

AGENCY AND UTILITY SUBMISSIONS – APPIN STATE ASSESSED PLANNING PROPOSAL	
MATTER RAISED	PROPONENT RESPONSE
Endeavour Energy	
Management of electricity infrastructure	Clause 6.6 of <i>Appendix 10 of State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> requires the consent authority be satisfied that arrangements have been made to make public utility infrastructure, including electricity, available. Development consent cannot be granted until this pre-condition is met thus no additional demand for electricity will be generated without the required augmentation of the electricity infrastructure. The proponent will continue to engage with Endeavour Energy throughout the planning and design process to ensure compliance with the utility providers requirements.
Capacity of existing distribution network	The proponent will continue to engage with Endeavour Energy throughout the planning and design process to ensure sufficient network capacity is provided to service the proposed development.
Planting of large trees near EE infrastructure	Requirements regarding the landscape planting in proximity to existing electrical infrastructure will be managed in accordance with Endeavour Energy's vegetation management requirements.
NSW Department of Education	
A co-located primary and high school of 6ha (minimum) would be required by Stage 3A.	Provision for a 4HA K-12 school site within Stage 3A, consistent with the SINSW advice during the rezoning, forms part of the State Planning Agreement.
Due Diligence reporting is required for the particular sites proposed for schools.	This is a matter for detailed design. The final location and form of the school sites will be negotiated with DoE through the State Planning Agreement and the Development Application(s) that seek consent for the subdivision of the school sites will be cognisant of the site opportunities & constraints and the DoE requirements for schools.
Zoning of the School Site	<p>The site will be zoned UD Urban Development and education establishments are permissible.</p> <p>We note the UD zone is not a prescribed zone under the Transport and Infrastructure SEPP and believe this is an oversight that is worthy of consideration by DPHI.</p> <p>We therefore offer our support for any approach to DPHI related to expanding the application of the prescribed zones to include the UD zone as an approval pathway for educational establishments in addition to other infrastructure such as utilities.</p>
Amendments to Social Infrastructure and Open Space Assessment	We raise no objection to the requested amendments to the 2023 report however cannot amend the 2022 report included as Appendix A as this relates to the Appin (Part) Precinct which is not the subject of this Planning Proposal.
Infrastructure Delivery	Provision for the school sites forms part of the State Planning Agreement.
Infrastructure Delivery Plan	<p>In the absence of any publicly available Strategic Business Case we are unable to update Table 7 and Figure 5 in the report at this time.</p> <p>We have provided our response to the other requested amendments within the updated report.</p>

	<p>Matters for detailed design of the school sites will be negotiated with DoE through the Development Application that seeks consent for the subdivision of the school site will be cognisant of the site opportunities & constraints and the DoE requirements for schools.</p> <p>Whilst we are supportive of the proposed amendment on page 30 we believe this has been dealt with through the amendments to Table 10.</p>
Active Transport and Access	<p>Transport planning accords with the endorsed GMGA TMAP that in turn has been guided by the NSW Governments Movement and Place Framework.</p> <p>All other matters are most appropriately considered in the detailed design phase post-rezoning.</p>
NSW Department of Planning, Housing & Infrastructure	
Inconsistent with GMGA Structure Plan	<p>The proposed Local Centre has been moved slightly south of the original indicative location within the GMGA Structure Plan so that it can be sited at the junction of the East-West Road and the Public Transport Corridor. This location is considered superior as it capitalises on the delivery of this new transport infrastructure maximising accessibility through all modes of transport.</p>
Impact on dwelling capacity	<p>The GMGA 2040 interim plan assumed a dwelling <i>potential</i> of 15,000 homes for the Appin Precinct. The Appin (Part) Precinct has been rezoned for a maximum of 12,900 homes and this proposal seeks an additional maximum of 1,312 homes. The GMGA 2040 interim plan states that yield and capacity is to be <i>refined at Precinct Planning stage</i>.</p> <p>The Planning Proposal presents a Draft Precinct Structure Plan that accommodates an additional 1,312 dwellings beyond the maximum provided for within the Appin (Part) Precinct. The Planning Proposal is accompanied by supporting reports that document the required infrastructure to accommodate these dwellings. Further, the endorsed TMAP indicates that the capacity of the Appin Precinct is greater than the original assumed potential 15,000 homes.</p> <p>Notwithstanding, Sydney is in the midst of a generational housing supply crisis. Housing is now recognised as a critical issue of State and National importance.</p> <p>The NSW Government's work to unlock infill housing supply with immediate proximity to transport nodes is commendable. However, NSW will not achieve nor maintain 75,000 homes each year through infill housing alone. The fact is that infill housing is unlikely to deliver any meaningful contribution to NSW housing supply in the short to medium term.</p> <p>There are long lead-in timeframes for the required rezoning, acquisition, financing, pre-sales commitments, development approvals, construction and settlements of medium and high-density infill housing. The process of identifying the initial appropriate precincts has only just been completed. The reality is that, even in a favourable</p>

