

# **Wollondilly Shire Local Planning Panel - 6 March 2025 - Agenda**

## 7.2 GREATER MACARTHUR - APPIN PART PRECINCT 2 - PLANNING PROPOSAL

### Directorate: Shire Futures

<b>Reason for LPP Referral</b>	Seek advice from the Local Planning Panel as per the function of the LPP within s2.19 of the <i>Environmental Planning and Assessment Act 1979</i>
<b>Address:</b>	90 & 110 Macquariedale Road APPIN, 525 & 725 Wilton Road APPIN
<b>Lot &amp; DP:</b>	Lot 1 DP 1000355, Lot 32 DP 736923, Lot 1 & 3 DP 804375
<b>Current Zoning:</b>	RU2 Rural Landscape
<b>Proposal:</b>	Planning Proposal to amend the Wollondilly Local Environmental Plan 2011 and State Environmental Planning Policy (Precincts - Western Parkland City) 2021 to enable residential development in the Greater Macarthur Growth Area.
<b>Applicant:</b>	Walker Corporation

### EXECUTIVE SUMMARY

The purpose of this report is to seek advice from the Wollondilly Local Planning Panel (Panel) on a draft Planning Proposal (draft proposal) received for land 90 and 110 Macquariedale Road, Appin and 525 and 725 Wilton Road, Appin.

The site is currently zoned under the Wollondilly Local Environmental Plan 2011 (WLEP 2011) and forms part of the Greater Macarthur Growth Area under the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Precincts SEPP).

The draft proposal seeks to rezone part of the site from RU2 Rural Landscape to Urban Development Zone (UDZ) and retain the existing Cumberland Plain Conservation land as C2 Environment Conservation. It also seeks a 40-hectare minimum lot size for the C2 zone and no minimum lot size for the UDZ zoned land.

The draft proposal has been subject to a preliminary consultation period over four weeks (28 days) from 15 January to 18 February 2024 in line with Council's Community Participation Plan and Planning Proposal Policy. A total of one hundred and twenty-one (121) submissions were received. This included seventy (70) proforma submissions and fifty-one (51) community submissions were received during this period, in addition Council also received thirteen (13) public agencies submissions. It is noted that seventy (70) proforma submissions have been managed in accordance with Councils policies and are counted as one submission. The issues identified in submissions are addressed in this report.

Council received thirteen (13) agency submissions, noting one (1) agency did not provide a response (Department of Regional NSW – Mining, Exploration & Geoscience). Transport for NSW (TfNSW) did not support the draft proposal progressing, eight (8) agencies raised concern or required additional information, two (2) agencies raised servicing timeframe issues, and two agencies had no concerns with the rezoning of the land.

While the draft proposal has strategic merit, there are several outstanding issues have been identified including there being no state planning agreement, no finalised precinct structure plan, and issues concerning the dwelling cap remaining unresolved.

All these issues have also been highlighted by the Department of Planning, Housing and Infrastructure (DPHI) submission on the draft proposal. The most significant being infrastructure provision and the dwelling cap. Currently, the Appin (Part 1) Precinct rezoning has utilised 12,900 of the 15,000 dwellings nominated for West Appin. This leaves 2,100 dwellings remaining for 576 hectares of urban development land. Should the draft proposal proceed, this would result in only 788 dwellings left under the cap for the remaining area.

The proponent has provided additional information to address some of the concerns with the draft proposal. Not all issues have been addressed but the proponent has worked with Council officers to resolve some of the larger issues.

Consideration of the draft proposal is requested by the Panel, in accordance with s2.19 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and s9.1 Ministerial Direction dated 27 September 2019 regarding Local Planning Panels and Planning Proposals. The Panel's advice will be included in a future report to Council.

It is recommended that the draft proposal not proceed due to the premature nature and placed on hold or withdrawn until the matters relating to state and local infrastructure, as well as dwelling caps, are resolved to the satisfaction of public agencies and Council.

## RECOMMENDATION

That the Panel:

1. Note that the Draft Planning Proposal has strategic merit but does not demonstrate site specific merit.
2. Note the recommendation that the draft Planning Proposal should not be supported to proceed to Gateway determination for the following unresolved issues:
  - a) A finalised Precinct Structure Plan (PSP) which needs to respond to the Transport Management and Accessibility Plan (TMAP).
  - b) An exhibited Draft Development Control Plan (DCP)
  - c) An exhibited State Planning Agreement (SPA) or suitable approach to the delivery of such infrastructure.
  - d) A finalised Local Contributions Plan – currently undergoing review by IPART.
  - e) Detailed dwelling distribution across the remaining area of West Appin in Greater Macarthur.
  - f) The removal of the proposed local centre near Appin Village to align with the Greater Macarthur Structure Plan, to reduce the likely significant impact on the existing Appin Village.
  - g) Engagement with Environment and Heritage Group about the further work requested to address Aboriginal Cultural Heritage Assessment concerns.
  - h) An updated Acoustic Report to address noise associated with Appin Coal Seam Methane Power Station and the Appin Coal Seam Mine Infrastructure.
  - i) Phase 2 Detailed Site Investigation in response to the findings of the Preliminary Site Investigation Report for Contamination.
  - j) Flood Report (Hydraulic Flood Assessment) to ensure flood affected land is zoned appropriately.

- k) Revisit discussion with Department of Education on School site zoning preferences.
3. Provide advice on the Draft Planning Proposal to Council, in accordance with the Local Planning Panel Direction – Planning Proposals, that will be attached to a future report to Council.

## REPORT

### Background

On 28 November 2023, Walker Corporation (the proponent) lodged the draft proposal for 90 & 110 Macquariedale Road and 525 & 725 Wilton Road, Appin. The draft proposal seeks to rezone the site for residential dwellings and a local centre. It proposes to remove this land from the Wollondilly Local Environmental Plan 2011 (WLEP 2011) and rezone it within the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Precincts SEPP).

On 11 October 2024, the proponent resubmitted the draft proposal with amendments to some of the documents to address issues raised by the Council.

A copy of the draft proposal is provided at **Attachment 1**. A list of supporting studies submitted is provided at **Attachment 4**.

### Site Description

The draft proposal consists of two separate sites within the West Appin. The southern site is situated on either side of Wilton Road and the northern site is located on Macquariedale Road, Appin.

The sites comprise of four separate lots covering a total area of 100 hectares as identified in Table 1 and Table 2.

Lot/DP	Address	Owner	Area (Ha)
Lot 1 DP 1000355	90 Macquariedale Road, APPIN, NSW, 2560	Private landowner	0.23 ha
Lot 32 DP 736923	110 Macquariedale Road, APPIN, NSW, 2560	Private landowner	61.85 ha
Total			62.08 ha

**Table 1:** Site details (Southern Sites)

Lot/DP	Address	Owner	Area (Ha)
Lot 1 DP 804375	525 Wilton Road APPIN, NSW, 2560	Private landowner	1.41 ha
Lot 3 DP 804375	725 Wilton Road APPIN, NSW, 2560	Private landowner	36.61 ha
Total			38.02 ha

**Table 2:** Site details (Northern Sites)



The subject sites are made up of large rural landholdings which are used predominately for rural residential and small-scale agricultural purposes. Each site is illustrated in Figure 1 and Figure 2.



**Figure 1:** Location Map of the Southern Lots (Off Wilton Road)



**Figure 2:** Location Map of the Northern Lots (Off Macquariedale Road)

The southern site consists of a slow rolling hill of cleared land towards Wilton Road. The northern site is a relatively flat parcel of land which transitions to a vegetated area at the back of the site which falls away from the existing road. Both sites are located within the Greater Macarthur Growth Area and link to the existing rezoning Appin (Part 1) Precinct that has already been rezoned by DPHI.

Attribute	Description
Land Zone	RU2 Rural Landscape
Lot Size	40 Hectares
Height of Building	N/A
Natural Resources – Biodiversity	N/A
Natural Resources – Water	The sites are partially mapped as Natural resources – Water in Wollondilly LEP for the drainage lines as well as Ousdale Creek.
Heritage	<p>The southern site adjoins Windmill Hill Group—Brennan’s Farm, Larkin’s Farm and Winton’s Farm to the east (local item) and the state heritage item Appin Massacre to the west.</p> <p>The northern site has no known heritage items in the area of the proposal.</p>
Bushfire Prone Land	The sites are mapped as bushfire prone land.
Flood Prone Land	The sites are not mapped as flood prone land.

Mine Subsidence	The sites are located within the Appin Subsidence District.
Cumberland Plain conservation Plan	The sites are affected by the CPCP with both State and Federal approvals now in place.

**Table 3:** Current Site Attributes

### Description of proposal

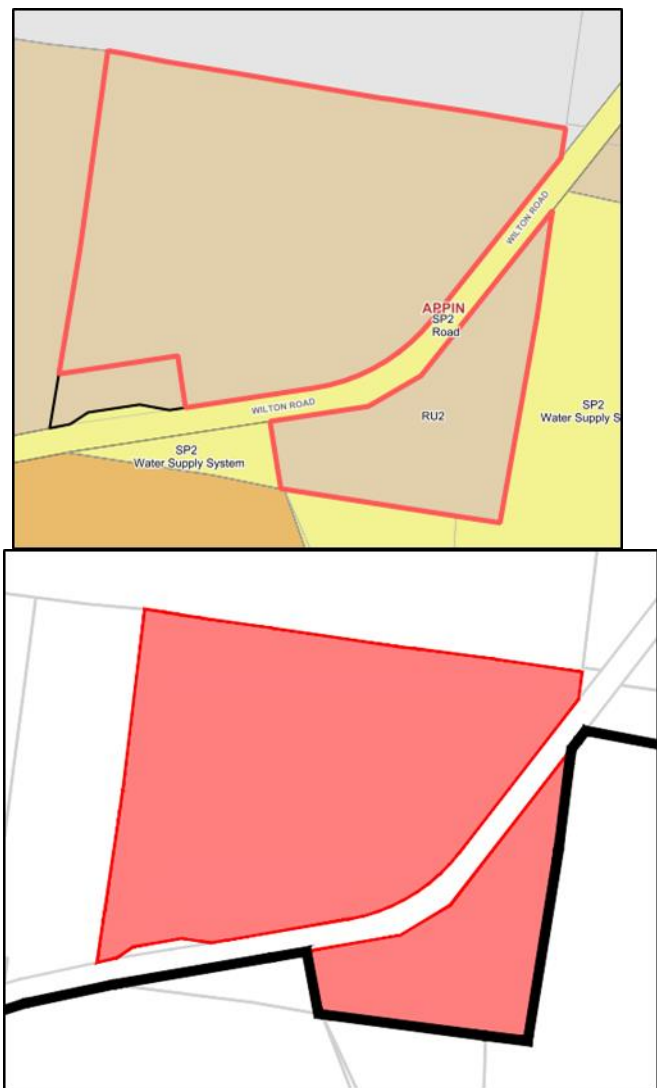
The draft proposal seeks to enable the development of the site for a local centre and residential land uses. It seeks to do this through an amendment to the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Precincts SEPP).

The proponent seeks to rezone the sites from RU2 Rural Landscape to Urban Development (UDZ) and Environmental Conservation (C2). The draft proposal is expected to deliver 1,312 dwellings.

The draft proposal also seeks to impose a 40-hectare minimum lot size for the C2 zoned land and with no mapped minimum lot size for the UDZ zoned areas which is consistent with land zoned under the Precincts SEPP.

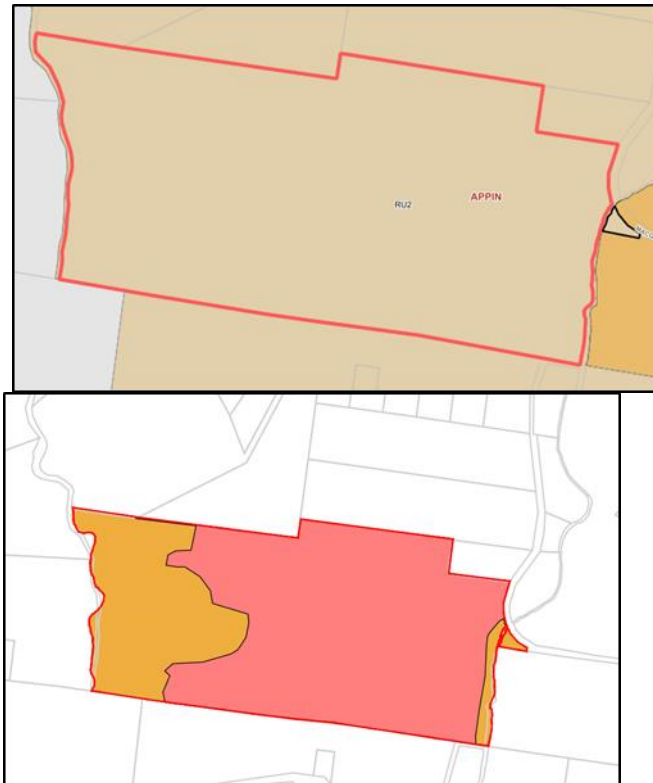
The current and proposed zoning is illustrated in Figure 3 and Figure 4.

The proximity of draft proposal to Appin (Part 1) Precinct is illustrated in Figure 5. The proposed precinct structure plan is illustrated in Figure 6.



**Figure 3:** Current zone vs Proposed land use map of Southern Lots





**Figure 4:** Current zone vs Proposed land use map of Northern Lots

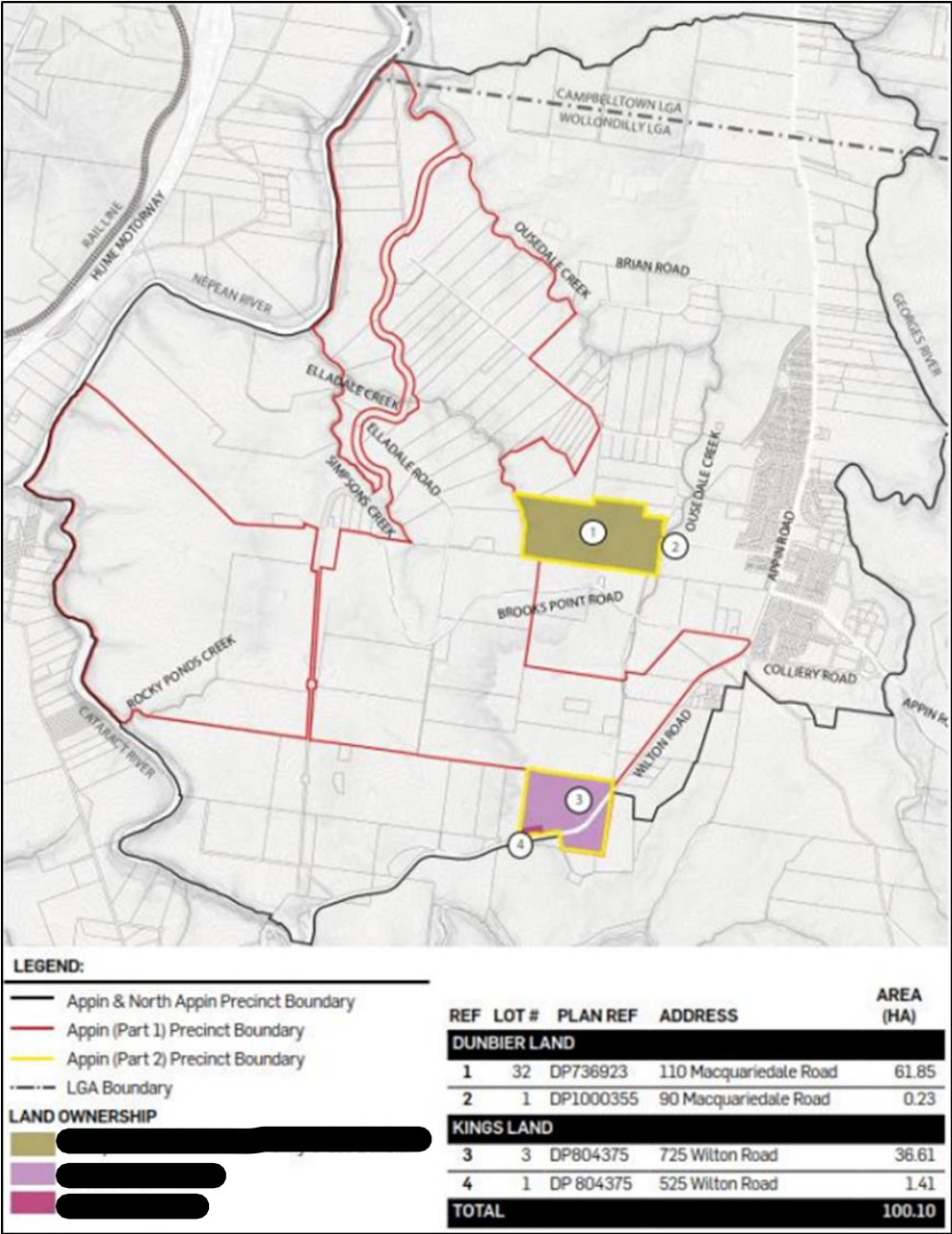


Figure 5: Site proximity and location in relation to Appin (Part 1) Precinct

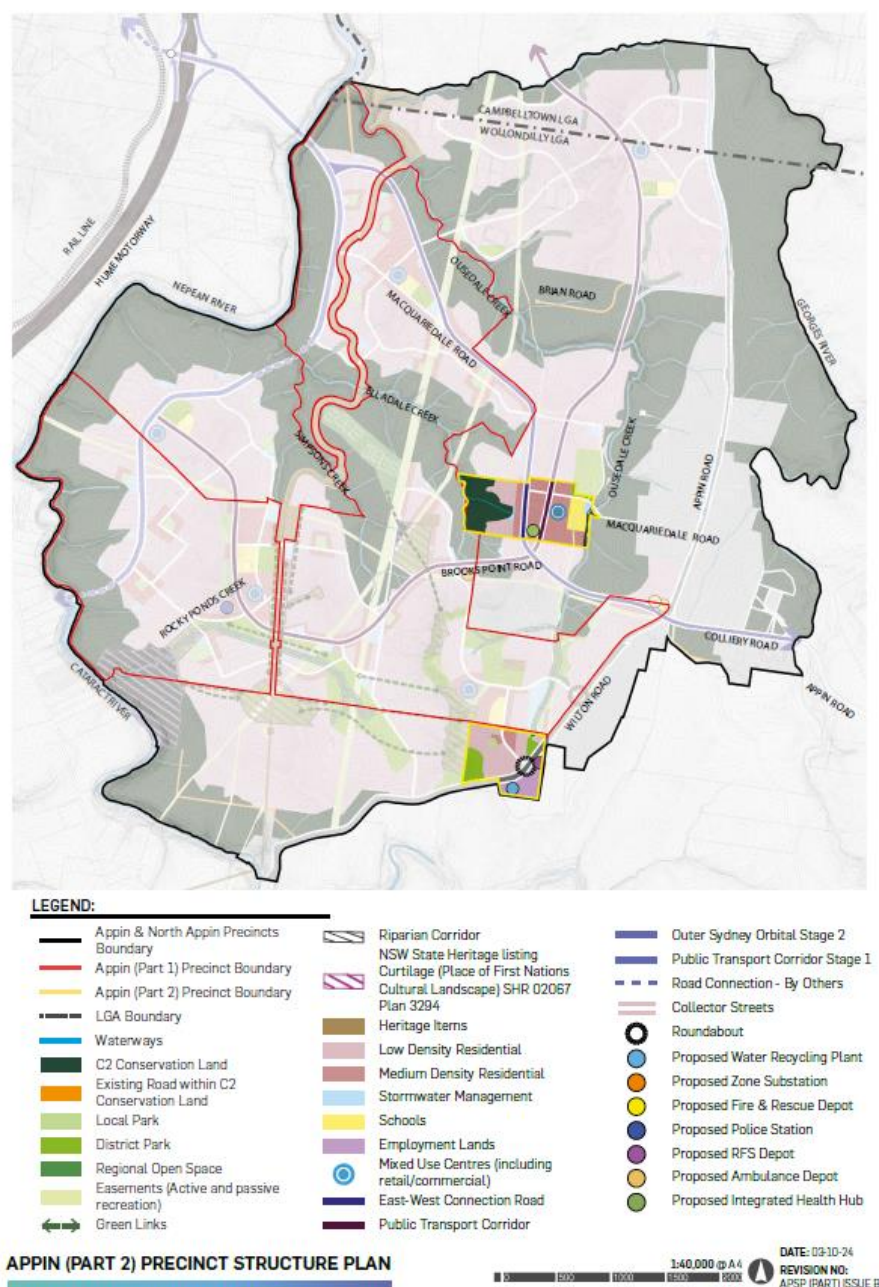


Figure 6: Proposed Precinct Structure Plan

## PLANNING CONTEXT

### Greater Sydney Regional Plan

The draft proposal is generally consistent with the following themes and supporting directions of the Greater Sydney Regional Plan; Liveability; Productivity and Sustainability.

While the draft proposal is generally consistent, the Infrastructure and Collaboration directions have not fully been addressed. The proposal seeks minor changes to the Transport corridor, however these changes at the time of referral response were not endorsed, since then the Transport Management and Accessibility Plan (TMAP) has been endorsed by Transport for NSW. It is noted however that there is still no State Planning Agreement to support the existing rezoning. The Housing Productivity Contribution is not sufficient to cover the cost of the significant State infrastructure needed to support the housing in Greater Macarthur and until there is greater certainty on how such infrastructure



will be delivered and how the planning framework will allow facilitate planning agreements and particularly works in kind, further housing should not proceed.

### **Western City District Plan**

The draft proposal is generally consistent with the Western City District Plan Directions of Liveability, Productivity and Sustainability. Although the outstanding issue of infrastructure still applies as noted above to Infrastructure and Collaboration direction.

### **Greater Macarthur 2040: An interim Plan for the Greater Macarthur Growth Area (2018)**

The draft proposal is not located within the Metropolitan Rural Area by virtue of being in a nominated urban area as part of Greater Macarthur.

The draft proposal is mostly consistent with the Greater Macarthur 2040 Interim Plan, with one exception. The proposal does not fully align with the Greater Macarthur Structure Plan as it includes a local centre in a location not included in the State prepared Structure Plan. The proposed centre is in close proximity to the existing Appin Village centre. Additional local centres in Appin beyond those in the Structure Plan are unlikely to be supported particularly in proximity to the existing local centre. It is recommended the proposal be amended to align with the structure plan, should it proceed.

### **The Cumberland Plain Conservation Plan**

The Cumberland Plain Conservation Plan (CPCP) mapping and extent of the proposed rezoning appears consistent for both of the sites. The northern site seeks to have a portion of the site zoned C2 Environmental Conservation and seeks to align with the zoning endorsed by the CPCP team as part of Appin (Part 1) Precinct.

The CPCP now has both State and Federal approval, it was signed by the Commonwealth on the 26 March 2024. This approval removes the need for landholders to seek their own biodiversity approvals under the Biodiversity Conservation Act 2016 for development on land categorised as certified - urban capable, provided they comply with the relevant planning controls under the CPCP. Compliance with mitigation measures is applied at development application stage.

In terms of other existing vegetation, key principles are being explored for the future development control plan, similar to those in the Wilton DCP, which seek to retain existing mature paddock vegetation where possible.

### **Wollondilly 2040 - Local Strategic Planning Statement (2020)**

The draft proposal is consistent with Wollondilly's LSPS themes of Liveability, Productivity and Sustainability however the Infrastructure and Collaboration theme is inconsistent. The Greater Macarthur area has no State Planning Agreement, either exhibited or finalised. Without this SPA key infrastructure funding and requirements remain unclear, and it is recommended that the SPA is exhibited, at a minimum prior to the draft proposal proceeding to Gateway. At this stage further proposals should not proceed without the public availability and/or exhibition of these documents.

Further, the position of Council on planning proposals in Appin is that without early identification, planning for and commitment to infrastructure in Appin, any planning proposal would be inappropriate.

### **State Environmental Planning Policies**

The draft proposal is consistent with all applicable State Environmental Planning Policies.

The draft proposal aligns and gives effect to the Precincts SEPP, in the Greater Macarthur Growth Area as shown in the Greater Macarthur Structure Plan with the exception of the new local centre being proposed which would have to be removed.

### Section 9.1 Ministerial Directions

Ministerial Directions that are inconsistent in with the draft proposal are:

- 1.14 Implementation of Greater Macarthur 2040
- 4.1 Flooding
- 9.1 Rural Zones (minor inconsistency)
- 9.2 Rural Lands (minor inconsistency)

The draft proposal seeks to rezone land located within the Greater Macarthur Growth Area Structure Plan 2022. However, the proposed rezoning does not align with the structure plan and seeks to create a new local centre not identified in the Structure Plan. This will need to be rectified in the planning proposal should it proceed. This amendment is needed to align with Ministerial Direction 1.14 Implementation of Greater Macarthur 2040.

Areas of the site have the potential for flooding with creek lines and water ways present onsite. An updated Water Cycle Management Strategy has been submitted as part of the draft proposal. This study has identified there is a future need for a Hydraulic Flood Assessment which should be undertaken as part of a Gateway condition if it proceeds to ensure that land that is flood affected is not zoned for urban development in accordance with Ministerial Direction 4.1 Flooding.

Minor inconsistencies also exist with Ministerial Directions 9.1 Rural Zones and 9.2 Rural Lands. The planning proposal intends to rezone the RU2 Rural Landscape zoned land, however inconsistencies are justified through alignment with Ministerial Direction 1.14 and by ensuring development within the Greater Macarthur growth area consistent with the planning for Greater Macarthur.

The draft proposal is generally consistent with the remaining Section 9.1(2) Ministerial Directions.

### CONSULTATION

As part of our commitment to early engagement with the community and other stakeholders, preliminary notification has been undertaken in accordance with Council's adopted Community Participation Plan and Planning Proposal Policy. The draft proposal was exhibited for 28 days from 15 January to 18 February 2024. While 121 community submissions were received, 70 of these are proforma submissions. Therefore only 52 unique submissions have been identified. Council's policies require that these proforma submissions be treated as one submission. Thirteen submissions were received from public agencies.

The consultation documents were published on Council's engagement platform, Your Say Wollondilly, along with supporting information.

In particular, community and stakeholder engagement were encouraged through:

- Public notification in local newspaper District Reporter
- Notification to relevant public authorities in writing
- Notification letters were sent to all affected landowners and occupants in Appin

- Hard copies of the draft proposal were available for inspection at Wollondilly Library, Council's administration building and on the Dilly Wander. A copy of the proposal was also available for short-term loan from the library
- Promotion through Facebook posts on Council's Facebook page
- Wollondilly hosted a community drop in 2024 to discuss Greater Macarthur in Appin with the community.

### Community Consultation

All community submissions were unsupportive of the draft proposal.

The key concerns raised in the proforma submission were:

- Bushfire evacuation times
- Timing of Infrastructure delivery to support housing
- Potential environmental and heritage impact on Appin
- Addressing the health care needs of the area
- Rezoning being premature
- Impact to landowners with no consultation
- The location of the M9 orbital.

The additional key issues conveyed in individual submissions were:

- Poor condition of existing roads in the area and access to the sites
- Increased risk of bushfire for the new areas and evacuation
- Flooding impact
- Lack of drinking water capacity
- Lack of sewer capacity
- Unknown or lack of certainty for future transport corridors and its impact on other landowners
- Lack of public transport services
- The lack of a minimum lot size
- Lack of formal arrangement for infrastructure and funding sources, both at State and local level.
- Possible impact on Aboriginal Heritage sites
- Insufficient community consultation
- Essential government services needed for the area such as fire, police and ambulance.
- Impact on vegetation and the Cumberland Plain
- Loss of rural lands

The concerns expressed in the submissions are generally consistent with the issues that have been raised in other Planning Proposals for Appin. Some of these issues are

significant and are required to be addressed should the proposal proceed. These issues are discussed in further detail below.

The above summary has provided an overview of the key issues from all community submissions.

A detailed summary of community submissions and Council's response is located at **Attachment 3**.

### Consultation with Public Agencies

Public agency consultation at the preliminary assessment stage is undertaken on a case-by-case basis and is not mandated in Council's Planning Proposal Policy. Public agency submissions form an important part of the assessment as they are the owners and practitioners of technical servicing information. The relevant agencies must be satisfied that a draft proposal does not have an adverse impact on the capacity for them to service the site and surrounding area, to proceed.

Council's Resolution (153/2022) of 28 June 2022 notes that in the event that public agencies are unable to meet their obligations to provide a response on draft Planning Proposals, that the proposal be assessed as if it is not supported by the agency.

Fourteen referrals were sent, and 13 responses were received with one agency not providing a response. The Department of Regional NSW – Mining, exploration and Geoscience did not provide a response. Given that some mining leases for Appin are still active, it is recommended should the proposal proceed to Gateway, that a similar clause be included as adopted with Appin Part 1 to ensure mining leases are managed through the rezoning process.

Of the 13 public agency submissions received, TfNSW did not support the proposal progressing, seven agencies raised concern or required additional information, two agencies raised servicing timeframe issues, and two agencies had no concerns with the rezoning of the land.

The agencies below provided feedback:

1. Department of Planning, Housing and Infrastructure (DPHI)
  - (1) Metro West
  - (2) Biodiversity & Climate Change Planning Resilience and Urban Sustainability
2. State Emergency Service (SES)
3. Sydney Water
4. Water NSW
5. Rural Fire Service (RFS)
6. Environment Protection Authority (EPA)
7. Transport for NSW (TfNSW)
8. Department of Climate Change, Energy, the Environment and water – Environment and Heritage Group
9. Subsidence Advisory NSW
10. Endeavour Energy

11. Population Health
12. Local Aboriginal Group
13. Department of Education

The full summary of public agency submissions can be found at **Attachment 3**.

## KEY PUBLIC AGENCY COMMENTS

### Department of Planning, Housing and Infrastructure

DPHI have identified that the proposal does not align with the structure plan in that there is a new proposed local centre. This local centre is out of alignment with the rest of the planning for centres in the growth area and its proximity to the existing local centre of Appin township is a further concern. The proponent has submitted a Centres Assessment as part of the additional information for the proposal. Council still remains concerned with the additional local centre as it does not align with the current adopted Structure Plan, nor does it align with our understanding of expected growth.

Council do not support this additional local centre as it will impact the viability of the existing Appin township. The study has referenced dwelling numbers for the Appin Growth area that exceed the dwelling Cap, these estimates are the justification for the need for an additional centre. Under the current dwelling cap set by the State for Appin, another centre is not needed.

DPHI noted that a dwelling cap of 15,000 is identified for West Appin and they are concerned the draft proposal will take an additional 1,312 dwellings on top of the already rezoned 12,900 dwellings allocated to Walker as part of the Appin Part Precinct 1. It has been stated that the draft proposal will impact on the ability of the rest of the West Appin area to develop in accordance with the Greater Macarthur Structure Plan. Further information is required to demonstrate how the dwellings will be distributed across the rest of the growth area.

DPHI also confirmed that TfNSW may require the Northern and Southern site to have its own Transport Management Plan, however since this referral a TMAP for Appin Precinct 1 and 2 has been endorsed by TfNSW which has resolved any such issues.

DPHI requires further information on the proposed State Planning Agreement (SPA) and whether Walker is intending to enter a separate agreement or one consolidated agreement for all Appin (Part 1) Precinct and this Planning Proposal.

It further noted that the proponent must indicate if the DCP for Appin (Part 1) Precinct will be utilised for Appin Part 2 and the same must be addressed for the Precinct Structure Plan (PSP). The proponent has indicated that the intent is to apply the main Appin DCP to this site as well which is currently in draft form with DPHI.

DPHI also questioned Council on its preference for zoning, noting that the UDZ or the standard instruments zones could apply. For the consistency across the growth area, Council see the UDZ zone as the preferred option. This is due to these sites adjoining Appin (Part 1) Precinct which has a zoning of UDZ from the state led planning proposal.

DPHI also noted that should the proposal proceed to Gateway, the Gateway determination would likely include conditions requiring:

- A Draft DCP for the whole of West Appin
- A finalised PSP that aligns with the State Structure Plan, and

- State Planning Agreement (SPA)

The requirement would be to publicly exhibit these together with the draft proposal. While the DCP may be adopted post finalisation, the Gateway will likely require the proposal not be finalised until SPA and PSP for the sites are fully resolved.

DPHI required the following agencies to respond prior to the draft proposal proceeding to Gateway:

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

Council has received a response from each of these agencies, however Sydney Water and TfNSW still have raised concerns with the proposal in their submissions to Council.

If the draft proposal proceeds to Gateway, the Department has noted that only 12 months will be provided, and the proponent and Council need to be satisfied the required works can occur within this timeframe as extensions will not be granted.

The DPHI advice is provided at **Attachment 4**.

The proponent has responded to this referral indicating that they believe 15,000 a dwelling yield is an approximation not a cap. They believe that the housing crisis will be a driver for the more relaxed approach to the dwelling cap in West Appin. This additional information has not addressed the concerns set out by DPHI sufficiently.

### NSW State Emergency Service (SES)

SES raised concerns with flooding on portions of the site. This is consistent with Councils assessment of the proposal and the Ministerial Directions. It is recommended that further work from the proponent be required regarding flooding if the proposal was to proceed to Gateway.

The proponent understands that SES would like further detail, however they have advised that there is Water Cycle Management Study provided with sufficient detail to address flooding and will not be undertaking a hydraulic flood assessment.

### Sydney Water

**Water Servicing:** The current network cannot service the proposed development. Additional infrastructure upgrades are required and are expected to be delivered between 2026-2031. The current potable water for the area cannot service the proposal.

Based on the response from Sydney Water, the proposal is not recommended to proceed as drinking water is not available for the proposal.

**Wastewater Servicing:** Sydney Water has provided an updated letter for the sewer connection in the Appin area. It is understood by Sydney Water that Conexa (a private service provider) will service the Walker lands with the location of this wastewater facility to be located on the southern portion of the draft proposal site.

