

20 March 2024

TfNSW Reference: SYD24/00384/01
Council Reference: 14614

Mr Ben Taylor
CEO
Wollondilly Council
PO Box 21
Picton NSW 2571

Attention: Max Strassmeir

RE: PRELIMINARY NOTIFICATION - DRAFT PLANNING PROPOSAL - APPIN (PART) PRECINCT NO. 2

Dear Mr Taylor,

Transport for NSW (TfNSW) appreciates the opportunity to provide comment on the Draft Planning Proposal (the 'Proposal') for Appin (part) Precinct No.2 (the 'Site'), referred to us by the Wollondilly Council (the 'Council') on 12 Jan 2024.

The Proposal seeks to rezone 100.10 hectares of land within the Greater Macarthur Growth Area Appin Precinct from RU2 Rural Landscape to UDZ Urban Development Zone and C2 Environmental Conservation, to facilitate the development of a mix of approximately 1,312 dwellings, conservation land, local parks, the transport corridor and a local centre.

The land that Appin (part) Precinct No. 2. applies to is at:

- 90 Macquariedale Road, Appin,
- 110 Macquariedale Road, Appin,
- 525 Wilton Road, Appin and
- 725 Wilton Road, Appin.

The Proposal seeks an amendment to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)* to include the Site. Upon the commencement of the amendment to the Appin (Part) Precinct Plan, the *Wollondilly Local Environmental Plan 2011* will cease to apply to the Site.

The following maps are proposed to be incorporated as part of the amendment to WPC SEPP:

- Land Application Map
- Land Zoning Map: Change Land Use from RU2 Rural Landscape to Urban Development Zone (UDZ) and C2 Environmental Conservation.
- Lot Size Map: Maintaining the 40ha for the C2 Conservation zone with no minimum lot size proposed for the Urban Development Zone (UDZ).
- Transit Corridor Map: Amend the existing Transit Corridor Map to include the indicative East West road and Transit Corridor.

TfNSW has reviewed the submitted documents and notes that TfNSW has been working closely with DPHI, Walker Corp and their consultants in the development and assessment of the Transport Management and Accessibility Plan (TMAP), the scope of which includes the Appin (part) Precinct No. 1 (PP-2022-3979) and the proposed Appin (part) Precinct No. 2. TfNSW is seeking approval to endorse the TMAP for public exhibition at this stage.

The TMAP is critical to ensuring the transport network supports the proposed growth in the precinct and responds appropriately to changes in land use. It should be noted that any assumptions or conclusions included in the Appin (part) Precinct No. 2. transport assessment will need to be recalibrated against the data agreed upon in the TMAP. This includes trip generation rates, traffic impacts, proposed mitigations, and all relevant maps and figures.

Additionally, the Proposal notes adherence that the proponent intends to enter into a State Planning Agreement (SVPA) to address the funding, timing and delivery of regional infrastructure, such as regional open space, schools, roads, transit corridors, road infrastructure and road upgrades. The SVPA is yet to be exhibited or approved by the Relevant Planning Authority.

Therefore, TfNSW recommended that the Appin (part) 2 Precinct Proposal not be considered by the Council until the TMAP and SVPA are publicly exhibited and receive final approval from the Relevant Planning Authority.

It is also noted that the Planning Proposal report states the staging would be subject to various factors, in the event Appin Part 2 Precinct is delivered prior to other stages, sufficient transport infrastructures as per TMAP need to be identified to support the growth, further consultation with TfNSW is encouraged.

Thank you for the opportunity to provide advice on the subject Draft Planning Proposal. Should you have any questions or further enquiries in relation to this matter, Xin Zhao, Land Use Planner, would be pleased to take your call on 0466 599 538 or email: development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Mann', with a large circular flourish at the beginning.

Peter Mann
Senior Manager Strategic Land Use Planning (West & Central)
Planning and Programs
Greater Sydney Division