

URBIS

# SOCIAL AND HEALTH IMPACT ASSESSMENT

Appin (Part 2) Precinct  
Planning Proposal

Dharawal Country

Prepared for

**WALKER CORPORATION**

10 October 2024

**This Social and Health Impact Assessment was prepared by:**

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**We acknowledge, in each of our offices the Traditional  
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# CONTENTS

1.	Introduction .....	1
2.	Overview of likely social impacts .....	7
3.	Conclusion .....	8
	Disclaimer .....	9
	Appendix A – Social Health Impact Assessment August 2023.....	10



# 1. INTRODUCTION

## The Proposal

The Proponent has prepared the subject submission to rezone 100.10 hectares of land (the Site) within the Appin Precinct from RU2 Rural Landscape to the following zones:

### Urban Development Zone

Zone 1 Urban Development (UDZ)

### Conservation Zone

Zone C2 Environmental Conservation (C2)

The Site is known as the Appin (Part 2) Precinct. The Site directly adjoins the Appin (Part 1) Precinct – refer to Figure 1.

## The Appin (Part 1) Precinct Planning Proposal (PP-2022-3979)

In November 2022, Walker Corporation Pty Ltd and Walker Group Holdings Pty Ltd (the Proponent) lodged a Planning Proposal (PP-2022-3979) to rezone part of the Appin Precinct.




PP-2022-3979 (referred to as the Appin (Part 1) Precinct) was finalised on 30 June 2023 and rezones the land from RU2 Rural Landscape to Urban Development Zone (UDZ) and C2 Environmental Conservation via an amendment to State Environmental Planning Policy (Precincts –Western Parkland City) 2021.

The UDZ will facilitate up to 12,900 dwellings. The C2 zone will facilitate the conservation of 470ha of endangered ecological community and help implement the Office of the NSW Chief Scientist & Engineer (NSW Chief Scientist) recommendations.

The new zones are accompanied by a structure plan outlining the intended land uses. In addition, the Proponent produced an Appin and North Appin Precincts Indicative Plan to illustrate how the new zones might fit within the broader precinct as land is developed. The Indicative Plan has no statutory weight and will be refined as further planning proposals are prepared.

These plans are summarised in Table 1.

Table 1 Title and purpose of plans

1. APPIN & NORTH APPIN PRECINCTS INDICATIVE PLAN	2. APPIN (PART) PRECINCT PLAN (THE PRECINCT PLAN)	3. APPIN (PART) PRECINCT STRUCTURE PLAN (THE STRUCTURE PLAN)
<p>Broader context and for information purposes only. It has no statutory weight. It identifies:</p> <ul style="list-style-type: none"> <li>▪ Higher-order transport network</li> <li>▪ Centres hierarchy</li> <li>▪ School sites</li> <li>▪ Conservation areas</li> <li>▪ Residential areas</li> <li>▪ Cultural sites and connections</li> </ul>	<p>It shows the land rezoned and incorporated into a new schedule in the Western Parkland City SEPP 2021.</p> <p>The precinct plan contains the development provisions (clauses and maps) applicable to the site and is used in assessing development applications.</p>	<p>Structure plan for the site.</p> <p>Development is to be generally consistent with the structure plan. It illustrates land use components including (but not limited to):</p> <ul style="list-style-type: none"> <li>▪ Low and medium-density residential</li> <li>▪ Retail and employment centres</li> <li>▪ School</li> <li>▪ Open space</li> <li>▪ Drainage network/basins</li> <li>▪ Transport network</li> </ul>
 <p>The Appin &amp; North Appin Precincts Indicative Plan envisages the delivery of 21,000+ new homes.</p>	 <p>'The precinct plan' envisages the delivery of 1,312 new homes.</p>	 <p>'The structure plan' envisages the delivery of 1,312 new homes in addition to Appin (Part 1) Precinct Structure Plan.</p>

## Population Growth

Greater Sydney's population is projected to grow to approximately 6.1 million by 2041 – over a million more people than currently live in the Sydney region.