### Water NSW



Water NSW raised a number of issues some of these issues around, sewer, portable water and heritage impact have been addressed by other agencies.

In addition to this, Water NSW raised concerns with the asset protection zones and the impact on the catchment land. The proposal seeks to have all asset protection zones located within the development site itself and the impact on the catchment land is noted as minimal. The proponent has proposed a public park in the land that forms part of the catchment area. This area will need to still demonstrate neutral or beneficial impact to the catchment as part of any future DA.

Any development applications that result in water leaving the site will require additional approvals and will need to demonstrate neutral or beneficial impact to the catchment.

It was also noted the proximity to the upper canal corridor (State listed heritage item), the proposal does not seek any physical works at this stage only a rezoning via a legislative amendment to the Precincts SEPP. Any future physical works that impact on the land would be addressed via the development application process through conditions of consent and referrals to Water NSW for concurrence.

The proponent has indicated that they will comply with Neutral or Beneficial Effect (NorBE) as part of any Development Application.

### **NSW Rural Fire Service (RFS)**

The RFS has not objected to the Planning Proposal. The RFS notes that the standard requirements of 100B of the Rural Fires Act 1997 are required to be complied with along with Planning for Bushfire Protection 2019 as part of any future Development Application.

The proponent has indicated they will comply with the requirements of the Bushfire Protection 2019 and 100B of the Act with any Development Application.

### **Environmental Protection Authority (EPA)**

The EPA reviewed the submitted reports and has identified that further work is required in relation to the proposal. If the Proposal was to proceed to a gateway an additional report called a Detailed Site Investigation (DSI) would be required as part of the gateway condition and if triggered by the DSI a Remediation Action Plan would be required.

In addition, the acoustic report has insufficient details in relation to the fans associated with Appin Coal seam Methane power station and the vent shafts associated from the Appin Coal seam mine infrastructure.

The proponent has indicated they will undertake further work at the Development Application stage which would include an additional Acoustic Report and a DSI. This may be appropriate, however discussion with DPHI would need to take place to resolve the timing.

### **Transport for NSW (TfNSW)**

Council has received a copy of the endorsed TMAP from TfNSW. This endorsement has progressed the delivery of a road network to the satisfaction of Transport for NSW however funding has still not been resolved, and Council has identified a number of concerns that are as yet unresolved.

It is noted that the proposal seeks to enter into a SPA for the funding and delivery of the regional infrastructure, which includes roads and transit corridors. This SPA is yet to be exhibited.



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

Council notes the concerns identified by TfNSW and supports the recommendation not to proceed to Gateway for any further development until the SPA has been exhibited, and the final has been endorsed or signed by the relevant agency. This information will serve to inform the Precinct Structure Plan, and it is critical that these are established before further rezoning can occur. This sentiment is supported in part by DPHI, which also requires a draft DCP, SPA and a PSP that at a minimum must be completed as conditions of Gateway.

### **Department of Climate Change, Energy, the Environment and water – Environment and Heritage Group**

A full Aboriginal Cultural Assessment was submitted as part of this Planning Proposal. However, this has not addressed the concerns of Environment and Heritage Group, if the proposal was to progress to a Gateway determination additional aboriginal due diligence is required in accordance with the Planning Direction 3.2.

The proponent has advised that they believe the current reports are of an appropriate level for the current stage of development. Council recommends that these reports form part of a gateway determination if the proposal proceeds.

Council does not have specialists in this area and would refer this matter to DPHI for direction and resolution.

### **NSW Subsidence Advisory**

No objection from the NSW Subsidence Advisory.

The proponent will seek approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 with any Development Application.

### **Endeavour Energy**

No concerns for the proposed rezoning, but it was noted that the existing network will require upgrades to meet the future demands of the area.

The proponent has confirmed they will continue to engage with Endeavour Energy about servicing the sites.

### **Population Health**

Population Health noted the proposed inclusion of areas for community-based health services and the planned active transport and public transport routes for the proposal. It also noted there is public open space within walking distances of all proposed dwellings based on the information provided. Population Health are generally supportive of the proposal. They suggest that higher density areas are located closer to open space and mixed-use centres to increase dwellings within the 400 metres of key infrastructure.

The proponent did not review the comments by Population Health as this was a late submission.

### **Biodiversity & Climate Change Planning Resilience and Urban Sustainability**

This team is responsible for the Cumberland Plain Conservation Plan and provides comments on alignment with the planning framework approved by the State and Federal Government, they had no concerns or additional comments.

## Local Aboriginal Group

Raised concerns with the general process and the land that forms part of the state listed aboriginal site in the area. However, it has been clarified that the draft proposal does not form part of any curtilage of this listing.

## Department of Education (DoE)

DoE has no significant concerns with the proposal. They have noted they are still working with DPHI and the proponent on sufficient land and location of schools. Currently there is a school site proposed within the local centre that forms part of this planning proposal. While this site has not been finalised and does not form part of any SPA, DoE require specific sizing and locations for school sites.

The proposed zoning of the school site is recommended to be SP2 Infrastructure as this will allow for easier school delivery.

It is recommended that the school site zone be updated as part of the gateway process in addition, the size of this site needs to clearly comply with DoE minimum size requirements.

## KEY ISSUES

The following key issues have been raised though Council's assessment of the proposal, this includes matters raised by internal Council officers, the community submissions and public agency comments. They represent matters that Council officers are concerned with and would need to be resolved before the planning proposal can be supported.

- 1.1 Dwelling Cap and Distribution
- 1.2 Structure Plan
- 1.3 Transport Corridors
- 1.4 Flood Prone Land
- 1.5 Site Contamination
- 1.6 Acoustic Issues
- 1.7 Drinking Water and Sewer
- 1.8 Minimum Lot Size
- 1.9 Outstanding Matters
- 1.10 Local Contributions Plan
- 1.11 Mining Leases

A detailed assessment is provided below.

### 1.1 Dwelling Cap and Distribution

The advice from DPHI has confirmed concerns that have previously been raised in relation to the Greater Macarthur 2040 interim plan and the 15,000 dwellings allocated for the West Appin area.

The proponent has provided additional justification (**Attachment 5**) for the dwelling cap. This includes that the dwelling cap is not a fixed number, and the additional 1,312 additional dwellings are seen to address the housing supply crisis. The additional information does not address the distribution of the remaining dwellings across West Appin.

The Planning Proposal has been amended to recommend the dwelling cap currently imposed under Clause 4.3A of the Appin Part Precinct Plan be deleted as State and Local Planning Agreements will manage yield consistency. The Appin Part Precinct 1 is not subject to this planning proposal and such an amendment to this clause is not part of the draft proposal.

The justification submitted has assumed that the West Appin area will simply exceed 15,000 dwellings. This raised significant concerns for Council and State Agencies, as we are planning and funding infrastructure based on the dwelling cap. The dwelling cap is critical for all parties to ensure that the infrastructure planning is commensurate to expected dwellings. Further there is extensive land that is identified to transition to urban under the Greater Macarthur Precinct Structure Plan.

Council recommended that if the proposal does proceed to gateway no further dwellings should be allocated and the draft proposal must be treated as an extension of the Appin (Part 1) Precinct rezoning. This would limit the dwelling numbers allocated to the proponent across both planning proposals to the already allocated 12,900 dwellings approved as part of Appin Part Precinct 1.

The remaining urban capable land in Greater Macarthur is estimated to be 576 hectares and once land is deducted for the purpose of parks, open space and roads, the average lot size for the remaining land in West Appin is 1,646 square metres. This would not deliver what is anticipated within the Greater Macarthur Growth Area and not be compatible with the predicted future character.

Minimum lot sizes will be needed for any future planning proposal to ensure development does not exceed the 15,000 dwelling caps.

Further work or a firm position is needed on the dwelling cap. This cap has been tied to the infrastructure planning such as roads, sewer, drinking water and open space and the funding associated with this. If the proposal proceeds to a gateway, the issue about the remaining dwelling cap is required to be addressed as part of any Gateway conditions.

## **1.2 Structure Plan**

The proposal includes a new local centre and as a result they have made amendments to the transit corridors adjoining the new centre. These changes are not supported as they will impact the viability of the existing Appin village local centre by creating another centre that has not been identified as being needed under current population projections. The proponent has provided a centres study as part of their additional information to justify the need for this. One of the key aspects of the need for this centre is an increase in the proposed dwelling caps which has not been supported to date.

## **1.3 Transport Corridors**

The location and finalisation of the transport corridors requires resolution. It is noted some residents have concerns that the proposed location of corridors impacts their properties however there is no information on the widths of these roads and the scale of the structure plan does not provide sufficient information for Council to confirm if these residents are to be impacted.

TfNSW and the proponent will need to provide further detail to create greater certainty for residents. Landowners should be provided with clear information on the potential impact.

## **1.4 Flood Prone Land**

It is noted that areas of the site have the potential for flooding and no flood study has been prepared as part of the draft proposal. Further work has been done by the proponent with an updated Water Cycle Management Strategy, this report still highlights the need for a Hydraulic Flood Assessment with is recommended to be a condition of Gateway with necessary changes to remove UDZ from any flood affected land.

### 1.5 Site Contamination

Contamination concerns have been identified based on the preliminary site investigation. Prior to this proposal proceeding to a Gateway or as part of a condition of gateway, it is recommended that a detail site investigation occur to ensure the sites are suitable for dwellings.

### 1.6 Acoustic Issues

The site is in close proximity to the Appin Mine power station and the proposed mitigation methods for impacts on dwellings have not been supported. The acoustic report requires further work to ensure these mitigation methods will ensure dwellings in close proximity are not significantly impacted. Specifically, the acoustic report needs to look at the fans associated with Appin Coal seam Methane power station and the vent shafts associated with Appin Coal seam mine infrastructure. It is recommended that these works are a condition of the Gateway.

### 1.7 Drinking Water and Sewer

Sydney Water cannot service the site for drinking water at this stage. If the proposal was to proceed the upgrade works that are required would need be undertaken by the proponent to provide services to the site. The negotiation of a SPA for these works may be a requirement of a gateway condition. Ideally, this would be resolved before further rezoning occurs. It is important to understand what is being planned for Appin Part Precinct 1 as this could help service any subsequent planning proposals. This may include but not be limited to how funding will be and delivery of the key road network, the school sites, ambulance, fire and rescue and police site. Currently the information on state funding and any proposed SPA is not available to the public with no current SPA.

The proponent has also provided further information and their agreement with Conexa on the sewerage delivery. The Appin Part 1 and Part 2 areas will be serviced by Conexa not Sydney Water. More detailed information is recommended to be provided as part of a gateway condition to ensure timeframes can be provided for this demand.

### 1.8 Minimum Lot Size

Ideally, the draft proposal would be supported by an appropriate minimum lot size to ensure that the dwelling cap is not exceeded. Density bands may not be appropriate given the amount of surplus land that remains certified for development in the Growth Area. Should the proposal proceed to Gateway this matter will need resolution.

### 1.9 Outstanding Matters

As referenced with correspondence from DPHI to the proponent on the 23 November 2023, there are a number of matters that still need to progress for the Appin Growth Area. This includes:

- The updated Precinct Structure Plan (PSP) and
- Development Control Plan (DCP)

- Finalised Local Contributions Plan
- State Voluntary Planning Agreement.

It is noted that the TMAP will inform the structure plan and DCP. The letter also provided Council and Department's initial comments and highlighted the SEPP requirements for the PSP and the DCP. In addition, the SPA needs to be finalised along with a Local Contributions Plan for the Appin Growth Area.

### 1.10 Local Contributions Plan

The local contributions plan for the Appin Growth area has been submitted to IPART and Council is waiting for final approval from IPART.

The draft proposal should not proceed to Gateway until a local contributions plan for the area is in place and has been adopted by Council. Further any arrangements for local assets would need to comply with Council policies such as the Dedication of Land.

### 1.11 Mining Leases

The current Appin area is impacted by Mining leases, with not correspondence from the Department of Regional NSW a similar approach to Appin Part 1 with the extinguishing of these leases prior to any development application is recommended. This has been controlled through the SEPP with a clause imposed on the affected land.

### Options for Moving Forward

The draft Planning Proposal has been prepared by the proponent in accordance with the State Government's Local Environmental Plan Making Guideline. Advice of the Local Planning Panel is sought regarding this planning proposal.

The options to be considered are:

1. Resolve to support the draft planning proposal in the form as described in the 'Description of Proposal' section of this report.
2. Resolve to support the draft planning proposal in another form.
3. Resolve not to support the draft planning proposal.

Option 3 is the recommendation of this report. This is due to the reasons discussed in the Issues section above. The recommendation of the Panel will be reported to a Council meeting for consideration as part of their decision making regarding the draft proposal.

### FINANCIAL IMPLICATIONS

Funding for this assessment of the Planning Proposal has been covered by the operational budget, with income from Councils adopted planning proposal fees and chargers.

### Conclusion

The draft Planning Proposal seeks to rezone the two subject sites from RU2 Rural Landscape to UDZ Urban Development zone and C2 Environmental Conservation, remove the minimum lot size for the UDZ area and amend the minim lot size of the C2 to 40 hectares.

The proposal does have strategic merit in that it gives effect to the State led plans for Greater Macarthur. This is with the exception of plans for an additional local centre. The timeframe and expected delivery of the site is considered to be out of sequence and premature because there are still a number of significant issues to work through with DPHI

and Transport for NSW. In addition, the proposal is inconsistent with Ministerial Directions 1.14 and 4.1. 5.1, to address this, further work is required.

Site specific issues such as the flood prone land and the mapping of riparian corridors are recommended to be reflected within the zone boundaries in addition to the creation of a structure plan for the sites.

There are a number of outstanding matters that would need further work or clarification should the proposal proceed. These have been outlined in the report and also represented by DPHI in correspondence to the proponent towards the end of 2023 and most recently in the DPHI advice to Council as part of the planning proposal. (Refer to Attachment 4)

Of particular significance is the dwelling cap. Should the proposal proceed it is recommended that the existing dwelling cap of 12,900 should be applied to both Appin Part 1 and Appin Part 2.

This work includes resolving the:

- Dwelling Cap and distribution of the remaining 2,100 dwelling across the rest of the growth area
- Precinct Structure Plan
- State Planning Agreement or other mechanism to deliver infrastructure
- Local Contributions Plan
- Draft DCP (exhibited)

It is recommended that the Planning Proposal not proceed to Gateway with the issues that have been outlined within this report.

## ATTACHMENTS

1. Draft Appin ( Part 2) Precinct Planning Proposal [7.2.1 - 192 pages]
2. Assessment Strategic Alignment Appin Part 2 [7.2.2 - 11 pages]
3. What We Heard Submissions Summary Appin Part 2 [7.2.3 - 17 pages]
4. Studies provided as part of the Planning Proposal A [7.2.4 - 1 page]
5. Department of Planning, Housing and Infrastructure – Letter from DPHI to Walker Corpo [7.2.5 - 5 pages]
6. Proponent Response to RFI P P-2023-2614 [7.2.6 - 5 pages]
7. Appin ( Part 2) Precinct Structure Plan V 1 [7.2.7 - 1 page]

# **Wollondilly Shire Local Planning Panel - 6 March 2025 – Minutes**





# **MINUTES**

**Wollondilly Shire Local Planning Panel**

**Thursday 6 March 2025**

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**MINUTES OF WOLLONDILLY SHIRE  
LOCAL PLANNING PANEL MEETING**

**held at the Council Chamber, Wollondilly Shire Hall, 52 Menangle Street, Picton  
NSW 2571, and remotely via audio visual link**

**on Thursday 6 March 2025 at 3.30pm**

**PRESENT:** Chairperson - David Crofts, Expert - Toney Hallahan, Expert -  
Schandel Fortu, Community Representative - Wade Lancaster

**IN ATTENDANCE:** Director Shire Futures - Martin Cooper, Manager Shire  
Planning/Head of Advocacy - Stephen Gardiner, Team Leader  
Strategic Planning - Carolyn Whitten, Growth Planning Team Leader  
- Edith Barnes, Senior Strategic Planner - Max Strassmeir, Nancy-  
Leigh Norris - Senior Strategic Planner, Governance Officer,  
Personal Assistant - Director Shire Futures.

**1 OPENING**

**4 ACKNOWLEDGMENT OF COUNTRY**

The Chair acknowledged the traditional Custodians of the Land.

**5 APOLOGIES AND LEAVE OF ABSENCE REQUESTS**

**6 DECLARATION OF INTERESTS**

Nil conflicts of interest declared.

## **7 LOCAL PLANNING PANEL REPORTS - SUSTAINABLE AND BALANCED GROWTH**

### **7.1 PLANNING PROPOSAL - 1A KADER STREET BARGO**

**Directorate: Shire Futures**

#### **EXECUTIVE SUMMARY**

The purpose of this report is to seek advice from the Wollondilly Local Planning Panel (Panel) on a draft Planning Proposal (draft Proposal) received for land at 1A Kader Street, Bargo (Lot 1 DP 635609).

The draft Proposal seeks to amend the *Wollondilly Local Environmental Plan 2011* (WLEP 2011) by rezoning the site from RU2 Rural Landscape to part R5 Large Lot Residential, part C2 Environmental Conservation. The existing RU2 Rural Landscape zone will be retained for a small area of the site. The intent of the draft Proposal is to enable the development of nine (9) residential lots, with development standards of 3,000sqm minimum lot size and 9m (maximum) height of building.

The draft Proposal has been subject to preliminary exhibition from 9 October to 6 November 2024, in accordance with the Wollondilly Community Participation Plan. A total of 15 submissions were received from the general public, a majority of which objected to the draft proposal. A total of 15 submissions were received from public agencies.

The site was subject to a previous Planning Proposal, lodged with Council in February 2012 and refused by the then NSW Department of Planning and Environment in December 2020. This previous Proposal is not encompassed by Council Resolution 33/2021 regarding the reconsideration of previously lodged planning proposals which were refused by the State Government.

Following preliminary consultation and assessment, it has been determined that the draft Proposal does not demonstrate strategic merit, as there are inconsistencies with the priorities and actions of the Western City District Plan, Wollondilly's Local Strategic Planning Statement (LSPS), Local Housing Strategy (LHS) and Rural Lands Strategy (RLS). These inconsistencies primarily relate to the proposed rezoning of land identified within Metropolitan Rural Area (MRA) for residential purposes.

The LHS clearly demonstrates there is sufficient capacity within existing urban zoned land to meet housing demand to 2041, and that any local growth should occur within existing residential zoned land, particularly within Picton, Tahmoor and Thirlmere. The RLS explicitly seeks to prevent the encroachment of residential lands into rural areas, unless it has been clearly identified by the LHS, which is not the case for Bargo.

In relation to site-specific merit, the site presents a range of constraints, including flooding and bushfire risk, as well as biodiversity values. Whilst the Proposal has been supported by technical studies and an indicative subdivision plan demonstrating the ability for a future subdivision, the impacts of the Proposal, including impact on koala corridors, management of onsite wastewater systems, and extent of fill required to address flooding would result in inappropriate outcomes for the site.

A letter detailing the outcome of Council's initial assessment of the draft Proposal was sent to the proponent on 19 December 2024. This included an opportunity for the submission of further information, and/or a meeting with Council. Neither option has been undertaken by the proponent.

Consideration of the draft Proposal is requested by the Panel, in accordance with s2.19 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and s9.1 Ministerial Direction dated 27 September 2019 regarding Local Planning Panels and Planning Proposals. The Panel's advice will be included in a future report to Council.

It is recommended the draft Proposal does not proceed to a Gateway determination under s3.34 of the EP&A Act. If the draft Proposal does proceed to a Gateway determination, it is recommended the accompanying Planning Agreement and Development Control Plan be progressed concurrently.

## PUBLIC SUBMISSIONS

There was 1 registered speaker for this Item.

## PANEL ADVICE

The Panel resolved to advise the Council that the Draft Planning Proposal should not be supported to proceed to Gateway determination.

## PANEL CONSIDERATIONS AND REASONS FOR ADVICE

The Panel noted:

1. The Draft Planning Proposal should not be supported to proceed to Gateway determination for the following reasons:
  - a) Lack of strategic merit due to inconsistencies with the Western City District Plan, Local Strategic Planning Statement 'Wollondilly 2040', Local Housing Strategy and Rural Lands Strategy in relation to rezoning of land within the Metropolitan Rural Area for residential purposes and ability for local growth to occur within existing residential zoned land; and
  - b) Lack of site-specific merit regarding site constraints, including flood affectation, biodiversity values, koala corridors and on-site wastewater requirements.
2. The Applicant requested to defer consideration of this matter. However after consideration of the Draft Planning Proposal and the matters raised in the Applicant's presentation, the Panel was of the view that it should proceed to make its recommendation to Council."

## VOTING

4/0



## 7.2 GREATER MACARTHUR - APPIN PART PRECINCT 2 - PLANNING PROPOSAL

### EXECUTIVE SUMMARY

The purpose of this report is to seek advice from the Wollondilly Local Planning Panel (Panel) on a draft Planning Proposal (draft Proposal) received for land 90 and 110 Macquariedale Road, Appin and 525 and 725 Wilton Road, Appin.

The site is currently zoned under the Wollondilly Local Environmental Plan 2011 (WLEP 2011) and forms part of the Greater Macarthur Growth Area under the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Precincts SEPP).

The draft Proposal seeks to rezone part of the site from RU2 Rural Landscape to Urban Development Zone (UDZ) and retain the existing Cumberland Plain Conservation land as C2 Environment Conservation. It also seeks a 40-hectare minimum lot size for the C2 zone and no minimum lot size for the UDZ zoned land.

The draft Proposal has been subject to a preliminary consultation period over four weeks (28 days) from 15 January to 18 February 2024 in line with Council's Community Participation Plan and Planning Proposal Policy. A total of one hundred and twenty-one (121) submissions were received. This included seventy (70) proforma submissions and fifty-one (51) community submissions were received during this period, in addition Council also received thirteen (13) public agencies submissions. It is noted that seventy (70) proforma submissions have been managed in accordance with Council's policies and are counted as one submission. The issues identified in submissions are addressed in this report.

Council received thirteen (13) agency submissions, noting one (1) agency did not provide a response (Department of Primary Industries and Regional Development- NSW Resources— Mining, Exploration & Geoscience). Transport for NSW (TfNSW) did not support the draft Proposal progressing, eight (8) agencies raised concern or required additional information, two (2) agencies raised servicing timeframe issues, and two agencies had no concerns with the rezoning of the land.

While the draft Proposal has strategic merit, there are several outstanding issues have been identified including there being no state planning agreement, no finalised precinct structure plan, and issues concerning the dwelling cap remaining unresolved.

All these issues have also been highlighted by the Department of Planning, Housing and Infrastructure (DPHI) submission on the draft Proposal. The most significant being infrastructure provision and the dwelling cap. Currently, the Appin (Part 1) Precinct rezoning has utilised 12,900 of the 15,000 dwellings nominated for West Appin. This leaves 2,100 dwellings remaining for 576 hectares of urban development land. Should the draft Proposal proceed, this would result in only 788 dwellings left under the cap for the remaining area.

The proponent has provided additional information to address some of the concerns with the draft Proposal. Not all issues have been addressed but the proponent has worked with Council officers to resolve some of the larger issues.

Consideration of the draft Proposal is requested by the Panel, in accordance with s2.19 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and s9.1 Ministerial

Direction dated 27 September 2019 regarding Local Planning Panels and Planning Proposals. The Panel's advice will be included in a future report to Council.

It is recommended that the draft Proposal not proceed due to the premature nature and placed on hold or withdrawn until the matters relating to state and local infrastructure, as well as dwelling caps, are resolved to the satisfaction of public agencies and Council.

## PUBLIC SUBMISSIONS

There were 3 registered speakers for this Item.

## PANEL ADVICE

The Panel resolved to advise the Council that the Draft Planning Proposal should not be supported to proceed to Gateway determination.

## PANEL CONSIDERATIONS AND REASONS FOR ADVICE

The Panel noted:

1. The land subject to the Draft Planning Proposal has strategic merit as urban capable land but does not demonstrate site specific merit.
2. The draft Planning Proposal should not be supported to proceed to Gateway determination for the following unresolved issues:
  - a) A finalised Precinct Structure Plan (PSP) which needs to respond to the Transport Management and Accessibility Plan (TMAP).
  - b) An exhibited Draft Development Control Plan (DCP)
  - c) An exhibited State Planning Agreement (SPA) or suitable approach to the delivery of such infrastructure.
  - d) A finalised Local Contributions Plan.
  - e) Detailed dwelling distribution across the remaining area of West Appin in Greater Macarthur.
  - f) The removal of the proposed local centre near Appin Village to align with the Greater Macarthur Structure Plan, to reduce the likely significant impact on the existing Appin Village.
  - g) Engagement with Environment and Heritage Group about the further work requested to address Aboriginal Cultural Heritage Assessment concerns.
  - h) An updated Acoustic Report to address noise associated with Appin Coal Seam Methane Power Station and the Appin Coal Seam Mine Infrastructure.
  - i) Phase 2 Detailed Site Investigation in response to the findings of the Preliminary Site Investigation Report for Contamination.
  - j) Flood Report (Hydraulic Flood Assessment) to ensure flood affected land is zoned appropriately.
  - k) Revisit discussion with Department of Education on School site zoning preferences.

3. The lack of a comprehensive evidence based strategic plan for State infrastructure for the Greater Macarthur Structure Plan area including the scale of infrastructure required, and the sourcing of funding and timing of funding.
4. The importance of the timely delivery of adequate housing supply to meet community needs. Nonetheless it is critical housing development be accompanied by certainty of social and physical infrastructure delivery. The Panel is also mindful that considerable undeveloped land is already zoned for urban development in Appin Part Precinct 1.

## VOTING

4/0

## 8 CLOSURE OF MEETING

**The public part of the meeting closed at 4:18pm.**

**The full meeting closed at 5:31pm.**

**The minutes of this meeting were confirmed by the Chair.**

# **Draft Appin ( Part 2) Precinct Planning Proposal**





# GREATER MACARTHUR GROWTH AREA

## PLANNING PROPOSAL TO REZONE

### THE APPIN (PART 2) PRECINCT FOR URBAN DEVELOPMENT

90 & 110 MACQUARIEDALE ROAD, 525 & 725 WILTON ROAD, APPIN

11 October 2024





Walker Corporation acknowledges and honours the Dharawal and Gunungurra Peoples as traditional custodians of the lands and waterways upon which Appin is located. We extend that respect to the Elders, both past and present, for their enduring wisdom and guidance and thank them for their continuing care of Country, culture, and community.

This document has been prepared by:

Nathan Croft  
Principal Planner, Walker Corporation

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Version No.	Date of Issue	Revision	Prepared & approved by
Final	11 October 2024	3	Nathan Croft



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<b>Figure 64:</b> Map of road upgrades (Source: WSP) .....	184

## APPIN (PART 2) PRECINCT PLAN DOCUMENTS – FOLDER 1

Name	Version	Date
Appin (Part 2) Precinct Structure Plan	B	03 10 2024
Land Application Map	-	-
Land Zoning Map	-	-
Lot Size Map	-	-
Transport Corridor Map	-	-

*\* Appin and North Appin Precincts Indicative Plan is not part of the Appin (Part) Precinct Plan documents. It is provided in the Planning Proposal package to demonstrate the Appin (Part 2) Precinct integrates with the Appin (Part 1) Precinct and can connect to the broader Appin and North Appin Precincts.*

## REPORTS – FOLDER 2

#	Report Name		Consultant	Date	Revision
1	Urban Context Report	Appin (Part 2) Precinct	Urbis	09 10 24	-
2	Landscape Visual Impact Assessment	Appin (Part 2) Precinct	Urbis	October 24	Final
3	Landscape Visual Impact Addendum	Appin (Part 2) Precinct	Urbis	08 10 24	D
4	Preliminary Geotechnical Land Capability Assessment	Appin (Part 2) Precinct	Douglas Partners	09 10 24	3
5	Preliminary Site Investigation – Contamination	Appin (Part 2) Precinct	Douglas Partners	10 10 24	4
6	Biodiversity Assessment	Appin (Part 2) Precinct	Niche Environment & Heritage	08 10 24	4
7	Water Cycle Management Strategy	Appin (Part 2) Precinct	J. Wyndham Prince	08 10 24	F
8	Air Quality Opportunities & Constraints	Appin (Part 2) Precinct	Northstar Air Quality	03 10 24	Final
9	Noise Impact Assessment	Appin (Part 2) Precinct	Spectrum Acoustics	05 09 24	Final
10	Strategic Traffic Impact Assessment	Appin (Part 2) Precinct	WSP	03 10 24	F
11	Strategic Bushfire Study	Appin (Part 2) Precinct	Eco Logical Australia	11 10 24	V7
12	Urban Heat Assessment	Appin (Part 2) Precinct	Civille	04 10 24	F
13	Cultural Values Assessment & Connecting with Country Framework	Appin Precinct	Waters Consultancy	-	-
14	Aboriginal Objects Due Diligence	Appin (Part 2) Precinct	Niche Environment & Heritage	04 10 24	REV03
15	Historical Heritage Assessment	Appin (Part 2) Precinct	Niche Environment & Heritage	04 10 24	REV01
16	Social Infrastructure and Open Space	Appin (Part 2) Precinct	Urbis	10 09 24	V.3
17	Social & Health Impact Assessment	Appin (Part 2) Precinct	Urbis	10 10 24	V.2
18	Retail and Employment Study	Appin (Part 2) Precinct	Urbis	08 10 24	-
19	Infrastructure Phasing Plan	Appin (Part 2) Precinct	IDC (Infrastructure Development Consulting)	October 24	E
20	Infrastructure Delivery Plan	Appin (Part 2) Precinct	GLN Planning	09 10 24	Updated Final
21	Sustainable Development Opportunities	Appin (Part 2) Precinct	Urbis	08 10 24	-
22	Prelodgement Minutes	Appin (Part 2) Precinct	Wollondilly Shire Council	23 11 23	-
23	Pre-lodgment Response	Appin (Part 2) Precinct	Walker	23 11 23	-
24	Schedule of the Agency Submissions to the Technical Assurance Panel	Appin & North Appin Precincts	Walker	08 09 23	-

25	Schedule of the Agency Submissions to the Appin (Part 1) Precinct Planning Proposal	Appin (Part 1) Precinct	Walker	08 09 23	-
26	Response to Community Submissions	Appin (Part 2) Precinct	Walker	15 03 24	-
27	Response to Agency Submissions	Appin (Part 2) Precinct	Walker	27 09 24	-
28	Centres Assessment	Appin & North Appin Precincts	Location IQ	23 07 24	-



## ABBREVIATIONS

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AHIP	Aboriginal Heritage Impact Permit
AHMS	Aboriginal Heritage Management Strategy
ALARP	As Low As Reasonably Possible
ANEC	Australian Noise Exposure Concept
ANEF	Australian Noise Exposure Forecast
BA	Biodiversity Assessment
BC Act	Biodiversity Conservation Act 2016
C2	Environmental Conservation Zone
CPCP	Cumberland Plain Conservation Plan
CUC	Certified Urban Capable
CVA	Cultural Values Assessment
DCP	Development Control Plan
DPE	Department of Planning and Environment
DPHI	Department of Planning, Housing and Infrastructure
DPI	Department of Primary Industry
EP&A Act	Environmental Planning and Assessment Act 1979
EPBC Act	Environmental Protection Biodiversity Conservation Act
GANSW	Government Architect New South Wales
GCC	Greater Cities Commission
GMGA	Greater Macarthur Growth Area
GM 2040	Greater Macarthur 2040, an interim plan for the Greater Macarthur Growth Area
GMSIC	Greater Macarthur Special Infrastructure Contribution
GSRP	Greater Sydney Region Plan
HP	High Pressure
HPC	Housing and Productivity Contribution
ILP	Indicative Layout Plan
LGA	Local Government Area
LEP	Local Environmental Plan
LHS	Local Housing Strategy
LPA	Local Planning Agreement
LSPS	Local Strategic Planning Statement
MRA	Metropolitan Rural Area
NCA	Non-Certified – Avoided
NCE	Non-Certified Excluded
NRAR	Natural Resources Access Regulator
PBP	Planning for Bushfire Protection 2019
PP	Planning Proposal
PSP	Precinct Structure Plan
RPP	Rezoning Pathways Program
SIC	Special Infrastructure Contribution
SEPP	State Environmental Planning Policy
SHRL	Southern Highlands Rail Line
SMS	Safety Management Statement
SPA	State Planning Agreement
SSAL	State Significant Agricultural Land
SWGA	South West Growth Area
TAP	Technical Assurance Panel
TfNSW	Transport for NSW

UDZ	Urban Development Zone
WM Act	Water Management Act 2000
WPC SEPP	State Environmental Planning Policy (Precincts—Western Parkland City) 2021
WSI	Western Sydney International Airport

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# 1. EXECUTIVE SUMMARY

# 1.0 EXECUTIVE SUMMARY

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## Accommodating population growth within the Greater Macarthur Growth Area

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- 1.1 Greater Sydney's population is projected to grow to approximately 6.1 million by 2041 – over a million more people in 20 years than currently live in the region.
- 1.2 The NSW Government has identified Growth Areas where new urban areas will accommodate much of this growth. The Greater Macarthur Growth Area (*the **GMGA***) is one Growth Area and is a logical extension of the urban form of south-west Sydney.
- 1.3 The NSW Government declared the Greater Macarthur Growth Area in 2019, with an amendment to the then *State Environmental Planning Policy (the **SEPP**) (Sydney Growth Centres) (2006)*. The SEPP is now incorporated as Chapter 3 within *State Environmental Planning Policy (Precincts-Western Parkland City) 2021 (**WPC SEPP**)*.
- 1.4 The GMGA is divided into two components. In the north, the urban renewal corridor from Glenfield to Macarthur, and in the south, the development of land release areas from Menangle Park to Appin.
- 1.5 The Appin Precinct and the North Appin Precinct (*the **precincts***) are the southernmost land release precincts of the GMGA. The objective is to deliver around 20,000 dwellings catering to the needs of Sydney's growing population and create approximately 4,000+ permanent jobs and over 30,000 construction jobs during the delivery of the precincts. The precincts anticipated dwellings could increase due to trends in more medium-density development around transport corridors and centres.
- 1.6 The precincts have access to Campbelltown-Macarthur, the Illawarra Shoalhaven region, the proposed Western Sydney International Airport, and the adjoining new city of Bradfield.
- 1.7 The GMGA progresses the strategic planning framework for urban development in the Greater Sydney Region. It is consistent with the Greater Sydney Commission's strategic vision for the *Western Parkland City* and the priorities and actions under the *Western City District Plan*.
- 1.8 'Greater Macarthur 2040', an interim plan for the GMGA, builds on this strategic planning framework, provides a framework for land uses, and identifies critical state and local infrastructure items.
- 1.9 Land in the GMGA is to be rezoned and released to supply housing and provide employment to accommodate Sydney's growing population.
- 1.10 Approved on 30 June 2023, was a Planning Proposal within the GMGA for the Appin (Part 1) Precinct (PP-2022-3979), which comprised 1,378 hectares (ha) of land (1,284 ha owned by Walker Corporation and 94 ha owned by others).

