensitive areas of the C2 zone that will not impact on the objectives of the C2 zone, being:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To support the health and well-being of residents, workers and visitors by providing opportunities for people to engage with nature.

It is proposed to permit the following additional uses with consent in the C2 zone:

- Flood mitigation works
- Kiosks
- Recreation areas
- Roads
- Drainage Infrastructure.

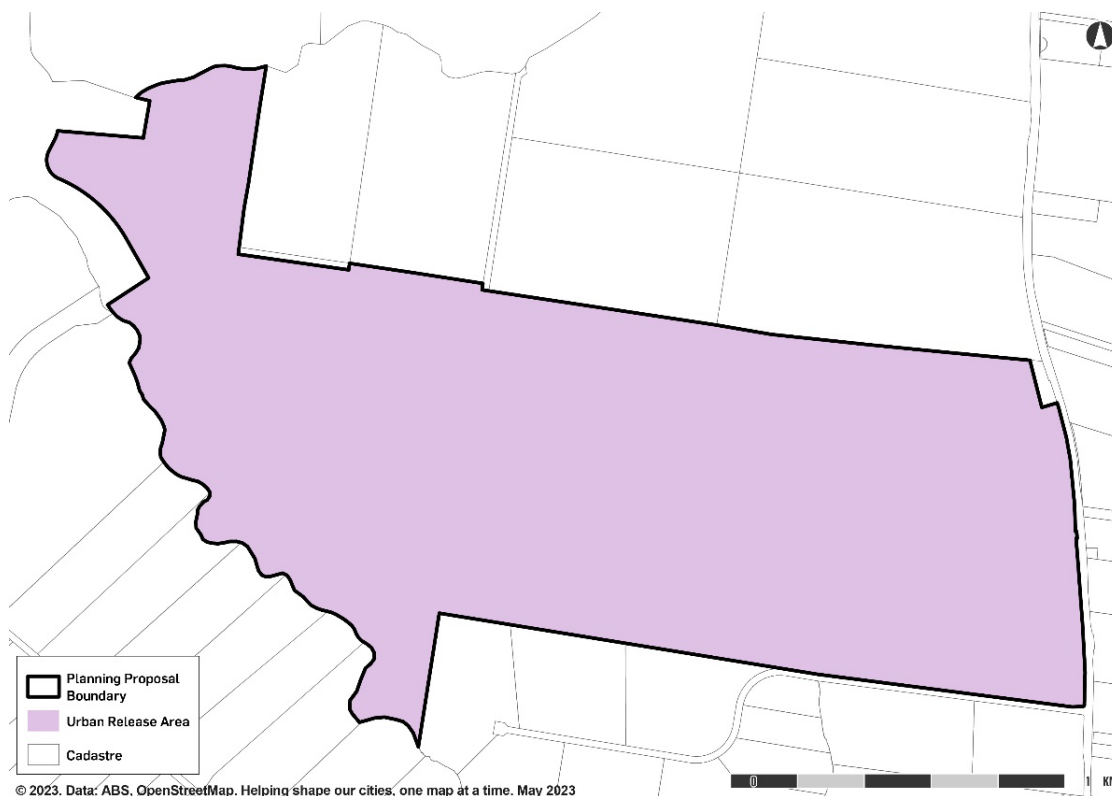
The total land area proposed to be zoned Environmental Conservation within the site is approximately 56 hectares. Of this, 33.45 hectares forms part of the mapped koala corridor and 23.9 hectares is located outside of the mapped koala corridor.

6.2.6. Urban Release Area

The site forms part of the Greater Macarthur Urban Release Area (**URA**). The designation of the site as URA land within the proposed Appendix is to allow for satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land within the Precinct and to satisfy any needs that arise from development on the land.

The proposed URA map is shown in **Figure 32** below.

Figure 32 Proposed Urban Release Area



Source: Urbis

6.2.7. North Appin (part) Structure Plan and Development Control Plan

Within the proposed Precinct Appendix it is intended to include provisions for the requirement of the adoption of a Structure Plan and Development Control Plan to the land to which the rezoning applies, prior to the commencement of residential development on site. The adopted Structure Plan will provide a framework to guide future development as part of a coordinated approach to the realisation of the GMGA, and as a minimum will include:

- Medium and low-density residential development;
- The provision of passive and active open space;
- The protection of the Ousedale Creek Koala Corridor;
- A local centre;
- A primary school site;
- Higher order road network;
- Planning for bushfire protection measures; and
- Spatial allocation for the GM transit corridor.

The identification of the site as an URA will require the preparation and adoption of a Development Control Plan. The Development Control Plan will provide controls to guide the design of future development to be delivered on site.

It is proposed that the Structure Plan be finalised post-exhibition of the Planning Proposal. The final Structure Plan will be adopted by the Planning Secretary and published on DPE's website prior to any development consent being granted. The final Structure Plan is to show the general location of:

- (a) 25.47 hectares minimum open space, of which 12.33 hectares is for active open space (noting this open space cannot be located in any koala corridor);
- (b) Areas of medium and low-density residential development;
- (c) Koala Corridor E and other areas of Environmental Conservation;
- (d) local and neighbourhood centres;
- (e) school site(s) as necessary. In accordance with Schools Infrastructure NSW any primary school site within the Precinct will be a minimum of 2 hectares;
- (f) koala underpass at Appin Road;
- (g) the Greater Macarthur Transit Corridor (with a width of 40 metres as required by TfNSW);
- (h) measures to protect and enhance native vegetation within the Urban Development Zone; and
- (i) any other information considered relevant.

The intention is for the future development (and any DCP for the site) to be generally consistent with the final Structure Plan. The proposed aims of the precinct plan can include:

- To rezone land to allow for development to occur in the manner envisaged by the North Appin (part) Precinct Structure Plan; and
- To guide the bulk and scale of future development within the North Appin Precinct generally consistent with the North Appin Precinct Structure Plan.

The DCP is proposed to be finalised post-exhibition and will be required to be generally consistent with the final Structure Plan. The DCP will be adopted by the Planning Secretary and published on DPE's website prior to any development consent being granted.

The draft WPC SEPP Appendix notes that development consent cannot be granted over the site unless a Precinct Structure Plan and DCP have been adopted by the Planning Secretary.

6.2.8. Transit Corridor

The Draft Structure Plan includes provision for the future delivery of the GM transit corridor by TfNSW. A Transit Corridor Map is proposed for the Proposal to enable the concurrence of TfNSW for any development that involves the penetration of ground to a depth of at least 2 metres below existing ground level on land within 25 metres of transit corridor land. As advised by TfNSW, the width of the transit corridor is 40 metres.

6.2.9. Affordable Housing Target

The Planning Proposal includes the commitment for the delivery of 5% of the medium density housing as affordable housing. This is anticipated to be achieved by the proposed reforms (possibly to the *State Environmental Planning Policy (Housing) 2021*) to facilitate affordable housing announced by the NSW Premier on 15 June 2023.

6.2.10. Residential Development

The North Appin (part) Precinct has been identified by the NSW Government to deliver approximately 3,000 new homes. The Draft Structure Plan has been developed for the site to identify the number of dwellings per hectare low and medium density development can deliver having regard to the site-specific constraints and opportunities. The Planning Proposal identifies that the site is proposed to deliver 80% low density development at 25 dwellings per hectare or less and 20% medium density development at 26 dwellings per hectare or more. Anticipated average residential lot sizes and lot depths have also been identified for future low and medium density residential development of the site having regard to the site-specific constraints and opportunities. The Planning Proposal seeks to enable the delivery of new homes at the site as part of the GMGA to meet housing needs, as well as identify that the detail of future residential development will be

subject to the approval of a final Structure Plan and site-specific DCP. A site-specific DCP is proposed to be developed for the site in consultation with Wollondilly Shire Council and DPE.

It is anticipated that the future site-specific DCP will contain controls in relation to principles for the residential development of the site including lot sizes and subdivision. The site-specific DCP is proposed to include controls in relation to residential density, block and lot layouts, subdivision, setbacks and dwelling types. Taken together with the environmental site constraints, the DCP will determine the residential yield of the site through further site-specific design development at the final Structure Plan stage.

Minimum Lot Size

For land zoned C2 Environmental Conservation the minimum lot size is proposed to be 40 hectares unless land is required to be subdivided for the purposes of infrastructure to support the development. Consistent with other precincts within the GMGA, a minimum lot size is not proposed for the North Appin (part) Precinct Urban Development zone. It is considered that the residential development controls to be identified through the DCP are sufficient to control residential yields and lot sizes.

The following residential density characteristics are anticipated. Such future DCP controls will ensure development in the precincts responds to its site context including accessibility to local services and the GM transit corridor. The Draft Structure Plan has been developed to ensure that a diversity of housing will be provided across the site. The following objectives are anticipated for block and lot layout within the North Appin (part) Precinct:

- Provides a range of lot sizes to suit a variety of dwelling and household types;
- Ensures the lot layout plan reflects the site's opportunities and constraints;
- Establishes a clear urban structure that promotes a 'sense of neighbourhood' and encourages walking and cycling both recreationally and for transport purposes;
- Ensures the design of any proposed residential subdivision considers site features including outlook and proximity to public and community facilities, parks and public transport;
- Ensures that there is provision for existing and future tree canopy cover both in the public domain and on private land; and
- Provides a safe and inclusive neighbourhood.