The NSW Government has identified Growth Areas to accommodate the population that will choose to live in greenfield areas (new suburbs). The Greater Macarthur Growth Area (GMGA) is one such growth area and is a logical extension of the urban form of south-west Sydney. The GMGA is divided into precincts. The Appin Precinct and North Appin Precinct are the southernmost land release precincts of the GMGA. The goal is to deliver 21,000 dwellings.

The rezoning and release of land for development will achieve this goal.

### The Appin (Part 2) Precinct Planning Proposal

The Appin (Part 2) Precinct Plan (the precinct plan) shows the proposed new zones. 'The precinct plan' will be incorporated into the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 and contain the provisions (clauses and maps) that will apply to 'the Site.' 'The precinct plan' envisages the delivery of the following:

- 1,312 dwellings (as a mix of low-density, medium density and apartments)
- 30,312 sqm of gross lettable retail/commercial floor area
- 16.91ha conservation land.

The planning proposal submission is aligned with strategic land use planning, State and local government policies, infrastructure delivery and PP-2022-3979. The development potential is tempered by a landscape-based approach that protects the environment and landscape values, shaping the character of new communities. A series of residential neighbourhoods are to be delivered within the landscape corridors of the Nepean and Cataract Rivers, supported by local amenities, transit corridors and community infrastructure.

The submission includes a hierarchy of plans. The plans and their purpose are summarised in Table 2.

Table 2 Title and purpose of plans

<p><b>1. APPIN &amp; NORTH APPIN PRECINCTS INDICATIVE PLAN</b></p> <p>Broader context and for information purposes only. It has no statutory weight. It identifies:</p> <ul style="list-style-type: none"> <li>▪ Higher-order transport network</li> <li>▪ Centres hierarchy</li> <li>▪ School sites</li> <li>▪ Conservation areas</li> <li>▪ Residential areas</li> <li>▪ Cultural sites and connections.</li> </ul>	<p><b>2. APPIN (PART 2) PRECINCT PLAN (THE PRECINCT PLAN)</b></p> <p>It shows the land proposed to be rezoned and incorporated into a new schedule in the Western Parkland City SEPP 2021.</p> <p>The precinct plan contains the development provisions (clauses and maps) applicable to the site and is used in assessing development applications.</p>	<p><b>3. APPIN (PART 2) PRECINCT STRUCTURE PLAN (THE STRUCTURE PLAN)</b></p> <p>Structure plan for the site, showing staging of release areas.</p> <p>Development is to be generally consistent with the Structure Plan. It illustrates land use components including (but not limited to):</p> <ul style="list-style-type: none"> <li>▪ Low and medium-density residential</li> <li>▪ Retail and employment centres</li> <li>▪ School</li> <li>▪ Open space</li> <li>▪ Drainage network/basins</li> <li>▪ Transport network.</li> </ul>
 <p>The Appin &amp; North Appin Precincts Indicative Plan envisages the delivery of 21,000+ new homes.</p>	 <p>'The precinct plan' envisages the delivery of 1,312 new homes.</p>	 <p>'The structure plan' envisages the delivery of 1,312 new homes in addition to Appin (Part 1) Precinct Structure Plan.</p>

