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**From:** Murray  
**Sent:** Monday, 22 January 2024 2:20 PM  
**To:** Sustainable Growth; Max  
**Cc:**  
**Subject:** RE: Preliminary Notification Draft Planning Proposal - Appin (Part) Precinct No. 2

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Good Afternoon Max,

## **PLANNING PROPOSAL PRE-LODGEEMENT ADVICE – APPIN (PART) PRECINCT NO. 2 - 90 & 110 MACQUARIEDALE ROAD, 525 & 725 WILTON ROAD, APPIN**

Thank you for your correspondence dated 12 January 2024 requesting pre-lodgement advice for the above-mentioned planning proposal.

### **Understanding of the Planning Proposal**

The planning proposal seeks the following changes:

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

The proposal seeks to facilitate approximately 1,312 homes conservation land, local parks, the transport corridor and a local centre.

### **Advice regarding the proposal**

It is requested any Planning Proposal submitted to the Department for Gateway assessment for this site should address the following issues:

- A new local centre is included in the proposal which is inconsistent with the existing GMGA Structure Plan. The proposal should be updated to clearly justify the inclusion of this new centre and the departure from the GMGA Structure Plan and clarify if this is intended to be a local or neighbourhood centre.
- The GMGA 2040 interim plan indicates 15,000 homes for the Appin Precinct. Appin (Part) Precinct has been rezoned for 12,900 homes, this proposal seeks an additional 1312 homes, which only leaves a remainder of approximately 800 homes for the rest of the Appin Precinct. The proposal needs to address the impact of the proposal on the remaining dwelling capacity across the remaining yet to be rezoned land in the Appin Precinct and revise the proposed yield accordingly.

- Clarify with Transport for NSW whether this subject sites (i.e., both the “North” and “South” sites) needs their own Transport Management and Accessibility Plan (TMAP) or if they have been / will be included in the TMAP for the Appin (Part) Precinct.
- Clarification if the proponent intends to enter into a separate State Planning Agreements (SPA) or consolidate it into the current negotiations for an SPA for the Appin (Part) Precinct.
- Clarification how the sites intend to be incorporated into the draft DCP for Wollondilly Local Government Area component of the GMGA.
- Clarification on what amendments will be required for Appendix 10 of State Environmental Planning Policy (Precincts—Western Parkland City) 2021 to accommodate the site. The Department notes that for example, the structure plan requirements in section 6.1 will need updating.
- Clarification of Council’s preference whether the UDZ or Standard Instrument zones are to facilitate rezoning of the sites. The UDZ was implemented to be a temporary measure on sites much larger than the 2 sites within the proposal. It may be more beneficial to rezone the two subject sites directly to appropriate Standard Instrument zones.

### **New approach to proposed rezonings in GMGA**

Should the proposal proceed to Gateway, the Gateway determination would likely include conditions requiring a draft DCP and SPA to be publicly exhibited together with the proposal. While the DCP may be adopted post finalisation, the Gateway will likely require the proposal not be finalised until SPA and Structure Plan for the sites, are fully resolved.

The Department appreciates this will require more work to be done before the exhibition package will be ready than has been the case in recent years. Consistent with recent reforms to reduce timeframes to complete planning proposals, a Gateway is unlikely to be issued for longer than 12 months, therefore careful consideration will be needed in terms of the proposed milestones which will be necessary to understand if issuing a Gateway would be premature.

### **Consultation with other agencies**

Before the proposal is referred to the Department for a Gateway determination, consultation with the following agencies/ authorities is required:

- Sydney Water
- Rural Fire Service
- Transport for NSW
- School Infrastructure NSW
- Environment and Heritage Group

Kind Regards,

Murray

Walker Corporation Pty Ltd

Attn Nathan Croft, Principal Planner

I am writing to confirm the outcomes of recent conversations between the Department of Planning and Environment (the Department), Wollondilly Shire Council (Council), Transport for NSW (Transport) and Walker Corporation, in relation to progressing the draft Appin Precinct Development Control Plan (draft DCP) and Precinct Structure Plan (PSP) for the Appin (part) Precinct in the Greater Macarthur Growth Area submitted on 8 September 2023.

As discussed with Walker Corp on 22 November 2023, the Department and Council has completed its initial assessment of the DCP, adequacy assessment of the PSP, and provided a copy of the documents to Transport. The Department has also considered the relevant requirements contained in Sections 6.1 and 6.2 in Appendix 10 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (the SEPP). Comments arising from this review are consolidated below.

#### PSP comments

The submitted PSP is not yet considered adequate for assessment. Addressing the matters below will enable the Department to undertake an assessment of the PSP.