## The Planning Proposal

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- 1.11 A Planning Proposal (the **Proposal**) has been prepared by Walker Corporation Pty Limited and Walker Group Holdings Pty Limited (together - the **Proponent**) to rezone 100.10 hectares of land (the **Site**) within the GMGA Appin Precinct, adjacent PP-2022-3979, hence the Proposal's identification as the Appin (Part 2) Precinct.
- 1.12 The Site is to be rezoned from *Rural Landscape* to two (2) zones comprising – (i) *Urban Development* and (ii) *Environmental Conservation*, to permit urban development and environmental management of ecologically significant land.
- 1.13 Within the *Urban Development Zone*, approximately 1,312 dwellings can be delivered.
- 1.14 The Site will be developed as an amendment to the planning framework established as part of the Appin (Part 1) Precinct Planning Proposal. New supporting technical studies and investigations have been prepared to support the inclusion of the Appin (Part 2) Precinct and leverage the investigations for PP-2022-3979.
- 1.15 The Appin (Part) Precinct Plan (the **precinct plan**) under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)* establishes the statutory framework providing development standards for minimum lot size and clauses for the satisfactory arrangement of services, development sequencing and consistency with the structure plan.
- 1.16 An amendment to the WPC SEPP will zone the site for *Urban Development (UDZ)* and *Environmental Conservation (C2)*. The amendment to the WPC SEPP will contain the statutory provisions (clauses and maps) that will apply to the Site. The WPC SEPP is the principal legislation that will control development and planning decisions for the Site.
- 1.17 The Appin (Part 2) Precinct Structure Plan (the **PSP2**) delivers a strategic vision reflecting government, industry and community priorities. The Appin (Part 2) Precinct Structure Plan will be amended to include the Site and will be used to guide planning for the development of the Appin (Part 2) Precinct.
- 1.18 For a development application to be approved, the precinct plan provisions will require a Development Control Plan (**DCP**) to be prepared generally in accordance with the *PSP2*.
- 1.19 The development of the Appin (Part 2) Precinct will be implemented in parallel with the initial Appin (Part 1) Precinct.



## Cumberland Plain Conservation Plan

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- 1.20 The Cumberland Plain Conservation Plan (**CPCP**) applies to the Site. The mapped CPCP areas are - (i) Certified – *Urban Capable Land (CUC)*, and the Non-Certified land categories are - (ii) *Avoided Land (NCA)* and (iii) *Excluded Land (NCE)*. The land categories of the mapped CPCP areas is enforced through rezoning land as per the subject proposal.
- 1.21 The Appin (Part 2) Precinct mapping complies with the approved CPCP mapping and is consistent with the Ministerial Direction - 3.6 Strategic Conservation Planning.

## Precinct Structure Plan

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- 1.22 A Precinct Structure Plan (**PSP**) for the Appin (Part 1) Precinct as been prepared pursuant to the precinct plan. The PSP is informed by an Indicative Plan for the Appin Precinct. It details the higher order strategic planning and responds to submissions during the exhibition of PP-2022-3979 and preliminary notification of thjs Planning Proposal. The PSP will be amended to incorporate the *PSP2*.

## Development Control Plan

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- 1.23 The Draft Wollondilly – Greater Macarthur Development Control Plan 2024 (**Draft DCP**) for the GMGA Area has been prepared as a requirement of the precinct plan. The Draft DCP details development controls and guidelines for development applications and will be amended to incorporate the Site.

## Technical Assurance Panel

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- 1.24 The Proposal has been informed by the NSW Department of Planning and Environment's (**DPE**) Technical Assurance Panel (**TAP**) (a pilot program to undertake strategic investigations for precincts). The program ran over two (2) years and involved state agencies, councils and landowners working together to undertake strategic studies for the Appin (Part) Precinct, leading to the lodgement of PP-2022-3979.
- 1.25 The TAP program required the Proponent to address local, state and strategic matters beyond the Appin (Part) Precinct boundary for the broader Appin & North Appin Precincts. Under the TAP program, workshops ensured collaboration and examination of critical issues.
- 1.26 The Proponent prepared a range of technical studies during the program. The TAP members were consulted and assisted with scoping and reviewing the draft studies. The TAP members had access to the final draft studies as part of the TAP program.
- 1.27 The TAP, in response, provided a letter with outcomes and recommendations to the Proponent and concluded the program in September 2022.
- 1.28 The Planning Proposal to rezone the Appin (Part 1) Precinct was finalised in June 2023.

- 1.29 The TAP program has informed this Planning Proposal for the Appin (Part 2) Precinct and the original Appin (Part) Precinct technical studies have been updated for the Appin (Part 2) Precinct. As the Site was considered as part of the TAP program, and consistent with discussions with the Council, this Planning Proposal was initiated by the Proponent without undertaking a Scoping Proposal, with the process including an alternate agreed pre-lodgement process.

## Consultation

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- 1.30 The Proponent met with the Council on 24 August 2023 to discuss the Planning Proposal.
- 1.31 A Pre-lodgement Submission was lodged with the Council on 8 September 2023 including a draft version of this report and a subsequent formal pre-lodgment meeting held with the Council on 25 October 2023.
- 1.32 Pre-lodgement meeting minutes were received from the Council on 23 November 2023 and a summary of the consequent amendments to this document and the Proponents Response to the pre-lodgement meeting is included at Appendix 23. The pre-lodgement meeting minutes are included at Appendix 22.
- 1.33 Preliminary notification of the Planning Proposal was undertaken by the Council between 15 January and 18 February 2024.
- 1.34 The Proponent held a community drop-in session on 14 February 2024 at the Appin Discovery Centre.
- 1.35 The Proponent provided the Council with a formal response to the Community submissions on 12 March 2024 (refer to Appendix 26) and Agency submissions on 15 March 2024.
- 1.36 Further Agency submissions have been provided by the Council to the Proponent and an updated response to the Agency submissions is enclosed as Appendix 27.
- 1.37 The Council advised that the Planning Proposal would not be recommended to the Local Planning Panel for submission for Gateway Determination in its current form pending resolution of a range of matters on 17 April 2024.
- 1.38 This amended Planning Proposal report reflects amendments made to respond to the Council's advice and the preliminary notification agency and community submissions.

## The Proposal demonstrates strategic merit

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- 1.39 The Proposal demonstrates strategic merit and is an opportunity to:
- Realise the vision for the Greater Macarthur Growth Area outlined in the Greater Sydney Region Plan, Western City District Plan and Greater Macarthur 2040 Plan
  - Contribute to more housing supply and jobs in the Western Parkland City by zoning the Site for urban development and secure the delivery of a further approximately 1,312 homes

- Provide new state, regional and local infrastructure services, amenities and recreational facilities to serve the existing and new communities in the Appin Precinct
- Provide affordable housing
- Establish the Appin Local Centre to serve the Appin and North Appin Precincts
- Protect Koala habitat corridors and biodiversity
- Revegetate cleared former rural lands to achieve a 40% tree canopy target

## The Proposal is shaped around vision, protection, guiding and delivery

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1.40 The Appin (Part 2) Precinct Plan and the PSP2 is shaped around:

- A vision acknowledging the significance of the landscape, Indigenous history, Designing with Country values and acknowledging European history
- Creating a sustainable built environment that prioritises the protection of the natural environment and the Koala population
- Delivery of a local centre at the junction of the east-west link between the Hume Motorway & Appin Road and the north-south transitway spanning the length of the GMGA to provide accessible employment opportunities and services close to public transport
- Guiding the delivery of infrastructure to the benefit of the community
- Delivery of residential neighbourhoods set within landscape corridors supported by local amenities, transit corridors and community infrastructure

## The Proposal report is organised into three (3) parts

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1.41 The Proposal report comprises three (3) parts:

- **Part A:** Strategic Positioning of the Planning Proposal
- **Part B:** Key findings from technical studies, opportunities, constraints and directions for the structure plan and precinct plan
- **Part C:** Explanation of the amendments to the Appin (Part) Precinct Plan, Appin (Part) Precinct Structure Plan, and the WPC SEPP

1.42 **Part A: Strategic Positioning** – includes the following Chapters:

- **Chapter 2: The Site** – provides an overview of the site, the Appin and North Appin Precincts and land ownership.
- **Chapter 3: Planning Framework** – summarises the strategic planning policies and directions and statutory planning legislation controls. A contextual overview is provided of the land release precincts of Appin and North Appin and their role and function in the growth of Sydney into a thriving *Western Parkland City*.

1.43 **Part B: Studies, opportunities and constraints, and directions** – include the following Chapters:

- **Chapter 4:** *Site Investigations, Constraints, Developable Area & Structure* – summarises the key findings from investigations and studies. It is the evidence base which informs the consolidated developable land area and structuring elements for the Appin (Part 2) Precinct.
- **Chapter 5:** *Planning Approach* - articulates the vision and design principles that guide the Appin (Part 2) Precinct.

1.44 **Part C:** explains the amendments to the Appin (Part) Precinct Plan and the Appin (Part) Precinct Structure Plan. This part has been prepared generally in accordance with DPE's Local Environmental Plan Making Guideline (August 2023). Part C includes the following Chapters:

- **Chapter 6:**
  - *Part 1* – The objectives and intended outcomes of the amendment to the WPC SEPP
  - *Part 2* – An explanation of the provisions in the amended WPC SEPP
  - *Part 3* - The justification for the submission
  - *Part 4* – Maps that identify the area to be rezoned and other supporting maps
  - *Part 5* – The community consultation which is to be undertaken for the rezoning and associated supporting plans and documents
- **Chapter 7:** *Conclusion*

## Proposed Planning Agreements

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1.45 The Proponent has made offers to enter into Planning Agreements to support the Proposal as follows:

- **State Planning Agreement (SPA)** with the Minister for Planning. The SPA will address the funding, timing and delivery of state and regional infrastructure, such as regional open space, schools, roads, transit corridors, road infrastructure and road upgrades.
- **Cumberland Plain Conservation Plan (CPCP)** SPA with the Minister for Planning. The SPA includes more than 500 hectares of *Environmental Conservation* land identified as “*avoided land*” under the CPCP. The SPA will result in the dedication of the CPCP “*avoided land*” to the NSW Government, delivering significant ecological and community benefits.
- **Local Planning Agreement (LPA)**. The LPA will address the delivery of infrastructure for the Appin (Part 2) Precinct, including active and passive open space, water cycle management, traffic and transport, community facilities and riparian corridors.

1.46 The timing and finalisation of the Planning Agreements are yet to be determined however exhibition is expected to be undertaken in November 2024.

## Conclusion

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1.47 The Proposal aligns with the NSW Government's strategic land use planning, policies and infrastructure delivery requirements. The development potential is tempered by a landscape-based approach that

protects Koalas and the environment and respects the Aboriginal cultural values of Country to shape the character of new communities.

1.48 Typically, some of the challenges for new developments in Sydney are the urban heat island effect and the lack of green space and infrastructure, such as inadequate public transport, schools, and health services. The Proposal considers these problems and responds by:

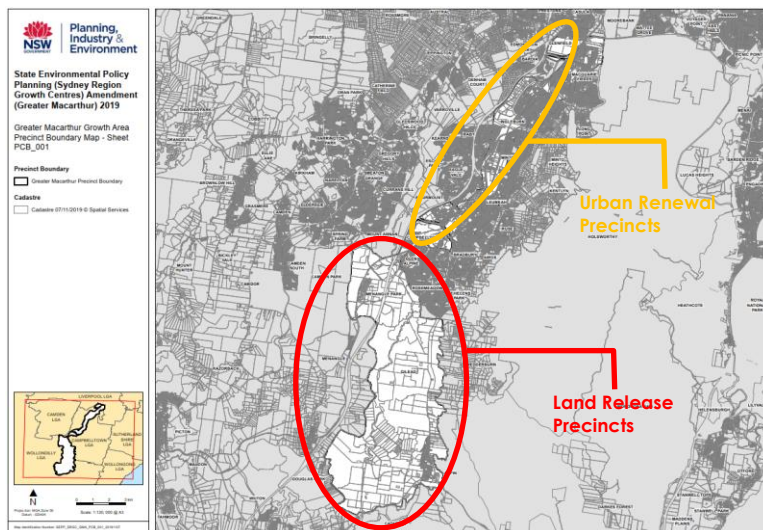
- targeting 40% canopy cover to mitigate the impacts of urban heat and implementing water sensitive urban design measures that retain water within the landscape;
- taking advantage of existing blue infrastructure in the form of the Nepean and Cataract rivers within the broader Appin (Part) Precinct; and
- providing an infrastructure delivery plan responsive to Appin's priorities and growth patterns for the staged implementation of utilities, roads, schools, local facilities and parks.

1.49 An analysis of housing supply in the Western City District (the **District**) prepared for PP-2022-3979 found the current planned housing supply across the District, including the Wilton and South West Growth Areas, would not keep up with housing demand. This shortfall was demonstrated to occur before 2036 and was projected to increase significantly before 2041.

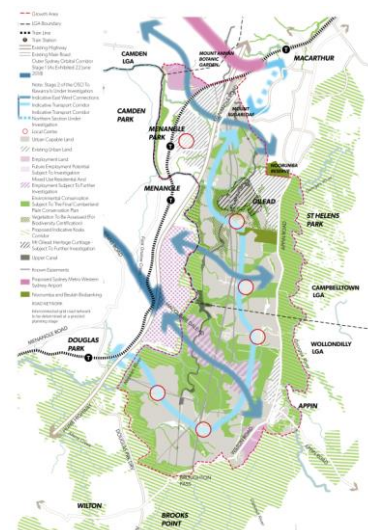
1.50 The Proposal will zone 82.46 hectares of land for urban development, capable of providing approximately 1,312 dwellings, a co-located primary and high school, a new local centre, commercial, retail, and community facilities. All this will be found in walkable urban residential neighbourhoods within landscape corridors and will be supported by amenities, transit corridors and community infrastructure.

## Hierarchy of plans

### THE GREATER MACARTHUR GROWTH AREA



GMGA Boundary – SEPP (Sydney Growth Centres) 2006 (DPE, 2019)



Greater Macarthur 2040 - Structure Plan (Land Release Precincts – Gilead, North Appin & Appin) (DPE, 2018)

The Greater Macarthur Growth Area (GMGA) was declared a growth area in December 2019.

An amendment was made to the *State Environmental Planning Policy (Sydney Region Growth Centres) (2006)* to identify the GMGA, incorporating Glenfield to Macarthur urban renewal precincts and the land release precincts south of Campbelltown, including Gilead, North Appin and Appin.

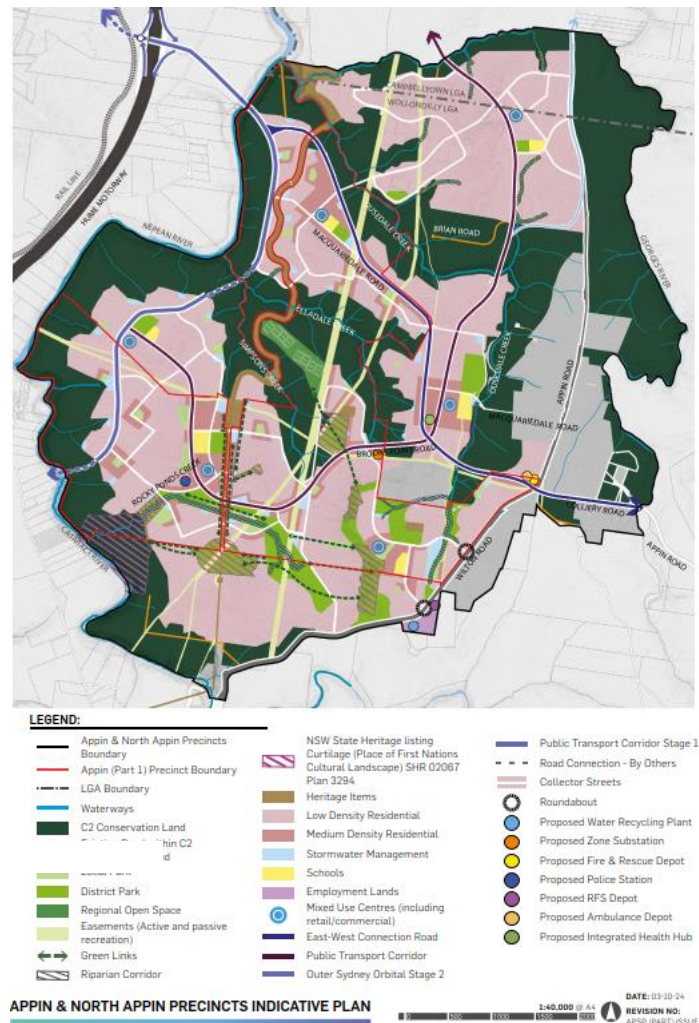
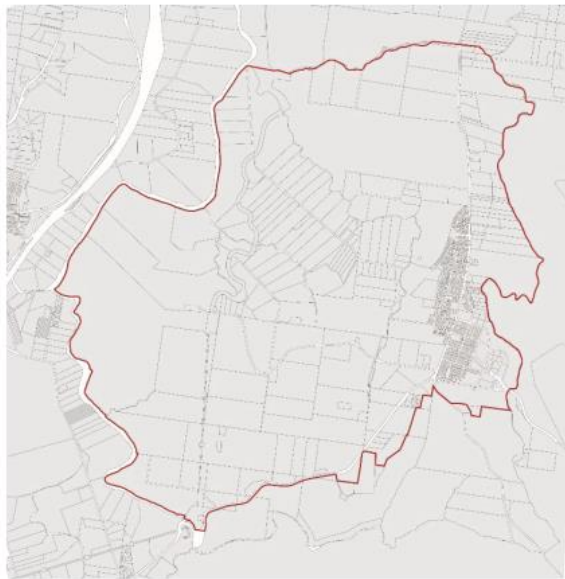
DPE's 2018 *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area (GM2040)* provides the strategic planning framework for the GMGA, and the GMGA Structure Plan outlines the development framework for the land release areas.

The GMGA supports the Greater Sydney Commission's strategic vision for the Western Parkland City and the Western City District Plan.

The updated Greater Macarthur 2040 Structure Plan was published in December 2021.



## THE PROPOSAL - APPIN AND NORTH APPIN PRECINCTS INDICATIVE PLAN (3,826 HA)



### Location Plan - Appin & North Appin Precincts

### Appin and North Appin Precincts Indicative Plan

The GMGA is divided into precincts. The Appin Precinct and North Appin Precinct are the southernmost land release precincts. The goal is to deliver an assumed 15,000 dwellings in Appin and around 5,000 in North Appin subject to Precinct Planning.

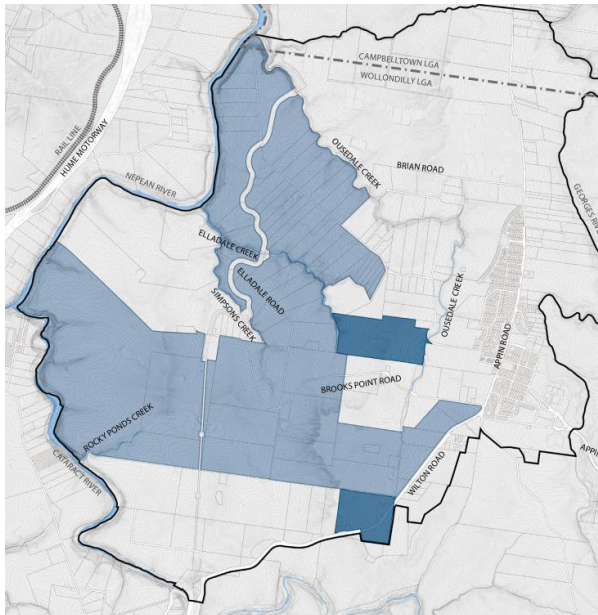
The Appin and North Appin Precincts Indicative Plan, prepared by the Proponent, shows the general structure and arrangement of land uses, vegetation conservation areas, access points and collector roads and infrastructure within the framework of the GMGA Structure Plan.

The Indicative Plan demonstrates how the Appin (Part 2) Precinct aligns with the Appin (Part 1) Precinct and can potentially connect to the remainder of the broader precinct.

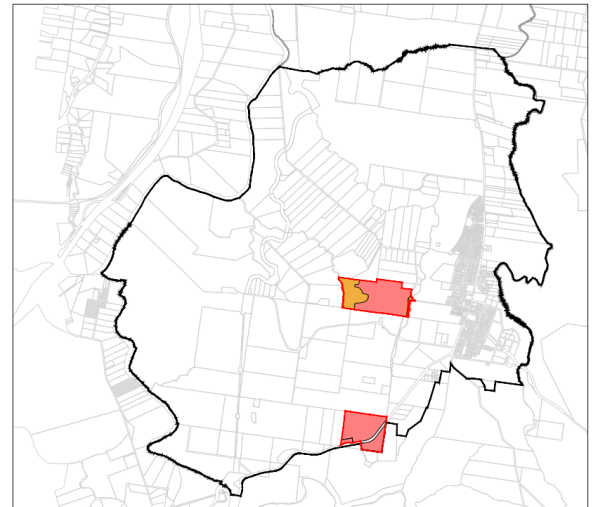
The Indicative Plan will likely change over time as landowners prepare their own planning proposals for their sites.

The Indicative Plan has no statutory weight and is provided for information purposes only.

## THE PROPOSAL – APPIN (PART 2) PRECINCT PLAN



**Location plan - Appin (Part 2) Precinct**



**Appin (Part 2) Precinct - Land Zoning Map (Proponent, 2024)**

The submission by Walker Corporation Pty limited and Walker Group Holdings Pty Limited (*the proponent*) requests the rezoning of 100.10 hectares of land (*the Site*), i.e. the Appin (Part 2) Precinct.

The Site is to be rezoned from (RU2) Rural Landscape to (UDZ) Urban Development and C2 Environmental Conservation.

The Site's rezoning envisages the delivery of 1,312 new homes, new roads and the management of ecologically significant land.

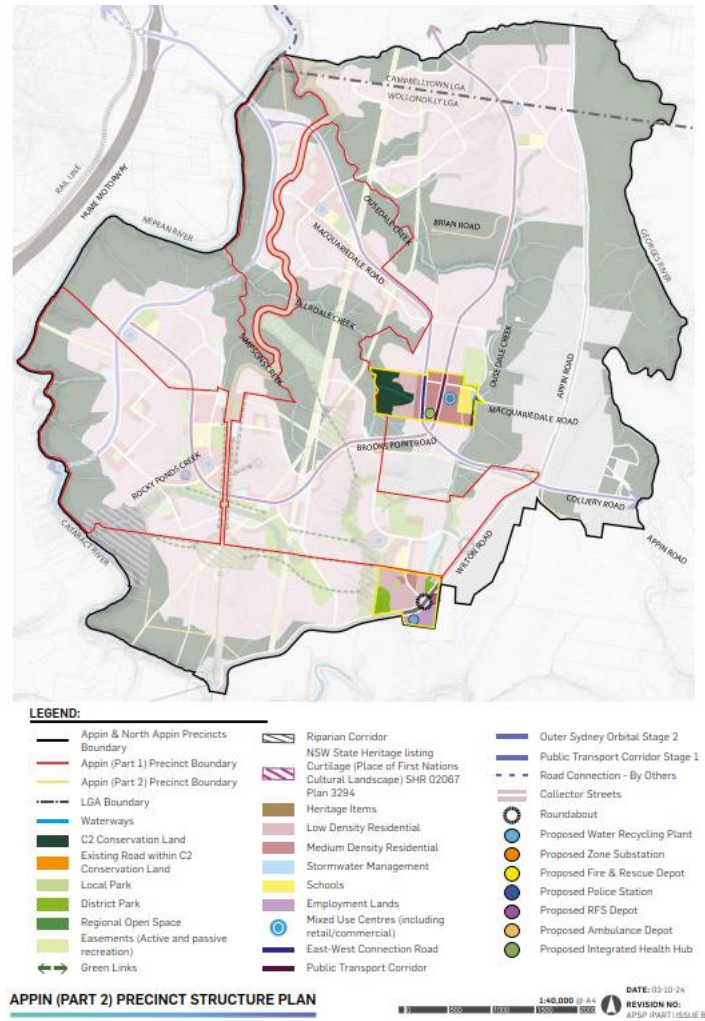
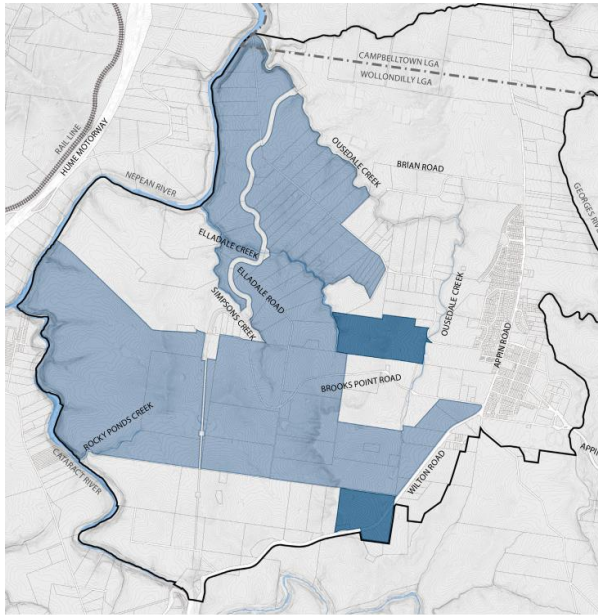
The provisions applying to the carrying out of development in a growth centre precinct are specified in the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)*. Appendix 10 Appin (Part) Precinct Plan of the WPC SEPP applies to the Appin (Part) Precinct.

The Appin (Part 2) Precinct will be incorporated into the WPC SEPP Appendix 10 . The precinct plan contains provisions (clauses and maps) that will facilitate the Site's development.

New land application, zoning, lot size, and transport corridor maps are included for the Appin (Part 2) Precinct.

Areas outside the Site are not proposed to be rezoned or be subject to the Precinct Plan or PSP2. These areas will be subject to future Planning Proposals guided by the broader GMGA and GM2040 prepared and issued by the DPHI except for those areas already subject to PP-2022-3979.

## THE PROPOSAL – APPIN (PART 2) PRECINCT STRUCTURE PLAN



### Location plan – Appin (Part 2) Precinct

### Appin (Part 2) Precinct Structure Plan (Urbis, 2024)

Proposed amendments to the PSP have been prepared for the Site and are shown on the PSP2 above.

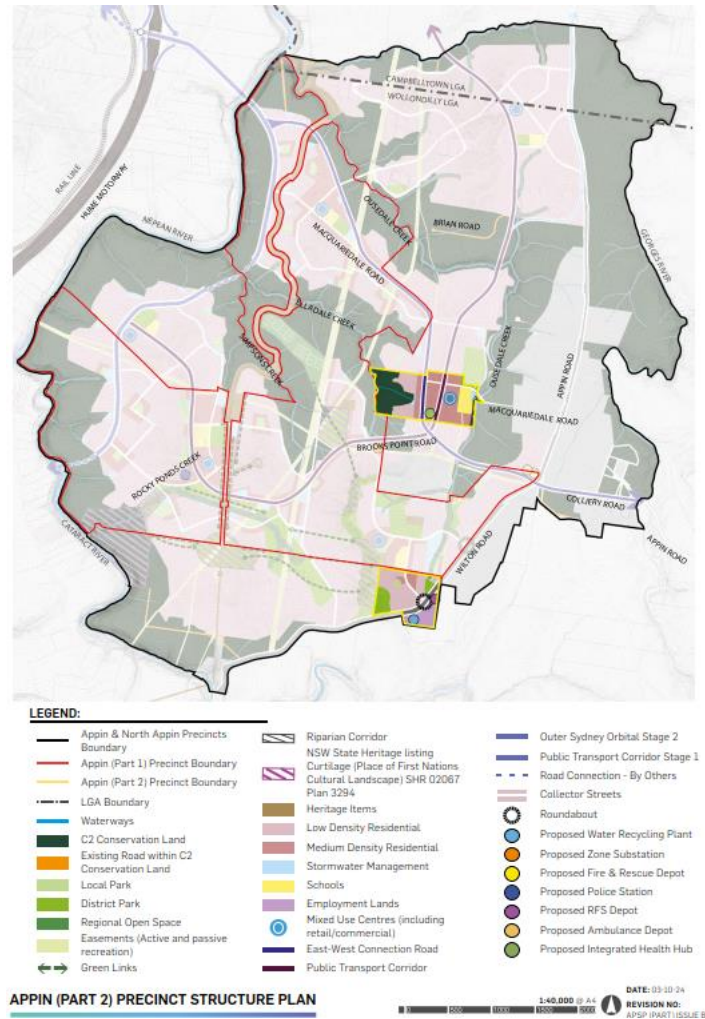
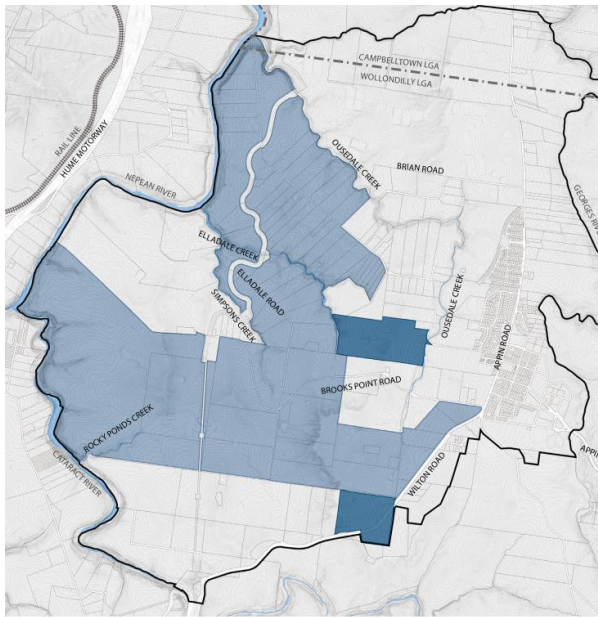
Clauses in the WPC SEPP require the consent authority must be satisfied in granting consent to development that the development is consistent with the PSP.

The PSP2 informs the proposed rezoning, staging, land use and infrastructure provision. It delivers a vision reflecting government, industry and community priorities. The PSP will be amended to include the Site.

Following the exhibition of the Planning Proposal, the amendments to the PSP are to be adopted by the Planning Secretary and published on the DPHI website.



## THE PROPOSAL – DRAFT WOLLONDILLY – GREATER MACARTHUR DEVELOPMENT CONTROL PLAN 2024



### Location plan – Appin (Part 2) Precinct

### Appin (Part 2) Precinct Structure Plan (Urbis, 2024)

The Draft Wollondilly – Greater Macarthur Development Control Plan 2024 (DCP) has been lodged with the DPHI.

A new schedule will be appended to the Draft DCP for Appin (Part 2) Precinct, ensuring any new development is consistent with the Greater Macarthur 2040 vision of creating a liveable new urban area set in the natural environment.

The Draft DCP gives more detailed design guidelines and controls for development in the Appin (Part 2) Precinct.

The Schedule for Appin (Part 2) Precinct will be read in conjunction with the main body of the Draft DCP.

Development typologies and control tables (setbacks, building height, massing and siting, garages and car parking) will be included in the Schedule.

The Draft DCP will implement the PSP2 in greater detail and achieve the intended outcomes.

It is intended that a complying code (similar to existing complying codes in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*) will apply to the Appin Precinct. The Wilton variation to the Greenfield Housing Code and the Low-Rise Diversity Housing Code will apply to the site.

## Appin (Part 2) Precinct Metrics

Land Use	Area (ha)
Site Area	100.10
• Proponent Land	100.10
• other Land	-
Net Developable Area (including open space, excluding roads)	69.35
<b>Total Centres &amp; Employment</b>	<b>17.18</b>
Schools	4.00
Local Centre	4.80
Employment	8.38
<b>Total Residential (1,312 dwellings &amp; 3,709 people)</b>	<b>48.97</b>
- Medium Density	13.34
- Low Density - Traditional	24.76
- Low Density – Site Responsive	10.87
<b>Total Open Space</b>	<b>9.55</b>
District Parks	7.08
Local Parks	1.99
Additional Other Open Spaces (other green grid elements/easement)	0.48
<b>Total Roads</b>	<b>6.76</b>
East-West connection arterial road	2.13
Transit Corridor	2.12
Collector Streets	2.51
<b>Total Proposed Land Zones</b>	<b>100.10</b>
(C2) Environmental Conservation Zone	17.64
(UD) Urban Development Zone	82.46

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# PART A – STRATEGIC POSITIONING

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## 2.0 THE SITE

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### **Overview:**

This chapter provides an overview of the Site's context and key features and land ownership.

## 2.0 THE SITE

### CONTEXT – APPIN & NORTH APPIN PRECINCTS

2.1 The Site to be rezoned is within the GMGA Appin Precinct. The Appin Precinct and the adjoining North Appin Precinct are the southernmost land release precincts within the Greater Macarthur Growth Area (GMGA).