## Purpose of the Report

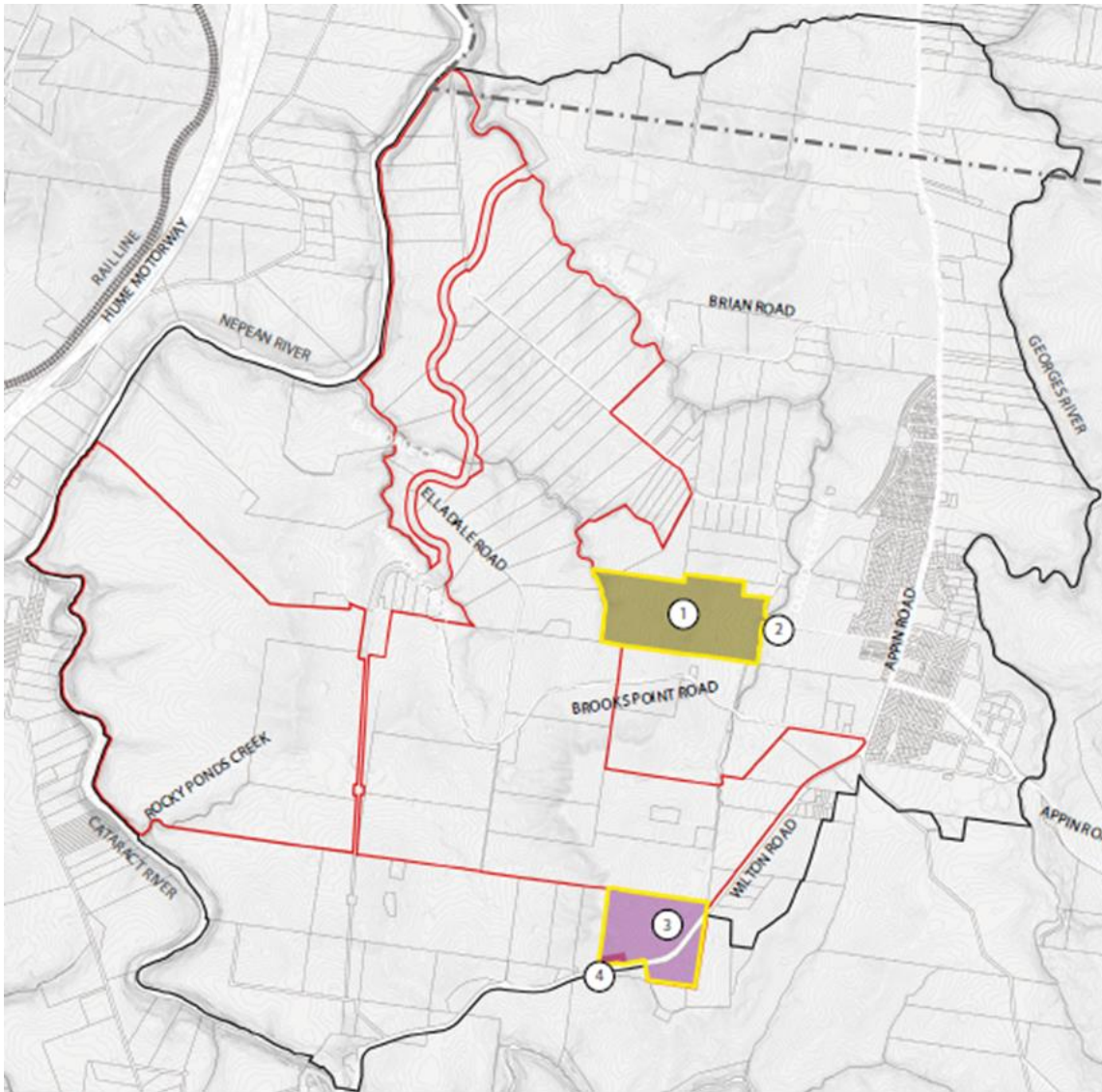
Urbis Pty Ltd has been engaged by the Proponent to prepare a Social and Health Impact Assessment (SHIA) to support the Appin (Part 2) Precinct Plan (the precinct plan) and Appin (Part 2) Precinct Structure Plan (the structure plan).

Refer to Figure 1 and Table 3 for key attributes of the precinct plan and structure plan area.