Table 13 Residential density characteristics

Residential Density	Typical Characteristics
Low Density	<ul style="list-style-type: none"> ▪ Large lots in proximity to conservation areas or adjoining sensitive lands to accommodate suitable buffer distances. ▪ Detached dwelling houses on larger lots. ▪ Single and double storey dwellings. ▪ Garden suburban, suburban and some urban streetscapes. ▪ Focused areas of small lot dwelling houses in high amenity locations. ▪ Includes some semi-detached and attached dwellings, dual occupancies and dwellings built-to-boundary. ▪ Provides for more affordable low-density dwellings.
Medium Density	<ul style="list-style-type: none"> ▪ Located within the walking catchment of local centre, transit corridor and public transport. ▪ Consists of predominantly small lot housing forms with multi-dwelling/terrace housing including zero lot line homes.

Residential Density	Typical Characteristics
	<ul style="list-style-type: none"> May include low scale residential flat buildings, multi unit housing, mixed use development and shop top housing. Located near the local centre, high amenity locations and public transport. Incorporates laneways and shared driveways. Be designed to provide for activation of the public domain, including streets and public open space through the orientation and design of buildings and communal spaces. Urban and some suburban streetscapes.

Height of Buildings

The intention is to include the Height of Buildings in the final structure plan to mitigate any requirements for updates to a SEPP Height of Buildings map.

For detached dwellings and attached dwellings or multi-dwelling housing within the Urban Development zone the maximum Height of Buildings is anticipated to be 9 metres.

For higher density development in the Local Centre, the maximum Height of Buildings is anticipated to be 18 meters.

Greenfield Housing Code

The Greenfield Housing Code (**GHC**) is intended to speed up the delivery of new homes in new greenfield release areas to house a growing population and improve affordability. The code aims to:

- simplify the standards in the codes SEPP for greenfield areas;
- tailor development standards to suit market demand, housing types and typical lot sizes in greenfield areas; and
- increase the take-up of complying development to speed up housing approvals.

The GHC includes provisions to ensure housing delivered under the Code is sustainable including requirements for tree planting on residential lots. It is noted that a site-specific Housing Code has been adopted for the Wilton Growth Area. This approach is not consistent with other Growth Area precincts, being a unique approach for Wilton. The Wilton Housing Code was prepared to respond to the scale of the Wilton precinct and the new town to be delivered within Wollondilly Shire Council. The Wilton precinct is physically isolated from other land release areas in Western Sydney, whereas the North Appin precinct within the GMGA will become part of a continuous urban area extending south from Glenfield, including existing suburbs such as Macquarie Fields, Ingleburn, Minto, Leumeah, Campbelltown and Macarthur, as well as new land releases at Gilead, Appin and Menangle Park. The GHC applies to new land releases in the Campbelltown LGA including land releases close to North Appin at Gilead and Menangle Park. Given that the site-specific DCP for the site will be developed in conjunction with DPE and Wollondilly Shire Council and that future precinct and neighbourhood planning for the site will allow for consideration of residential typologies to respond to site-specific constraints and opportunities, it is considered that the application of the GHC to the site is appropriate.

In addition, it is noted that the GHC will enable a consistent administrative approach to development control across all land release areas within the GMGA. This is important for North Appin because it has two LGAs with a boundary line running along a future suburban street and it is critical to provide administrative and planning consistency across the LGA boundary within the precinct for future landowners and residents.

The application of the GHC will maximise housing growth rates and deliver housing supply immediately to respond to much-needed demand. The application of the GHC will also increase housing affordability and access to housing through reducing upfront costs for purchasers including architect fees, DA fees and land holding costs whilst waiting for DA approval.

The GM Structure Plan includes the objective to maximise density in proximity to the transit GM corridor. The application of the GHC will allow for affordable, smaller lot development with high accessibility to the transit corridor to be delivered quickly to meet identified housing need.

6.3. JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A – Need for the Planning Proposal

Q1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

Yes

The Proposal has been prepared in accordance with the long-standing strategic recognition of the site. The site is located within the Greater Macarthur Growth Area as allocated by the WPC SEPP and has been identified as being capable of urban development by DPE since 2015 as part of the Greater Macarthur Land Release Investigation. The strategic significance and urban capability of the site has been further detailed by DPE through the Greater Macarthur 2040 Structure Plan.

The Wollondilly LSPS recognises the significance of the GMGA as a regional location for significant future housing growth. The LSPS recognises the potential to deliver approximately 3,000 new homes in North Appin (within the Wollondilly LGA) and 15,000 new homes in the broader Appin precinct with rezoning and release of land for development over the longer term. The Wollondilly LSPS places an emphasis on the need to ensure infrastructure delivery arrangements are in place prior to the advancement of development in the GMGA.

Although the Wollondilly LSPS recognises the significance of the site for housing growth as part of the GMGA, the timing for the delivery of the approximate 3,000 homes has now been guided by the NSW Government in their identification of the site as being of significance to implement a state assessed Planning Proposal process. In the context of ever-increasing housing unaffordability in NSW, the Government has identified the need and appropriateness of unlocking the site in the short term to deliver benefits for both Wollondilly and the broader southwest Sydney area.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes

The Proposal is the best means of achieving the objectives and intended outcomes for the site as:

- The Government's strategic intention for the site is IPG to have the opportunity to rezone the current rural land zoning to deliver approximately 3,000 homes, a new local centre and transit corridor. In accordance with Greater Macarthur 2040, the Proposal allows for a holistic approach to the transformation of the site through a collaborative approach to deliver a cohesive outcome in the context of the broader GMGA.
- The Government has recently identified the site as a strategically important precinct within the GMGA with its significance, complexity, and strong housing and environmental benefits warranting a State assessed Planning Proposal process. The Government's intention for the lodgement of this Proposal and assessment by the State Government is to unlock much-needed housing and secure the protection and implementation of important koala corridors.

The site is currently zoned RU2 Rural Residential in its entirety. The existing planning controls under the Wollondilly LEP and WPC SEPP do not allow for the strategic allocation of the site to deliver approximately 3,000 homes. An amendment to the WPC SEPP is required to enable the appropriate rezoning of the site to deliver residential development and supporting infrastructure and services, to achieve the strategic allocation for the site and contribute to the intended growth of the GMGA.

Section B – Relationship to strategic planning framework

Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, of district plan or strategy (including any exhibited draft plans or strategies)?*

Yes

The Proposal will give effect to the objectives and actions of the applicable regional and district planning policies and strategies as outlined in this section and as set out in the following Table.

Table 14 Consistency with Strategic Planning Framework

Strategic Plan	Consistency
<i>A Metropolis of Three Cities: Greater Sydney Region Plan</i>	The site is located within the Western Parkland City which the Region Plan identifies as an emerging new city which is expected to grow from 740,000 in 2016 to 1.1 million residents by 2036. In accordance with this priority, the Proposal will allow for the delivery of approximately 3,000 new homes, supported by local employment opportunities, services and infrastructure. The Plan identifies the urban corridor at Greater Macarthur as a key area that will accommodate a large part of the growth in the Western Parkland City. In accordance with the Regional Plan, the Proposal will enable an increase to housing supply, choice and affordability, and supply infrastructure, to meet the growing needs of the expanding community within the Greater Macarthur corridor. The site's strategic location will allow for housing supply and choice to be delivered to meet growing needs as part of the 30-minute city vision. The economic, infrastructure and transport analysis undertaken to support this Proposal will ensure that infrastructure delivery is optimised by the site to support immediate housing delivery while meeting future needs
<i>Objective 7 - Communities are healthy, resilient and socially connected</i>	<p>Koala corridors provide for significant opportunities for passive open space. The Proposal is supported by a local centre, community facilities and a proposed primary school to support approximately 3,000 dwellings. Active open space is provided across the site as well.</p> <p>The Proposal includes the preservation of existing natural areas and new open space to increase urban tree canopy and mitigate the impacts of climate change.</p> <p>The Proposal allows for the implementation of the GM transit corridor. The Draft Structure Plan provides homes within a 400 metre public transport catchment which can help reduce reliance on car dependency.</p>
<i>Objective 10 - Greater housing supply</i>	The rezoning is proposed to deliver approximately 3,000 new homes across low and medium density housing types and will provide affordable housing.
<i>Objective 11 - Housing is more diverse and affordable</i>	The Region Plan aims to deliver greater housing choice for a greater cross section of workers. The proposal will facilitate a diverse mix of housing typologies, including detached, attached and multi-dwelling housing, which will cater to a variety of lifestyle types. The Region Plan indicates that a target of five to ten per cent of affordable housing should be provided in line with the Affordable Housing SEPP. The Proposal aims to deliver five per cent of the medium density housing as affordable housing.
<i>Objective 13 - Environmental heritage is identified, conserved and enhanced</i>	The State heritage listed Upper Canal borders the western site boundary. Identification of any potential impacts on heritage significance will be undertaken as part of the detailed design phase, with any