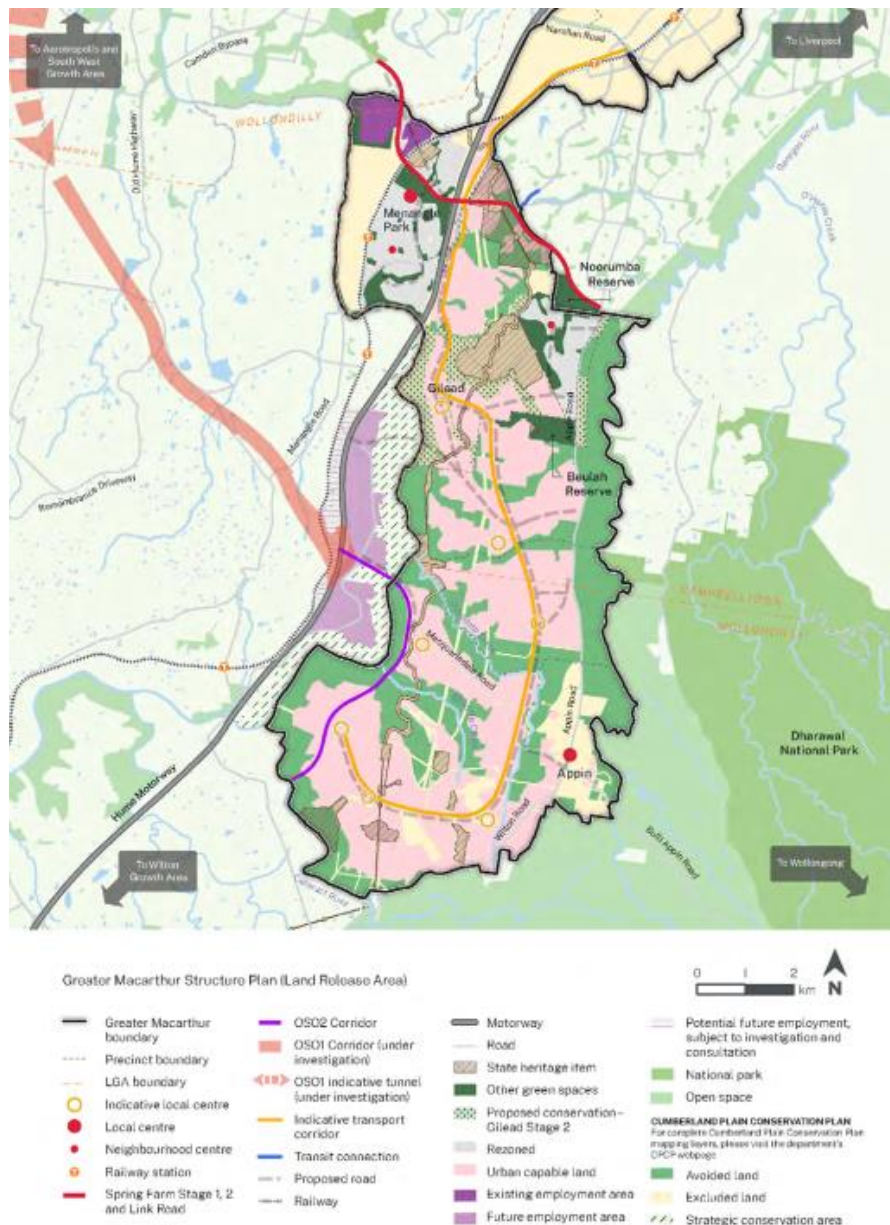
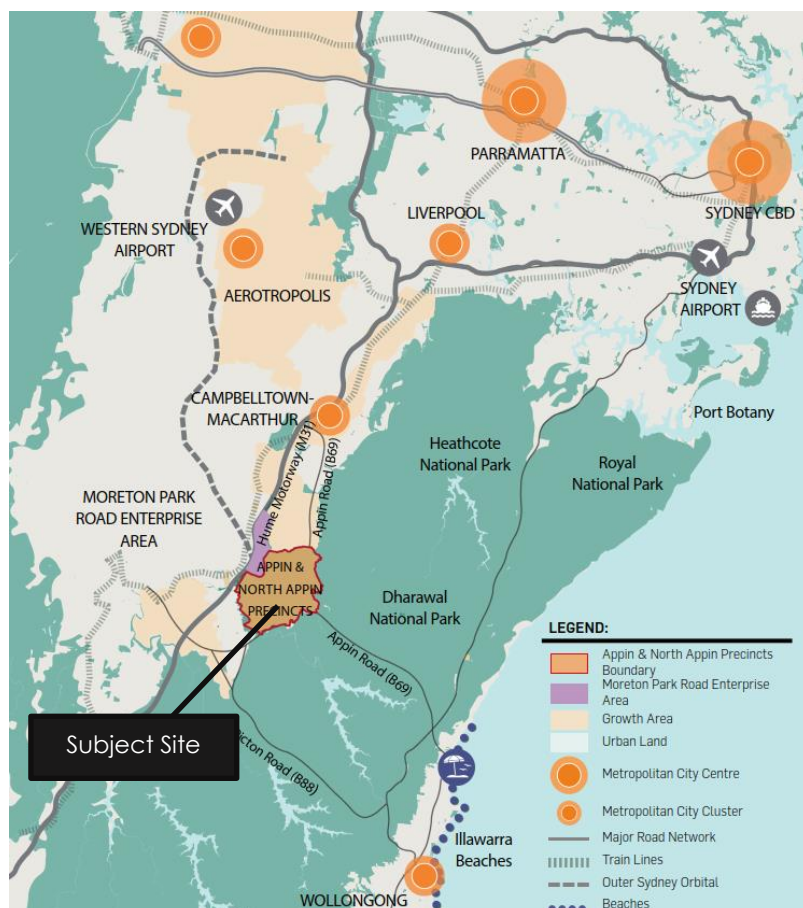


Figure 1: GMGA

2.2 The NSW State government declared Greater Macarthur as a growth area in 2019. An amendment was made to *State Environmental Planning Policy (Sydney Growth Centres) (2006)* (**SEPP Sydney Growth**

**Centres)** to identify the Greater Macarthur Growth Area. *SEPP Sydney Growth Centres* is now incorporated as Chapter 3 within *State Environmental Planning Policy (Precincts-Western Parkland City) 2021 (WPC SEPP)*.

- 2.3 The following information provides an overview of the southernmost land release precincts of Appin and North Appin – summarising land ownership, access and connectivity, topography and waterways and key features. The information provides context for the Site.



**Figure 2:** Strategic context within the broader region (Source: Urbis)

## Location

- 2.4 The Appin and North Appin Precincts (**the precincts**) have a total area of 3,826 ha and can potentially deliver 20,000 new homes (around 15,000 in Appin and around 5,000 in North Appin) and support approximately 4,130 jobs.
- 2.5 The precincts are approximately 17km from the Campbelltown-Macarthur city centre, 36km from the Liverpool CBD, 50km from Parramatta CBD and 56km from Sydney CBD. They are also approximately 35km from the future Western Sydney International Airport (WSI) and the adjoining city of Bradfield.
- 2.6 The precincts are strategically located south of the Campbelltown-Macarthur metropolitan cluster, north west of the Illawarra and north of the Southern Highlands. Appin and North Appin are strategic precincts within the Greater Macarthur Growth Area capable of providing new housing, areas for



conservation, schools, centres, district open space, physical and social infrastructure, local employment, and regionally significant infrastructure.

- 2.7 The precincts immediately neighbour the suburbs of Gilead to the north, Wilton to the south and Douglas Park to the west. Dharawal National Park, a large protected national park, is located to the east. The precincts are predominately bound by waterways, with Murrumbidgee Creek to the north, Georges River to the east, Nepean River to the west and Cataract River to the south.

## Access and Connectivity

- 2.8 Appin Road and Wilton Road are the key north-south road connections. They follow a prominent ridge line south and east of the Precincts. Appin Road (B69) continues east, south of Appin Village, connecting to the Illawarra. Appin Village is situated on Appin Road in the eastern part of the Appin Precinct.
- 2.9 The existing road network is broadly spaced and rural in nature, and existing intersections are priority-controlled. The roads within the Appin & North Appin precincts are:
- Macquariedale Road
  - Appin Road
  - Wilton Road
  - Brooks Point Road
  - Elladale Road
  - Brian Road
- 2.10 To the west of the precincts are the M31 Hume Motorway and the Southern Highlands Intercity passenger railway connecting Campbelltown to Goulburn. Picton and other small villages are located along these two transport corridors, which connect the region to the urban areas of Campbelltown and southwest Sydney.
- 2.11 The Southern Highlands Rail Line (**SHRL**) connects to the Sydney Trains metropolitan network at Campbelltown and Macarthur Stations. The SHRL stops at Menangle Park, Menangle, Douglas Park and Picton and continues south to Moss Vale and Goulburn. The nearest station to the Site on the SHRL is Douglas Park which is 15 kilometres away by road. There is no connecting bus service.
- 2.12 The precincts are currently served by Bus Route 887, which travels between the Wollongong CBD and Wollongong University via Appin to and Campbelltown and Macarthur Stations. It connects the precincts to the T8 Sydney Trains line at Macarthur and Campbelltown stations which connects into train services to all metropolitan Sydney destinations. Macarthur Station is 19.5 kilometres by car.

## Topography and waterways

- 2.13 The topography of the Appin & North Appin precincts is undulating, lies at an elevation of between 70 and 250 metres, and features several steeper secondary ridge lines. Rivers and creeks include the following:

- **Nepean River:** a major perennial river forming the western boundary
- **Cataract River:** a perennial river that forms the southern boundary
- **Elladale Creek:** Connects to the Nepean River in the west, Elladale Creek splits into Simpsons Creek, creating two green-blue spines at the centre of the Appin Precinct
- **Ousedale Creek:** Connects to the Nepean River in the northwest; Ousedale creek separates Appin from North Appin and stretches to the east before transitioning to a north-south alignment towards Wilton Road
- **Rocky Ponds Creek:** Connects to the Cataract River in the southwest

## Key Features

2.14 Prominent features within the Appin & North Appin precincts (refer to **Figure 3**, **Figure 4** and **Figure 5**) include:

- **Appin Village:** Along Appin Road is the existing Appin township with low-density housing and a range of local community facilities, services and amenities
- **Extensive grazing land holdings:** cleared of vegetation
- **Vegetated areas:** along rivers and creek alignments and steep topography
- **Upper Canal:** The Upper Canal is a heritage-listed, gravity-fed aqueduct that supplies 20-40% of the potable water for Sydney. The Upper Canal commences by tunnel from Pheasant's Nest Weir on the Nepean River. It extends through the local government areas of Wollondilly, Camden, Campbelltown, Liverpool, Fairfield, and Cumberland to terminate at the Prospect Reservoir. The location of the Upper Canal in the Appin Precinct extends from Broughton Pass in the south at the Cataract River to Ousedale Creek in the north. Just south of Simpsons Creek, it transitions from underground tunnels to an open channel
- **Appin East Colliery:** Commencing production in 1962, the Appin Colliery is owned and operated by Endeavour Coal Pty Ltd and mines Bulli seam coals to depths up to 550 metres
- **Appin Power Station:** The Appin Power Station is the waste coal mine gas (WCMG) power station run by EDL Energy
- **Macarthur Motorcycle Complex:** Off-road motorbike facility located in North Appin with approximately 70ha of land. It caters for young beginners through to expert motor cross riders
- **Appin Technology Park:** An existing light industrial park with various industrial and warehouse uses located on Wilton Road
- **Macarthur Filtration Plant:** Located on the eastern side of Wilton Road, it extracts water from the Broughton Pass weir to supply potable water for Camden, Campbelltown and Wollondilly LGAs

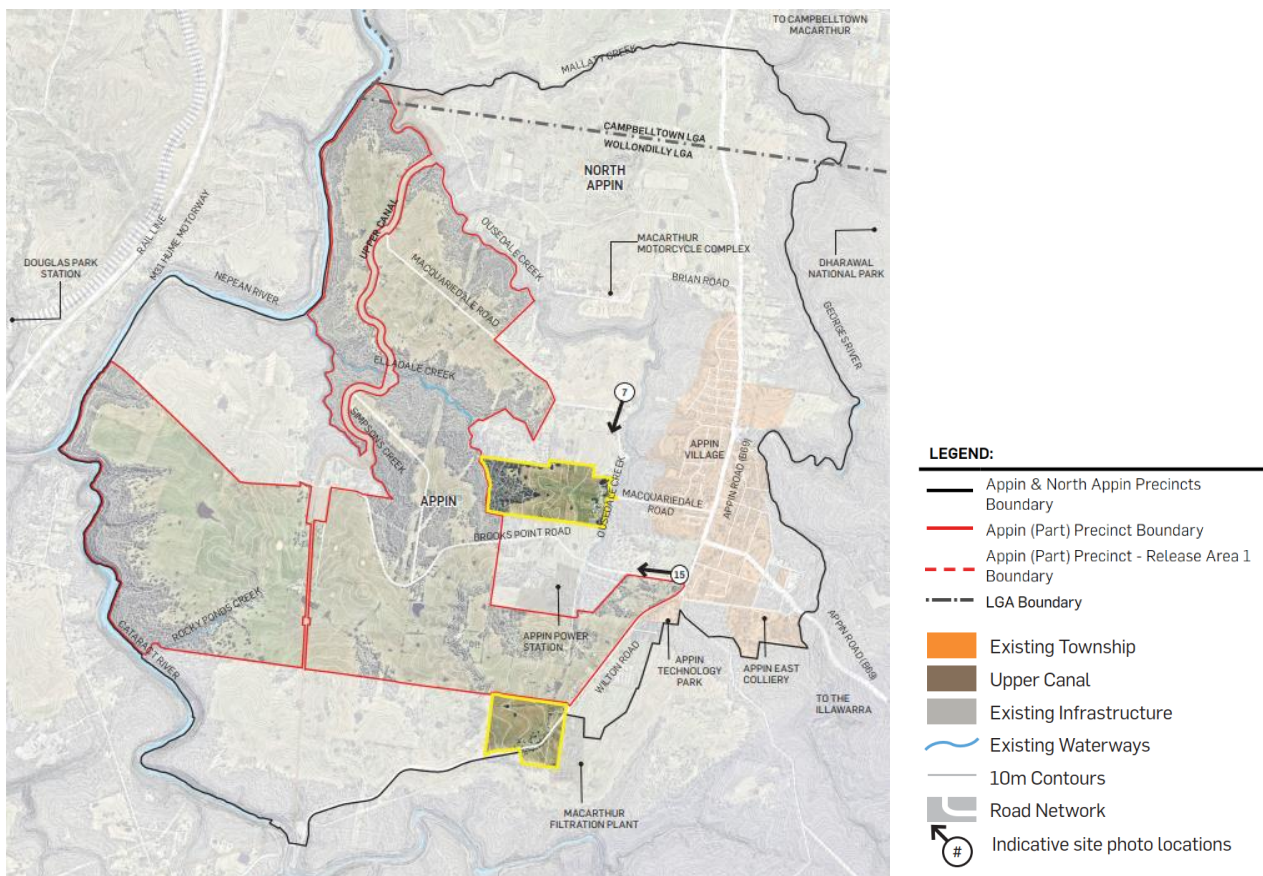
## THE SITE – APPIN (PART 2) PRECINCT

2.15 The Site is 100.10 hectares (ha) of land, located wholly in the Local Government Area (LGA) of Wollondilly.

2.16 The Site is within the land release precinct of Appin, and is the second Planning Proposal for land in this release precinct, hence the identification of the Site as 'the Appin (Part 2) Precinct'.

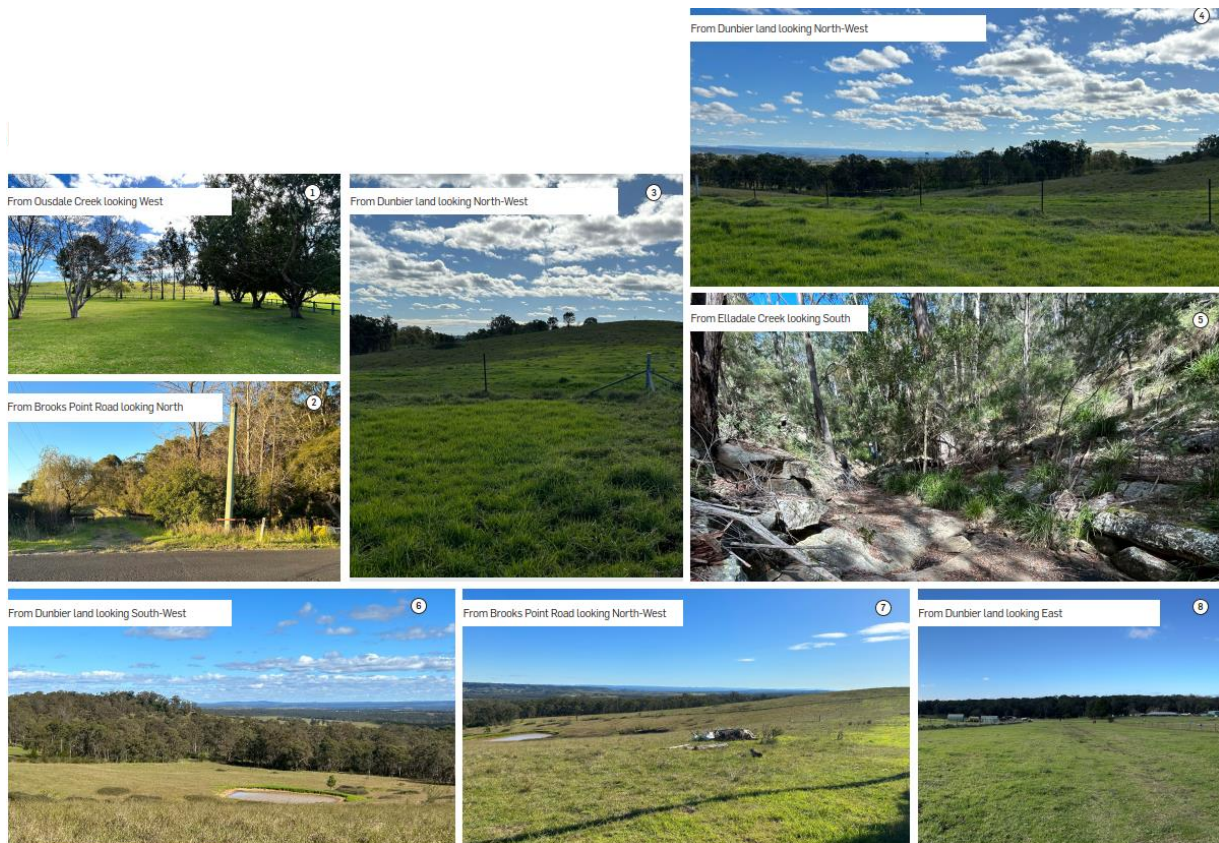
2.17 The Site comprises two distinct groups of land known as the **North** and **South Sites**.

- 2.18 The **North Site** is bound by Ousedale Creek in the east, Elladale Creek in the west, and adjoining rural land holdings to the north and south. The western boundary adjoins the Appin (Part 1) Precinct. Maquariedale Road is located to the east connecting Appin Road through to the north-western part of the Appin (Part 1) Precinct. A cluster of trees is present to the west of the site.
- 2.19 The **South Site** is bound by and adjoining rural land holdings on the north, west and south. To the east is the Macarthur Filtration Plant. The northern boundary adjoins the Appin (Part 1) Precinct. It is located immediately to the south of the existing industrial land on Wilton Road south of Appin Village. The **South Site** is divided by Wilton Road with land to the south-west of the road not located within the Greater Macarthur boundary.
- 2.20 The submission by the Proponent requests the rezoning of the Site from *Rural Landscape* to *Urban Development and Environmental Conservation*. It is envisaged that 1,312 homes, new roads and management of ecologically significant lands will be delivered.

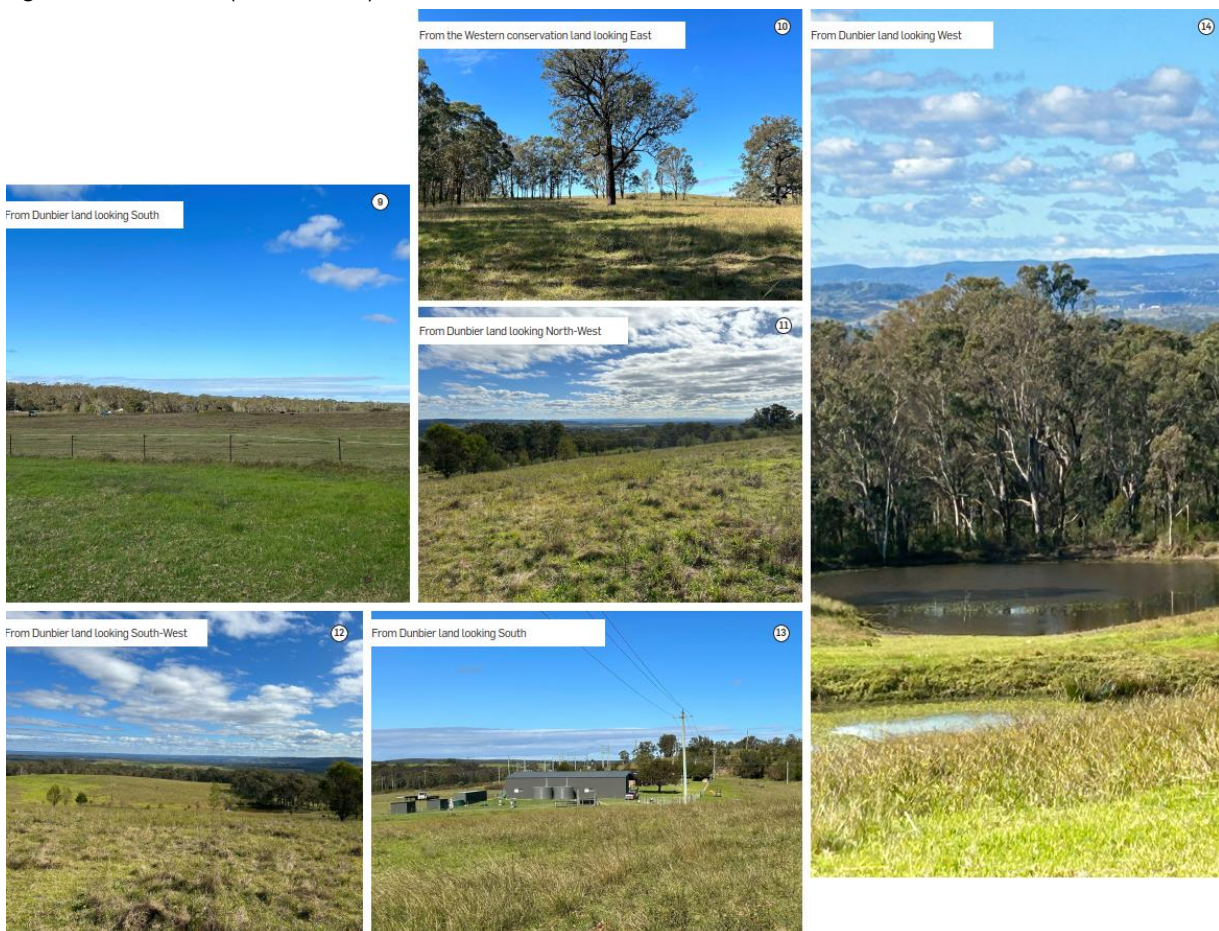


**Figure 3:** Appin (Part 2) Precinct within the context of the Appin (Part 1) Precinct and the Appin & North Appin Precincts (Source: Urbis)





**Figure 4:** Site - Photos (Source: Urbis)



**Figure 5:** Site - Photos (Source: Urbis)

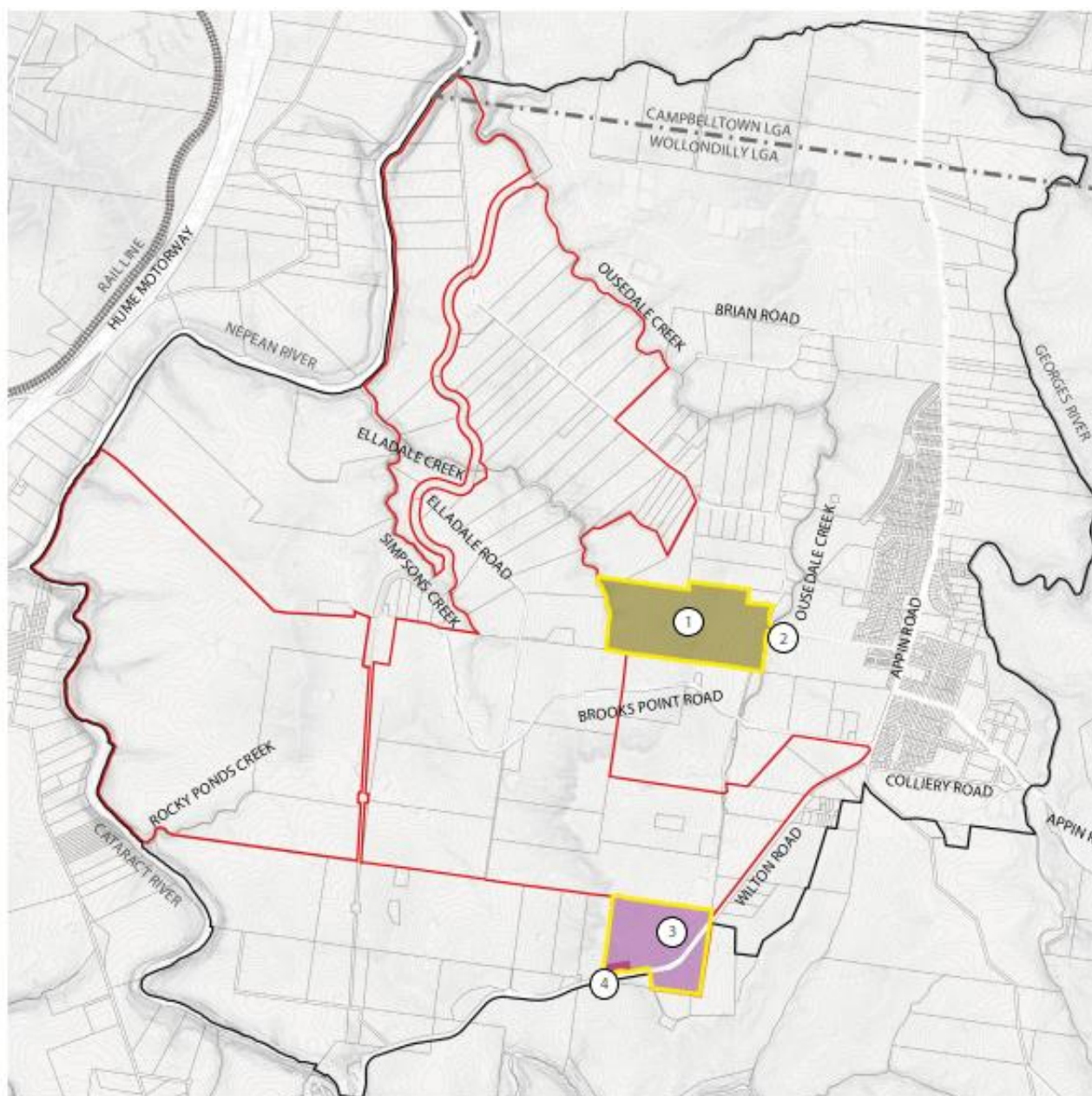
## Land ownership

2.21 The properties comprising the Site are listed in **Table 1**.

**Table 1:** List of properties that make up the Appin (Part 2) Precinct

Property Description	Street Address	Land Area	Land Owner
Lot 32 DP 736923	110 Macquariedale Road, Appin	61.85 Ha	Phillip Nelson & Penny Grace Dunbier
Lot 1 DP 1000355	90 Macquariedale Road, Appin	0.23 Ha	Phillip Nelson & Penny Grace Dunbier
Lot 3 DP 804375	725 Wilton Road, Appin	36.61 Ha	Walker Group Holdings Pty Limited
Lot 1 DP 804375	525 Wilton Road, Appin	1.41 Ha	Walker Group Holdings Pty Limited
	<b>TOTAL AREA</b>	<b>100.10 Ha</b>	





#### LEGEND:

- Appin & North Appin Precinct Boundary
- Appin (Part 1) Precinct Boundary
- Appin (Part 2) Precinct Boundary
- - - LGA Boundary

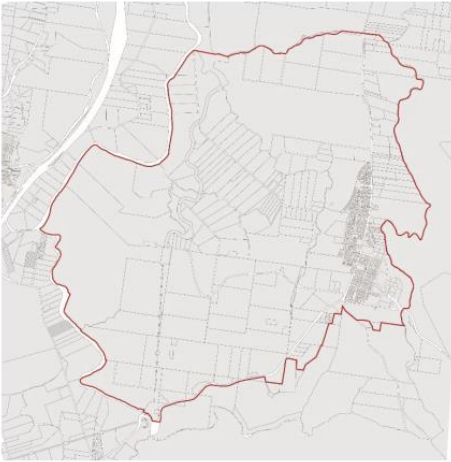
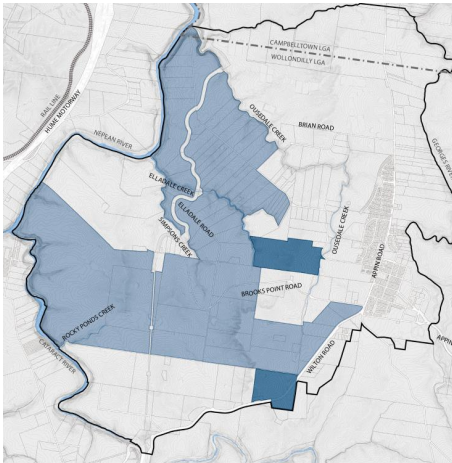
#### LAND OWNERSHIP

- Phillip Nelson Dunbier and Penny Grace Dunbier
- Walker Group Holdings Pty Limited
- Walker Group Holdings Pty Limited

REF	LOT #	PLAN REF	ADDRESS	AREA (HA)
<b>DUNBIER LAND</b>				
1	32	DP736923	110 Macquariedale Road	61.85
2	1	DP1000355	90 Macquariedale Road	0.23
<b>KINGS LAND</b>				
3	3	DP804375	725 Wilton Road	36.61
4	1	DP 804375	525 Wilton Road	1.41
<b>TOTAL</b>				<b>100.10</b>

**Figure 6:** Land Ownership – Appin (Part 2) Precinct (Source: Urbis & the Proponent)

Table 2: Summary of the key figures

Location		Key Attributes	
Appin & North Appin Precincts (Context)		Area	3,826 ha
		LGA	Primarily Wollondilly LGA Part Campbelltown LGA
		Ownership	n/a
		# Dwellings	~ 20,000
Appin (Part 2) Precinct (Site)		Area	100.10 ha
		LGA	Wollondilly LGA
		Ownership	Walker
		# Dwellings	1,312

## 3.0 PLANNING FRAMEWORK

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### **Overview:**

Planning in NSW is underpinned by overarching state policies and strategic documents, setting out a vision and outcomes.

The strategic merit for developing the Appin (Part 2) Precinct is supported within these documents.

This chapter outlines an overview of the strategic, statutory and policy framework relevant to the Proposal.

## 3.0 PLANNING FRAMEWORK

- 3.1 The Proposal to rezone the Site has been prepared in the context of strategic and statutory planning documents that manage growth and change in the Greater Sydney Region.
- 3.2 The strategic planning framework starts with a regional strategic plan. It is followed by a district plan, a declaration of a growth area, local strategic planning statements, and local housing strategies. Infrastructure planning documents support this framework, as do NSW state-wide policies and guidelines. The framework integrates land use, transport and infrastructure planning between the three (3) tiers of government and across state agencies to align outcomes.
- 3.3 This chapter demonstrates that the precinct plan and the structure plan for the Appin (Part 2) Precinct align with the strategic planning framework for Greater Sydney.
- 3.4 An overview of the statutory planning framework is provided in this chapter. The framework comprises various Acts, Ministerial Directions, State Planning Policies and Local Environmental Plans.