	<p>economic environment, these sites cannot meaningfully contribute to housing outcomes during the first five years of the Housing Accord.</p> <p>At least in the short to medium term, the NSW Government relies on greenfield development to deliver most housing requirements.</p> <p>The North West and South West Growth Areas have played a critical role in delivering new housing for Sydney; however, we have reached a stage where land ownership is highly fragmented, and it is becoming increasingly difficult to assemble parcels to deliver the scale of housing necessary to meet future demand.</p> <p>Conversely, Appin is largely in single ownership and will provide significant housing supply in one of Sydney's most affordable regions within a high-quality master-planned environment, consistent with the NSW Government's vision established over the past decade.</p> <p>Provided that the necessary infrastructure is delivered, it can, and should, now play an important role in delivering on the NSW Governments immediate commitments under the Housing Accord.</p>
Clarifications	<p>The Transport Management and Accessibility Plan (TMAP) prepared for the Appin (Part) Precinct includes the Appin and North Appin Precincts in addition to the Moreton Park Employment lands.</p> <p>The proponent intends to amend the Appin (Part) Precinct State Planning Agreements (SPA) to accommodate the development proposed within this Planning Proposal.</p> <p>Appin (Part 2) Precinct will be accommodated into the Wollondilly – GMGA DCP by amending the maps in Schedule 1.</p> <p>Section 6 Part 2 – Explanation of Provisions in the Planning Proposal Report details the proposed amendments to <i>Appendix 10 of State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> to accommodate the site. Consequential amendments to the Planning Agreements, Precinct Structure Plan and the DCP will also be required.</p> <p>Zoning the site as a Standard Instrument zone would be inconsistent with the adjoining land. The UDZ proposed for the site is a logical extension of the zoning of the Appin (Part) Precinct.</p>
NSW Environmental Protection Agency	
Noise impacts from the Appin Power Station and Appin Coal Mine	<p>The Acoustic Assessment has assessed the noise impacts from these sources and provided a preliminary solution. The proponent will undertake further noise analysis and meet with the operators of the Appin Power Station and Appin Coal Mine to determine the feasibility of any proposed mitigation measures as part of the preparation of the future Development Applications.</p>