Strategic Plan	Consistency
	potential mitigation or management measures to be implemented as required.
<i>Objective 14 - A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</i>	The Draft Structure Plan provides 400 metre walking catchments for residential areas to future bus stops for onward connections to train stations. The Proposal includes provision for the implementation of the future GM transit corridor connecting North Appin to Campbelltown and south to Wilton.
<i>Objective 25 - The coast and waterways are protected and healthier</i>	The Planning Proposal includes the protection of Ousedale Creek through the proposed koala corridor along the waterway, which will achieve an average width of at least 390 metre as recommended by the NSW Chief Scientist.
<i>Objective 27 - Biodiversity is protected, urban bushland and remnant vegetation is enhanced</i>	Approximately 56 hectares of conservation land will be delivered by the proposal. The proposed conservation lands will deliver the Ousedale Creek koala corridor in line with NSW Chief Scientist advice.
<i>Objective 28 - Scenic and cultural landscapes are protected</i>	IPG has undertaken engagement with members of the local Aboriginal community to inform the development of this Proposal. Connecting with Country design principles have underpinned the development of the Draft Structure Plan. IPG is committed to ongoing engagement with the local Aboriginal community through the planning, design and delivery phases of the development.
<i>Objective 30 – Urban tree cover canopy is increased</i>	The existing site is generally cleared open grassland with stands of vegetation associated with the creek lines. Existing tree canopy will be conserved where possible with revegetation proposed to areas within the koala corridor. The Proposal will also increase opportunities for tree canopy cover such as local parks and street landscape. These opportunities combined, will substantially increase the urban tree cover over the site.
<i>Objective 32 - The Green Grid links parks, open spaces, bushland and walking and cycling paths</i>	The Proposal will provide for future active sports recreation facilities and playground. In addition, the Proposal will deliver approximately 56 hectares of conservation land which will provide for substantial koala habitat and bushland for passive recreation.
Western City District Plan	The site is further located within the Western City District and is expected to accommodate, 464,450 new residents, 370,200 jobs and 184,500 dwellings by 2026. In accordance with the strategy for the District, the Proposal will allow for the precinct to accommodate and support growth through the release of new land and development of the growth area, and economic and transport corridor. The Proposal will enable the release of land to deliver housing and employment opportunities to meet the growing needs of the Western City District. In accordance with the District Plan priorities, the site is well located to the Campbelltown-Macarthur Metropolitan Cluster and the Rosemeadow, Ambarvale and Bradbury Strategic Centres, as well as Wilton and

Strategic Plan	Consistency
	<p>Douglas Park, for access to district and regional services. The site will deliver a vibrant and diverse local centre that will meet everyday retail and service needs of residents including, but not limited to, the provision of childcare services and a primary school. In accordance with the District Plan, a place-based approach through planning and design is proposed to:</p> <ul style="list-style-type: none"> ▪ Prioritise a people-friendly public realm and open spaces as a central organising design principle; ▪ Recognise and balance the dual function of streets as places for people and movement; ▪ Enable fine grain urban form, diverse land use mix, high amenity and walkability within a 10-minute walk of centres; ▪ Integrate social infrastructure to support social connections and provide a community hub; and ▪ Recognise and celebrate the character of this new place and its people.
<i>Priority W1 - Planning for a city supported by infrastructure</i>	<p>The Proposal will be supported by infrastructure such as regional and local road upgrades, public transport corridors and local services. Infrastructure delivery is proposed to be staged to support the delivery of the proposed development and the growth of the Precinct within the GMGA. In addition, it is anticipated that local and State development contributions will be made in relation to the proposed development.</p>
<i>Priority W2 - Working through collaboration</i>	<p>IPG has engaged with DPE, Wollondilly Shire Council, TfNSW and other relevant stakeholders in the preparation of the Planning Proposal. IPG are committed to continue working collaboratively with Government, agencies, stakeholders and community through the Planning Proposal process.</p>
<i>Priority W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport</i>	<p>The Proposal will provide for low and medium density housing, with a proportion of the medium density as affordable housing. The Proposal will contribute to delivering dwellings in the Western City District.</p> <p>The proposal will support up to 353 new employment opportunities on site and 317 working from home employment opportunities.</p>
<i>Priority W6 - Creating and renewing great places and local centres, and respecting the District's heritage</i>	<p>The Proposal will seek to protect any heritage values identified at the site and will respond to these through the development of the final Structure Plan.</p>
<i>Priority W7 - Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</i>	<p>The Proposal will enable the delivery of the GM transit corridor and east-west connection between the transit corridor and Appin Road, as identified in the Greater Macarthur 2040 Structure Plan.</p>

Strategic Plan	Consistency
<i>Priority W12 - Protecting and improving the health and enjoyment of the District's waterways</i>	The Draft Structure Plan has been developed having regard to existing waterways on site. Ousedale Creek will be protected through the significant buffer provided by the koala corridor. Where possible, existing watercourses at the site will be retained as natural assets to support recreation, cultural values, cooling green infrastructure and ecological communities.
<i>Priority W14 - Protecting and enhancing bushland and biodiversity</i>	Approximately 56 hectares of conservation land will be delivered by the Proposal. The proposed conservation land will deliver the Ousedale Creek koala corridor in line with NSW Chief Scientist advice, which will assist with enhancing and protecting biodiversity.
<i>Priority 15 - Increasing urban tree canopy cover and delivering Green Grid connections</i>	The Green Grid network within the site includes environmental corridors, waterways and open space connections linking the proposed residential neighbourhoods to local centres and transport corridors. The proposal also includes the enhancement of tree canopy coverage across the site.
<i>Priority 16 - Protecting and enhancing scenic and cultural landscapes</i>	IPG has undertaken engagement with members of the local Aboriginal community to inform the development of this Proposal. Connecting with Country landscape and design principles have underpinned the development of the Draft Structure Plan. IPG is committed to ongoing engagement with the local Aboriginal community through the planning, design and delivery phases of the development.
Future Transport Strategy	In accordance with Future Transport's vision, the Proposal and Draft Structure Plan allow for an integrated network of city-shaping, city-serving and centre servicing corridors, including the strategic GM transit corridor. This will enable the site to deliver growth consistent with the concept of a 30-minute city. The proposal will enable sustainable transport connections to deliver a successful place for the community and enable economic activity. In accordance with Future Transport, the Proposal will support economic activity and job creation, successful and sustainable places, and an integrated 30-minute city.
Greater Macarthur Structure Plan 2022	<p>In accordance with the Greater Macarthur Structure Plan 2022, the Draft Structure Plan for the site has been developed to deliver the following principles:</p> <ul style="list-style-type: none"> Place: Public open space and amenities for new communities. Economic development opportunities through a new centre at North Appin. Landscape: Design to protect koalas and secure green corridors. Walkable neighbourhoods for all age groups. Built Form: Homes in a variety of forms to meet the needs of people of different ages and incomes. Integrated water and wastewater planning.

Strategic Plan	Consistency
	<ul style="list-style-type: none"> ▪ Land Use: Precincts brought forward and serviced at no additional cost to government. Phasing infrastructure delivery and funding to align additional supply with growth. ▪ Movement: Transport-oriented development. A highly accessible transit corridor connecting Campbelltown-Macarthur, Gilead and Appin. Active transport-cycle paths connecting neighbourhoods with public transport, jobs, education and open space.
Greater Macarthur 2040 Interim Plan	<p>In accordance with the Greater Macarthur 2040 Interim Plan, the development potential of the site has been investigated and tested through a landscape-based approach for the protection of environmental and landscape values, as a way in which to uniquely shape the character of the future North Appin community. The delivery of the proposed urban structure and the density of development is underpinned by the phasing of infrastructure delivery. The Proposal seeks to protect the environmental qualities of the site, supported by high-quality urban design of the public and private realm and complemented by areas of conservation. The Proposal reflects the Interim Plan's approach to focus higher density housing around the future retail centre and transport corridor, with the provision of a surrounding mix of housing typologies that will enable the delivery of around 5,000 dwellings across the North Appin Precinct.</p>
Cumberland Plain Conservation Plan 2022	<p>In accordance with the CPCP, the Proposal enables the delivery of infrastructure, housing and jobs while protecting important biodiversity. The proposal is to conserve the environment and biodiversity through strategic conservation areas and biodiversity corridors. The Proposal identifies the riparian corridors along the western and southern boundaries of the site as areas of native vegetation for conservation as well as a corridor for the movement of koalas from the Georges River Koala Reserve to the east of Appin Road to the strategic koala habitat to the west. In accordance with the CPCP, the Proposal ensures the protection of the environmental corridors whilst realising the potential of the urban capable land.</p>
Wollondilly Local Strategic Planning Statement	<p>The Proposal enables the site to respond to the community values and needs identified for Appin under the Wollondilly LSPS:</p> <ul style="list-style-type: none"> ▪ Local jobs and the need to create new opportunities for the increasing population – the proposal is capable of delivering up to 353 jobs on site and 317 work from home employment opportunities, in addition to direct and indirect job creation during construction; ▪ Investment in public transport and road infrastructure that improves quality of life – the Proposal will contribute to the upgrading of Appin Road, make allowance for the GM transit corridor and provide a clear and connected local network with active transport opportunities throughout.