**Figure 7:** Hierarchy of Strategic Plans (Source: Urbis)

## STRATEGIC PLANNING FRAMEWORK

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3.5 The strategic planning framework relevant to the Proposal is summarised below:

### Strategic Planning Documents

- Greater Sydney Region Plan (A Metropolis of Three Cities)
- Western City District Plan
- Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area
- Wollondilly 2040: Local Strategic Planning Statement (LSPS)
- Wollondilly Local Housing Strategy (2021)

### Greater Sydney Region Plan – A Metropolis of Three Cities &

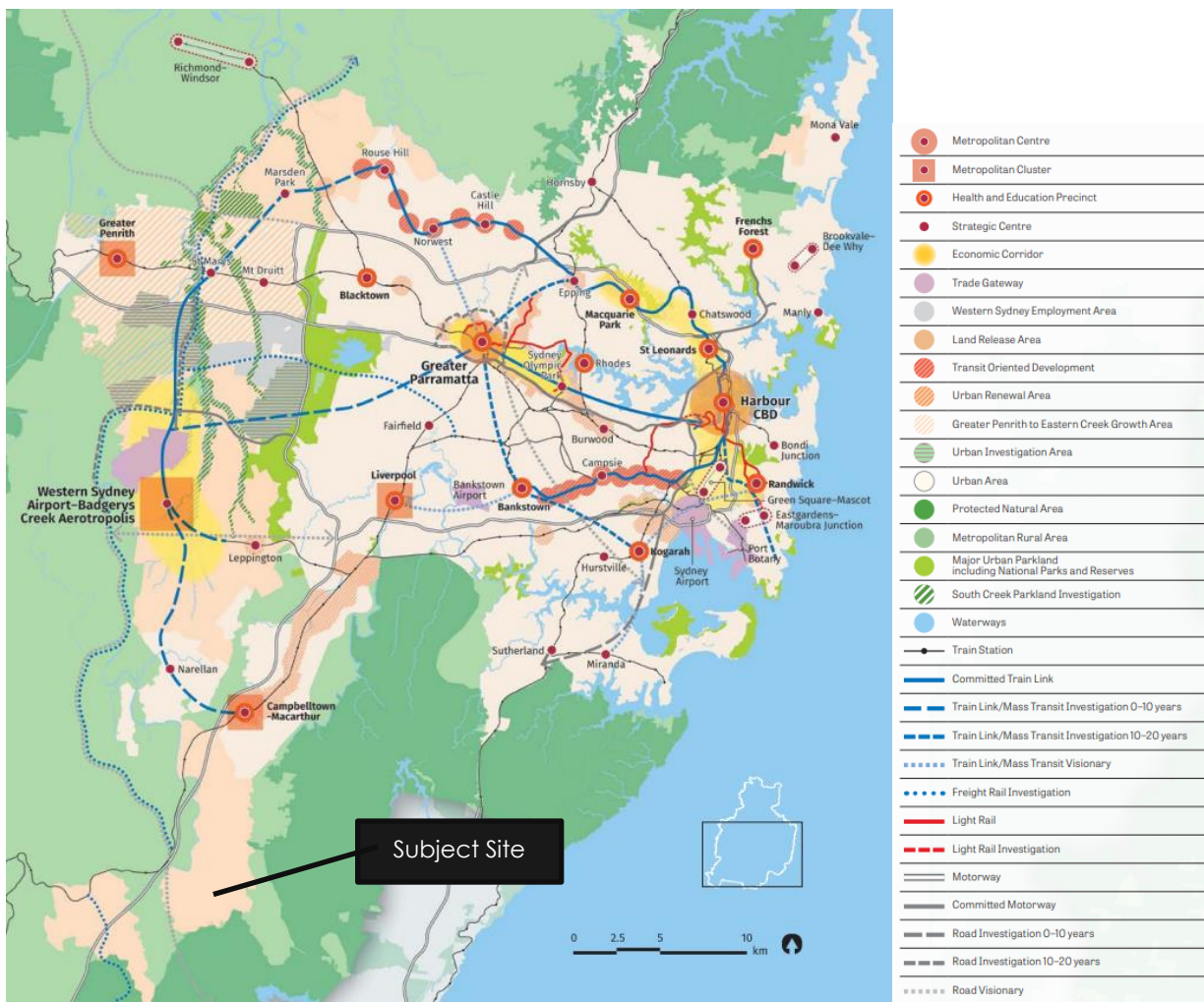
- 3.6 The *Greater Sydney Region Plan (GSRP) – A Metropolis of Three Cities* was finalised in 2018. It provides a 40-year vision to (2056) and establishes a 20-year plan to manage growth and change for the Greater Sydney Region. *GSRP – A Metropolis of Three Cities* was prepared concurrently with *Future Transport 2056* and the *State Infrastructure Strategy*, aligning land use, transport and infrastructure planning to reshape Greater Sydney.
- 3.7 The local government area of Wollondilly is located within the *Western Parkland City*, as is the Site.
- 3.8 The DPHI is reviewing the GSRP however there is no indication as to when a new draft regional strategic plan will be presented to the Minister.
- 3.9 The GSRP forecasts that the Western Parkland City (**WPC**) will grow from 740,000 in 2016 to 1.1 million residents by 2036 and 1.5 million in 2056.
- 3.10 The vision for the *Western Parkland City* is a polycentric city harnessing the potential of the Western Sydney International Airport (**WSI**) and the adjoining new city of Bradfield and the metropolitan centres of Liverpool, Greater Penrith and Campbelltown-Macarthur. These centres establish the Western Economic Corridor, complemented by city-shaping transport links such as the North-South Rail Link, east-west mass transit corridor and a potential Outer Sydney Orbital.
- 3.11 The GSRP structure plan identifies the Appin Precinct within a ‘*Land Release Area*.’ The WPC is a place of tremendous growth and opportunity, and the ‘*Land Release Area*’ will access this economic opportunity and planned city-shaping infrastructure.



3.12 There are ten (10) directions in the GSRP:

- A city supported by infrastructure
- A collaborative city
- A city for people
- Housing the city
- A city of great places
- A well-connected city
- Jobs and skills for the city
- A city in its landscape
- An efficient city
- A resilient city

3.13 Under each direction, a series of objectives and actions are identified. The Proposal reflects the directions of the GSRP. A comprehensive assessment is provided in **Chapter 6**.



**Figure 8:** Greater Sydney Region Plan - Structure Plan (Source: DPE)

## Western City District Plan

- 3.14 Greater Sydney District planning guides the implementation of the GSRP across the five (5) districts that form the metropolitan area. District Planning helps plan and deliver for growth and change and informs local environmental plans, community strategic plans and the assessment of Planning Proposals.
- 3.15 The *Western City District Plan (District Plan)* was finalised in March 2018. It covers the Local Government Areas (LGAs) of Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly. The Western City district is expected to accommodate 464,450 new residents, 370,200 jobs and 184,500 dwellings by 2036.
- 3.16 The District Plan supports this growth through economic corridors, growth areas, land release areas (the Site is within a land release area), infrastructure links, and connections between strategic and metropolitan clusters and centres.

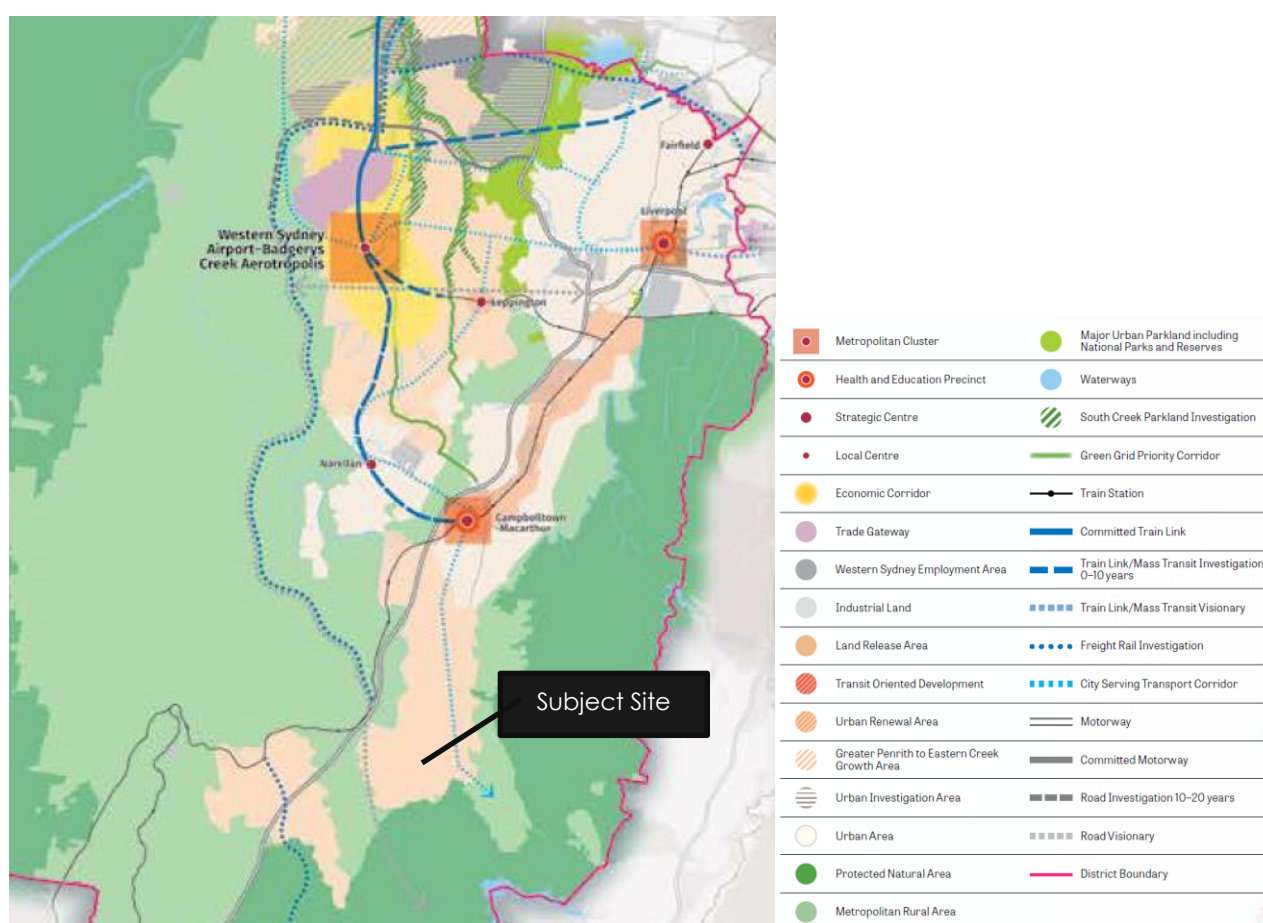


Figure 9: Western City District Plan Structure Plan (Source: DPE)

- 3.17 The growth and land release areas are vital to ensuring housing supply and securing economic development for the region. The District Plan recognises the opportunities associated with the delivery of new suburbs, including the availability of land for a range of housing choices and connections with the Western Sydney International (WSI) Airport and the Western Sydney Employment Area (WSEA). Several planning initiatives and transport corridors have been commenced to integrate land use, transport and infrastructure along the north-south corridors.

- 3.18 The Appin Precinct is a significant land release area identified in the Western City District Structure Plan, whereby additional housing supply capacity can be delivered.
- 3.19 The potential for a 'city serving transport corridor' is identified, running north-south through the Greater Macarthur Growth Area, connecting from the Campbelltown-Macarthur city centre to the south-eastern portion of the growth area. This connection will provide better access for the Site to Campbelltown-Macarthur.
- 3.20 The Proposal is consistent with the Western City District Plan. It reflects the planning priorities of – “a city supported by infrastructure, fostering culturally rich and socially connected communities, providing housing supply, and protecting and enhancing bushland and biodiversity”. A comprehensive assessment is provided in **Chapter 6**.

### Greater Macarthur 2040: An Interim Plan for Greater Macarthur Growth Area

- 3.21 The NSW State government declared Greater Macarthur a growth area in 2019. An amendment was made to the then-named *State Environmental Planning Policy (the SEPP) (Sydney Growth Centres) (2006)* to identify the Greater Macarthur Growth Area. The SEPP is now incorporated as Chapter 3 within *State Environmental Planning Policy (Precincts-Western Parkland City) 2021*.
- 3.22 The Greater Macarthur Growth Area (**GMGA**) is forecast to deliver at least 40,000 jobs and 58,000 new homes over the next 20 years.
- 3.23 The GMGA is recognised as an opportunity for future housing in the Western Parkland City, responding to the significant growth anticipated through the delivery of the Western Sydney International Airport and Aerotropolis and further establishment of the Liverpool, Penrith and Campbelltown-Macarthur CBDs as key employment areas.
- 3.24 The southernmost land release areas comprise Appin and North Appin, Gilead, Menangle Park and Glenlee Precincts. The Precincts will transform into neighbourhoods with a range of low to medium-density homes catering for all life stages and employment opportunities (allowing residents to work near home), recreation space and new education and community facilities to meet the needs of new residents.
- 3.25 *Greater Macarthur 2040, an interim plan for the Greater Macarthur Growth Area (GM 2040)*, advises the release areas will be developed with a landscape approach that responds to existing environmental corridors and waterways and preserves environmental and cultural heritage. The Appin Precinct is projected to deliver 15,000 new homes by 2040.
- 3.26 The goals for Appin are:
- Achieve higher-density residential development around the future centres and along the transport corridor
  - Rezone and release land for urban development
  - Deliver around 15,000 new homes in Appin



3.27 Greater Macarthur 2040 guides precinct planning and will support the Greater Sydney Commission's strategic vision for the Western Parkland City outlined in the Greater Sydney Region Plan and the Western City District Plan.

3.28 The Department of Planning and Environment (DPE) has undertaken additional studies to finalise the plan, and the Proposal has been informed by the findings of these studies as outlined below:

- Land Use Safety Study
- Strategic Bushfire Study
- Chief Scientist and Engineer's Koala Protection Advice
- Employment Lands Study
- Cumberland Plain Conservation Plan
- Aboriginal Cultural Values of County
- Greater Macarthur Transport Network Plan

3.29 The Proposal aligns with Greater Macarthur 2040 because it has been designed with a landscape approach responding to Country, protects environmental habitats and cultural heritage, accommodates a transport network and utility corridors. Additionally, it has the potential to satisfy the demand for housing to meet anticipated population growth in a co-ordinated manner.

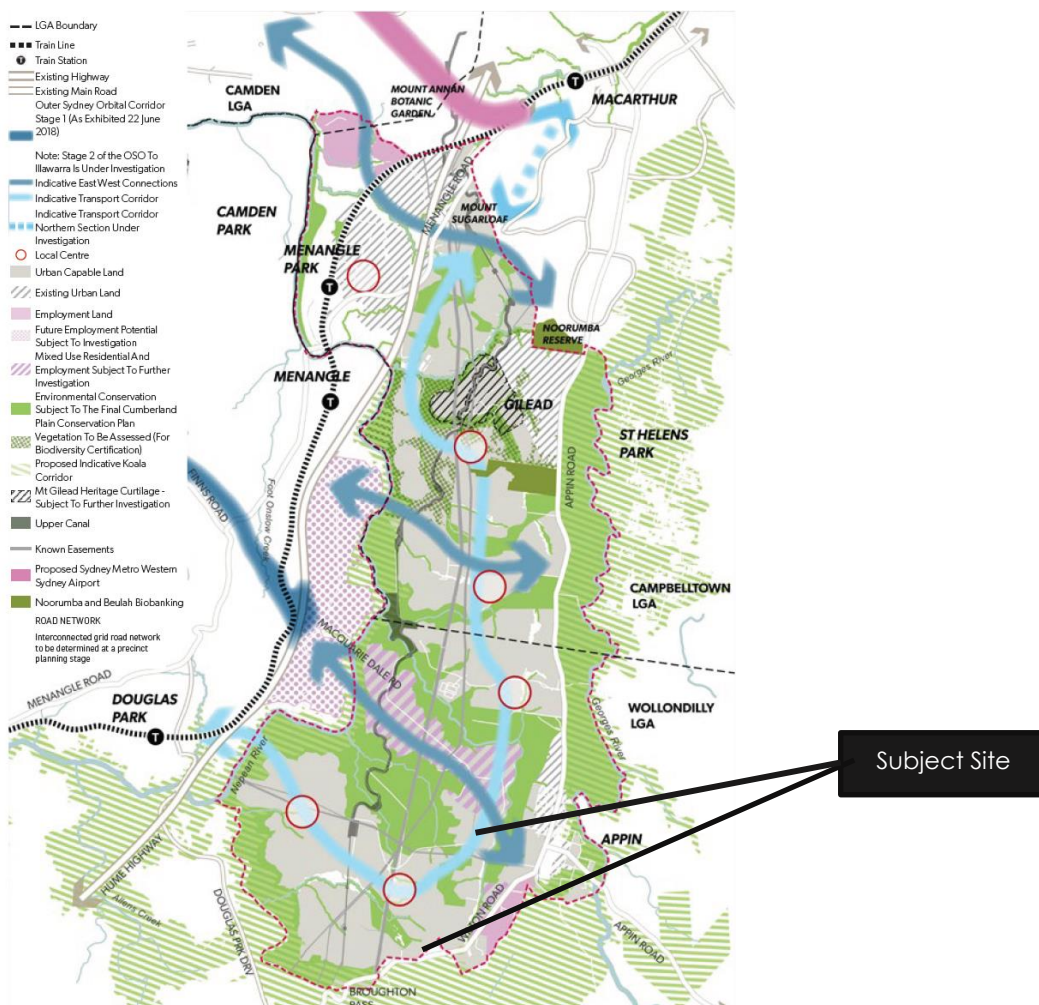


Figure 10: Greater Macarthur Structure Plan – Land Release Areas (Source: DPE)

## Local Strategic Planning Statement – Wollondilly 2040

- 3.30 In March 2020, the Greater Sydney Commission confirmed its support for Wollondilly Shire Council's Local Strategic Planning Statement (**LSPS**) as being consistent with the Greater Sydney Region Plan and Western City District Plan. The Commission's support was based, in part, on Council's intent to deliver the Western City District Plan as set out in the Local Strategic Planning Statement.
- 3.31 Wollondilly 2040 is the LSPS. Wollondilly LSPS was made and came into effect in March 2020. It provides a snapshot of the Wollondilly LGA and sets the land use planning vision for the next 20 years. This vision is for a prosperous, sustainable and resilient future for Wollondilly residents.
- 3.32 Wollondilly 2040 identifies key planning priorities and actions. Planning Priority 3 aims to establish a framework for sustainable, managed growth achieved by providing a greater diversity of housing and jobs, new infrastructure, environmental protection, public transport and social and community facilities, particularly within the new towns and growth areas of Wilton and Greater Macarthur.
- 3.33 Wollondilly 2040 identifies the following amenities to support the Appin Precinct:
- Investment in transport and social infrastructure
  - Conservation of natural vegetation and protection of Koalas
  - Integrated water and wastewater management
  - Connected, walkable and cycling-friendly places
  - Public open spaces
  - Access to jobs, education, health and services
- 3.34 The Proposal responds to Wollondilly 2040 in a considered manner.

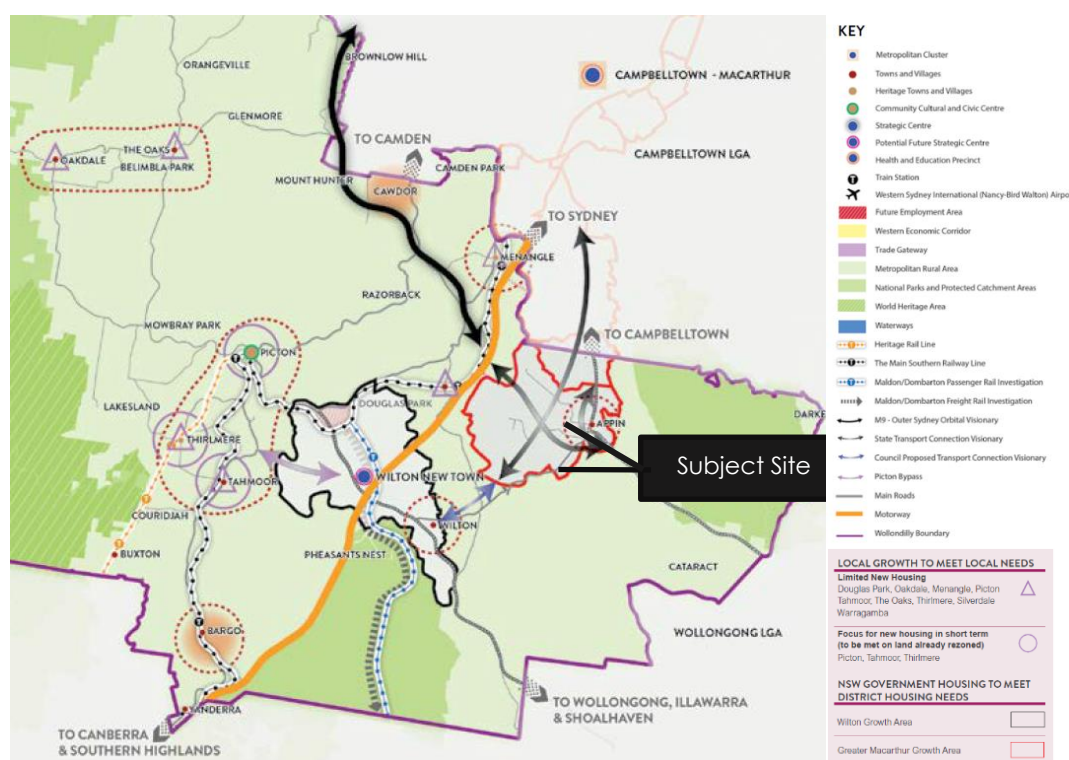


Figure 11: Wollondilly LSPS Structure Plan (Source: Wollondilly Shire Council)

## Wollondilly Local Housing Strategy

- 3.35 Wollondilly Shire Council adopted the Wollondilly Local Housing Strategy (**LHS**) in March 2021. It considers the housing needs of the Wollondilly LGA and details how and where housing will be provided. The LHS outlines four directions for housing growth which include:
- Provide housing in areas that are adequately serviced by infrastructure.
  - Promote housing diversity and affordability
  - Plan and coordinate growth for emerging communities
  - Build sustainable and resilient communities that protect and celebrate our environment
- 3.36 The Department of Planning and Environment (DPE) approved the LHS in September 2021, subject to the following requirements:
- *Within six (6) months of the Council receiving LHS approval, Council is to prepare and submit to DPIE a prioritised implementation and Delivery Plan that clearly articulates the actions, capacity, roles and responsibilities and timing to facilitate housing supply, diversity and affordability between 2021 and 2026 and a broader program of 10 years plus.*
  - *Council is to include new actions in the Implementation and Delivery Plan which reflect and include the outcome of the ..... TAP pilot program for Appin/North Appin.*
  - *Establish the framework for managing housing across the Metropolitan Rural Area (MRA), including the recommendations of the Rural Lands Strategy when finalised.*
  - *Council's LHS should be revised and updated shortly after the strategic planning directions and infrastructure strategy are determined for the Greater Macarthur Growth Area precincts of Appin and/or North Appin. The revised LHS is to reflect, give regard to and support implementation of these directions. Council's Implementation Plan should also be updated to reflect actions for Council to progress and set directions for these precincts.*
  - *Future iterations of the LHS are to be informed by detailed land use opportunities, constraints analysis and mapping to confirm medium- and long-term housing opportunities. This should: (a) be contextualised having regard to the Greater Sydney Region Plan (as current), Western City District Plan (as current), the Wollondilly LSPS (including any updates), Future Transport 2056, Greater Macarthur Interim Plan (as revised), delivered infrastructure reinvestments and the outcomes of the Hawkesbury Nepean flood Study.*
  - *..... The future LHS as revised should also be informed by the planning and infrastructure outcomes and directions set by the Department's TAP pilot program for North/Appin, as relevant to the Wollondilly LGA.*
  - *The direction and strategic planning approaches endorsed in any State-led strategies or plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).*
- 3.37 Technical reports accompanying the Proposal, land use opportunities, constraints analysis and mapping, confirm the Proposal is a housing opportunity strategically aligned within the framework required by the DPE in their response to Wollondilly's LHS.

## STRATEGIC INFRASTRUCTURE FRAMEWORK

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3.38 A review of Infrastructure planning requirements identified the following as relevant to the Proposal:

- NSW infrastructure Strategy
- Future Transport Strategy 2056
- Outer Sydney Orbital
- Proposed Greater Macarthur Special Infrastructure Contribution
- Proposed Housing & Productivity Contribution

### NSW State Infrastructure Strategy 2018 – 2038

3.39 Infrastructure NSW's *Building Momentum State Infrastructure Strategy 2018-2038* (**SIS**) provides independent advice on NSW's infrastructure and its needs and priorities over the next 20 years. It establishes six (6) strategic directions.

3.40 Direction 1 recommends NSW Government Agencies integrate the infrastructure priorities necessary to support Growth Areas, factor infrastructure and the associated costs into decisions about land rezoning and land release, and maximise opportunities for the co-location of different services.

3.41 The proposed Greater Macarthur Special Infrastructure Contribution (**GMSIC**) identifies priority infrastructure to be funded and delivered alongside development. Priority infrastructure includes delivery of roads, schools, health facilities, open space, emergency services, transport and pedestrian and cycling connections.

3.42 The Proposal has been prepared with the benefit of the DPE's Technical Assurance Panel, which undertook strategic investigations for the Appin Precinct, including factoring infrastructure and associated costs, thus giving effect to the SIS.

### Future Transport Strategy 2056

3.43 *Future Transport Strategy 2056*, by Transport for NSW (**TfNSW**) (March 2018), has six (6) principles:

- (1) Customer-focused
- (2) Successful places
- (3) Strong economy
- (4) Safety and performance
- (5) Accessible services
- (6) Sustainability

3.44 The strategy outlines a vision and objectives to ensure a world-class, safe, efficient and reliable transport system. It acknowledges the need to increase the mode share for public transport, walking and cycling



to create healthier and more connected communities. Active transport is a key theme throughout the strategy which will require more significant investment toward continuous green corridor connections.

- 3.45 Appin (Part 2) Precinct is anchored along a regional transport corridor that connects Campbelltown-Macarthur to the Southern Highlands and Canberra. The corridor is earmarked for the Sydney to Canberra Faster Rail Improvements.
- 3.46 The principles of *Future Transport Strategy 2056* guided the preparation of Greater Macarthur 2040.
- 3.47 **Chapter 6** provides an assessment of the Proposal against the Strategy.

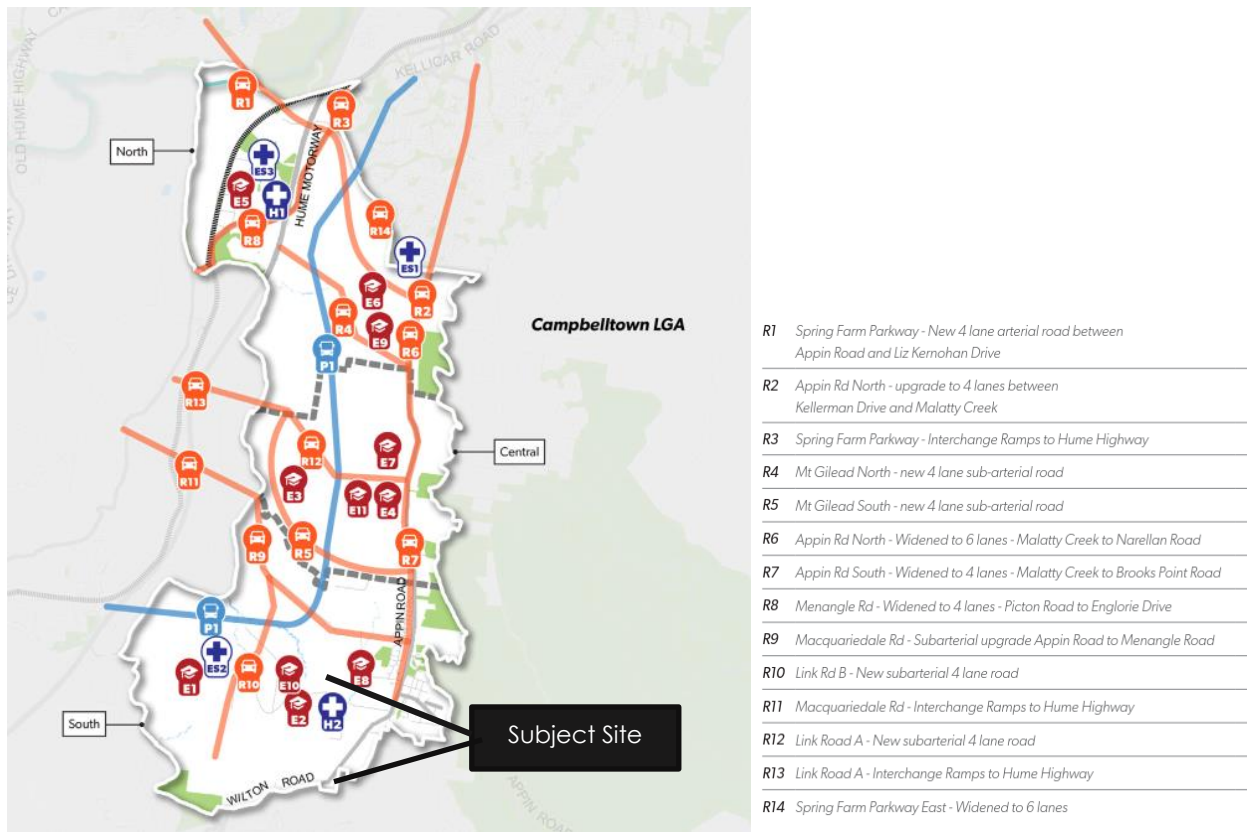
### Outer Sydney Orbital

- 3.48 The Outer Sydney Orbital (**OSO**) will connect the Greater Sydney region with the Illawarra-Shoalhaven and the Central Coast. The planning for the OSO proposes to identify and protect a corridor of land for a future motorway and freight line in Western Sydney.
- 3.49 Transport for NSW (**TfNSW**) is undertaking planning for the OSO in 3 stages:
- Stage 1 – transport connections between Richmond Road and Marsden Park in the north and the Hume Motorway near Menangle in the south.
  - Stage 2 – transport connections between the Hume Motorway and the Illawarra-Shoalhaven
  - Stage 3 – transport connections between Richmond Road at Marsden Park and the Central Coast
- 3.50 Some refinements have been made to Stage 1, such as relocating the interchange with the Hume Motorway at Menangle further north to use existing government-owned land. Other improvements are being considered before a corridor is confirmed.
- 3.51 During 2020 and 2021, TfNSW exhibited options for Outer Sydney Orbital Stage 2-Sector 1, with a preferred corridor announced in August 2021.
- 3.52 During the Appin (Part 1) Precinct rezoning process and presentation of technical studies in late 2021 and early 2022, it became clear the preferred corridor would impact the cultural landscape, potential state heritage listing to recognise the Appin massacre site, Koala corridors and housing provision.
- 3.53 In this context, Transport for NSW advised an alternative road configuration and corridor within the Appin Precinct for a north-south connection to Picton Road. The subject site is not within the Outer Sydney Orbital corridor.

### Proposed Greater Macarthur Special Infrastructure Contribution

- 3.54 The proposed Greater Macarthur Special Infrastructure Contribution (**GMSIC**) identifies priority infrastructure to be funded and delivered alongside development. Priority infrastructure includes delivery of roads, schools, health facilities, open space, emergency services, transport and pedestrian and cycling connections. Refer to **Figure 12**.

- 3.55 The GMSIC has been replaced by the Housing & Productivity Contribution, however the proposed infrastructure planned under the GMSIC remains relevant to meeting the demands of the growth area, and will be included in the Infrastructure Opportunities Plan currently being developed by the DPHI.
- 3.56 No designated State public infrastructure was planned within the Appin (Part 2) Precinct under the GMSIC however recent detailed planning has both the North/South Transport Corridor and the East/West Connection passing through the **North Site**.



**Figure 12:** Proposed Greater Macarthur SIC – Road & Transport works (Source: DPE)

**Table 3:** Draft SIC Infrastructure list applicable to Appin (Part 2) Precinct

Ref	Description	Delivery	Timing
P1	North/South transport corridor	RMS / Developer	In line with the development
R9	Macquariedale Road Sub arterial upgrade Appin Road to Menangle Road (East-west connection)	RMS / Developer	In line with the development

## Proposed Housing & Productivity Contribution

- 3.57 The *Environmental Planning and Assessment Amendment (Housing and Productivity Contribution) Bill 2023* passed the NSW Legislative Assembly on 31 May 2023 and the Legislative Council on 28 June 2023. The Housing and Productivity Contribution (HPC) replaced the previous Special Infrastructure Contribution (SIC) regime with a new broad-based charge on 1 October 2023.
- 3.58 In Greater Sydney the HPC is levied on development consents at:
- \$12,000 per dwelling for Greenfield development
  - \$30 per square metre of commercial & retail development
  - \$15 per square metre of industrial development
- Subject to indexation.
- 3.59 The HPC will be used to fund regional infrastructure across the Greater Sydney region and this may include the GMGA.

## STRATEGIC POLICIES AND GUIDELINES

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- 3.60 A review of NSW policies and guidelines identified the following as relevant to the Proposal:

### **NSW State-wide Policy and Guidelines**

- NSW Housing Strategy
- New Approach to Precinct Planning
- Connecting with Country / Designing with Country
- Local Character and Place Guideline

## NSW Housing Strategy

- 3.61 The NSW Housing Strategy 2041 (**Housing 2041**) was published in May 2021 and is a 20-year vision to ensure housing needs are met and are planned in suitable locations.
- 3.62 It is based on four pillars: supply, diversity, affordability and resilience, ensuring economic and social well-being and health. Housing 2041 seeks to ensure homes are accessible and well-connected to local facilities, jobs and social networks, with infrastructure services and spaces that promote sustainable living. It also identifies the importance of designing homes and communities that respond to the environment, maximise technology and support local character and place.
- 3.63 The Proposal is consistent with Housing 2041.

## A New Approach to Precinct Planning

- 3.64 *A New Approach to Precinct Planning (2020)* was developed by the NSW Department of Planning to provide certainty and a way forward for precincts. It centres the planning system around people,

places, public spaces and the environment. The Proposal has been informed by high-level strategic planning work for the GMGA led by the DPE.

### Connecting with Country / Designing with Country

3.65 In July 2023, The Honorable Minister for Planning and Public Spaces launched the *Connecting with Country Framework*. The framework is for developing connections with Country to inform the planning, design, and delivery of built environment projects. The ambition of *Connecting with Country* is that everyone who is involved in delivering built form projects will adopt the following commitment:

- *Through our projects, we commit to helping support the health and well-being of Country by valuing, respecting, and being guided by Aboriginal people, who know that if we care for Country – it will take care for us.*

3.66 The Appin area is the traditional country of the Dharawal people. It is generally accepted that the Aboriginal occupation of Australia dates back at least 40,000 years. This extensive and continued occupation of the Sydney Basin has left vast accumulated depositional evidence. Relationship to Country and place is a living cultural process central to First Nations' identities.

3.67 Appin has a significant cultural landscape. The *Connecting with Country Framework* provides a base to facilitate respectful engagement and practices for future development. Meeting the objectives of the *Connecting with Country Framework* has driven the design of the Proposal from the outset.

### Local Character and Place Guideline

3.68 The DPE released *Local Character and Place Guideline* in collaboration with the Government Architect NSW (**GANSW**) in February 2019. The guideline reinforces local character as a consideration in strategic planning. Character is defined as “*what makes a neighbourhood distinctive and is the identity of Place, encompassing the way it looks and feels*”.

