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Dear Max,

Thank you for the opportunity to provide a late submission on the Preliminary Notification: Draft Planning Proposal – Appin (Part) Precinct No. 2 and extending the closing date for us to 15 March 2024.

South Western Sydney Local Health District (SWSLHD) recognises that the built and social environment can significantly influence health outcomes and the proposal for Appin (Part) Precinct No. 2 will need to address a range of liveability and preventive health issues to ensure that future residents do not experience health disadvantage and poor health outcomes. These have been listed in reference to our draft SWSLHD Position Statement on Healthy Urban Planning & Placemaking in Attachment A.

The Greater Macarthur Growth Area will have a significant contribution to the cumulative impact of housing developments and growing populations and subsequent needs for health infrastructure across the Macarthur region. Public transport provision may impact access to health services which will largely be located in district and regional centres.

For all state infrastructure requirements, the delivery timeline is a critical factor in planning for future populations. The Planning Proposal documents an Infrastructure Delivery Plan, however, without committed funds for state infrastructure development, the identified challenges for new developments remain.

Hospital Services

Acute health needs of residents in Wollondilly are serviced by Campbelltown Hospital. Campbelltown Hospital is the primary referral hospital for the Macarthur region comprising the Local Government Areas (LGA) of Camden, Campbelltown, and Wollondilly. The \$632 million Stage 2 redevelopment of Campbelltown Hospital was completed in 2022 including expanded surgical and medical services, mental health services, paediatric services, and emergency department services.

Community-based Health Services

SWSLHD has a long-held plan for a network of integrated community-based health facilities to service the growing needs of south west Sydney populations.

The planning proposes the establishment of Integrated Community Health Hubs (ICHH) delivering a comprehensive range of clinical services to support 'stepped-up care' for local primary care providers and, where possible, outreach models of care for clinical services traditionally delivered from hospital sites.

The ICHH approach aims to provide innovative and evidence-based care close to homes and transport links. The contemporary approach of the ICHH provides new opportunities for greater

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collaboration and skill enhancement of the primary care sector and will be supported by seven day per week services for patients who require timely care. In addition, SWSLHD continues to develop virtual care and integrated, digitally-enabled models to deliver care close to home across the region.

Shared Service Delivery Models

As part of SWSLHD's planning for community-based services, shared service delivery models have been considered particularly for developing areas of population and to support communities as social infrastructure is established.

It is noted that the Planning Proposal considers the inclusion of outreach health services within community infrastructure enabling shared service delivery models.

Primary Care Services

The volume of General Practice required has been considered by the Planning Proposal. Further consultation with the South Western Sydney Primary Health Network is recommended regarding strategies to support attraction of general practice to service the incoming population.

Accommodation of other primary care health services should also be considered including private allied health services and pharmacies.

Please find below detailed comments and recommendations on the draft Planning Proposal – Appin (Part) Precinct No. 2.

Should you require any further information, please contact maria.beer@health.nsw.gov.au Director Collaboration Population Health SWSLHD.

Kind regards



Mandy Williams
Director Population Health
Date: 15 March 2024

Appin Precinct (Part 2) Planning Proposal

The proposal seeks to rezone land at 90 Macquariedale Road Appin, 110 Macquariedale Road Appin, 525 Wilton Road Appin and 725 Wilton Road Appin. The proposal consists of two separate sites across the Appin Growth Area, with the site on Macquariedale Road being 52.5 hectares in size, and the site on Wilton Road being 38.01 hectares. Both sites adjoin the existing approved rezoning of Appin Part Precinct.

The proposal seeks to rezone the subject land from RU2 Rural Landscape to UDZ Urban Development Zone and C2 Environmental Conservation. This rezoning seeks to facilitate the delivery of a mix of approximately 1,312 dwellings, conservation land, local parks, the transport corridor and a local centre. The proposal seeks to maintain a minimum lot size of 40ha for the C2 Conservation zone and apply no minimum lot size for the UDZ Urban Development Zone. The proposal also seeks to amend the existing Transit Corridor Map to include the Indicative East West road and the Transit Corridor.

Refer to **Attachment A**: Draft SWSLHD Position Statement Healthy Urban Planning & Placemaking

SWSLHD Position Statement Target Area	SWSLHD Position Statement Target	Is the planning proposal consistent?	Recommendations
Walkability	1. Dwelling density \geq 25 gross dwellings per hectare	No. If the Urban Development Zone component of the northern site is (52.5ha – 17.12ha = 35.38ha) and the southern site is 38.01ha, the gross urban development area is 73.39ha. With 1,312 dwellings, this means a density of 17.9 gross dwellings per hectare.	Clause 4.3A(1) of the WPC SEPP could be amended to include a higher dwelling yield, or, if this is inappropriate due to other constraints, the C2 Conservation could be expanded to reduce the developable area. Failing this, a Precinct Structure Plan or site-specific DCP could identify open space around the boundaries of the developable area to reduce walking catchments and increase density.
Walkability	2. \geq 80% households within 800m of 10 daily living destination types	Likely to be achieved in the northern site.	A Precinct Structure Plan or site-specific DCP

