

PUBLIC SUBMISSIONS – APPIN (PART 2) PRECINCT PLANNING PROPOSAL	
MATTER RAISED	PROPOSER RESPONSE
No proposed or existing VPA	<p>An <i>Infrastructure Delivery Plan</i> accompanies the Planning Proposal. The IDP outlines the proposed infrastructure responsibilities, mechanisms and scope.</p> <p>The planning proposal was referred to various state agencies and a response to their submissions is provided under separate cover. State agencies will continue to be engaged as part of the continuing rezoning process to understand their requirements for infrastructure.</p> <p>The negotiation and finalisation of Planning Agreements are a separate process to the rezoning pathway, and will be publicly exhibited for the community to review and comment on, before the agreements are finalised and executed.</p>
Impact on local koala colony through clearing	<p>The proposal is on land that is subject to the NSW Government's strategic biodiversity assessment: the Cumberland Plain Conservation Plan.</p> <p>The proposal is consistent with the CPCP mapping and the 31 principles for protecting the Koala. All Avoided Land, being 17.6 hectares of mapped koala habitat, is proposed to be zoned as C2 Environmental Conservation.</p>
Use of outdated Census data	The 2021 Census data was not published until April 2023 after the finalisation of the consultant inputs into the Planning Proposal.
Lack of supporting employment land for future residents	<p>The dwelling and population projections attributable to the Site informed the <i>Appin and Appin North Precincts Retail &amp; Employment Study</i> for the Appin (Part) Precinct rezoning.</p> <p>The development of the Appin Local Centre within this Site is estimated to support 1,217 direct, ongoing jobs. The local centre, network of neighbourhood centres and the proposed Moreton Park employment zone will generate an estimated 12,800 jobs in the long term.</p>
Collusion with Government	<p>The proponent will continue to comply with all statutory planning requirements. The Department of Planning reviewed approval for the Appin (Part) Precinct planning proposal in 2023 and ascertained that the approval was granted appropriately.</p> <p>This proposal was on public exhibition for 28 days from 15 January to 18 February 2024 to enable community to provide feedback. The proponent will continue to consult with stakeholders and community throughout the planning process.</p>
Impact to Rural Lifestyle and Character	<p>The GMGA which was declared by the NSW Government as a Growth Area in 2019. Growth areas provide for the long-term delivery of housing needs for Greater Sydney, and they help coordinate and align infrastructure delivery for future communities. The GMGA 2040 Interim Plan and the 2022 Update to the GMGA Structure Plan, outlines how the Department is planning for more homes, jobs and essential services in the region.</p> <p>This Site in conjunction with the previously rezoned Appin (Part) Precinct dedicate more than one third of land to the NSW Government for the preservation and regeneration of conservation land and 500 hectares of fauna corridors to enabling the continuation of the strong flora and fauna experience in the local area to enhance the rural lifestyle currently enjoyed by the existing local community.</p>