Strategic Plan	Consistency
	<ul style="list-style-type: none"> Protection of Appin's natural surroundings and existing koala habitats – the Planning Proposal protects the identified Cumberland Plain Conservation Plan areas around the precinct's edges, along with the identified koala corridors; Tourism which will support local businesses and showcase natural and historic assets – the Proposal, through ongoing design and planning in connection with the site's natural and cultural assets, will provide the opportunity for the public to access and enjoy the natural beauty that has been restricted by private ownership; Sporting groups and community facilities that bring people together and add to a sense of community – the Proposal enables the site to accommodate quality active and passive open space opportunities that will be enjoyed by both existing and future community members in the broader Greater Macarthur area.
Campbelltown Local Strategic Planning Statement	The Proposal is consistent with the strategic vision for Campbelltown. The LSPS identifies that the Appin growth area will play a critical role in the addition of new residents to southwest Sydney and an expansion of the skilled labour pool, with key connections to the Campbelltown – Macarthur Metropolitan Cluster.

Assessment Criteria for Strategic and Site-Specific Merit

The Planning Proposal addresses the Assessment Criteria within the DPE guidelines as summarised below:

Provision	Consistency
Does the proposal have strategic merit? Does the proposal:	
<ul style="list-style-type: none"> <i>Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site.</i> <p><i>This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or</i></p> <ul style="list-style-type: none"> <i>Demonstrate consistency with the relevant LSPS or strategy has been endorsed by the Department or required as part of a regional or district plan; or</i> 	Yes – refer to Table 8 and Section 5 .

Provision	Consistency
<ul style="list-style-type: none"> Respond to a change in circumstances that has not been recognised by the existing planning framework. 	
Does the proposal have site-specific merit? Does it give regard and assess impacts to:	
<ul style="list-style-type: none"> The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards). Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates. 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. 	<p>Yes – refer to Section C – Environmental, social and economic impacts which discusses the site-specific merit of the Planning Proposal in further detail.</p>

Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes

The Planning Proposal is consistent with the following endorsed strategic plans as discussed in **Section 5** and **Table 14**:

- A Metropolis of Three Cities: Greater Sydney Region Plan
- Western City District Plan
- Future Transport
- Greater Macarthur Structure Plan 2022
- Greater Macarthur 2040 Interim Plan
- Cumberland Plain Conservation Plan 2022
- Wollondilly Local Strategic Planning Statement
- Campbelltown Local Strategic Planning Statement.

Q5. Is the planning proposal consistent with applicable State and regional studies or strategies?

Yes

The Planning Proposal is consistent with following State and regional studies as discussed in **Section 5** and **Table 14**:

- A Metropolis of Three Cities: Greater Sydney Region Plan
- Western City District Plan
- Future Transport

- *Greater Macarthur Structure Plan 2022*
- *Greater Macarthur 2040 Interim Plan.*

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes

The Planning Proposal is consistent with relevant State Environmental Planning Policies (**SEPP**) as identified and discussed in **Table 15** below.

Table 15 Consistency with SEPPs

Relevant Document	Consistency
<i>State Environmental Planning Policy (Precincts — Western Parkland City) 2021</i>	<p>The Proposal is consistent with the aims of the WPC SEPP in respect of the GMGA as follows:</p> <ul style="list-style-type: none"> ▪ co-ordinate the release of land for residential, employment and other urban development in the Greater Macarthur Growth Area; ▪ provide for comprehensive planning for growth centres; ▪ enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity; ▪ provide controls for the sustainability of land in growth centres that has conservation value; ▪ provide for the orderly and economic provision of infrastructure in and to growth centres; ▪ provide development controls in order to protect the health of the waterways in growth centres; ▪ protect and enhance land with natural and cultural heritage value; and ▪ provide land use and development controls that will contribute to the conservation of biodiversity.
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	<ul style="list-style-type: none"> ▪ Chapter 3 Koala habitat protection 2020 ▪ Chapter 4 Koala habitat protection 2021 <p>These chapters aim to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.</p> <p>In accordance with the Biodiversity and Conservation SEPP, the Proposal protects koala</p>

Relevant Document	Consistency
	<p>habitat and enhances areas of natural vegetation that provide habitat for koalas. In accordance with the assessment of koala habitat undertaken as part of the CPCP, the Proposal protects vegetation corridors and biodiversity for the long-term conservation of the koala population.</p>
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<ul style="list-style-type: none"> Chapter 4 Remediation of Land <p>Clause 4.6 requires in the event of a change of land use, the planning authority must consider whether the land is contaminated, and if the land can be suitably remediated for the proposed use.</p> <p>A Preliminary Site Investigation (Appendix H) finds that the site can be made suitable for the proposed rezoning. Based on the previous long-term use of the site it is anticipated that the site can be made suitable for the proposed future development.</p>
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	<ul style="list-style-type: none"> Chapter 2 Infrastructure <p>This chapter aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development.</p> <p>The Upper Canal Corridor and an adjoining buffer area within the north-west portion of the site are mapped as 'affected land' on the <i>State Environmental Planning Policy (Infrastructure) 2007 Water Supply Infrastructure Map</i> requiring new development to be consistent with the <i>WaterNSW Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines</i>. In accordance with the SEPP, any future development at the site will be required to be consistent with the WaterNSW Guideline.</p> <p>As development on the site will involve the development of 300 or more residential dwellings, future development applications will require concurrence from Transport for NSW in accordance with Schedule 3 of the SEPP.</p> <ul style="list-style-type: none"> Chapter 3 Education establishments and childcare facilities <p>The Chapter aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State. The proposal</p>

Relevant Document	Consistency
	will provide for future education establishments and compliance with Schedule 4 of the SEPP will be addressed in future development applications.
<i>State Environmental Planning Policy (Resources and Energy) 2021</i>	<ul style="list-style-type: none"> Chapter 2: Mining, petroleum production and extractive industries <p>The aims of this Chapter are in recognition of mining, petroleum production and extractive industries to the State.</p> <p>Consultation with Subsidence Advisory NSW (SA NSW) has confirmed that all mining at the site has been completed. As the site is located within the Appin Mine Subsidence District, all future development at the site will be assessed against the relevant NSW SA Surface Development guideline. NSW SA has confirmed that the site is of low subsidence risk, and as such, Council or a private certifier are able to provide confirmation that any future development at the site accords with the NSW SA Guideline. On the basis that NSW SA and South 32 as the mining licence lessee have confirmed that all mining has been completed at the site, there is no requirement for any future development at the site to have consideration to any mining leases that may exist at the site.</p>
<i>State Environmental Planning Policy (Housing) 2021</i>	<p>In accordance with the Housing SEPP, the Proposal will:</p> <ul style="list-style-type: none"> enable the development of diverse housing types; enable the development of housing that will meet the needs of more vulnerable members of the community, including low to moderate income households, seniors and people with a disability; ensure new housing development provides residents with a high level of amenity; enable the delivery of housing in a location serviced by planned infrastructure and services; minimise adverse climate and environmental impacts of new housing development; and promote the importance of designing housing in a way that reflects and enhances its locality.

Relevant Document	Consistency
<i>State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development (2002)</i>	SEPP 65 provides a statutory framework to guide the design quality of residential flat building developments. The Draft Structure Plan has been developed to facilitate future detailed building design in accordance with SEPP 65 and the accompanying Apartment Design Guide (ADG). It is anticipated that residential apartments may be delivered as part of medium density residential development, located near to the proposed local centre and GM transit corridor. A detailed assessment of SEPP 65 compliance will be undertaken at the future development application.
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency. The Draft Structure Plan has been developed to allow for future building massing and orientation to facilitate future BASIX compliance. This will be documented at the future development application stage.

Q7 ***Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?***

Yes

The Planning Proposal is consistent with the Ministerial Directions under section 9.1 of the EP&A Act relevant to the Planning Proposal as identified and summarised in

Table 16.