The Appin (Part 2) Precinct Plan zones land for conservation and urban development. It establishes the statutory planning framework permitting the delivery of a range of residential typologies, retail, education, business premises, recreation areas, and infrastructure services and provides development standards that development must fulfil. Within the proposed urban development zone, 1,312 dwellings and more than 30,000 sqm of gross lettable floor area for retail and commercial space can be delivered.



Figure 1 Boundary of the Appin (Part 2) Precinct



**LEGEND:**

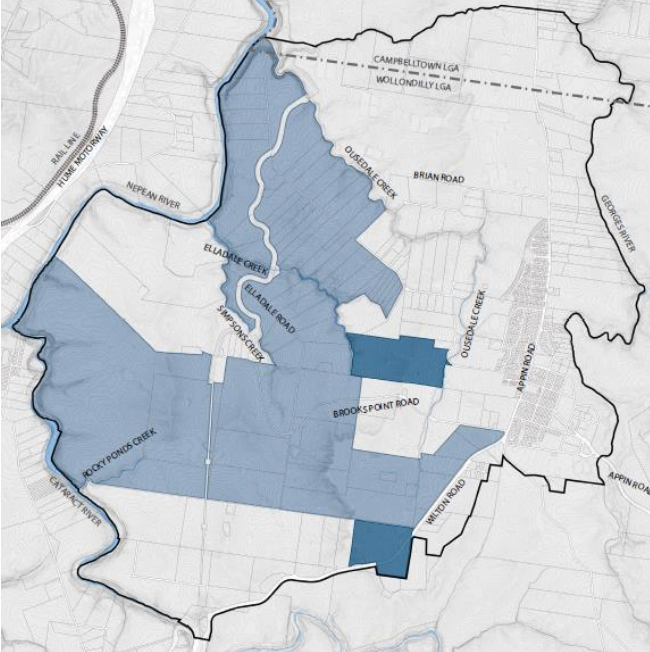
- Appin & North Appin Precinct Boundary
- Appin (Part) Precinct Plan
- Appin (Part 2) Precinct Boundary
- LGA Boundary

**LAND OWNERSHIP**

- Phillip Nelson Dunbier and Penny Grace Dunbier
- John Joseph McEvoy
- Glynis Rita Patrick

REF	LOT #	PLAN REF	ADDRESS	AREA (HA)
<b>DUNBIER LAND</b>				
1	32	DP736923	110 Macquariedale Road	61.85
2	1	DP1000355	90 Macquariedale Road	0.23
<b>KINGS LAND</b>				
3	3	DP804375	725 Wilton Road	36.61
4	1	DP 804375	525 Wilton Road	1.41

Table 3 Appin (Part 2) Precinct – summary of key attributes

LOCATION: APPIN (PART 2) PRECINCT	KEY ATTRIBUTES
 <p>The map displays the Appin (Part 2) Precinct boundary in a dark blue color. Surrounding areas include the Appin (Part 1) Precinct (light blue) and the Appin &amp; North Appin Precincts (grey). Key geographical features include the Nepean River, Eladine Creek, Simpson Creek, Jocky Ponds Creek, and Ousehole Creek. Major roads shown are Brian Road, Appin Road, Brooks Point Road, and Hutton Road. The map also indicates the boundaries of the Wollondilly LGA and the Campbelltown LGA.</p>	<p><b>Area:</b> Total – 100.10ha</p> <p><b>LGA:</b> Wollondilly LGA</p> <p><b>Proposed dwellings:</b> 1,312</p> <p><b>Proposed retail &amp; commercial floor space:</b> 30,000+</p> <p><b>Proposed population:</b> 3,709</p>
<p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>— Appin &amp; North Appin Precincts Boundary</li> <li>— Appin (Part 1) Precinct Boundary</li> <li>— Appin (Part 2) Precinct Boundary</li> <li>— LGA Boundary</li> </ul>	

This report assesses the likely change in social impacts from the Appin (Part 2) Precinct. It should be read in conjunction with the SHIA prepared for the Appin (Part 1) Precinct in full.