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	The importance of preserving the distinctive character and heritage of the existing community is recognised. The advantage of masterplanned communities is that considerations of existing landscape, character and history of the surrounding area is able to be considered and woven into the design and delivery outcomes, to complement the existing character of the community while enhancing the liveability for both the existing future community.
Impact of overdevelopment and densification within Appin	<p>The Site and the broader Appin Precinct within the GMGA, will deliver a significant boost to NSW housing supply contributing to the NSW Government’s obligations under the Federal Housing Accord.</p> <p>Housing density and lot sizes will be delivered in accordance an approved Development Control Plan adopted by DPHI in consultation with Wollondilly Shire Council. Sustainable outcomes are a requirement of the Draft DCP.</p>
Health and wellbeing of Appin residents	The <i>Social Infrastructure and Open Space Assessment</i> and <i>Social &amp; Health Impact Assessment</i> respond to Council’s Local Strategic Planning Statement and ensure that development supports the health and wellbeing of the existing Appin community. They ensure that the future community has been suitably considered at this stage of the planning process and that they align with the strategic direction of the GMGA Structure Plan. The proposal accommodates the required social infrastructure and planning including, open and recreational space, conservation, schools, district open space, physical and social infrastructure, local employment, and regionally significant infrastructure to ensure that proposal will contribute to positive social impacts in the region.
Lack of supporting infrastructure plan	An <i>Infrastructure Delivery Plan</i> accompanies the Planning Proposal. The IDP outlines the proposed infrastructure responsibilities, mechanisms and scope. The planning proposal was referred to various state agencies and a response to their submissions is provided under separate cover. State agencies will continue to be engaged as part of the continuing rezoning process to understand their requirements for infrastructure.
Concerns regarding sewer and water utility 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.
Location of proposed SPS	The Proponent is working collaboratively with Sydney Water to identify what utility infrastructure is required and the suitable sites that will meet operational requirements while minimising impacts to surrounding land uses. Through collaborative efforts, the Proponent is committed to selecting infrastructure locations that ensures the efficient utility servicing while addressing community concerns. The locations of this infrastructure will be established during detailed design and is the subject of future Development Applications.
Impacts on proposed rezoning on local heritage	No land that is the subject of this Planning Proposal is identified as appropriate to be listed. Future Development Applications for land adjacent heritage sites will require an assessment of any heritage impact.

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Impacts on the SHR Appin Massacre cultural landscape	<p>The Greater Macarthur Growth Area Structure Plan provides guidance on Starting with Country and acknowledges the landscape connections associated with the heritage of the place.</p> <p>The Appin Massacre Cultural Landscape curtilage extent was exhibited between 3 and 31 August 2022 and formally listed on the State Heritage Register on 25 November 2022.</p> <p>No land within the Site is listed. Future Development Applications for land adjacent the SHR site will require an assessment of any heritage impact.</p> <p>There has been significant consultation and engagement with Aboriginal Community Registered Aboriginal Parties (RAPs), focused on Aboriginal Cultural Heritage, Archaeology, and Values specifically within the Greater Macarthur Region and the Appin and Appin (Part) Precincts.</p> <p>The Draft DCP includes requirements on how future development should acknowledge and respond to Connecting to Country values.</p>
No minimum lot size	<p>The Site is within the Appin Precinct of the GMGA which was declared by the NSW Government as a Growth Area in 2019. Growth areas provide for the long-term delivery of housing needs for Greater Sydney, and they help coordinate and align infrastructure delivery for future communities. The GMGA 2040 Interim Plan and the 2022 Update to the GMGA Structure Plan, outlines how the Department is planning for more homes, jobs and essential services in the region. Given Appin is located within a growth area, the rezoning is consistent with the strategic framework to deliver more houses and jobs in this location.</p> <p>The proposed minimum lot size control applies only to the proposed C2 Environmental Conservation land and is consistent with the existing 40 hectares minimum under the current RU2 zoning. No minimum lot size is proposed for the proposed UD Urban Development land. Density is instead subject to Clause 4.3A Residential density under the Appin (Part) Precinct Plan which is consistent with the rezoning of the Appin (Part 1) Precinct and with the approach applied to the Sydney Growth Areas.</p> <p>The Wollondilly – Greater Macarthur Growth Area DCP will provide further guidance regarding lot sizes and dimensions once it is finalised.</p>
Urban sprawl	<p>The Site is within the Appin Precinct of the GMGA which was declared by the NSW Government as a Growth Area in 2019. Growth areas provide for the long-term delivery of housing needs for Greater Sydney, and they help coordinate and align infrastructure delivery for future communities. The GMGA 2040 Interim Plan and the 2022 Update to the GMGA Structure Plan, outlines how the Department is planning for more homes, jobs and essential services in the region. Given Appin is located within a growth area, the rezoning is consistent with the strategic framework to deliver more houses and jobs in this location.</p>