Table 16 Consistency with Section 9.1 Directions

Ministerial Planning Directions	Assessment	Consistency
Planning Systems		
1.1 Implementation of Regional Plans	The Proposal is consistent with the land use strategy, goals, directions and actions contained within the Greater Sydney Region Plan and the Western City District Plan.	Yes
1.2 Development of Aboriginal Land Council Land	The site is not identified within the land application area of the <i>State Environmental Planning Policy (Aboriginal Land) 2019</i> . Not applicable to this Planning Proposal.	N/A
1.3 Approval and Referral Requirements	This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The Proposal responds to this direction by rezoning the land through the WPC SEPP.	Yes
1.4 Site Specific Provisions	The objective of the direction is to discourage unnecessarily restrictive site-specific planning controls. This Proposal proposes three land use zones appropriate to the GMGA precinct to allow for the future delivery of housing and associated infrastructure, whilst protecting conservation land.	Yes
1.14 Implementation of Greater Macarthur 2040	The objective of the direction is to ensure that development within the GMGA is consistent with Greater Macarthur 2040. In accordance with the direction, the Proposal and Draft Structure Plan are consistent with Greater Macarthur 2040 (Interim Plan 2018 and Structure Plan 2022), achieving the overall intent and objectives, planning principles and priorities for the GMGA.	Yes
Biodiversity and Conservation		
3.1 Conservation Zones	The Proposal facilitates the protection and conservation of Cumberland Plain Woodland and the Georges River Koala Reserve through the proposed C2 Environmental Conservation zoning, in accordance with the CPCP. The Proposal includes a net increase in Cumberland Plain Woodland Conservation through the proposed CPCP modification for precinct 14.	Yes
3.2 Heritage Conservation	There are no local or state heritage items located within the precinct.	Yes

Ministerial Planning Directions	Assessment	Consistency
	An Aboriginal Cultural Heritage Assessment (ACHA) is being prepared for the site to investigate the potential tangible and intangible cultural heritage values which have the potential to occur with regard to any future development of the site.	
3.3 Sydney Drinking Water Catchments	The site is located outside of the Sydney Drinking Water Catchment.	N/A
3.6 Strategic Conservation Planning	<p>The objective of this direction is to protect, conserve or enhance areas with high biodiversity value. In accordance with the direction, the Proposal rezones the avoided land and conservation area as C2 Environmental Conservation. Consistent with the direction, the Planning Proposal seeks to:</p> <ul style="list-style-type: none"> ▪ protect and enhance native vegetation; ▪ protect or enhance riparian corridors, including native vegetation and water quality; ▪ protect threatened ecological communities, threatened species and their habitats; ▪ protect and enhance koala habitat and corridors including habitat connectivity and fauna movement, and links to ecological restoration areas; ▪ minimise impacts on areas of regionally significant biodiversity, including threatened ecological communities, threatened species and their habitats; and ▪ maintain and enhance ecological function. <p>The Proposal includes a net increase in Cumberland Plain Woodland Conservation through the proposed CPCP modification for precinct 14.</p>	Yes
3.7 Public Bushland	<p>The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland is maintained. The Proposal is in accordance with this direction by preserving:</p> <ul style="list-style-type: none"> ▪ biodiversity and habitat corridors; ▪ existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores; and 	Yes

Ministerial Planning Directions	Assessment	Consistency
	<ul style="list-style-type: none"> the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of the land. 	
3.10 Water Catchment Protection	<p>In accordance with the objectives of this Direction, the Proposal seeks to:</p> <ul style="list-style-type: none"> maintain water quality and flows of natural waterbodies, and reduce urban run-off and stormwater pollution; protect hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity; protect and enhance the environmental quality of water catchments through ecologically sustainable management, for the benefit of all users; and protect watercourses, wetlands, riparian lands and their vegetation and ecological connectivity. 	Yes
Resilience and Hazards		
4.1 Flooding	<p>The objective of this direction is to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. Consistent with this direction, the proposed residential rezoning is not proposed within a high hazard flood area and will not result in significant flood impacts. The probable maximum flood event has been considered in establishing the urban capability of the site.</p>	Yes
4.2 Coastal Management	<p>The site is not located within the coastal zone.</p>	N/A
4.3 Planning for Bushfire Protection	<p>In accordance with the objectives of this direction, the Proposal has been developed to protect life, property and the environment from bush fire hazards through discouraging the establishment of incompatible land uses in bush fire prone areas, and to include sound management of bush fire prone areas. Bushfire planning measures in accordance with <i>Planning for Bushfire Protection 2019</i> have been adopted within the Draft Structure Plan.</p>	Yes
4.4 Remediation of Contaminated Land	<p>The Preliminary Site Investigation (Appendix H) finds that the site is capable of being made suitable for the proposed rezoning. Based on the previous long-term</p>	Yes

Ministerial Planning Directions	Assessment	Consistency
	use of the site it is anticipated that the site can be made suitable for the proposed future development.	
4.5 Acid Sulfate Soils	It is anticipated that the probability of acid sulfate soils on site is low. It is anticipated that the site can be made suitable for the proposed future development.	Yes
4.6 Mine Subsidence and Unstable Land	<p>The direction requires that:</p> <p>When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must:</p> <ul style="list-style-type: none"> ▪ consult Subsidence Advisory NSW to ascertain: <ul style="list-style-type: none"> (j) Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and (ii) the scale, density and type of development that is appropriate for the potential level of subsidence, and ▪ incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and ▪ include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the Act. <p>A planning proposal must not permit development on land that has been identified as unstable as referred to in the application section of this direction.</p> <p>In accordance with the direction, the Proponent has consulted with SA NSW. SA NSW has confirmed they have no objection to the proposed rezoning.</p> <p>On the basis that it has been confirmed that all mining has been completed at the site, and the SA NSW Surface Development Guideline will apply to any future development at the site, it is considered that there is no requirement to include provisions in the WPC SEPP Appendix in relation to mine subsidence or mining leases.</p> <p>In accordance with the direction, a copy of the confirmation received from SA NSW is attached at Appendix U.</p>	Yes

Ministerial Planning Directions	Assessment	Consistency
Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent with this direction, the Proposal and Draft Structure Plan have taken into consideration land use locations, street layouts and future subdivision to promote access by walking, cycling and public transport. Housing, jobs and services are proposed to be located to maximise accessibility by walking, cycling and public transport, including the future GM transit corridor connecting north towards Campbelltown and south towards Wilton.	Yes
5.2 Reserving Land for Public Purposes	This Proposal is consistent with this direction in that it does not create, alter or reduce existing zonings or reservations of land for public purposes.	Yes
5.3 Development Near Regulated Airports and Defence Airfields	The site is located approximately 1.6 kilometres from Wedderburn Airstrip. The airstrip is an unlicensed, private airfield operated by NSW Sport Aircraft Club. The airstrip is used for recreational use by Club members only for light aircraft. The airstrip is not a regulated airport, and notwithstanding this, the nature of the use of the airstrip and the Club's existing operational management measures will ensure there is no impact with regard to the proposed rezoning.	Yes
Housing		
6.1 Residential Zones	<p>Consistent with this direction, the Proposal will:</p> <ul style="list-style-type: none"> ▪ encourage a variety and choice of housing types to provide for existing and future housing needs by providing for a range of lot sizes and densities to allow for a range of housing typologies suitable to the site; ▪ ensure that new housing has appropriate access to infrastructure and services through the provision of enabling infrastructure and staged servicing that makes efficient use of existing trunk services in the vicinity of the site to facilitate the delivery of approximately 3,000 homes; ▪ minimise the impact of residential development on the environment and resource lands through the development of land strategically identified as urban capable land, whilst protecting and enhancing the ecological habitats and key environmental features within the site; 	Yes

Ministerial Planning Directions	Assessment	Consistency
	<ul style="list-style-type: none"> ▪ broaden the choice of building types and locations available in the housing market through the rezoning of land strategically identified for residential development within a growth corridor that is accessible to a range of social infrastructure and services, with the capability to deliver a range of residential dwelling typologies; ▪ reduce the consumption of land for housing and associated urban development on the urban fringe through the redevelopment of land strategically identified within the GMGA to deliver thousands of new homes on land that has been assessed as urban capable to deliver growth; and ▪ encourage the provision of housing that will be of good design. As set out in Section 3, a detailed understanding of the site and site context has informed the design principles which have guided the development of the Draft Structure Plan. The Draft Structure Plan has been developed to incorporate a siting, layout and infrastructure that will allow for a high quality of design to be delivered through all development typologies and open space. 	
6.2 Caravan Parks and Manufactured Home Estates	Not applicable to this Planning Proposal.	N/A
Industry and Employment		
7.1 Business and Industrial Zones	The objectives of this direction include to encourage employment growth in suitable locations and support the viability of identified centres. Consistent with this direction, the Proposal supports employment growth in a strategically identified location through the delivery of a local centre and associated community services and social infrastructure. As set out in the Retail and Employment Study (Appendix I), it is anticipated that the proposal will deliver 353 on site, and 317 work from home employment opportunities, across a range of employment sectors	Yes
Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Consistent with this direction, the Proposal will not prohibit the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restrict the potential development of resources of coal, other minerals, petroleum or	Yes

Ministerial Planning Directions	Assessment	Consistency
	extractive materials which are of State or regional significance.	
Primary Production		
9.1 Rural Zones	Consistent with the direction, although the Proposal proposes the rezoning of rural land, this land has a long-standing strategic allocation for rezoning to accommodate urban development to deliver growth as part of the GMGA. The site is identified in numerous Government regional, district and strategic plans, most recently in the November 2022 Greater Macarthur 2040 Structure Plan, as capable of delivering approximately 3,000 new homes and a local centre. The strategic significance of the site to deliver much needed housing has been further emphasised by the Government's identification of the site for a State assessed Proposal process.	Yes
9.2 Rural Lands	<p>Consistent with this direction, the Proposal:</p> <ul style="list-style-type: none"> ▪ is consistent with the applicable strategic plan, and regional and district plans endorsed by the Planning Secretary; ▪ identifies and protects environmental values, maintains biodiversity, and protects native vegetation, cultural heritage and water resources; ▪ responds to the natural and physical constraints of the land, including topography, size, location, water availability and ground and soil conditions; and ▪ promotes the social, economic and environmental interests of the community. 	Yes
9.3 Oyster Aquaculture	Not applicable to this Planning Proposal.	N/A

Section C – Environmental, Social and Economic Impact

Q8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Proposal seeks to protect and enhance the strategic conservation area land allocated by the CPCP and Biodiversity and Conservation SEPP, including Ousedale Creek and the associated koala corridor. The existing ecological features and riparian habitats have informed the development of the Draft Structure Plan to seek to ensure ecological communities and their habitats are protected. All CPCP allocated strategic conservation area and avoided land is proposed to be zoned C2 Environmental Conservation. The anticipated permissible land uses for the proposed C2 zoned land aligns with the NSW Chief Scientist's advice. The proposed built form extent is to be contained within the urban capable land as identified by the CPCP which has been assessed under the CPCP process and designated as biocertified.