1. The PSP has been presented as a single plan for the entire part precinct. While this should be pursued, due to the scale of the site, there are a number of areas (such as active and passive open space, education facilities, areas of medium density, and drainage) that are visually impractical to include at this level. The Department requests that the PSP be accompanied by more detailed plans for each stage, such as the four areas identified in Figure 51 (pg 130) of the exhibited planning proposal. See for example Structure Plan Release Area 1 (Stage 1) on page 22 of the exhibited planning proposal. This would help address the matters outlined in points 2-7 below. The PSP needs to clearly articulate what matters are deferred to the release area / stage plans. It is open to Walker whether to prepare Stage plans for all four Stages or focus on Stage 1 only at this point in time. Adoption of the PSP and DCP will be considered in conjunction with the number of dwellings covered by any State Planning Agreement (SPA) and committed government funding. Any cost to government will be a consideration in understanding whether the PSP and DCP will be adopted for all or a portion of the site.
2. Although 'residential' areas are shown, the general lay out of low and medium density is required under (6.1)(2)(a) of the SEPP:
  - a. A breakdown is required of all medium and low density to be provided in each stage to demonstrate how the 12,900 dwelling cap can be managed.
3. Land needed for drainage and stormwater purposes is required to be shown under 6.1(2)(b).
4. Land in the Urban Development Zone where existing native vegetation will be protected and enhanced is required to be shown under 6.1(2)(c).
5. Proposed height of buildings is required under 6.1(2)(e).
6. The location of education facilities is required under 6.1(2)(f).
7. Regarding the location of open space (6.1)(2)(g), it is requested that:

- a. The open space currently shown on the PSP be quantified and categorised into active or passive open space.
  - b. A breakdown is required of all open space to be provided in each stage.
8. 6.1(2)(f) also requires roads and transport infrastructure to be shown. It is the Department's expectation that this be informed by a Transport Management and Access Plan (TMAP) endorsed by Transport. Initial comments are:
  - a. The Outer Sydney Orbital Stage 2 (OSO2) must be clearly labelled and not referred to as 'north-south connection road'. The width and location of the OSO2 must align to the Transport Corridors Map.
  - b. Collector roads must be informed by the endorsed TMAP.
  - c. Corridor alignments in the Transport Corridors Map (TCM) may change with agreement from Transport, and the TCM will be updated with the adoption of the PSP.
9. The resubmitted PSP should clearly identify the proposed land uses on non Walker Corp owned land.

#### Draft DCP comments

1. The Department considers the best approach is to re-brand the draft DCP as "Wollondilly – Greater Macarthur Growth Area" DCP and have the main body apply to the Wollondilly Local Government Area component of the Greater Macarthur Growth Area.
2. Schedule 1 should remain for the Appin (part) Precinct. Within Schedule 1, consider the use of separate parts or sections for each stage to correlate to the relevant stage plan mentioned in point 1 of the PSP comments.
3. Although the Wilton Growth Area DCP forms the basis for the draft DCP, the requirements for the DCP are contained in Section 6.2 of the SEPP. It is requested that a table of the SEPP criteria and how the DCP addresses those criteria be provided with the updated DCP. Further, it is the Department's expectation that 6.2(3)(a) and (b) will be informed by a Transport Management and Access Plan (TMAP) endorsed by Transport. This is the agreed approach of both DPE and Transport Executive, supported by Council.
4. Any land or public facilities intended to be dedicated to Council must demonstrate alignment to relevant Council policies so transfer of these sites can be achieved, or as otherwise agreed in a Local Planning Agreement. This will ensure the transfer of any intended land or facilities to Council can be facilitated as intended.
5. The Department has worked with Council to provide more detailed comments in the table at **Attachment A**

#### Next steps

The Department has consulted Transport and Council and can confirm the following steps outline the sequence of tasks to complete the DCP and PSP are:

1. Endorsement of the TMAP by Transport.
2. Update the PSP and draft DCP informed by:
  - a. The comments above.
  - b. The outcomes of the endorsed TMAP.
  - c. The SEPP requirements.
3. Submission of updated DCP and PSP to the Department for a further review prior to exhibition.
4. Concurrent exhibition of the draft DCP with the SPA.
5. Adoption of the DCP, execution of the SPA and approval of the PSP.

The Department will also work with Council to understand if exhibition of the draft DCP and SPA can occur as close as practicable with the exhibition of the local planning agreement.

I look forward to continuing to work with you to progress this proposal. If you have any questions, you are welcome to contact Adrian Hohenzollern, Director Metro West via

Yours sincerely

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

23/11/2023

**Catherine Van Laeren**  
**Executive Director, Metro West**  
**Planning Land Use Strategy and Housing**