3.69 The guideline contains a Character Assessment Toolkit having five (5) key steps. These include:

- (1) Hearing from your community,
- (2) Identifying an area's character,
- (3) Examine different sources of information and map local characters,
- (4) Setting desired future character; and,
- (5) Producing a character assessment.

3.70 The Proposal has been developed with the benefit of the Character Assessment toolkit. There is a strong landscape element to the character of the Appin (Part 2) Precinct. Proximity to the Nepean River and Cataract River's biodiversity corridors presents an opportunity to improve amenity offerings for residents and visitors. The Proposal respects Appin's character and sense of place.

## STATUTORY FRAMEWORK

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3.71 The statutory planning framework relevant to the Proposal is summarised below:

### **Statutory Planning Documents**

- *Environmental Planning and Assessment Act 1979*
- Section 9.1 Local Planning Directions
- *Environment Protection & Biodiversity Conservation Act 1999*
- *Biodiversity Conservation Act 2016*
- *Heritage Act 1977*
- *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*
- *Wollondilly Local Environmental Plan 2011*

### **NSW Environmental Planning and Assessment Act 1979**

3.72 The *Environmental Planning and Assessment Act 1979* (**EP&A Act**) is NSW's principal planning and assessment legislation. It promotes orderly land use and development and the integration of environmental, social and economic interests within a framework of ecologically sustainable development.

3.73 Under Division 3.3 – section 3.29(2) of the EP&A Act, the Governor may make a State Environmental Planning Policy (**SEPP**) to make provision concerning any matter that, in the opinion of the Minister, is of State or regional environmental planning significance or environmental planning significance to the *Western Parkland City*.

3.74 The provisions of the EP&A Act will be followed in making amendments to the WPC SEPP.

### **Section 9.1 Local Planning Directions**

3.75 Implementing the Western City District Plan successfully requires considering Section 9.1 Ministerial Directions (directions) under the EP&A Act. Planning Proposals are to be prepared in accordance with the directions, which cover eight (8) broad categories, including:

- Planning Systems
- Biodiversity and Conservation
- Resilience and Hazards
- Transport and Infrastructure
- Housing
- Industry and Employment
- Resources and Energy
- Primary Production

- 3.76 The Proposal is to amend the WPC SEPP by amending the Appin (Part) Precinct Plan and Appin (Part) Precinct Structure Plan. Section 9.1 Directions are addressed in **Chapter 7**.

### Environment Protection & Biodiversity Conservation Act 1999

- 3.77 The *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**) is the Australian Government's environmental legislation for protecting the Australian environment. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places defined in the EPBC Act as matters of national environmental significance.
- 3.78 The DPE undertook strategic conservation planning to develop the Cumberland Plain Conservation Plan (**CPCP**). The CPCP has been prepared to meet strategic assessment obligations under the EPBC Act.
- 3.79 Federal endorsement of the CPCP, required to address the EPBC Act, was made in March 2024.

### Biodiversity Conservation Act 2016 No. 63

- 3.80 The *Biodiversity Conservation Act 2016 No. 63* (**BC Act**) is the NSW Governments' principal framework for environmental protection across NSW. It protects and conserves biodiversity and ecosystems in NSW and promotes the use of ecologically sustainable development principles.
- 3.81 The DPE undertook strategic conservation planning to develop the CPCP. The CPCP has been prepared to meet strategic biodiversity certification under the BC Act and to provide long-term certainty for biodiversity and development in Western Sydney.
- 3.82 The NSW Environment and Heritage Minister approved the CPCP which provides biodiversity certification under Part 8 of the *NSW Biodiversity Conservation Act 2016* (BC Act). This approval removes the need for landholders to seek their own biodiversity approvals under the BC Act for development on certified - urban capable land as long as they comply with planning controls under the CPCP, as set out in the Strategic Conservation Chapter of the SEPP (Biodiversity and Conservation) 2021.

### Heritage Act 1977

- 3.83 The *Heritage Act 1997* affords statutory protection to those items identified as having heritage significance and which form part of the NSW heritage record. Items assessed as having State heritage significance can be listed on the NSW State Heritage Register (**SHR**).
- 3.84 Proposals to alter, damage, move or destroy heritage items listed on the SHR require approval under section 60 of the *Heritage Act 1977*.
- 3.85 The Appin Massacre Cultural Landscape is a listed item within proximity to the Subject Area adjoining the **South Site**.



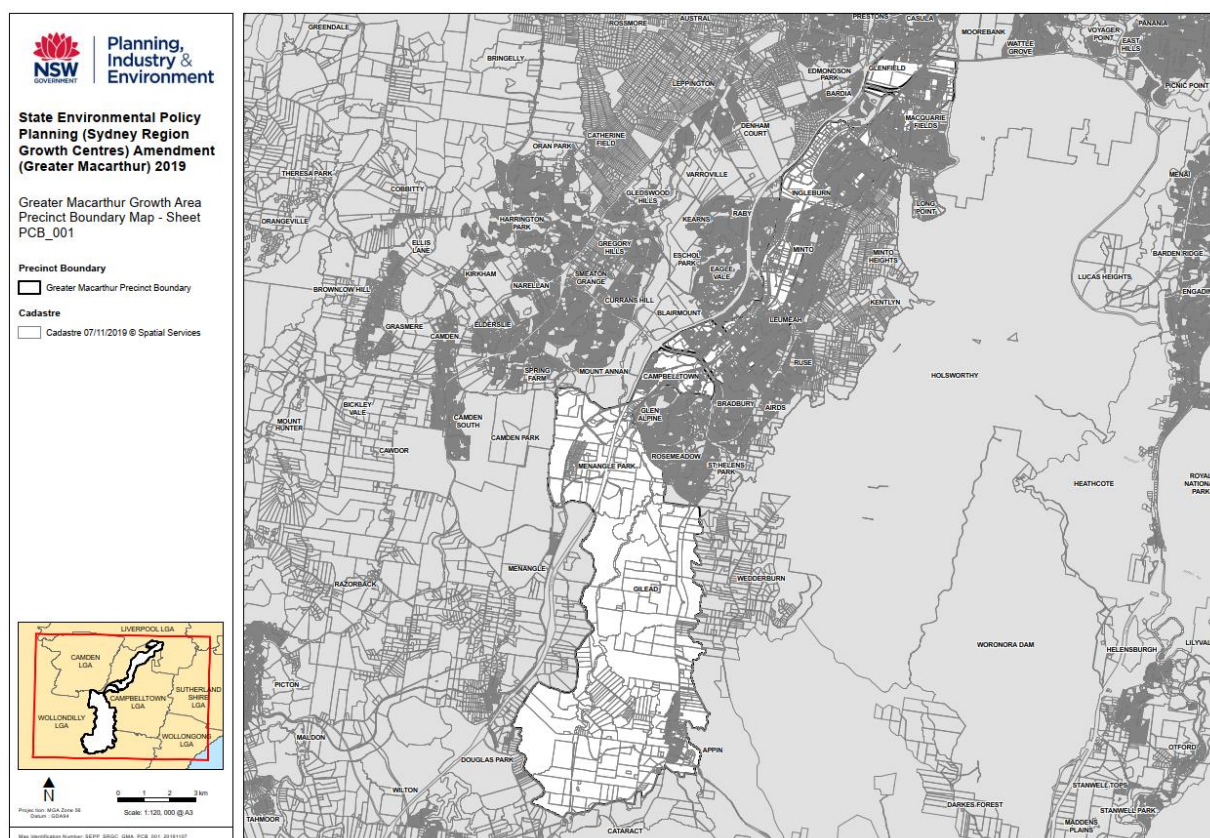
- 3.86 The early decades of the 19<sup>th</sup> century saw significant unrest and often open hostilities between local Aboriginal groups and European settlers in the Appin region and the wider Cumberland Plain. This period is known as the Cumberland Wars.
- 3.87 Associated with this period is the Appin Massacre. The Appin Massacre Cultural Landscape is listed on the State Heritage Register (SHR# 02067) for its shared Aboriginal and non-aboriginal cultural heritage values. The heritage item directly adjoins the **South Site**.

### State Environmental Planning Policies

- 3.88 A detailed review of all applicable State Environmental Planning Policies is provided in **Chapter 7** published by the GANSW with the most relevant outlined below.

#### State Environmental Planning Policy – (Precincts – Western Parkland City) 2021

- 3.89 *State Environmental Planning Policy (Precincts- Western Parkland City) 2021 (WPC-SEPP)* provides the statutory framework for the planning of growth centres and the release of land for residential, employment and other urban development in the Growth Areas.
- 3.90 The provisions applying to the carrying out of development in a growth centre precinct are specified in the Appendix of SEPP WPC.
- 3.91 The Appin (Part 2) Precinct Plan (**the precinct plan**) will be incorporated into the WPC SEPP as a new Appendix. The precinct plan contains provisions (clauses and maps) to facilitate the conversion of the existing agricultural land uses to urban land uses.
- 3.92 The Site will be included in the precinct plan by amending the mapping. The maps included are land application, zoning, lot size, and transport corridor.
- 3.93 An existing clause in the precinct plan provides that development consent must not be granted to the carrying out of development within the (UDZ) *Urban Development Zone* unless the consent authority is satisfied that the development is generally in accordance with the Appin (Part) Precinct Structure Plan.
- 3.94 Once the Planning Secretary adopts the Appin (Part 2) Precinct Structure Plan and it is published on DPHI's website it must be considered before development consent is granted for housing lots.



## Wollondilly Local Environmental Plan 2011

## Land Use Zoning

- The objectives of the zone are to:
- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
  - To maintain the rural landscape character of the land.
  - To provide for a range of compatible land uses, including extensive agriculture.
  - To provide areas where the density of development is limited in order to maintain a separation between urban areas.
  - To support sustainable land management practices and local food production.

- The following land uses are **permitted without consent** under the *RU2 Rural Landscape* zone:

- Extensive agriculture
- Home occupations

- The following land uses are **permitted with consent** under the RU2 Rural Landscape zone:

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries;

Community facilities; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

3.100 The following land uses are **prohibited** under the RU2 Rural Landscape zone:

- Stock and sale yards;
- Turf farming;
- Any other development not specified as permissible.

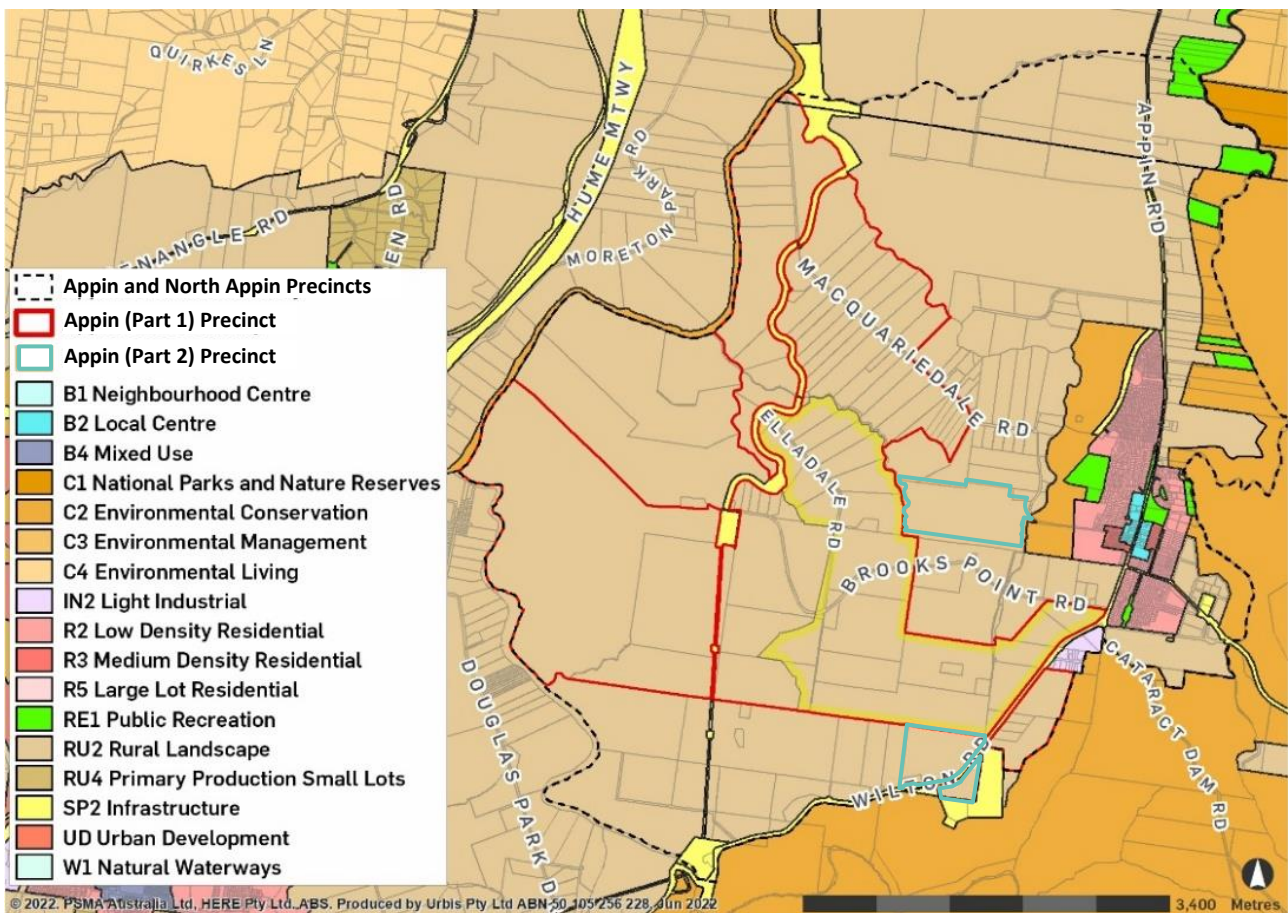
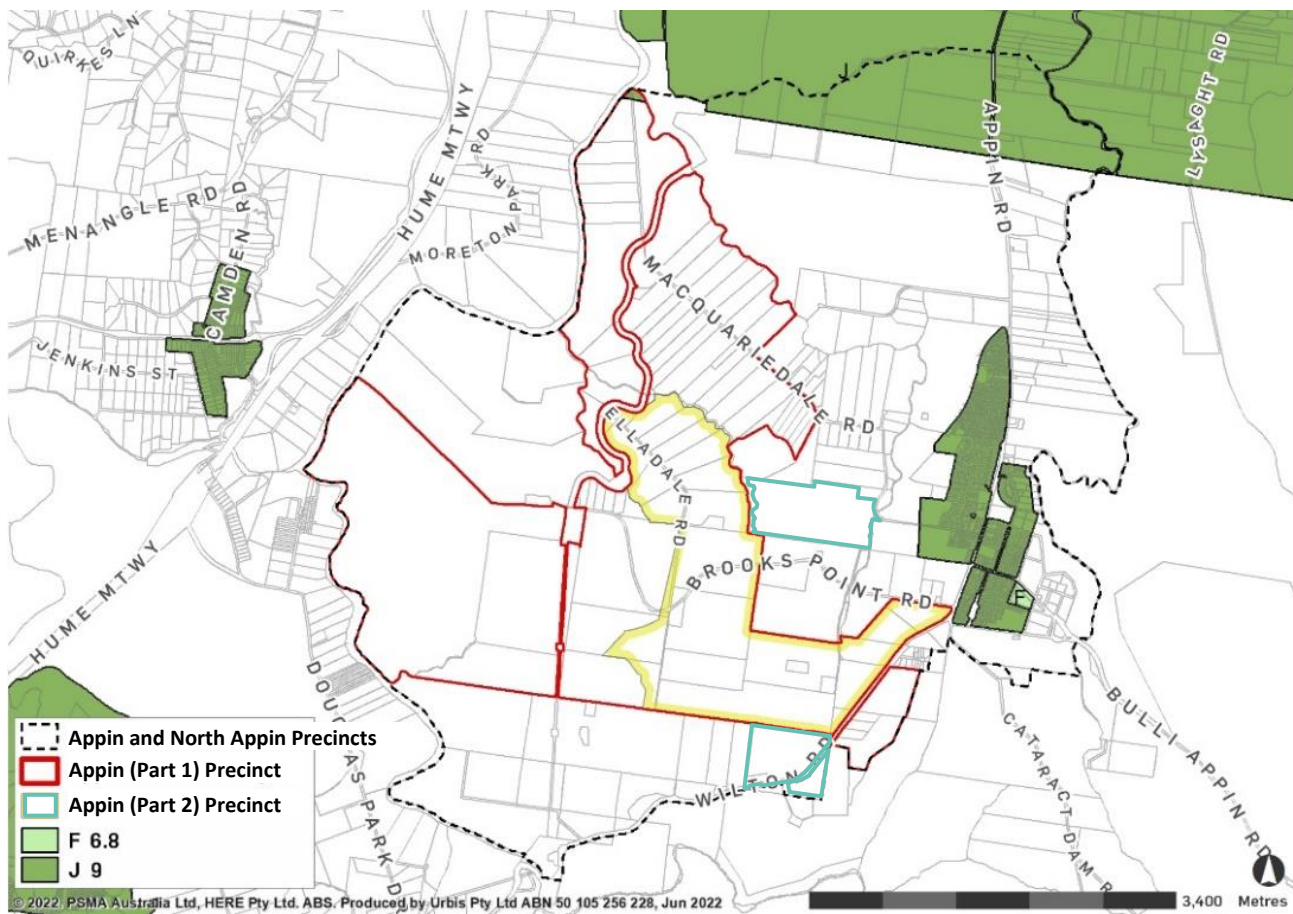


Figure 14: Current Wollondilly LEP 2011 Land Zoning Map (Source: Wollondilly Shire Council)

### Height of Building

3.101 No building height control is currently applicable to the Appin (Part 2) Precinct. The closest area with a height of building control is the Appin village along Appin Road, which has a height control of 9m (Figure 15).

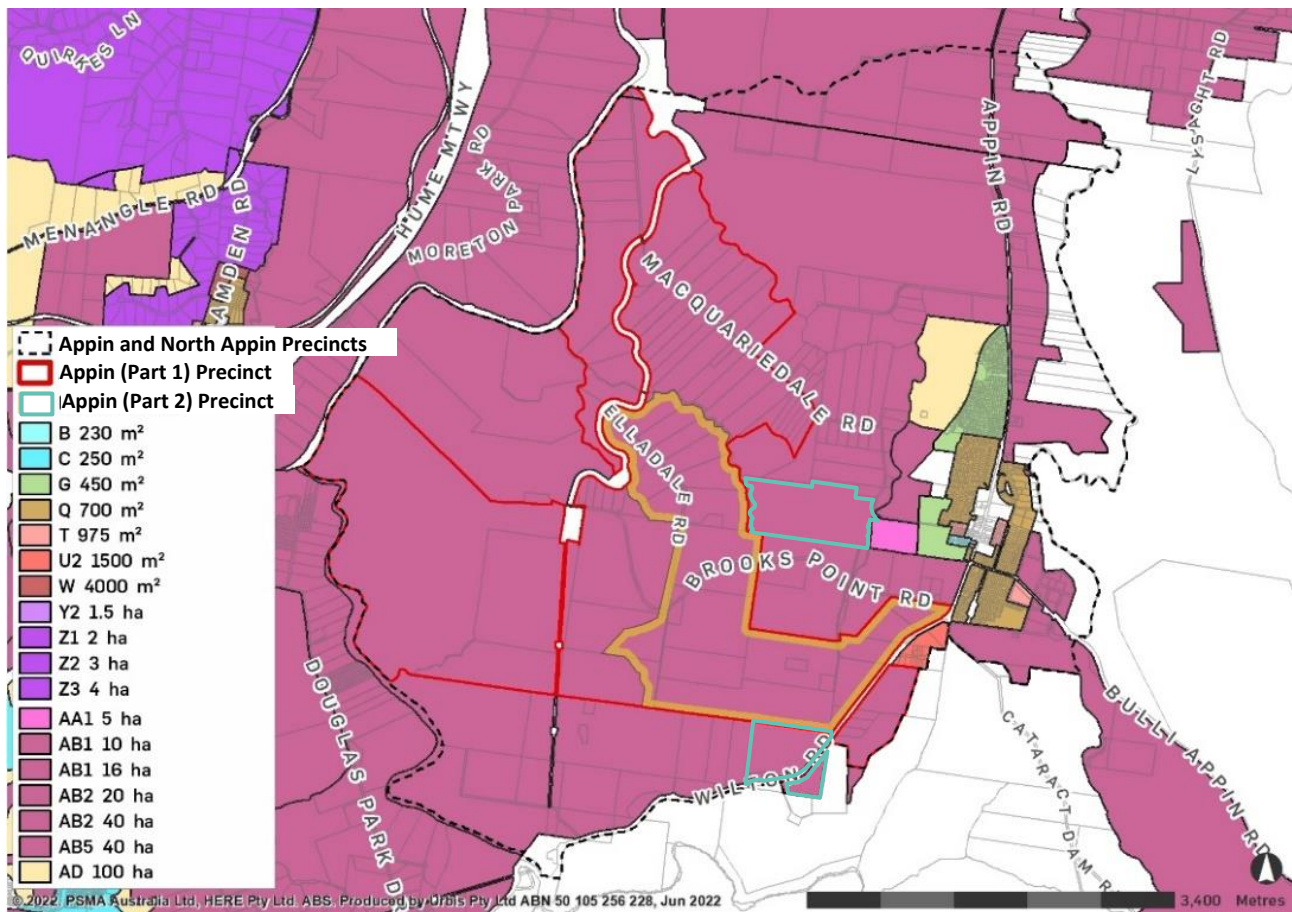




**Figure 15:** Current Wollondilly LEP 2011 Height of Building Map (Source: Wollondilly Shire Council)

#### Minimum Lot Size

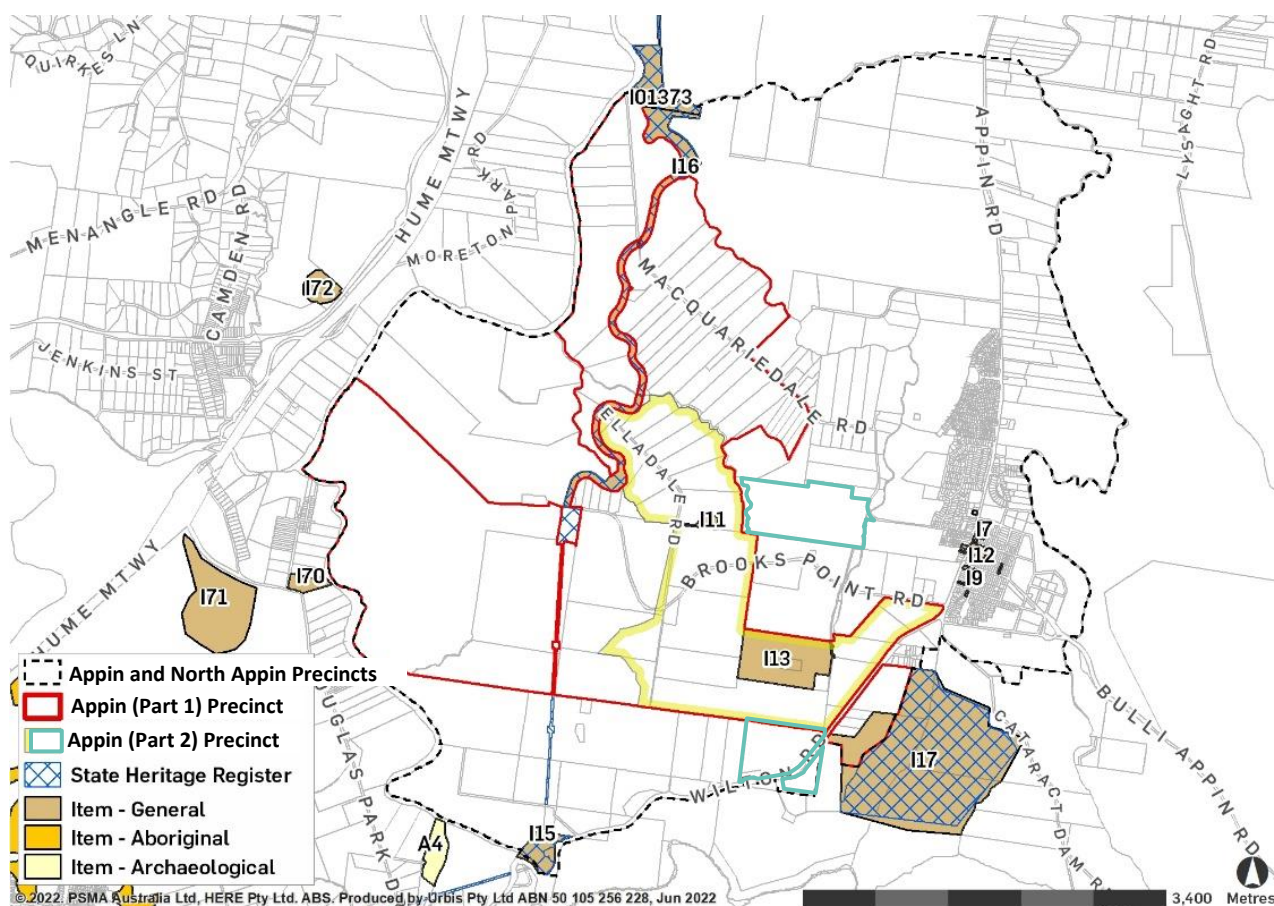
- 3.102 A minimum lot size control of 40ha currently applies to the Appin (Part 2) Precinct. The minimum lot size controls east of Appin village along Appin road range from 450m<sup>2</sup> – 700m<sup>2</sup> (**Figure 16**).



**Figure 16:** Current Wollondilly LEP 2011 Lot Size Map (Source: Wollondilly Shire Council)

### Heritage Conservation

- 3.103 No local heritage items are within the Appin (Part 2) Precinct.
- 3.104 The Appin (Part 2) Precinct adjoins one (1) state heritage item, the Appin Massacre Cultural Landscape.
- 3.105 The Appin (Part 2) Precinct is close to the Windmill Hill Group of local heritage items (Item #117) to the immediate east, consisting of Brennan's Farm, Larkin's Farm and Winton's Farm.



**Figure 17:** Current Wollondilly LEP 2011 Heritage Map (Source: Wollondilly Shire Council)

### Other LEP Provisions

3.106 Other LEP provisions of relevance are *Part 6 Urban release areas* and *Clause 7.2 - Biodiversity protection* as detailed below:

- Part 6 Urban release areas
  - Clause 6.1 *Arrangements for designated State public infrastructure*. The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
  - Clause 6.3 *Development control plan*. The objective of this clause is to ensure that development on land in an urban release area occurs logically and cost-effectively, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land. Clause 6.3(3) outlines the requirements of the DCP.
- Part 7 Additional local provisions
  - Clause 7.2(3) *Biodiversity protection*. Biodiversity protection requires that before a DA is determined, the consent authority must consider any adverse impact of the proposed development on - (a) native ecological communities, (b) the habitat of threatened species, populations or ecological community, (c) regionally significant species of fauna and flora or habitat, (d) habitat elements providing connectivity and (e) water quality within drinking water catchments.



- 3.107 The current planning controls under Wollondilly LEP 2011 do not permit the development envisaged by the Proposal.

# PART B – INVESTIGATIONS, NET DEVELOPABLE AREA & DESIGN PRINCIPLES



## 4.0 SITE INVESTIGATIONS, CONSTRAINTS, DEVELOPABLE AREA AND STRUCTURE.

### **Overview:**

Chapter 4 provides a summary of the Site investigations. The Chapter concludes with a consolidated overview of constraints, which provides a net developable area, forming the basis of the proposed Appin (Part 2) Precinct Plan and Appin (Part 2) Precinct Structure Plan.

Chapter 5 takes the findings and explains the application of vision and design principles to shape the design and planning approach for the Appin (Part 2) Precinct.

## 4.0 SITE INVESTIGATIONS, CONSTRAINTS, DEVELOPABLE AREA AND STRUCTURE

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- 4.1 A consultant team was engaged in exploring the Site, involving analysis of data sets and technical studies, review of aerial imagery and fieldwork observations to deliver evidence, insights and recommendations.
- 4.2 Expert reports on urban design, environment, heritage, social needs, economics and infrastructure have been prepared to support the rezoning and structure plan for the Appin (Part 2) Precinct. The findings of the reports are summarised in this chapter.
- 4.3 The chapter concludes with a consolidated list of site constraints – setting out development restrictions. A net developable area plan identifies the excluded areas and infrastructure required to facilitate development and informs calculations regarding outcomes such as open space. Recommendations for development are outlined, providing the framework for structure planning.

### URBAN DESIGN

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- 4.4 The following reports investigate the urban design aspects of the Proposal:
- Urbis – Urban Context Report
  - Urbis – Landscape Visual Impact Assessment Statement & Addendum
  - Urbis – Sustainable Development Opportunities

#### Urban Context

- 4.5 The Urban Context report is organised into four (4) parts:
- **Part A:** Strategic Alignment – Provides an overview of the Proposal, strategic alignment with regional planning and infrastructure initiatives and identifies strategic directions for the Proposal.
  - **Part B:** Technical Investigations – Summarises findings from studies and identifies directions, opportunities and constraints to define developable land and conservation land for the *Appin (Part 2) Precinct Structure Plan* and *Appin (Part 2) Precinct Plan*.
  - **Part C:** Appin Structure Plan – Sets out the key elements and outcomes for the *Appin and North Appin Precincts Indicative Plan*, the *Appin (Part 2) Precinct Structure Plan* and *Appin (Part 2) Precinct Plan*.
  - **Part D:** The Proposal – Maps to be incorporated into the WPC SEPP.
- 4.6 The report contains numerous maps and graphic content illustrating the content described above. It establishes the vision and design principles that underpin the *Appin (Part 2) Precinct Structure Plan* (the **structure plan**). It presents the *structure plan* as a series of layered strategies to demonstrate its consideration of the Appin (Part 2) Precinct's context in delivering a place-based plan to unlock housing delivery in the Greater Macarthur Growth Area.

## Landscape Visual Impact Assessment

- 4.7 The Landscape Visual Impact Statement investigates the Appin and North Appin Precincts (**the precincts**). It maps scenic resources, unique features, external views to and from the Site, internal views and opportunities to determine the visual character of the precincts. An analysis is then provided of the visual impact of future development across the precincts based on the Appin and North Appin Precincts Indicative Plan.

### Visual Character

- 4.8 Large areas of the Appin and North Appin Precincts are homogeneous in visual character and scenic quality. These areas are mainly devoid of visually prominent or distinctive resources other than mature vegetation and riparian vegetation bounding the Site to the south and west. In other words, there are few examples of visual components, features or combinations of features to make the majority of the Site visually distinctive, unique or worthy of specific protection.
- 4.9 Landscapes of similar visual character exist to the west, south and east and characterise the majority of southwest Sydney and the GMGA.
- 4.10 The draft *Wollondilly Scenic and Cultural Landscape Study* highlights current visual amenity and historical and cultural context but little reference to the future character of the Appin (Part 2) Precinct progressively being transformed by urban development as per its growth centre status and land use infrastructure plan.

### External Visibility

- 4.11 The Site is considered to be isolated within a wider visual setting as low-moderate scenic quality given its natural topography, open nature and lack of built forms, presence of visually significant stands of vegetated slopes and riparian corridors.
- 4.12 Notwithstanding overall the Appin Precinct is also characterised by isolated but visible infrastructure elements including for example high voltage transmission easement, gas extraction sites and associated electricity sub stations. The previous and current uses, and presence of hobby farms and storage areas and relatively homogeneous large areas of pastoral landscapes together provide a 'down-weight' to the overall scenic quality and uniqueness of the subject Site.
- 4.13 Urbis believes the presence of such features and large areas of relatively homogenous pastoral landscapes reduces the overall scenic quality of the precinct's visual landscape.

### Summary

- 4.14 Urbis advises the Proposal can be supported because of the limited external views of the Site. Close-range views are only available from the north and north-west, and longer-distance views from locations such as Razorback Ridge are viewed within a wide visual catchment over distance.



4.15 Additional reasons for support are: the highly modified nature of the Precincts through historical land use and corresponding limited visually distinctive or unique elements and retention and augmentation of significant site vegetation.