The Cumberland Plain Conservation Plan Compliance Report at **Appendix P** confirms that Draft Structure Plan is largely consistent with the CPCP and that proposed vegetation impacts within the urban capable land will need to meet future DCP general environmental controls and mitigation measures guidelines as per Appendix E of the CPCP.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Ecology

Biodiversity

As set out in the Cumberland Plain Conservation Plan compliance report at **Appendix P**, the Draft Structure Plan is largely consistent with the CPCP and that proposed vegetation impacts within the urban capable land will need to meet future DCP general environmental controls and mitigation measures guidelines as per Appendix E of the CPCP.

The proposed landscape principles for the site seek to protect and enhance the natural landscape and maintain and celebrate existing landscape features. The landscape principles incorporate ecological features to seek to ensure opportunities for biodiversity are maximised.

The proposed CPCP modification to facilitate the required access to precinct 14 includes the proposal to rezone 1.22ha of urban capable land to environmental conservation and revegetate this area as part of the CPCP strategic conservation area. The proposed CPCP modification will result in a net increase of environmental conservation area of 0.31ha.

Riparian Corridors

A Riparian Assessment has been undertaken by J. Wyndham Prince (attached as **Appendix R**) which assess the existing watercourses at the site. The Riparian Assessment has undertaken a survey of watercourses on site to assess their classification. The assessment concluded that some of the identified watercourses on the site would not be classified as “rivers” under the *Water Management Act 2000* and that they did not display riparian characteristics since there was no identifiable bed / bank or preservable vegetation with biodiversity value. The Riparian Assessment identifies the watercourses at the site that are proposed to be retained within the proposed Environmental Conservation land and those that are to be realigned as part of the Draft Structure Plan. Where possible, watercourses are proposed to be retained, realigned and rejuvenated to provide an improved ecological value to the waterway and contribute to the biodiversity values of the site.

Bushfire

The development of the Draft Structure Plan has been informed by the guidance set out in *Planning for Bushfire Protection 2019 (PBP)*. As set out in the Strategic Bushfire Study (**SBS**) at **Appendix N**, the Proposal and Draft Structure Plan provide a well-considered design that responds to the bushfire risk affecting the site and the aim and subsequent requirements within PBP to provide for the protection of life and the minimisation of impact on property while having due regard to the development potential, site characteristics and protection of the environment. The SBS finds that the Proposal has considered and responded to the requirements of PBP including the requirement that strategic planning must ensure that future land uses are in appropriate locations to minimise the risk to life and property from bush fire attack; and that services and infrastructure that facilitate effective suppression of bushfires also need to be provided for the earliest stages of planning. The SDS assesses the site's bushfire risk at the macro-scale, looking at fire runs, slopes, fire behaviour and bushfire attack into the site. It has also addressed the access and evacuation requirements of PBP. The Draft Structure Plan and likely future residential subdivision zoning has been developed to satisfy the requirements of PBP regarding indicative development layout, including all future lots being supported by Asset Protection Zones (**APZ**) to meet required standards.

The site's specific characteristics have been taken into consideration in the development of the Draft Structure Plan and bushfire protection principles. This includes the extent of CPCP land proposed to be protected under Environmental Conservation zoning, site topography and existing infrastructure.

Overall the SBS finds that the Planning Proposal is a suitable use of the land and supportable having regard to the aims and objectives of PBP and Ministerial Direction 4.4.

Aboriginal Heritage

The Aboriginal Objects Due Diligence Report (**ADD**) at **Appendix M**, undertakes an assessment of the potential for Aboriginal objects and/or places at the site and within the local site area. The ADD includes a search of the Aboriginal Heritage Information Management System register, a landscape analysis, analysis of historical land use and a visual inspection of the site. The ADD finds that no Aboriginal objects and/or places were identified within the site, although three sites were registered on the boundary of the site, to the north, south and west. Of the thirty Aboriginal sites identified in the broader search area, the majority were located along creek lines. The archaeological potential of the site has been assessed as part of the urban capable land within the *Greater Macarthur Investigation Area (GMIA): Archaeological Research Design and Management Strategy* which identified low-moderate potential for the site.

The findings of the ADD have been taken into consideration of the development of the Draft Structure Plan and Proposal. This includes the Starting with Country assessment undertaken as part of the Greater Macarthur 2040 Structure Plan and urban design principles such as:

- open space connections between ridgelines, creeks and places;
- connected pathways and linking ridgetop parks with linear green corridors to waterways to promote walking Country;
- lines of sight and view corridors across Country to continue connection and foster a sense of orientation;
- recognising strong links to water and embedding a naturalised response to water on Country through water infrastructure planning;
- provision of respectful buffers from waterways;
- opportunities for restoration and management of conservation areas to ensure the health of Country including the use of local native vegetation; and
- connection through the open space network to allow for orientation and protection of cultural values within Country.

Engagement has been undertaken with local Elder Aunty Glenda Chalker through a site meeting and a Walk on country has been held with Registered Aboriginal Parties to explore how First Nations cultures and values can be incorporated and celebrated in the development of this site. IPG is committed to ongoing engagement with the local Aboriginal community through the development of the Draft Structure Plan, including through the preparation of the Aboriginal Cultural Heritage Assessment (**ACHA**). The ACHA investigates the potential tangible and intangible cultural heritage values which have potential to occur at the site and will enable the Draft Structure Plan to continue to be developed with respect to cultural heritage values and the Connecting with Country Framework. The ACHAR is well progressed with engagement having been undertaken with Registered Aboriginal Parties (**RAPs**) regarding the project, cultural information, the site survey and test excavation. Test excavation has recently been completed at the site and shortly the post-excavation reporting will be completed and issued to the RAPs for their review.

European Heritage

The Heritage Impact Statement (**HIS**) at **Appendix O**, undertakes an assessment of heritage items at or within proximity to the site. As set out in the HIS, the site is not a listed heritage item and is not located within a heritage conservation area. A listed heritage item of National, State and local significance is located on the western boundary of the site, being the Upper Nepean Water Canal System. The HIS provides an assessment of the Proposal for the site, noting that no physical works are proposed at this stage, and therefore an assessment of the type of development the Proposal would facilitate is made. The HIS undertakes a detailed impact assessment and finds that the Proposal is considered acceptable from a heritage perspective and would not result in adverse impacts to the heritage significance of the adjacent heritage listed item.

Transport

The Strategic Transport Assessment (**STA**) at **Appendix L** undertakes an assessment of the site's transport, public and active transport connections, local crash history, the surrounding strategic planning context, planned road upgrades, current traffic conditions and growth scenarios having regard to the proposed Draft Structure Plan. The STA assesses the traffic generated by the proposed development to 2036 in relation to the internal and external road networks taking into account the planned transport upgrades detailed in the Greater Macarthur Structure Plan. The Draft Structure Plan has been developed having regard to the traffic

analysis undertaken including the proposed intersections with Appin Road, intersections with the GM transit corridor and the internal road network layout.

The STA finds that the proposed internal road network has been sized to accommodate all internal traffic predicted by the full build out of the precinct's approximate 3,000 dwellings, plus school and local centre. The internal roads do not require or intend to serve a more strategic purpose.

The external road network upgrades can be prioritised as follows:

- **Priority No. 1:** upgrading of Appin Road. The Draft Structure Plan ensures that sufficient land is allocated to achieve the upgrading of Appin Road.
- **Priority No. 2:** construction of the GM transit corridor to connect through to Macarthur and provide a dual function; its primary function will be to support a central transit link through the GMGA, with a secondary function to connect traffic from each of the sub-precincts in the GMGA. The Draft Structure Plan ensures that sufficient land is allocated to achieve the appropriate transit infrastructure within the GM transit corridor and to construct two travel lanes in either direction within the site boundary.
- **Priority No. 3:** construction of the east-west connector between the GM transit corridor and Appin Road to provide a vehicular connection between the transit corridor and the GMGA to the west and Appin Road, enabling a by-pass of Appin. The Draft Structure Plan provides for this east-west connector aligned with the existing Brian Road corridor in accordance with TfNSW design requirements.