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CPCP not yet federally approved	<p>The Cumberland Plain Conservation Plan was approved under the <i>NSW Biodiversity Conservation Act 2016</i> in August 2022. The NSW government has submitted the CPCP to the Commonwealth Government for consideration under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p> <p>Until the CPCP has received approval under the EPBC Act, landholders can progress development, and if impacts to matters of national environmental significance (MNES) are proposed, landholders can seek their own individual approvals from the Commonwealth under the EPBC Act, until such time as the CPCP is endorsed by the Commonwealth government.</p>
C2 zoning de-valuing rural land	<p>The C2 zone is the appropriate zone to be applied to ‘avoided land’ under the CPCP. It should be noted the portion of the land which is identified as avoided under the CPCP reflects existing vegetation, such as koala habitat, and other high biodiversity values. The proposed C2 zone is the mechanism to implement the CPCP and achieve the objectives for the GMGA.</p> <p>The Department is protecting biodiversity and ecological communities by rezoning land identified with biodiversity values under the CPCP as C2 Environmental Conservation. The proposed C2 zoning is consistent with the Ministerial Direction 3.6 Strategic Conservation Planning and the CPCP.</p>
Ongoing mining operations	<p>Future development will be assessed by Subsidence Advisory NSW under Section 22 of the <i>Coal Mine Subsidence Compensation Act 2017</i>.</p>
Road congestion resulting from new development	<p>The <i>Strategic Transport Assessment</i> for the Appin and North Appin Precincts assessed the impact of 20,000 single-dwelling lots of which this Site represents approximately 6%.</p> <p>The Site was included in this assessment and therefore no additional mitigation measures are needed beyond those that have already been proposed.</p> <p>The Transit Corridor will provide a high-quality public transport service as an alternative to private vehicles, reducing the pressure on the road network.</p>
Lack of public transport	<p>The <i>Strategic Transport Assessment</i> for the Appin and North Appin Precincts assessed the impact of 20,000 single-dwelling lots of which this Site represents approximately 6%.</p> <p>The Site was included in this assessment and therefore no additional mitigation measures are needed beyond those that have already been proposed.</p> <p>The Transit Corridor will provide a high-quality public transport service as an alternative to private vehicles, reducing the pressure on the road network.</p>
Confirmation of OSO2 alignment	<p>The alignment of the <i>Outer Sydney Orbital Stage 2</i> was subject to a detailed community consultation process managed by Transport for NSW. Following community and stakeholder engagement for two shortlisted corridor options exhibited between November 2020 and January 2021, a preferred corridor was announced in August 2021.</p>

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	TfNSW was responsible for the identification of the OSO2 alignment. The current OSO2 route does not impact the Site and will be addressed as part of the assessment and community consultation process for the land affected, led by TfNSW.
Alignment of E-W Collector Road & Transport Corridor (through private property)	<p>The alignment of the E-W Collector Road reflects TfNSW's preferred route.</p> <p>The siting of the Transport Corridor is subject to refinement through discussions with TfNSW. The proponent favours a route that would re-locate the corridor further to the west and alleviate the submitters concerns.</p>
Lack of social infrastructure (schools, medical centres etc.)	<p>The <i>Social Infrastructure and Open Space Assessment</i> provides guiding directions for the likely provision of social infrastructure and open space required to support the needs of the incoming population. It guides the allocation of facilities within the Site.</p> <p>This Planning Proposal is one of many planning stages for the Appin and North Appin Precincts. At this stage of the planning process, the social impacts have been appropriately addressed at a high level by suitable social impact practitioners.</p>
Bushfire evacuation risk	<p>The <i>Bushfire Strategic Study</i> assesses the Proposal against PBP.</p> <p>The study supports the urban development as proposed, concluding that the Site is within a bushfire landscape that has mitigation advantages, finding there is ample capacity to afford future development with bushfire protection measures that meet the requirements of PBP.</p> <p>Future development will be assessed by the NSW Rural Fire Service under Section 100B of the <i>Rural Fires Act 1997</i> and <i>Planning for Bush Fire Protection 2019</i> at the Development Application stage.</p>
Broughton Pass evacuation route	The <i>Bushfire Strategic Study</i> indicates the capability for early offsite evacuation if required, and the infrastructure planning recognises transport infrastructure required to facilitate evacuation. As a result of the bushfire mitigation strategies, it is not expected that large-scale evacuation Precinct would ever be required.