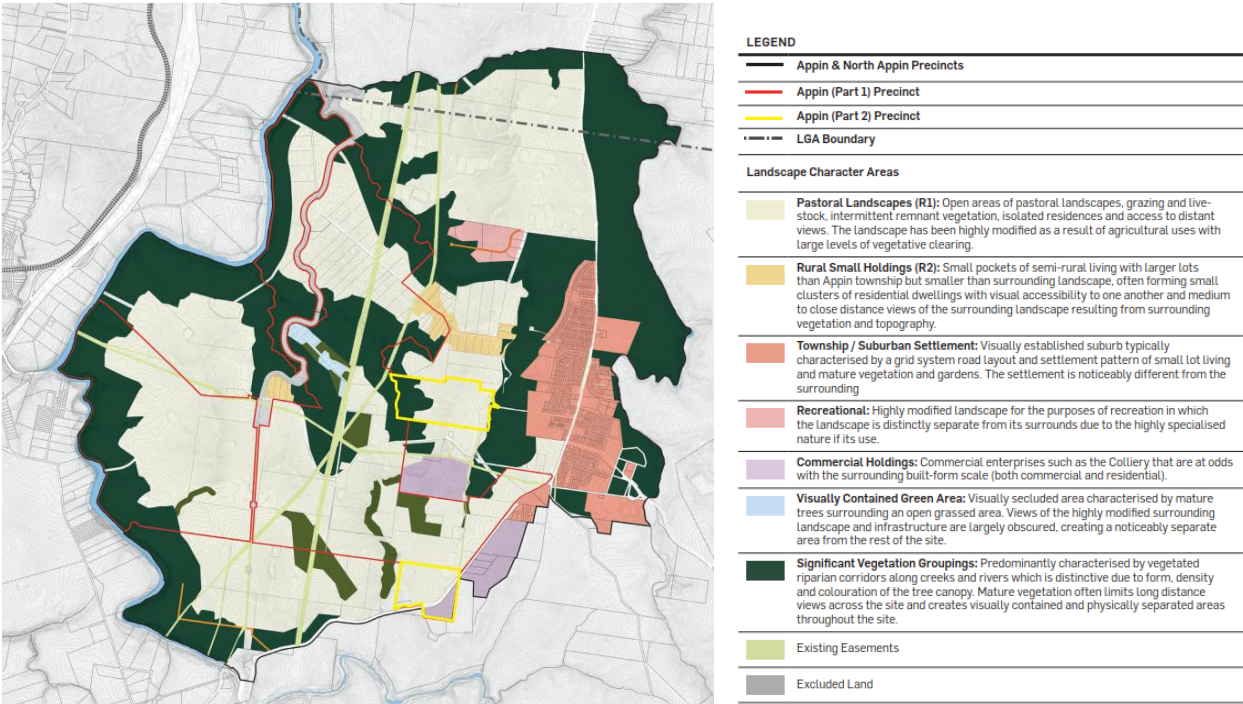


Figure 18: Landscape character areas (Source: Urbis)



Power Lines and Easements



Upper Canal





***Appin Substation***



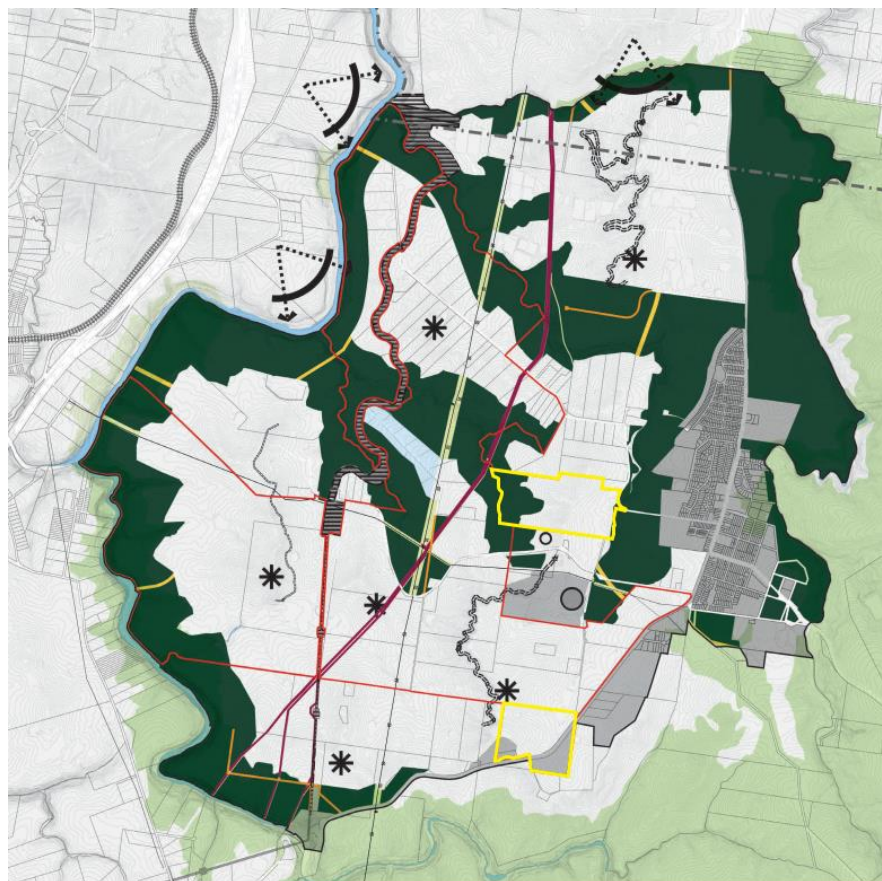
***Transmission Pylons and Easements***



***Significant Mature Vegetation Groupings***



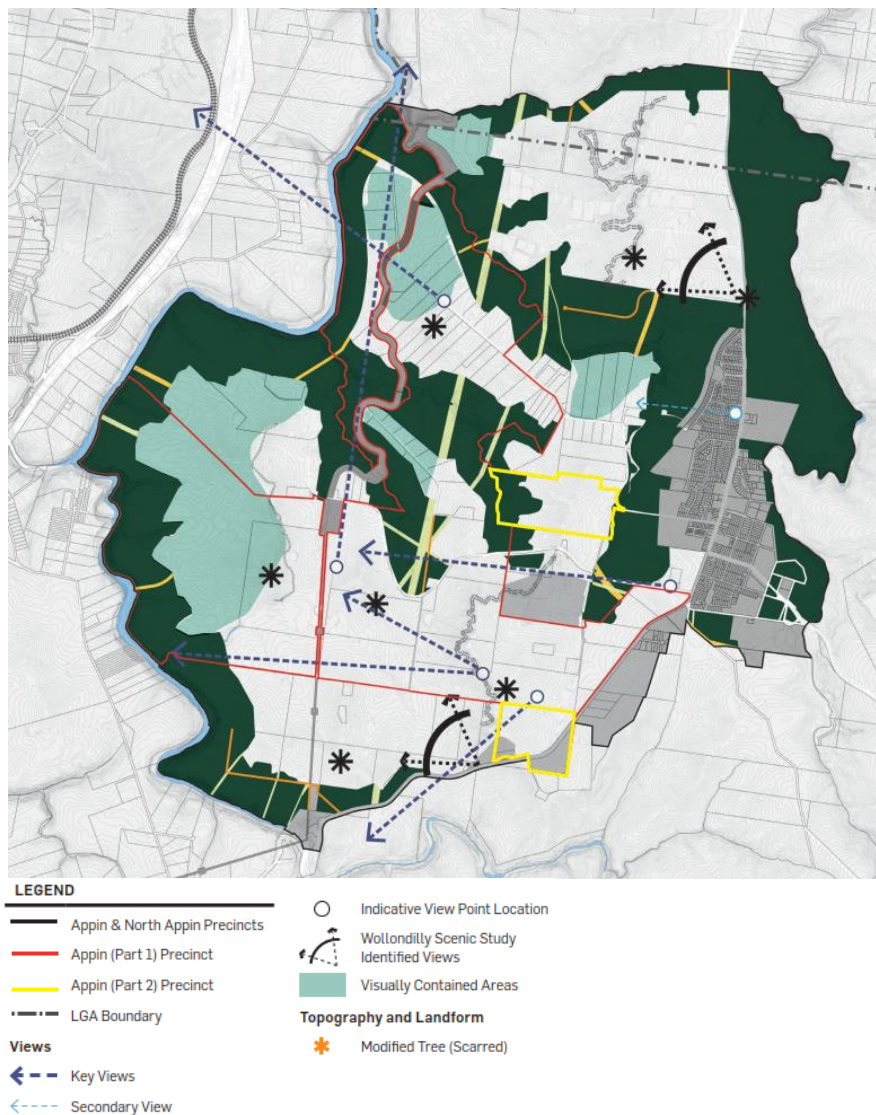
***Ridgeline to the west of Teston Farm***



#### LEGEND

- |                                                                                                                                                                |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <span style="color: black;">—</span> Appin & North Appin Precincts                                                                                             | <span style="color: red;">—</span> Gas Easement Pipelines                                                            |
| <span style="color: red;">—</span> Appin (Part 1) Precinct                                                                                                     | <span style="color: black;">—</span> Electrical Transmission Line                                                    |
| <span style="color: yellow;">—</span> Appin (Part 2) Precinct                                                                                                  | <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Transmission Towers |
| <span style="color: black;">- - -</span> LGA Boundary                                                                                                          | <b>Topography and Landform</b>                                                                                       |
| <b>Zone of External Visibility</b>                                                                                                                             | <span style="color: black;">✱</span> Localised High Points                                                           |
| <span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Blocking Vegetation             | <span style="color: black;">~</span> Ridgelines                                                                      |
| <span style="color: black;">⦿</span> View Cones                                                                                                                |                                                                                                                      |
| <span style="background-color: darkgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Significant Vegetation Groupings |                                                                                                                      |
| <b>Infrastructure Elements</b>                                                                                                                                 |                                                                                                                      |
| <span style="background-color: grey; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Appin Power Station                   |                                                                                                                      |
| <span style="border: 1px solid black; border-radius: 50%; display: inline-block; width: 10px; height: 10px;"></span> Power Substation                          |                                                                                                                      |
| <span style="border-bottom: 2px solid black; display: inline-block; width: 20px;"></span> Upper Nepean canal                                                   |                                                                                                                      |

**Figure 19:** Visual resources and external visibility (Source: Urbis)



**Figure 20:** Visual opportunities (Source: Urbis)

## Sustainability

- 4.16 The *Sustainable Development Opportunities* report considers various strategic and policy considerations, including green, blue, and grey infrastructure design metrics (refer to **Table 4**). These measures and priorities will be especially relevant to Western Sydney the Greater Macarthur Growth Area, as these parts of Sydney are greatly susceptible to the impacts of climate change.
- 4.17 The Western Parkland City is heating up twice as fast as the Eastern Harbour City and is experiencing six (6) times the number of days over 35 degrees.
- 4.18 The report identifies options to be explored and incorporated into future development guidelines for the Appin (Part) Precinct regarding the *WSROC Urban Heat Planning Toolkit* and the *Cool Suburbs tool (CST)*. The CST is a voluntary, industry-based performance (ratings) tool prepared by WSROC in 2022 for place-based heat resilience. The CST has been designed to support improved heat-mitigation outcomes.
- 4.19 Greenfield development provides the opportunity to apply new ideas and processes to prepare for the future. The relevant strategic directions and intended outcomes to minimise the environmental impacts

of new development have been used to inform the Appin (Part 2) Precinct Plan and Appin (Part 2) Precinct Structure Plan.

**Table 4:** Potential opportunities (Source: Urbis)

Potential Opportunities	Target / Measures
<b>Green Infrastructure</b>	
<u>Green Cover</u> It has a major impact on urban heat, increasing evapotranspiration and shading adjacent surfaces	<ul style="list-style-type: none"> <li>Target 40% tree canopy cover and increase tree density in the future public domain.</li> <li>Lot areas and dimensions are sized to enable the retention and establishment of trees.</li> </ul>
<u>Pervious and cooling surfaces</u> Increasing areas of pervious surfaces will reduce UHI and increase groundwater absorption	<ul style="list-style-type: none"> <li>Increase areas of permeable land across the project. It increases the opportunity for tree planting and reduces surface run-off.</li> <li>Grass is prioritised over paving in areas of open space.</li> </ul>
<u>Retention of existing trees</u> Planted trees can take decades to mature to provide long-term benefits	<ul style="list-style-type: none"> <li>Retain existing mature and significant trees where possible to provide shade and biodiversity early in the delivery.</li> <li>Promote early planting of medium and large-size trees to compensate for the loss of existing significant trees.</li> </ul>
<u>Protect biodiversity and wildlife</u> Biodiversity is vital and must be integrated into our urban areas	<ul style="list-style-type: none"> <li>Avoid or minimise impacts on biodiversity.</li> <li>Connect ecosystems by providing cross-corridor wildlife movement across new/existing habitat corridors.</li> </ul>
<b>Blue Infrastructure</b>	
<u>Water-sensitive urban design</u> Urban heat mitigation starts with retaining water in the landscape	<ul style="list-style-type: none"> <li>Integrate water-sensitive urban design outcomes/ techniques</li> <li>Water is stored and localised flooding is controlled.</li> </ul>
<u>Integration of waterways</u> Existing natural waterways and water bodies should inform and be part of a master plan	<ul style="list-style-type: none"> <li>Natural features, including waterways, are integrated into development to promote wellbeing, and climate resilience and benefit from its cooling effects</li> <li>Existing creeks, drainage channels, ponds and wetlands are incorporated into the master plan.</li> </ul>
<u>Smart water infrastructure</u> Utilising smart technology can improve operational outcome	<ul style="list-style-type: none"> <li>Smart technology is integrated into blue infrastructure to enable monitoring of the environment, increase operational efficiency and enable early warnings of issues from severe weather events.</li> </ul>
<b>Grey Infrastructure</b>	
<u>Lot layout</u> Design to maximise the efficiency of passive ventilation and solar access	<ul style="list-style-type: none"> <li>Lots oriented to enable solar access for passive heating, lighting and renewable energy generation (solar panels).</li> <li>Site controls promote reduced site coverage.</li> </ul>
<u>Active transport</u> Active transport allows for healthier lifestyles and reduced impacts on the environment	<ul style="list-style-type: none"> <li>Neighbourhoods should be compact, permeable and logical to minimise travel times, maximise accessibility and a walkable scale to ensure access to amenities.</li> <li>Active transport networks integrated with existing transport.</li> </ul>
<u>Roof colour and surfaces</u> Houses with dark roof colours contribute to increased UHI	<ul style="list-style-type: none"> <li>Materials used that are light coloured and have a high solar reflective index (SRI) to lower heat absorption.</li> <li>External colours/materials should be natural and muted.</li> </ul>
<u>Efficient built form</u>	<ul style="list-style-type: none"> <li>Transition away from gas.</li> </ul>

Potential Opportunities	Target / Measures
Building more energy-efficient buildings	<ul style="list-style-type: none"> <li>Public infrastructure requiring energy supply is of the highest efficiency standard available and integrates smart technology.</li> <li>Minimise future maintenance and upgrade requirements through durable and easily recycled materials choices.</li> <li>Encourage rooftop solar panels and residential battery storage</li> </ul>



## ENVIRONMENTAL INVESTIGATIONS

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4.20 The following reports have been prepared to investigate the environmental aspects of the Proposal:

- Douglas Partners – Preliminary Geotechnical Land Capability Assessment
- Douglas Partners – Preliminary Site Investigation (Contamination)
- Niche – Biodiversity Assessment
- J. Wyndham Prince – Water Cycle Management Strategy Report
- Northstar – Air Quality Opportunities and Constraints Review
- Spectrum Acoustics – Noise Impact Assessment
- WSP – Strategic Traffic Impact Assessment
- Ecological Australia – Strategic Bushfire Study
- Civile – Urban Heat Assessment

### Geotechnical Investigations

4.21 Douglas Partners Pty Ltd (Douglas Partners) have provided a preliminary evaluation of the following geotechnical features of the Site (soil characteristics and geotechnical risks) and its suitability for future urban development.

### Soils

4.22 Three distinct soil landscapes exist – refer to **Figure 21**:

- Blacktown
- Luddenham
- Hawkesbury

4.23 The following soil characteristics were observed:

- Most of the Appin (Part 2) Precinct is mapped as Luddenham soils (**light pink mapping**) in the southeast, northern and western parts of the Site, comprising shallow dark podzolic or massive earthy clays on crests and erosional soils. They are associated with undulating to rolling low hills of the Wianamatta Group shales and lower slopes and drainage lines.
- Also mapped are, Blacktown soils (**green mapping**) associated with the gently undulating rises on Wianamatta Group shales and Hawkesbury Sandstone. Blacktown soils comprise shallow to moderately deep red and brown podzolic soils on crests, upper slopes and well-drained areas, deep yellow podzolic soils and soloths on lower slopes, and poor drainage areas. Such soils are generally moderately reactive, highly plastic subsoils of low soil fertility with poor soil drainage.
- Hawkesbury soils (**dark pink mapping**) which are colluvial lithosols/siliceous sands comprising podzolic soils, siliceous sands and secondary yellow earths associated with drainage lines dissecting Hawkesbury Sandstones along the Nepean River and tributaries.





**Figure 21:** Regional Soils Mapping for the Site (Source: Douglas Partners)

#### Geology

- 4.24 Regional geology mapping indicates most of the Site is underlain by Ashfield Shale of the Wianamatta Group (**dark green mapping**) and Hawkesbury Sandstone (**light green mapping**) in a small part of the Site, in topographical low points – refer to **Figure 22**.
- 4.25 Regional salinity mapping indicates the Site is located in an area mapped as follows – refer to **Figure 23**:
- Very low salinity potential (**green mapping**) along the Nepean River and tributaries;
  - Moderate salinity potential (**Pale yellow**) across the majority (approximately 90%) of the site;
  - High salinity potential (**orange mapping**) along the southernmost portion of an unnamed creek in the southern site.

#### Acid Sulphate Soils

- 4.26 The lowest elevation on the Site is 150m AHD, which is well above the level at which Acid Sulphate soils are known to occur.



**Figure 22:** Regional Geology Mapping for the Site (Source: Douglas Partners)



**Figure 23:** Regional Salinity Mapping for the Site (Source: Douglas Partners)

## Stability

4.27 The following characteristics of stability were observed (refer to **Figure 24**):

- The landform is predominantly gently sloping undulating terrain. Crests and gullies are mostly broad, although deep and steeply incised gullies are present along the major creek lines.
- Generally, the Site is considered stable, with slopes typically less than 5 degrees, occasionally increasing to 10 degrees and rarely 15 degrees in paddocks adjacent to ridgelines.
- The banks of the major creek lines are typically steep.

## Further Investigations

4.28 Further investigation will be required at the development application stage. Additional work will also be needed during the project's construction phase. The specific investigation would include (but not necessarily be limited to):

- Further rock depth and rip ability assessment;
- Additional salinity investigations for site soils and surface waters to increase the density of the data
- Additional testing of soils and surface water for aggressivity testing and to determine the effects on buried concrete and steel structures
- Additional testing of soils for erosion and dispersion for the detailed design and construction of future water bodies and the ability of the soils to be used as clay liners or similar
- Stability analysis of the banks of creek lines if development is proposed within these areas
- Detailed geotechnical investigations on a stage-by-stage basis to determine pavement thickness designs and lot classifications, as well as stage-specific issues, such as deep excavations and construction of roads, dwellings/structures on steeper landforms and crests
- Routine inspections and earthworks monitoring during construction
- Ongoing consultation with Subsidence Advisory NSW

## Results of Assessment

4.29 The results of the assessment can be summarised as follows:

- Some evidence of hillside/slope instability was observed within discrete areas of the Site.
- Shallow rock depth is likely to be a minor constraint to the economical and efficient development of the Site, based on reduced production rates during earthworks and the requirement for additional plant (e.g. large dozers, crushers etc).
- The presence of erodible soils should not present significant constraints to development, provided they are well managed during site preparation and earthworks.
- Salinity testing results indicate the salinity levels are sufficiently low to be considered free of significant salinity constraints
- Although mildly aggressive soil conditions were encountered, aggressivity levels are manageable, subject to appropriate design and construction considerations.

- Highly sodic and sodic soils appear widespread and require management to reduce dispersion and erosion and improve drainage, whilst typical of south-western Sydney, will be managed by good engineering practice.

## Conclusion

- 4.30 The results of the land capability assessment have not identified any issue that would preclude the zoning for urban development of the Appin (Part 2) Precinct.

## Contamination Assessment

- 4.31 The Preliminary Site Investigation (Contamination) by Douglas Partners assesses the Site for any significant contamination constraints that would preclude the proposed rezoning. The assessment was conducted through a desk-top review of online databases, published regional information and historical aerial photographs, soil logs, site walkover, and field mapping of possible contamination constraints.

- 4.32 Key findings of source contamination are included in **Table 5**.

**Table 5:** Sources of contamination

Source of Contamination	Associated Contaminant of Potential Concern (CoPC)
Low-density agricultural land use and localised instances of plant cultivation and a cattle yard	Metals, organochlorine pesticides (OCP), organophosphorus pesticides (OCP) and nutrients
Current and historical farm dams	Metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), total phenols and asbestos
Possible filling	Metals, TRH, BTEX, PAH, pcbs, total phenols and asbestos
Current and historical structures	(For residual building materials) asbestos, pcbs and lead; (for fill in building footprints) metals, TRH, BTEX, PAH, pcbs, total phenols and asbestos.
Stockpiles and soil mounds	Metals, TRH, BTEX, PAH, pcbs, total phenols and asbestos
Illegal dumping and fly-tipping	Metals, TRH, BTEX, PAH, pcbs, total phenols and asbestos
Timber power poles	Metals, TRH, BTEX, PAH and total phenols

## Conclusion

- 4.33 The identified contaminants on the Site are typical contaminant sources within rural areas, and Douglas Partners advise the Appin (Part 2) Precinct is considered suitable for rezoning to allow for urban development.

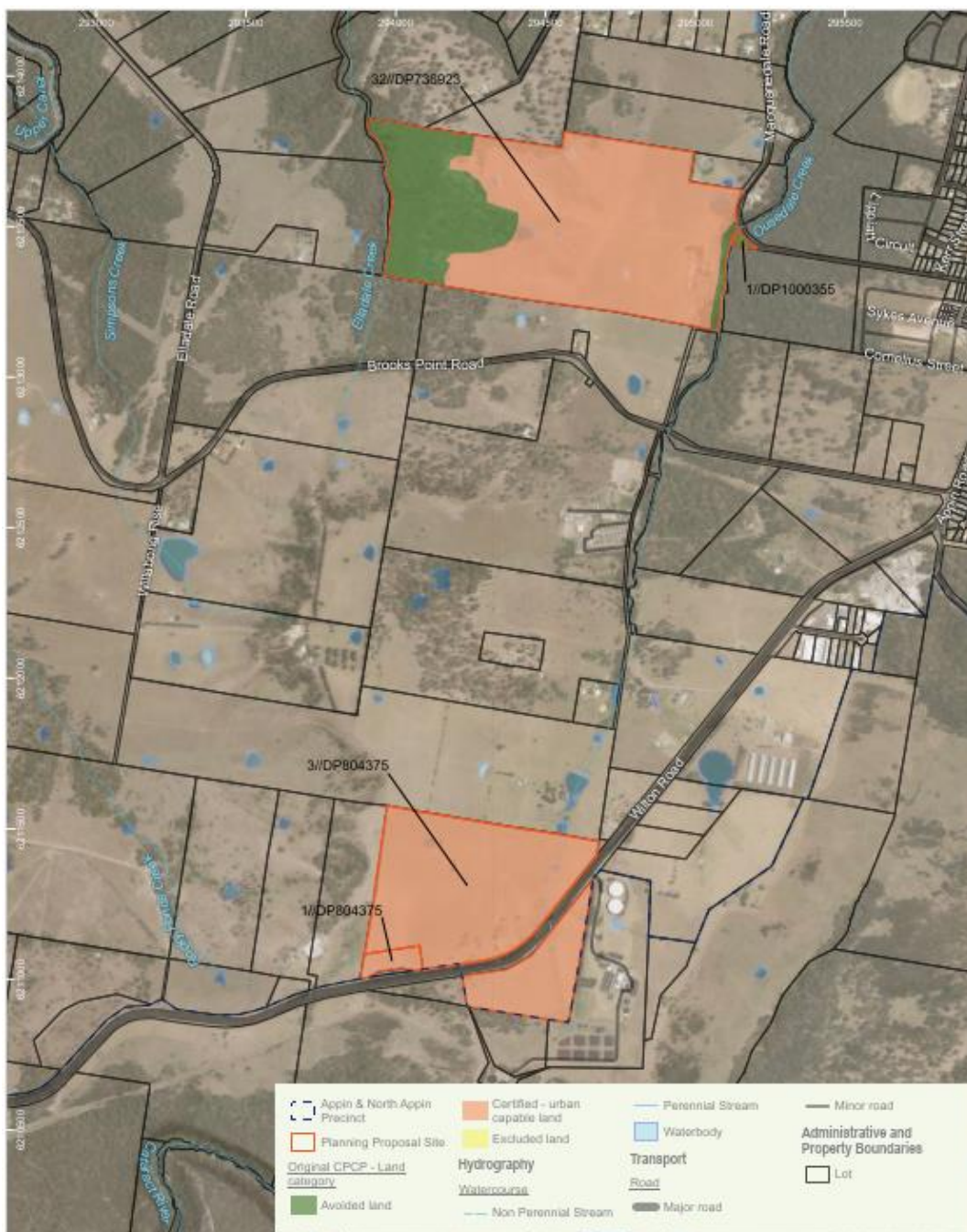
## Biodiversity

- 4.34 The Biodiversity Assessment (**BA**) by Niche consultants provides an overview of the vegetation and biodiversity values recorded within the Proponent's land holdings and an assessment of impacts, mitigation measures and recommendations associated with rezoning the Proponent's land.
- 4.35 The Cumberland Plain Conservation Plan (CPCP) applies to the Proponent's land holdings. The CPCP was finalised with NSW approvals in place in August 2022. Commonwealth approval is pending.
- 4.36 Rezoning is the pathway to enforcing the mapped land categories in the CPCP. The categories are: (i) *Certified – Urban Capable Land (CUC)*, (ii) *Non-Certified Avoided land (NCA)* and (iii) *Non-Certified Excluded Land (NCE)*.
- 4.37 The CPCP land categories on the Proponent's land are shown in **Figure 25** and mapped on **Figure 26**. The proposed zoning categories under the CPCP land category are shown in **Figure 27** and mapped on **Figure 28** and **Figure 29**.

CPCP land category	Description as stated in CPCP	Area (ha) Proponents Landholdings
Certified— Urban Capable Land	Urban capable land will be subject to strategic biodiversity certification for development under Part 8 of the BC Act. Development in these areas does not require further site by site biodiversity assessment, so long as the approved conservation program detailed in the Plan is implemented by the department.	82.46
<b>Non-certified land</b>		
Avoided land	Avoided land is avoided from development due to identified biodiversity values on the site, or because the land cannot legally or feasibly be developed due to its topography or due to an environmental feature such as a riparian corridor. In this instance, 'avoidance' refers to the approach the department has undertaken to avoid and minimise the impacts to biodiversity from development in the nominated areas, as required under the BC Act and EPBC Act.	17.64
Excluded land	Excluded land is excluded from NSW strategic biodiversity certification and strategic assessment under the EPBC Act. These areas will not receive any biodiversity approvals under the Plan due to any of the following factors: <ul style="list-style-type: none"> <li>the land is already developed for urban use</li> <li>development is already underway on this land under a separate process</li> <li>the land is environmentally protected, including reserves and offset sites</li> <li>Commonwealth land sites (such as the Defence Establishment Orchard Hills)</li> <li>there are roads or easements on this land</li> <li>it has specific urban zoning such as business, industrial, residential or special purpose (either already developed or to be developed).</li> </ul>	0
<b>Total</b>		<b>100.10<sup>1</sup></b>

**Figure 24:** CPCP land category and assessment requirements (Source: Niche Environment and Heritage)



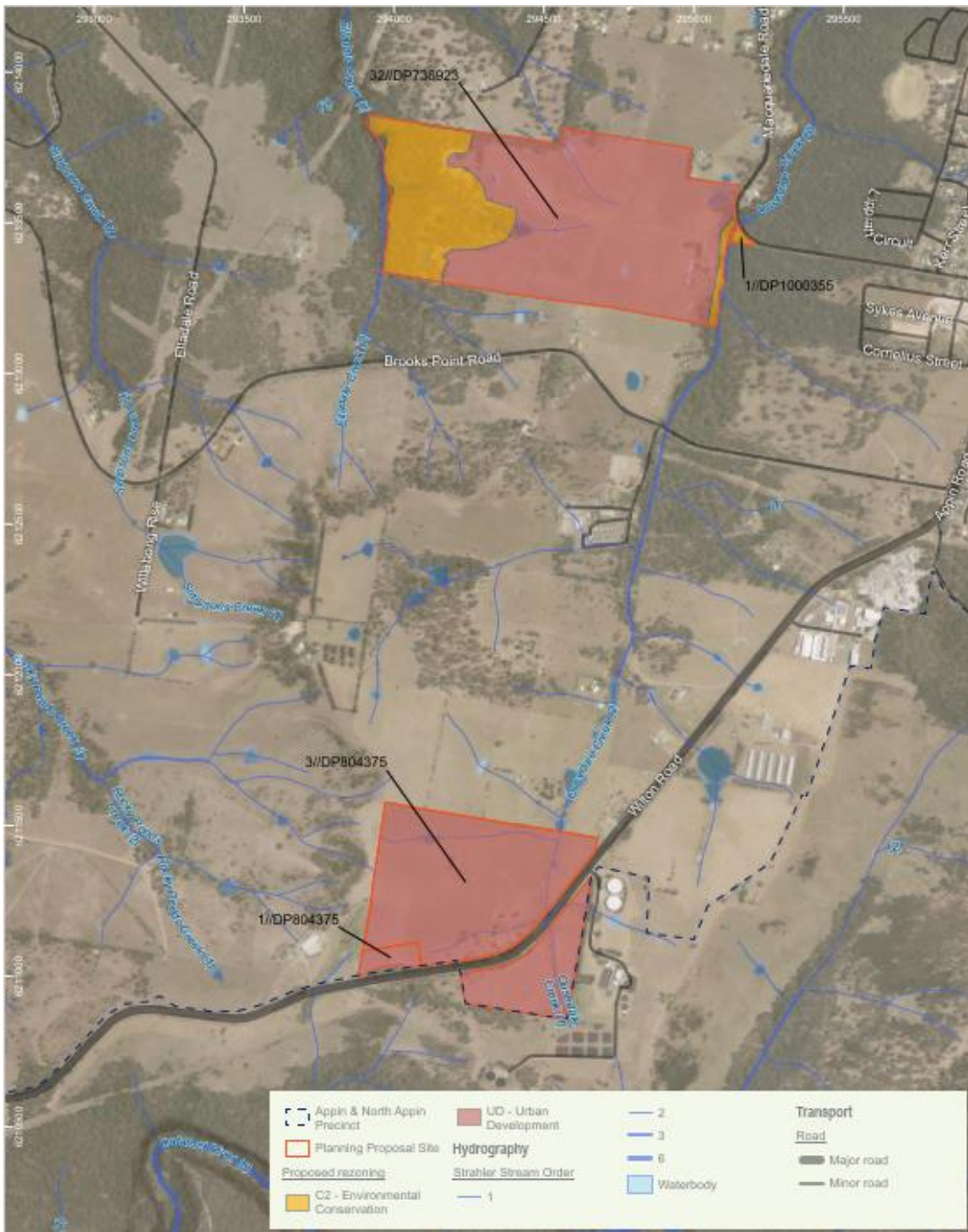


**Figure 25:** CPCP land categories on Proponent's landholdings (Source: Niche Environment and Heritage)

Final CPCP land category	Proposed scheme rezoning	Area (ha)
<b>Not certified</b>		
Avoided land <sup>2</sup>	C2 Environmental Conservation	17.64
<b>Certified</b>		
Certified - urban capable land <sup>3</sup>	UD Urban Development	82.46
<b>Grand Total</b>		<b>100.10</b>

**Figure 26:** Proposed zoning areas and CPCP land category (Source: Niche Environment and Heritage)

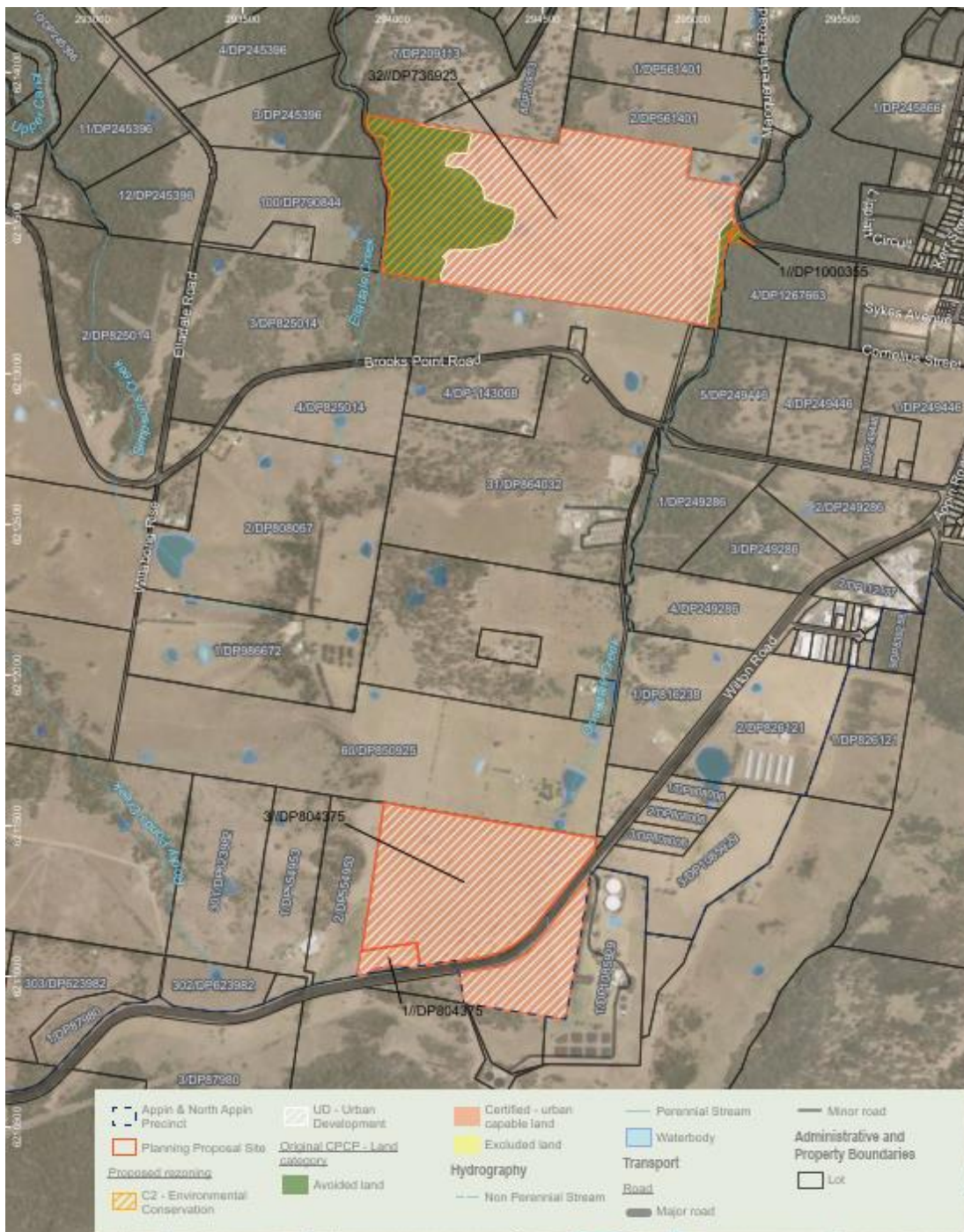




**Figure 27:** Proposed zonings (Source: Niche Environment and Heritage)

### Existing Environment

- 4.38 Flora and fauna are described and assessed under the following categories – (i) native vegetation, (ii) threatened ecological communities, (iii) threatened species, (iv) threatened flora (species credits), (v) Matters of National Environmental Significance – flora, (vi) fauna habitat, (vii) threatened fauna, (viii) threatened fauna – Koala and (ix) Matters of National Environmental Significance – fauna.