The proposed alignment of the east-west connector via the existing Brian Road corridor is proposed to avoid conflicts between busy connector roads and urban areas, consistent with the urban design vision of neighbourhoods where through traffic is excluded and designed to maximise walking and cycling.

The North Appin (part) Precinct will accommodate active transport connections to allow for internal connections to key travel nodes and connect with external intersections. Appropriate emergency access, circulation and egress will be provided within the Precinct.

Utilities and Servicing Infrastructure

Resilient utilities planning underpins the efficient and timely delivery of housing and employment in new growth areas. The Planning Proposal anticipates a staged approach to utility provision that utilises the existing trunk services in the vicinity of the site while embracing sustainability.

Connection to Country and the *Risk-Based Framework for Considering Waterway Health Outcomes in Strategic Land-Use Planning Decisions* requires integrated stormwater, potable water and sewer management strategies. The site's natural blue-green assets provide an ideal skeleton to serve as a backbone for a fully integrated water cycle management system.

The Planning Proposal provides for a fully integrated water cycle management system to be implemented either at the regional (Greater Macarthur South), or precinct (North Appin) scale; owned and operated by Sydney Water. IPG are working with Sydney Water to determine the most appropriate system that will complement their future Greater Macarthur infrastructure.

The integrated water cycle management solution is proposed to consist of stormwater runoff treatment in naturalised basins with regional harvesting and recycling, along with the treated wastewater in a reticulated recycled water system. This reduces the demand for potable water and achieves compliance with the NSW Waterway Health Outcomes, including the new Mean Annual Runoff Volume targets.

Flood Planning

A Flood Planning Report (FPR) (Appendix F) has been prepared by Craig & Rhodes to assess the existing 1% AEP flood behaviour to inform flood impacts and future flood planning levels for the Proposal. As set out in the FPR, flood depths and extents show that the proposed development area generally lies outside of the mainstream floodplains of the Nepean River and Ousedale Creek. The eastern portion of the development area experiences some overland flow, as shown by the 1% AEP flood map. Flood depths represent shallow sheet flows that are generally less than 0.2m outside of the existing dams and watercourses. The FPR finds that the site is capable of accommodating the Proposal having regard to the 1% AEP storm event. Indicative detention basin sizes and locations as recommended by the FPR have been incorporated into the Draft Structure Plan. The proposed stormwater management strategy will not impact on the WaterNSW Upper Canal infrastructure at the western boundary of the site.

Water Cycle Management

A Water Cycle Management Strategy (**WCMS**) (**Appendix F**) has been prepared by Craig & Rhodes to undertake preliminary hydrologic, hydraulic, and water quality assessments of the site in accordance with Wollondilly Shire Council's Integrated Water Management Strategy and Policy; and identify and undertake high-level concept design of detention basin layout and bioretention basins that may be required for water quantity and quality management purposes.

The water quality management strategy includes distributed and end of line treatments appropriate to the Proposal and site conditions. The proposed stormwater quality management strategy includes provision of a treatment train to treat surface runoff to the drainage network for the Proposal. These treatment systems can be integrated within the landscape and open space areas and distributed throughout the catchment, such as rainwater tanks, vegetated swales, infiltration trenches or tree-pits, or they can be concentrated in centralised locations as end-of-line treatments, such as bio-retention basins.

The assessment of water quality measures undertaken for the site shows that the treatment train of distributed rainwater tanks and vegetated swales in combination with end-of-line gross pollutant traps and bioretention basins, sized to be approximately 1.5% m² of bioretention per hectare, exceeding Wollondilly Shire Council water quality requirements. The WCMS finds that the preliminary treatment train adopted for this study will be sufficient to satisfy the Wollondilly Shire Council water quality targets for North Appin (part) Precinct.

Air Quality

An Air Quality Report (**AQR**) (**Appendix T**) has been undertaken by North Star to review of the potential air quality risks associated with the construction and operational phase of the rezoning and future development. With regard to the construction phase, the AQR identifies that impacts would be most appropriately addressed in a site-specific Construction Environmental Management Plan, that would be prepared for future development on the site.

With regard to operational impacts, the AQR identifies that the proposal is likely to produce air emissions typical of a suburban centre, and therefore unacceptable impacts are considered unlikely. A number of local air quality influence sources were also identified within 5km of the site. The assessment determined that the separation distance between these sources and the site, is greater than recommended under the various separation distance guidelines. It is noted that the NSW EPA or DPE do not publish separation distance guidelines, and therefore separation distance has been measured based on best practice from other interstate guidelines.

The assessment concluded that the existing and proposed identified sources of air quality and odour will not form a significant constraint on the rezoning and future development on the site.

Urban Heat

An Urban Heat Report (**UHR**) has been prepared by Urbis (**Appendix Q**) to provide an assessment of the urban heat impacts associated with the proposed rezoning. The UHR acknowledges the growing threat of urban heat as a result of climate change, and the pressing need for suitable mitigation strategies to be incorporated into new developments.

The UHR undertakes an assessment of the Draft Structure Plan and finds that the site is capable of achieving 40% tree canopy coverage in accordance with the Wollondilly Council Urban Tree Canopy and Landscape Strategy. The UHR provides recommended measures which should be considered during the next phases of design and development. These include green infrastructure, the street network and public domain, use of sustainable and resilient building materials, building design and low carbon measures. The UHR concludes that the development represents a sound outcome in relation to the community of south-west Sydney that can be suitably designed to mitigate the urban heat island effects.

Landscape and Visual

A Landscape and Visual Assessment (**LVA**) has been prepared by Urbis (**Appendix S**) to undertake baseline analysis of the visual environment and to provide visual findings and recommendations to inform the spatial arrangement of future development across the site. The LVA undertakes an assessment of visual character, visual resources and scenic quality and documents views across the site. The LVA identifies landscape character areas across the site and the key visual resources at the site. The LVA identifies opportunities to guide the ongoing development of the Structure Plan including:

- Potential for expansive views to Razorback Ridge and the Blue Mountains from the east of the site along ridge lines (such as open recreation trails).
- Ridgelines and localised high points clear of built form development where possible to protect scenic quality and potential future long-distance views.
- High points capable of expansive western and eastern views could be utilised as public recreation space (such as parks).

Q10. *Has the planning proposal adequately addressed any social and economic effects?*

Social Impact

The Planning Proposal will have positive social impacts through the supply of housing diversity and open space. The proposal will deliver five per cent of medium density residential development as affordable housing.

The Planning Proposal will enable the delivery of approximately 3,000 new homes in a range of housing types to meet local and future housing need. As set out in the Residential Needs Assessment (**Appendix J**), there will be strong demand for new houses at the site with a strong projected population growth, increasing housing unaffordability and a large proportion of first home buyers. The site will also deliver social benefits in the form of a new primary school, community facility, childcare services, gym, medical centre, sporting fields and open space.

The Preliminary Social Impact Assessment (**SIA**) (**Appendix K**), makes an assessment of the social infrastructure and open space provisions to support the anticipated population as a result of the Proposal. The SIA undertakes a demographic analysis of the current and future population and a high-level audit of existing social infrastructure and open space near the site in the context of the strategic planning framework. The SIA sets out key principles for the provision of social infrastructure and open space that have been taken into consideration of the development of the Draft Structure Plan including:

- accessible and co-located open space and social infrastructure;
- multipurpose, intergenerational and resilient social infrastructure;
- optimise open space for recreation, sport and social activities;
- value and preserve the natural environment in new places;
- multipurpose and adaptable facilities;
- infrastructure that supports healthy and safe lifestyles; and
- enhancement of the public domain.

The SIA identifies the need for social infrastructure to support the anticipated population including a multipurpose community centre, primary school, childcare facilities and GP medical practice all of which are proposed to be accommodated in the new local centre within the site.

In accordance with the advice provided by DPE during pre-lodgement consultation, the Draft Structure Plan provides for the provision of passive open space at a ratio of 2.83 hectares per 1,000 people, including 1.37 hectares of active recreation space per 1,000 people. This open space provision is made within the Draft Structure Plan outside of any land proposed to be zoned for Environmental Conservation purposes. As set out in the SIA, the CPCP land will provide significant environmental benefits and contribute to the health and wellbeing of the future community through proximity to, and visual access of, natural green areas. In addition, there is potential to investigate managed access to the CPCP land to provide additional recreational opportunities and benefits.

Economic Impact

The Proposal will enable the delivery of a new local centre comprising 5,000 square metres of floorspace to include a range of retail, business and community services. The local centre will contribute towards economic growth in the south-western Sydney region, with the retail sales anticipated to total \$90.5 million by 2042.