The ‘Appin (Part 1) Precinct and Appin and North Appin Precincts Social and Health Impact Assessment’ (Urbis August 2023) assessed the likely impact of 21,865 new dwellings in the area and approximately 65,204 people. The development within the Appin (Part 2) Precinct (the subject of this report) represents 1,312 dwellings and approximately 3,709 people of this development.

It is expected that a more detailed SHIA assessment will be undertaken for the Appin (Part 2) Precinct at the development application stage, as recommended in this report.

## 2. OVERVIEW OF LIKELY SOCIAL IMPACTS

Council's comprehensive SHIA form contains 15 social impact categories to be assessed. These categories were assessed in full in the updated August 2023 SHIA report and included the following impacts:

- Population change
- Healthy lifestyles
- Healthy communities
- Social cohesion and sense of belonging
- Housing
- Accessibility and mobility
- Community safety
- Access to employment and training
- Local economy
- Cultural and community significance
- Arts and creative activities
- Supportive communities and needs of specific population groups

The August 2023 SHIA report assessed the likely social impacts of the Appin (Part 1) Precinct and Appin and North Appin Precincts development. The Appin (Part 2) Precinct is included within the assessed development envelope within the Appin (Part 1) Precinct and Appin and North Appin Precincts development. The likely social impacts of the Appin (Part 2) Precinct have therefore been previously assessed.

A review of the Appin (Part 2) Precinct scheme and associated updated technical reports was undertaken to understand the potential changes of the Part 2 Precinct and subsequent changes in social impact. This review found that:

- The Appin (Part 2) Precinct is consistent with the development intent, facility provision, population staging and transport access proposed with the Appin and North Appin Precincts.
- Key technical reports reviewed as part of the August 2023 SHIA, including the Social Infrastructure and Open Space Assessment, the Retail and Employment Study, the Landscape Visual Impact Assessment Statement and the Traffic Report have assessed that the Appin (Part 2) Precinct is consistent with the findings, assessment and mitigation measures originally proposed as part of the Appin and North Appin Precincts. These assessments and mitigation measures were captured in the August 2023 SHIA report.
- A new Aboriginal Objects Due Diligence Assessment has been prepared for the Appin (Part 2) Precinct. This assessment concluded that the Appin (Part 2) Precinct is likely to impact on Aboriginal objects in the activity area. A number of recommendations are proposed to help mitigate and manage this impact, including the preparation of an updated Aboriginal Cultural Heritage Assessment.

Based on this review, the Appin (Part 2) Precinct is consistent with the assessment provided in the August 2023 SHIA. No additional assessment is therefore recommended at this stage, beyond that already undertaken. The following additional mitigation measures are recommended, in addition to those provided in the August 2023 SHIA, to reflect the Appin (Part 2) Precinct:

- Deliver the recommendations contained in the Aboriginal Objects Due Diligence Assessment (April 2023) prepared by Niche Environment and Heritage.

### **3. CONCLUSION**

This report has been prepared to understand the likely social impacts of the Appin (Part 2) Precinct, aligned to Council's SHIA Guidelines.

This report relies on the evidence base, assessment and findings provided in the August 2023 SHIA for the Appin and North Appin Precincts and Appin (Part 1) Precinct. The August 2023 report is provided at Appendix A and should be read in conjunction with this report.

Based on the statement provided in Chapter 2 of this report, the likely social impacts of the Appin (Part 2) Precinct have been adequately assessed as part of the August 2023 SHIA and no further assessment is likely needed at this stage. An additional recommendation is provided in this report, in addition to those provided in the August 2023 SHIA. These recommendations should be followed to guide subsequent planning stages, with a more detailed SHIA assessment expected to be undertaken at the development application stage, as previously recommended.

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# **APPENDIX A – SOCIAL HEALTH IMPACT ASSESSMENT AUGUST 2023**