Potential interaction with contaminated land	The Preliminary Site Investigation concludes that the land is suitable for the proposed rezoning in accordance with the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> and the <i>Contaminated Land Management Act 1997 (CLM Act)</i> . A Detailed Site Investigation will be undertaken to inform any future Development Application. Should the DSI identify contamination that is required to be remediated then a Remediation Action Plan will be prepared.
NSW Health South Western Sydney Local Health District	
Walkability	The density controls within the SEPP are minimums and do not preclude the achievement of greater density. Notwithstanding, a significant proportion of the Site is proposed for non-residential land uses, and any development will need to consider the site constraints and opportunities. The density principles adopted in the Precinct Structure Plan seek to locate higher densities within proximity to higher amenity (transport, centres and open space).
Public Transport	The proposed GMGA Transit Corridor will link the Site to Campbelltown. The collector road network provides for bus routes. Bus stop locations will be identified in future Development Applications.
Cyclability	The proposed UDZ does not preclude a bus interchange land use.
Healthy Food	The density principles adopted in the Precinct Structure Plan seek to locate higher densities within proximity to higher amenity (transport, centres and open space). Dwelling controls are included in the Draft Wollondilly – Greater Macarthur Development Control Plan 2024
Public Open Space	Open space is identified on the Precinct Structure Plan.
Employment	The UD Urban Development zone permits a broad range of employment land uses. This Planning Proposal will accommodate a 30,000m ² Local Centre.
Social Infrastructure	Schools are identified on the Precinct Structure Plan.
NSW Heritage	
Lack of full ACHAR	An Aboriginal Objects Due Diligence Assessment has informed the proposal and is the appropriate level of assessment required at this stage. An Aboriginal Cultural Heritage Assessment will be undertaken to inform future Development Applications.
Potential for Statement of Heritage Impact	Clause 5.10 of <i>Appendix 10 of State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> provides the specific circumstances when a Statement of Heritage Impact is required to be prepared as part of a Development Application to assess potential impacts on heritage items.
Historical Archaeological Assessment required	The Historic Heritage Constraints Assessment provides an assessment of archaeological potential and provides recommendations prior to construction works (i.e. for assessment at the Development Application stage).
NSW Rural Fire Service	
Compliance with PBP 2019	Future development will be assessed by the NSW Rural Fire Service under Section 100B of the Rural Fires Act 1997 and Planning for Bush Fire Protection 2019 at the Development Application stage.
NSW State Emergency Services	
Flooding extents	The nature of the Site is such that the development catchments will drain directly to Elladale Creek and Ousedale Creek. The Flood Study mapping shows that flooding within these creeks is well contained within the riparian corridors and the site will not be impacted during a major flooding event. As such, the Water Cycle Management Study advises that detailed post development hydraulic flood assessment is not required.

Flood evacuation capability	The progressive development of the Site, coupled with the delivery of critical upgrades and additions to the local and regional road network, will increase capacity in the event of emergency evacuation.
Development on flood prone land	The Flood Study mapping shows that flooding is well contained within the riparian corridors and the site will not be impacted during a major flooding event.
Subsidence Advisory NSW	
Proposal within declared Mine Subsidence district	Future development will be assessed by Subsidence Advisory NSW under Section 22 of the Coal Mine Subsidence Compensation Act 2017.
Sydney Water	
Water servicing capacity	Clause 6.6 of <i>Appendix 10 of State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> requires the consent authority be satisfied that arrangements have been made to make public utility infrastructure, including water, available. Development consent cannot be granted until this pre-condition is met thus no additional demand for water will be generated without the required augmentation of the water infrastructure. The proponent will continue to engage with Sydney Water throughout the planning and design process to ensure compliance with the utility providers requirements.
Wastewater serviced by Upper Nepean plant	Clause 6.6 of <i>Appendix 10 of State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> requires the consent authority be satisfied that arrangements have been made to make public utility infrastructure, including sewer, available. Development consent cannot be granted until this pre-condition is met thus no additional demand for sewer will be generated without the required augmentation of the sewer infrastructure. The proponent is working closely with Sydney Water and private water utility providers, planning the delivery of a local wastewater recycled treatment plant ahead of the planned Sydney Water delivered AWRC in 2032.
Water NSW	
Land adjacent to Sydney Water Drinking Catchment	Future development will be assessed in accordance with the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&I SEPP)</i> and the <i>Water NSW Guideline for Development Adjacent to Upper Canal and Warragamba Pipelines (2021)</i> .
Inadequate Planning Controls on Southern Site	The proponent will clarify future land uses at the Development Application stage and ensure stormwater runoff is diverted away from the Sydney Water Drinking Catchment.