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	(convenience shop, GP/medical centre, post office, playground/park, specialty food shop, community centre, pharmacy, bank, dentist, café, gym/fitness, early childhood education centre, library)	Somewhat unlikely in the southern site, with its greater distance to the nearest Mixed Use Centre.	should locate higher-density residential development closer to the Mixed Use Centres.
Public Transport	3. Access to nearest strategic centre by active travel and/or public transport in 30 mins	Nearest strategic centre is Campbelltown. If public transport is provided, access could be within 30 minutes. Active travel time would be >60 minutes (bicycle).	A Precinct Structure Plan or site-specific DCP should identify bus stop locations.
Public Transport	4. ≥ 80% dwellings within 400m of public transport stop (800m to station) with a regular 30-minute weekday service (7am to 7pm)	Achievable within the parameters of the proposal, but not guaranteed.	A Precinct Structure Plan or site-specific DCP should identify bus stop locations serving at least 80% of dwellings within 400m.
Mode Share	5. Demonstrate increased sustainable mode share for all trips with specific achievable (realistic but ambitious) measurable targets for active and public transport	N/A	N/A
Cyclability	6. 100% of dwellings within 5km cycling distance of a Local Centre (or Strategic or Metropolitan Centre) and a Regional Open Space and a Tertiary institution (TAFE or university) and a public transport hub (train station, bus interchange)	Local Centre: likely Regional Open Space: likely Tertiary Institution: likely Public Transport Hub: unlikely	A Precinct Structure Plan or site-specific DCP could identify a bus interchange for Appin.
Healthy Food	7. 80% dwellings within 800m of supermarket.	Likely to be achieved in the northern site. Somewhat unlikely in the southern site, with its greater distance to	A Precinct Structure Plan or site-specific DCP should locate higher-density residential development closer to the Mixed Use Centres.

		the nearest Mixed Use Centre.	
Healthy Food	8. 100% population have access to land suitable for growing food (i.e. front/back yard, rooftop garden, community garden, private communal garden) within 400m	Achievable within the parameters of the proposal, but not guaranteed.	A site-specific DCP should include requirements for front/back yards, rooftop gardens, community gardens and/or private communal gardens.
Public Open Space	9. 100% dwellings within 800m of neighbourhood park/public open space	Achievable within the parameters of the proposal, but not guaranteed.	A Precinct Structure Plan or site-specific DCP should identify locations for neighbourhood parks and/or other public open space such that 100% of dwellings are within 800m.
Public Open Space	10. $\geq 80\%$ dwellings within 400m of open space $\geq 1.5\text{ha}$	Achievable within the parameters of the proposal, but not guaranteed.	A Precinct Structure Plan or site-specific DCP should identify locations for open space $\geq 1.5\text{ha}$ such that $\geq 80\%$ dwellings are within 400m.
Employment	11. 50% employed persons able to live and work in same LGA	Unlikely. Wollondilly already has a significant shortage of jobs relative to its resident workforce, and the residential development in Wilton and Appin Growth Areas will greatly exacerbate this problem.	<p>The planning proposal could be revised to specifically allocate more land to employment uses. It could also amend the UDZ zone in the land use table to remove any existing barriers to using urban land for employment.</p> <p>Failing this, a Precinct Structure Plan or site-specific DCP should identify locations for employment land uses.</p>
Employment	12. $\geq 25\%$ employed people living in small local areas (SA2) and working in the broader local area (SA3 or LGA)	Unlikely. Wollondilly already has a significant shortage of jobs relative to its resident workforce, and the residential	The planning proposal could be revised to specifically allocate more land to employment uses. It could also amend the UDZ zone in the land use

		development in Wilton and Appin Growth Areas will greatly exacerbate this problem.	<p>table to remove any existing barriers to using urban land for employment.</p> <p>Failing this, a Precinct Structure Plan or site-specific DCP should identify locations for employment land uses.</p>
Social Infrastructure	13. $\geq 80\%$ dwellings $\leq 800\text{m}$ walking distance from a government primary school	Unlikely. The Social Infrastructure and Open Space Assessment submitted with the Planning Proposal recommends one co-located primary and high school across the two sites, with schools to be co-located with the mixed centres. The northern site is therefore likely to achieve this target, but the southern site is not. The proposal also does not specify that it will be a government school.	A Precinct Structure Plan or site-specific DCP should identify locations for government primary schools within 800m walking distance of $\geq 80\%$ of dwellings.
Housing Diversity	14. (a) Does proposal contribute to housing diversity in the LGA, as per Council housing strategy? (b) Does proposal apply a range of controls to contribute to diversity of housing across LGA?	Yes. The proposal includes density ranges that will provide a greater proportion of medium- and high-density residential development than currently exists in Wollondilly, contributing to housing diversity.	None
Affordable Housing	15. $\geq 15\%$ of new dwellings are available for low and moderate income earners to rent or buy without spending more than 30% of income	N/A. Outside the scope of the proposal.	N/A