As set out in the Retail and Employment Study (**Appendix I**), with the expected trade of the North Appin local centre, it is anticipated that there will still be sufficient expenditure remaining across the trade area to

ensure existing commercial centres capture sufficient trade to ensure their viability. It is also anticipated that with the trade of the North Appin local centre, there will still be demand for additional local centres to be provided in the GMGA to ensure residents are appropriately and conveniently serviced.

The proposed uses at the subject site will create new ongoing job opportunities on site and help to stimulate the local economy. Local job creation can also help to support employment self-containment rates in the LGA, which in turn is associated with numerous social and environmental benefits including reducing the number of journeys made by private vehicle use and length of time to travel to work and thus reducing vehicle emissions and increasing leisure time due to reduced travel time.

As detailed in the Retail and Employment Study (**Appendix I**), the proposed uses on site have the potential to support up to 353 on site and 317 work from home employment opportunities. These employment opportunities are provided through a range of sectors including retail, education services, medical services, recreation and community services. The Greater Macarthur 2040 plan targets an additional 20,000 jobs within or accessible to the release areas. As such the employment generating uses on site will contribute to reaching these job targets by providing additional job opportunities for local residents. Such provision of retail and commercial uses will increase the liveability, productivity, sustainability of the locality while also reducing the need for residents to travel to access essential services.

Summary

The Proposal will therefore have positive social and economic benefits for the broader community. It is considered that the proposal has addressed social and economic impacts and is in the public interest.

Section D – Infrastructure (Local, State and Commonwealth)

Q11. *Is there adequate public infrastructure for the planning proposal?*

Yes.

The site is capable of delivering adequate public infrastructure for the proposed rezoning:

- The Planning Proposal and Draft Structure Plan incorporate the provision for the future GM transit corridor connecting to north towards Campbelltown and south towards Wilton. The transit corridor is proposed to include mass transit as well as a road corridor.
- As set out in the Strategic Transport Assessment (**Appendix L**), preliminary traffic investigations confirm that there is sufficient capacity within the road network to facilitate the delivery of new dwellings on the site, with IPG contributing to the upgrading of Appin Road to ensure the required infrastructure is delivered to support the Proposal.
- As set out in the Infrastructure Servicing Strategy (**Appendix G**), sufficient utilities services and infrastructure can be provided to accommodate the proposed development and staging. IPG are working with the relevant authorities to continue to develop the infrastructure servicing strategy.
- The site is capable of being adequately serviced in relation to drinking water, sewer, electricity, telecommunications and gas if required to support the proposed development. A new zoned substation is proposed within the site with capacity to serve both the approximate 3,000 homes proposed, as well as having capacity to be used as an enabler for surrounding development in the growth area to leverage power supply from.
- It is anticipated that development contributions will be made through local infrastructure contributions under section 7.11/12 of the EP&A Act and State and regional infrastructure contributions through the Proposed Special Infrastructure Contribution plan for Greater Macarthur.

Section E – State and Commonwealth interests

Q12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

DPE and Wollondilly Shire Council have been consulted prior to the submission of this Proposal. It is acknowledged that DPE will advise the public authorities to be consulted as part of the Proposal process however these are anticipated to include:

- Campbelltown City Council
- TfNSW

- Heritage NSW
- NSW Rural Fire Service
- Schools Infrastructure NSW
- NSW Health
- Water NSW
- Tharawal Local Aboriginal Land Council
- Subsidence Advisory NSW
- Sydney Water
- Endeavour Energy
- APA.

Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

6.4. PART 4: MAPS

The Proposal seeks to incorporate the following maps as part of a new Appendix to the WPC SEPP for the site:

- SEPP Land Application Map;
- Land Zoning Map;
- Koala Corridor Map;
- Urban Release Area Map;
- Additional Permitted Uses Map; and
- Transit Corridor Map

The proposed map amendments are provided in **Appendix E**. the proposed maps are consistent with the intended outcomes for the Planning Proposal as identified in **Section 5.2**

6.5. PART 5: COMMUNITY CONSULTATION

Pre-lodgement consultation undertaken is outlined in **Section 2** of this report with Council and local Aboriginal representatives. Significant community consultation has also occurred leading up to this Planning Proposal by both Wollondilly Shire Council and DPE regarding the Wollondilly Local Strategic Planning Statement and the Greater Macarthur 2040 Plan.

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days in accordance with the requirements of the DPE guidelines '*A Guide to Preparing Local Environmental Plans*'.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in the local newspaper(s);
- A notice on the Wollondilly Shire and Campbelltown Council websites; and
- Written correspondence to adjoining and surrounding landowners.

The Gateway determination and Proposal would be publicly exhibited at Wollondilly Shire and Campbelltown Council offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

6.6. PROJECT TIMELINE

The following table sets out the anticipated project timeline in accordance with the DPE guidelines. The key milestones and overall timeframe will be subject to further detailed discussions with DPE.

Table 17 Anticipated Project Timeline

Process	Indicative Timeframe
Pre-Gateway DPE feedback	April 2023
Gateway Determination	July 2023
Pre-exhibition	July 2023
Public exhibition period	August 2023
Consideration of submissions	September – November 2023
Post-exhibition review and additional studies	November – December 2023
Submission to DPE for finalisation	December 2023
Gazettal of LEP amendment	February 2024

7. CONCLUSION

The Planning Proposal seeks to amend *State Environment Environmental Planning Policy (Precincts - Western Parkland City)* to include the site as part of the North Appin Precinct, capable of delivering approximately 3,000 homes and a local centre, school facilities, establishing koala corridors and environmental conservation areas and enabling the required transport infrastructure.

This Proposal has been prepared in accordance with the NSW Government's identification of the site as key to unlocking housing supply in the Greater Macarthur Growth Area. The Proposal is in accordance with the long-standing strategic allocation of the site to deliver housing growth as part of the GMGA, and most recently the Greater Macarthur 2040 Structure Plan.

The proposed amendments will put in place a site-specific planning framework that will support the transition of the site into a new thriving residential community that builds on the NSW Government's vision and aspirations established under the Western Sydney Growth Area program and GMGA.

The primary intended outcome of this Planning Proposal is to amend *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* with a new Appendix to include the site and rezone the land to the following:

- UD Urban Development; and
- C2 Environmental Conservation.

The vision for the site is to unlock the opportunity the site provides to enable the delivery of high-quality housing choice with a genuine connection to the site's cultural history, natural assets and the existing Appin township. To recognise and respond to the natural significance of the land to create a holistic community supported by access and utility infrastructure, economic investment, and a range of suitable local services.

It is considered that the proposed amendments to the WPC SEPP will allow the Government's strategic intention for the site, to deliver approximately 3,000 homes, a new local centre and fully realised transit corridor. The Proposal allows for a holistic approach to the transformation of the site through a collaborative approach to deliver a cohesive outcome in the context of the broader GMGA. The Proposal for the part North Appin precinct will unlock much-needed housing and secure the protection and implementation of important koala corridors. The Proposal will generate significant economic and community benefit for the following reasons:

- **Local context:** The Proposal is considered to have site-specific merit as it allows the redevelopment of land identified as urban capable to deliver much needed and well-designed housing, infrastructure and services, whilst protecting and enhancing environmental features including the Ousedale Creek koala corridor.
- **Strategic context:** The Proposal has strategic planning merit as it will enable the achievement of State and local Government strategic planning goals, including the Greater Macarthur 2040 Plan, with the site immediately capable of delivery approximately 3,000 homes as a catalyst for unlocking the Appin precincts.
- **Community benefits:** The Proposal has the potential to create a range of benefits for the community, including:
 - Enabling new housing to be delivered to provide housing supply, choice and diversity through a range of low and medium density dwellings, including a provision of five per cent of medium density dwellings as affordable housing, contributing to the delivery of the National Housing Accord.
 - The provision of a new local centre to include a primary school, community facilities, a range of retail services, medical centre, gym and childcare services to provide services and community infrastructure to support a thriving place to live and work.
 - Direct economic benefits and the creation of additional direct and indirect jobs during the construction stage and up to 353 on site and 317 work from home employment opportunities as part of the ongoing operation of the development.
- **Environmental impacts:** The Proposal seeks to protect and enhance strategic conservation areas including the Ousedale Creek koala corridor at the site through zoning CPCP allocated land as C2 Environmental Conservation and limiting development to the urban capable certified land. The Draft

Structure Plan has been developed to respect and enhance existing environmental features and provide passive and active open space across the site.

In summary, it is considered that the Proposal would result in significant public benefits by proposing planning controls that are consistent with the strategic planning framework to facilitate the redevelopment of a key growth site.

The Proposal request has been prepared in accordance with DPE guidelines and is considered appropriate as it has significant strategic and site-specific merit as set out in the planning proposal report.

Accordingly, it is recommended the Proposal is endorsed to enable a Gateway determination by DPE.

8. DISCLAIMER

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Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

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URBAN DESIGN REPORT

APPENDIX B

CONNECTING WITH COUNTRY REPORT

APPENDIX C

DRAFT STRUCTURE PLAN

APPENDIX D

WESTERN PARKLAND CITY SEPP AMENDMENTS

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SEPP PLANNING MAPS

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