**Figure 28:** Proposed zoning with CPCP land category overlay (Source: Niche Environment and Heritage)

## Impacts

- 4.39 The BA notes that biodiversity impacts on **Certified – Urban Capable Land (CUC)** were assessed as part of the CPCP certification process. Thus, CUC land proposed to be zoned (UD) *Urban Development* requires no further impact assessment. 82.46 hectares of the Proponent's land is mapped as CUC land and is proposed to be zoned (UD) *Urban Development*; therefore, no impact assessment is required.
- 4.40 No impact assessment is also required of the 17.64 hectares of CPCP mapped **Non-Certified Avoided land (NCA)**, proposed to be zoned (C2) *Environmental Conservation*.
- 4.41 A total of 16.59 hectares of the Proponent's land is mapped as the region of the Southern Sydney Koala Population. The Appin (Part 2) Precinct Plan proposes 0.03 hectares of the mapped Koala habitat be



zoned (UD) Urban Development with a further 1.01 hectares of CUC zoned (C2) Environmental Conservation for restoration as Koala habitat.

#### Mitigation Measures

4.42 The BA advises mitigation measures and protocols associated with biodiversity values would be addressed in a Biodiversity Management Plan that would be implemented before the commencement of work, during construction and operational phases of the development. Key components to be incorporated into the management plans include:

- Vegetation clearing protocol for construction activities
- Employee education and general environmental controls
- Weed management
- Fire management

4.43 The management plans could be introduced as a requirement in a DCP.

#### Recommendations

4.44 The recommendations of the BA are summarised as follows:

- Existing trees within the CPCP-certified land be incorporated into the urban design where possible
- Where possible, restoration and embellishment of open spaces and drainage spaces to include endemic species
- Prior to the clearing of any native vegetation or habitat, a Biodiversity Management Plan be prepared
- The Biodiversity Management Plan should contain the protocols listed in Section 5 of the BA report.

#### Conclusion

4.45 Biodiversity impacts associated with the certified land have been assessed as part of the CPCP process, and thus the impacts to biodiversity within the certified land have already been assessed.

### Water Cycle Management Strategy

4.46 The J. Wyndham Prince (**JWP**) report explains previous studies and relevant guidelines and assesses riparian corridors, water quality and quantity and flooding. The potential impact on ecology and habitat is also considered.

#### Riparian Corridors

4.47 A riparian corridor forms a transition zone between the land (the terrestrial environment) and the river (the watercourse or aquatic environment).

4.48 NSW uses the Strahler stream classification system, where waterways are given an 'order' according to the number of additional tributaries associated with each waterway (Strahler, 1952).

- 4.49 The water courses have each been assessed for a 'watercourse type,' i.e. 1<sup>st</sup> to 4<sup>th</sup> order. The guidelines for controlled activities on waterfront land (*National Resources Access Regulator – 2018*) (**NRAR – 2018**) provide recommended riparian corridor widths corresponding to each water course type.
- 4.50 The NRAR – 2018 guidelines state that where a watercourse does not exhibit the features of a defined channel with bed and banks, it may be determined that the watercourse is not waterfront land under the *Water Management Act (2000)* (**WM Act**).
- 4.51 Details of the riparian assessment, including riparian mapping and matrix, are provided in Appendix A of the JWP report. Figure 4-1 in Appendix A of the JWP report provide supporting illustrations of the riparian areas.
- 4.52 Maps supported by a riparian assessment matrix have been prepared to support the proposed reclassification. The maps and matrix show the Strahler classifications and watercourses proposed to be reclassified.
- 4.53 Under NRAR 2018 – 1<sup>st</sup> order watercourses can be realigned/engineered. Refer to **Table 6**. The 1<sup>st</sup> order watercourses on mapped CPCP – *Certified Urban Capable* land are proposed to be removed and replaced by street drainage networks (pit and pipe networks). Additionally, any watercourse within 50m of *Certified Urban Capable* is proposed to be replaced by street drainage networks where suitable.

**Table 6:** Riparian Corridor Matrix (NRAR, 2018)

Stream order	Vegetated riparian zone (VPZ)	RC offsetting for non-RC users	Cycleways & paths	Detention basins		Stormwater outlet structure & essential services	Stream realignment	Road crossings		
				Only within 50% outer VPZ	Online			Any	Culvert	Bridge
1 <sup>st</sup>	10 m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
2 <sup>nd</sup>	20 m	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
3 <sup>rd</sup>	30 m	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
4 <sup>th</sup>	40 m	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes

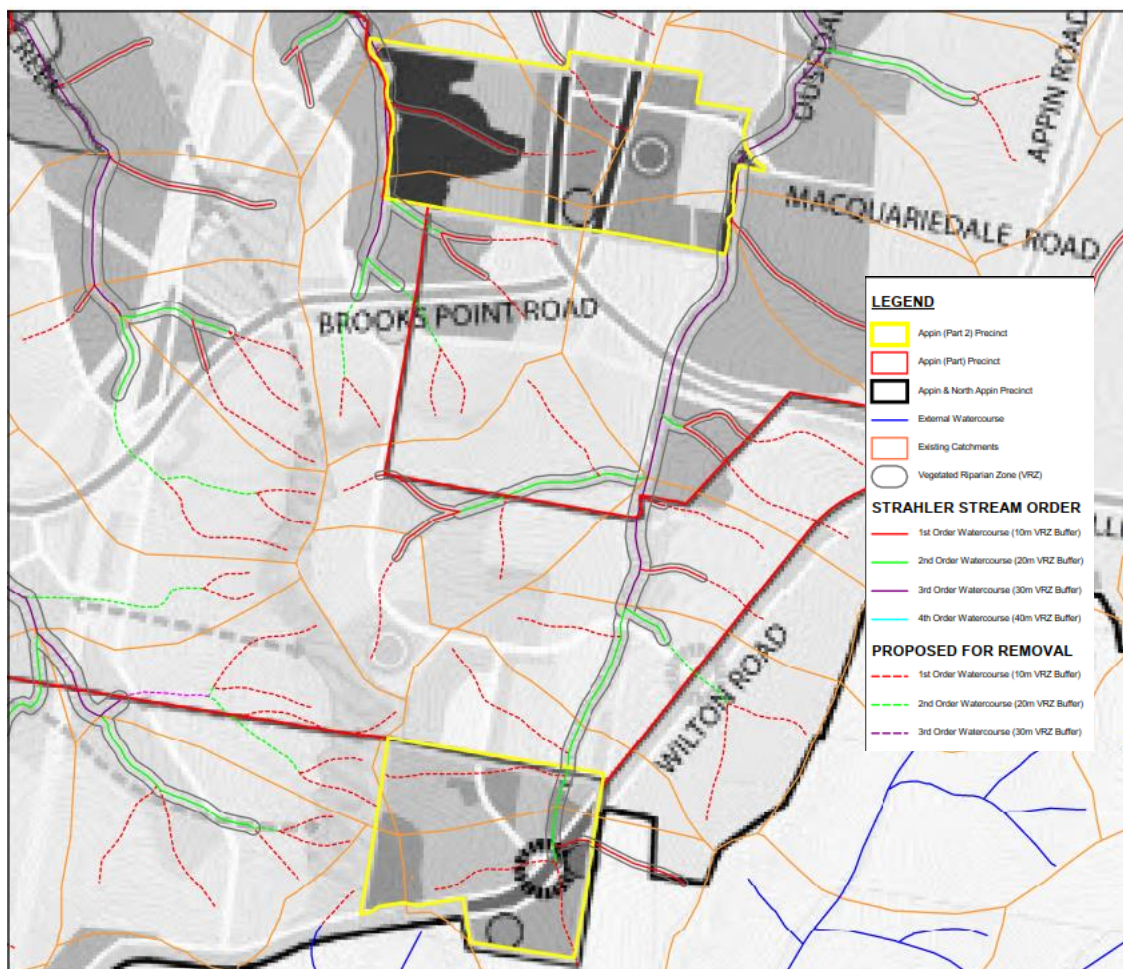


Figure 29: Appin (Part) Precinct Watercourses (Source: JWP)

### Water Quality Assessment

- 4.54 The *Water Cycle Management Strategy (WCMS)* report by JWP advises water quality in the Appin (Part 2) Precinct will be managed by various controls to deliver the adopted water quality objectives, including a “treatment train” of Water Quality Control (**WQC**) devices to treat runoff from the proposed residential development areas before discharge to the downstream environment.
- 4.55 The indicative “treatment train” includes proprietary vortex-style gross pollutant traps (**GPT**) and bio-retention rain gardens to be located at each development discharge point.
- 4.56 The “end of pipe” solutions are inconsistent with Wollondilly Shire Council's *Integrated Water Management Strategy (IWMS)*. The IWMS provides limited details on how new approaches (i.e. centralised road swales with increased filtration) can be implemented on steep sites (>5%). There are also challenges with delivering the high pollutant removal targets using the available treatment approaches.
- 4.57 Traditional treatment measures have been used in the stormwater quality analysis to strive towards the elevated water management targets in Council's IWMS. The Draft Wollondilly – Greater Macarthur Development Control Plan 2024 includes provisions to ensure an economical water quality solution can be constructed.



- 4.58 JWP has provided an indicative treatment train of water quality devices to achieve water quality targets – See **Table 7**.
- 4.59 A series of alternate arrangements, such as open water bodies/wetlands, swales or proprietary devices for commercial areas, can deliver a similar water quality outcome as the Precinct develops and forms part of the Wollondilly – Greater Macarthur Development Control Plan 2024 .

**Table 7:**Water quality management measures

Land Use	Management measures
Residential land uses	<ul style="list-style-type: none"> <li>• 5 kL rainwater tanks on each residential lot;</li> <li>• GPTs to pre-treat runoff before discharge into bioretention rain gardens;</li> <li>• Bioretention Raingarden, which will receive flows from the GPTs</li> </ul>
Commercial land uses	For all commercial areas within Appin (Part) Precinct, each development lot will need to deliver water quality management within the lot before discharge to the adjoining public road. Each commercial lot will need to account for its portion of the road reserves and will need to be compensated for with their treatment measures

- 4.60 Adopting the stringent water quality targets in the JWP report will see significant reductions in the pollutants discharged into the natural streams. The results of the water quality assessment show that while targets in Council's IWMS have not been achieved, a solution has been provided that protects the pristine waterways by ensuring a significant reduction in the existing pollutants discharging to the downstream environment. This outcome is highlighted by the neutral or beneficial effect achieved in the water quality solution, which aligns with the objectives of the Council's Integrated Water Management Policy (IIWMP).

#### Water Quantity Assessment

- 4.61 The water quantity assessment for Appin (Part 2) Precinct has been undertaken using modelling previously undertaken in the Appin (Part) Precinct Water Cycle Management Strategy.
- 4.62 The water quantity modelling undertaken to support the Appin (Part) Precinct determined that flows are not detrimentally increased in the major downstream watercourses (Nepean River and Cataract River) as a result of the development. Some local flow increases were observed within the local catchments of the Site; however, these increases were generally located within the proposed environmental conservation areas. Once these flows reach the main waterways (Nepean and Cataract River), the localised increases are combined with flows from a significant larger catchment and do not result in overall flow increases.
- 4.63 Given there is no increase in flows within the major water courses (Nepean and Cataract Rivers), JWP advises a merit-based detention approach is considered suitable for the urbanised catchments of the Appin (Part 2) Precinct. The detention strategy will consist of one of the following strategies, which will provide an appropriate outcome for the catchment conditions rather than a blanket approach:
- Detention Management Required (Business as Usual)
    - Full detention

- Partial detention
- No Detention Approach
- Ecology Assessment

4.64 The detention requirements for the Site have been determined with consideration of the detention outcomes of the Appin (Part) Precinct strategy. In the Appin (Part) Precinct strategy it was determined that six (6) detention basins would be required to manage catchments in Release Area 1 which discharge to Ousedale Creek. The six (6) detention basins were sized at an average of 350 m<sup>3</sup>/ha which has been adopted for the indicative detention basins for Appin (Part 2) Precinct.

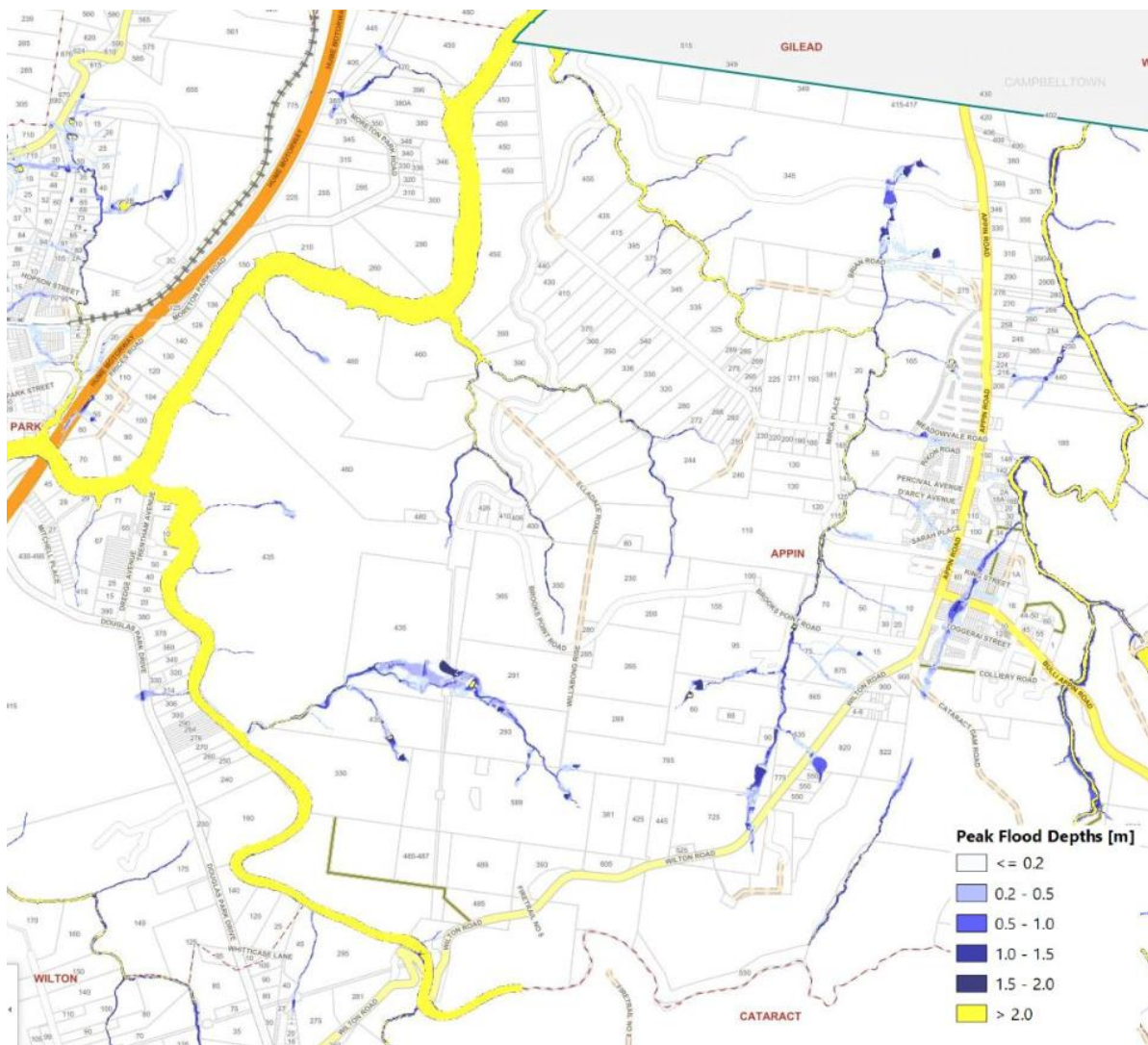
4.65 It is noted that as the development of the Appin (Part) Precinct Release Area 1 immediately downstream is progressed, alternative detention strategies will be explored which will aim to consolidate and reduce the number of basins required in Ousedale Creek. This will increase the efficiencies of the proposed basins while reducing future maintenance burdens for Council. It is expected that a consolidated basin approach can be achieved which removes the need for the basin "B1" which is currently situated on Kings Land.

#### Flooding

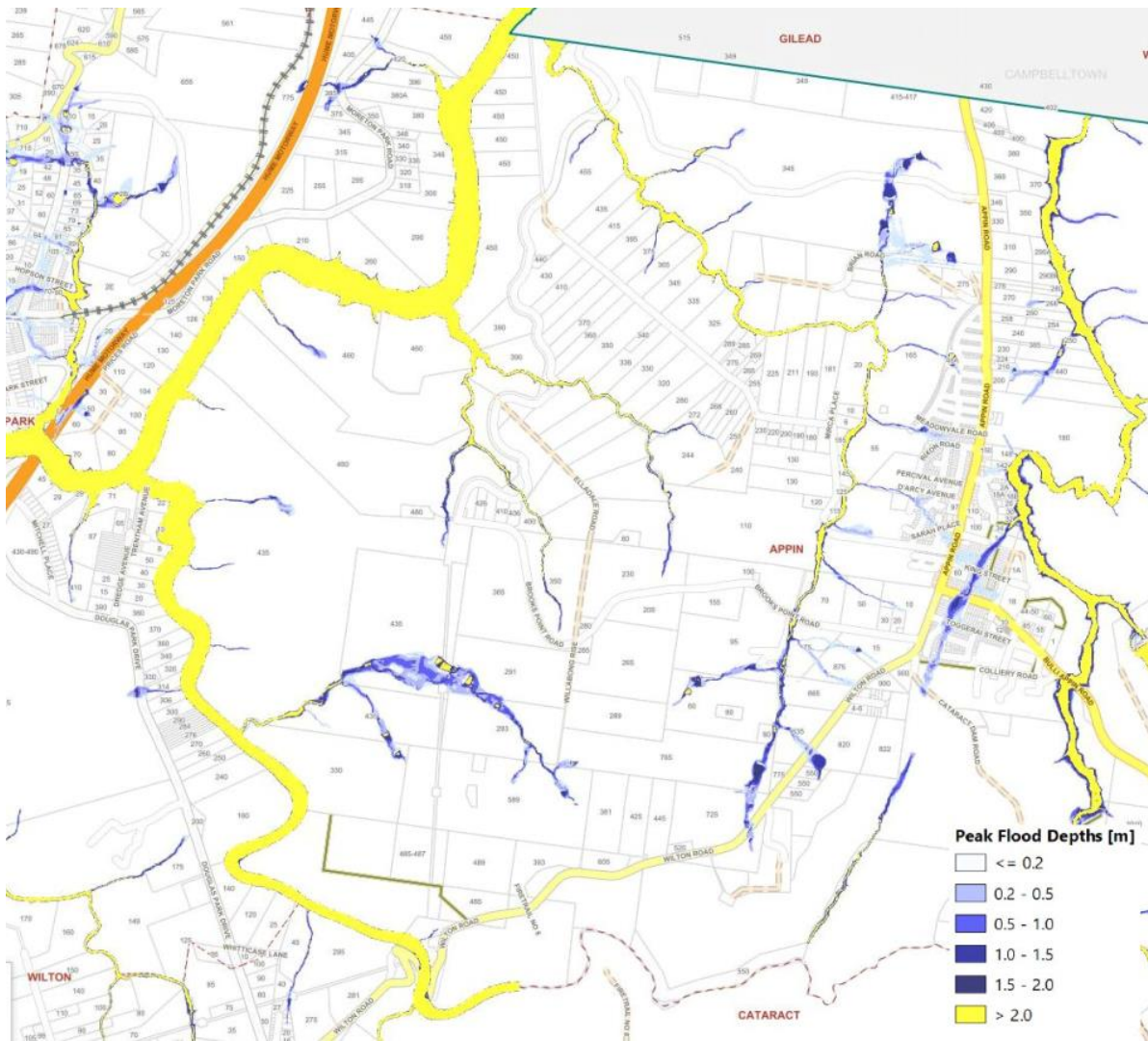
4.66 The *Wollondilly Shire Flood Study – Broad Scale Assessment (the Flood Study)* was prepared by Advisian on behalf of Wollondilly Shire Council in October 2021 to provide an understanding of the existing flood risk across the LGA. The Flood Study provides a basis from which flood planning controls can be applied to the Appin (Part 2) Precinct.

4.67 The Flood Study assesses a range of flood events, including the 10% Annual Exceedance Probability (AEP), 1% AEP, 1 in 500 AEP and Probable Maximum Flood (PMF). In the Appin (Part 2) Precinct, the flood mapping shows that the flood extents are contained in the well-defined creeks traversing the Site. Wollondilly Shire Council's flood mapping portal has been used to produce flood maps. The 1% AEP flood depths are shown in Figure 31, and the PMF flood depths are shown in Figure 32.

4.68 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 suggesting that the development of Appin (Part 2) Precinct will not be impacted during a major flooding event.



**Figure 30:** 1% AEP Flood Depth Mapping Wollondilly Online Mapping System (Source: JWP)



**Figure 31:** PMF Flood Depth Mapping (Wollondilly Online Mapping System) (Source: JWP)

## Air Quality

- 4.69 The *Air Quality Opportunities and Constraints Review* report is a high-level review. The purpose is to identify potential constraints and opportunities associated with the proposed rezoning of the Appin (Part) Precinct. The report covers the following:
- Legislation on air quality, planning controls, regulations and guidance
  - Existing environment
  - Air Quality impacts at the construction phase and operational phase
  - Air pollution emission sources
  - Risk assessment of existing emission sources and if they present a constraint
- 4.70 An Addendum Letter has been prepared to assess the Appin (Part 2) Precinct.
- 4.71 The closest air quality monitoring station (**AQMS**) is Campbelltown West. The AQMS is considered to be reflective of the conditions at the Site. Data over the period 2017 to 2021 has been assessed.
- 4.72 Construction activities have the potential to generate short-term emissions of particulates. The report recommends that mitigation measures to manage construction impacts are best undertaken at the Development Application stage in a site-specific Construction Environmental Management Plan.
- 4.73 A review of the land uses in the vicinity of the Site was undertaken. As shown in **Figure 33**, those that may have the potential to impact air quality at the Site have been identified.

### Air Pollution Emission Sources

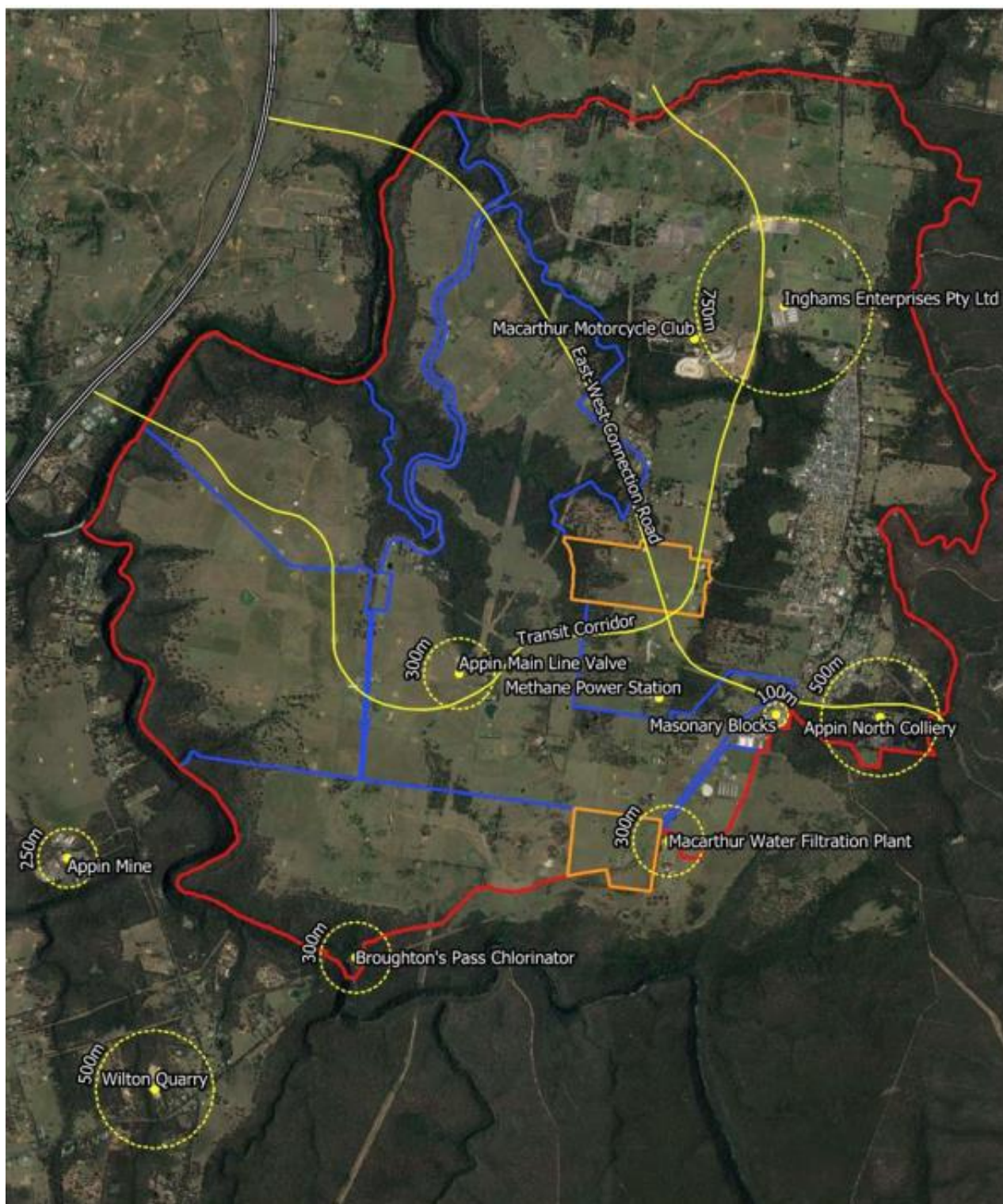
- 4.74 Potential air quality influences are identified around a 5km radius of the Site and are listed in **Figure 34**.
- 4.75 Several facilities are located within the recommended separation distance guidelines and have the potential to adversely impact the air quality and or odour of the Site.
- 4.76 Facilities within the recommended distance guidelines are listed in **Table 8**, along with the potential magnitude and corresponding risk.

**Table 8:** Air Quality Influences

Facility	Magnitude	Risk
<b>Macarthur Water Filtration Plant</b>	Slight	Medium
<b>East-West Connection Road &amp; Transit Corridor</b>	Slight	Medium

- 4.77 The report concludes that the existing and proposed identified sources of air quality and odour will not alter the outcomes of the Air Quality Opportunities and Constraints review and correspondingly, will not form a significant constraint on the rezoning and proposed development of the Appin (Part 2) Precinct.



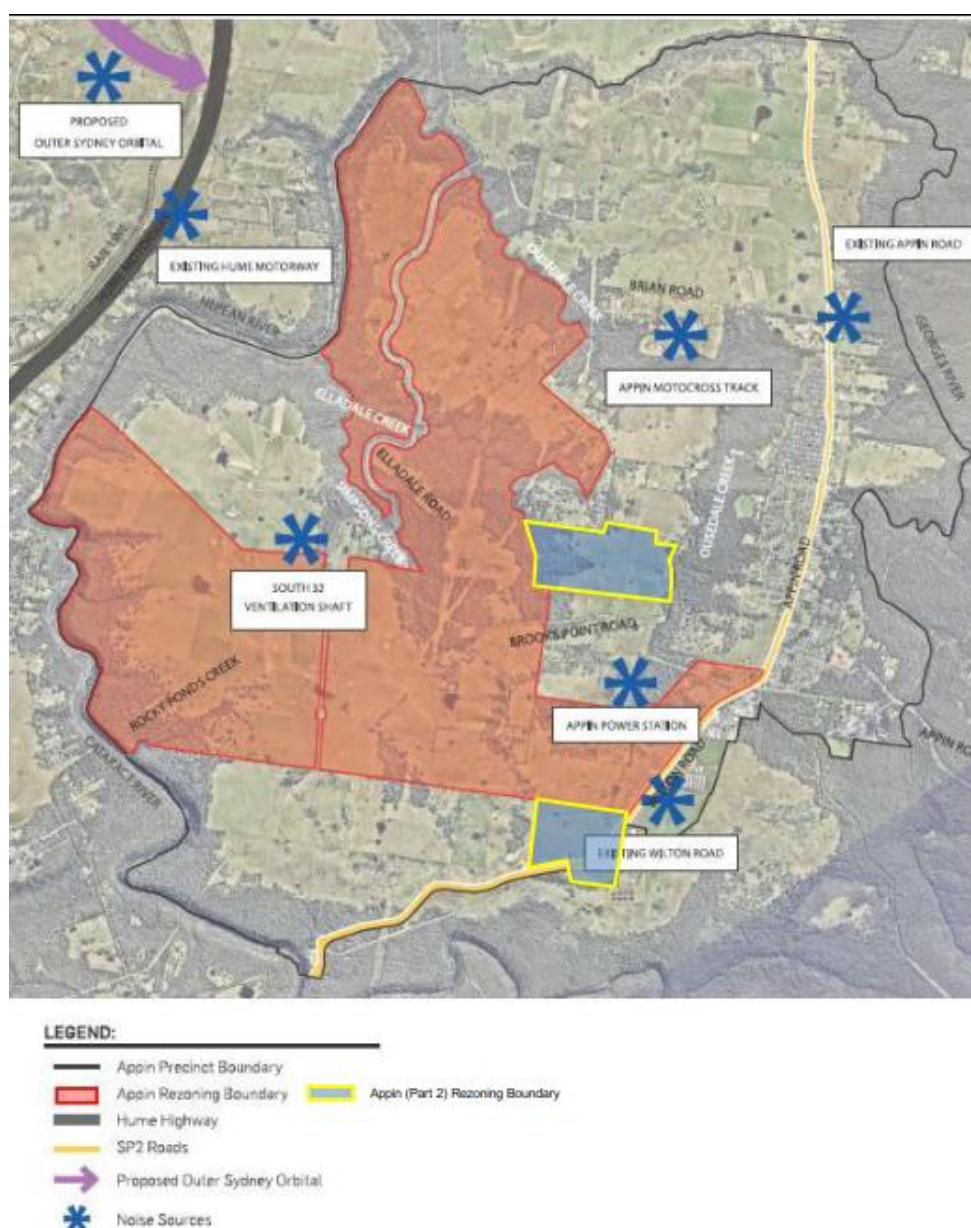


**Figure 32:** Identified local air quality influences and separation distances. (Source: Northstar)

## Acoustic Assessment

4.78 A Strategic Environmental Noise Assessment prepared by Spectrum Acoustics identified existing and potential future significant noise sources and suggests adopting several strategies to mitigate noise impacts. There are several known existing and proposed significant noises sources in the area:

- Appin Motocross Track
- Appin Power Station
- South 32 Ventilation Shaft
- Proposed Outer Sydney Orbital Phase 2
- Hume Highway
- Wilton Road
- Appin Road



**Figure 33:** Noise Sources (Source: Spectrum Acoustics)

- 4.79 An assessment of these has indicated that a combination of relatively common architectural treatments and noise control, such as the construction of noise barriers, can be employed to achieve an adequate acoustic amenity for future residences.

#### Appin Power Station

- 4.80 The power station is approximately 720m south of the southern boundary of the northern portion of the Part 2 lands. Based on the calculation in SA1, the noise level from the power station would be less than 36 dB(A), which is 5 dB below the established night time noise criterion and no mitigation will be required.

#### Road Traffic Noise

- 4.81 Some areas within the study area are exposed to traffic noise from Wilton Road and will be exposed to future traffic noise associated with the proposed road infrastructure. Noise-contributing road corridors were assessed according to the *State Environmental Planning Policy (Transport and Infrastructure) 2021* criteria for noise mitigation options for residential development as part of the Appin (Part 1) Precinct assessment.
- 4.82 Appropriate building design, layout and construction techniques are recommended to minimise noise intrusion and provide suitable internal noise levels for sleeping and other uses. These measures are addressed in Wollondilly – Greater Macarthur Development Control Plan 2024.

#### Conclusion

- 4.83 The acoustic report identified several existing and proposed noise sources and their typical noise levels. Noise control options have been provided. The Noise Report does not raise any issues that would preclude the rezoning of the Site.

#### Mining

- 4.84 The Appin (Part 2) Precinct is part of the mining area of the approved Bulli Seam Operations Project. Illawarra Metallurgical Coal (IMC), a wholly owned subsidiary of South32 Limited, has approval to extract the coal using longwall mining techniques.
- 4.85 Mine infrastructure, such as gas pipelines, vent shafts, and coal washery, remains in the Appin Precinct as coal is transported underground to extractions points east of the Appin Village. Longwall mining has been completed for all of the Appin (Part 2) Precinct.
- 4.86 Appin (Part 2) Precinct is within the Appin Mine Subsidence District (**AMSD**). Being in the AMSDs does not preclude rezoning as there are clear and accepted building standards for all forms of development, particularly housing, to mitigate impacts from subsidence. Future development can be designed and constructed per the relevant standards to reduce and minimise the effects of mine subsidence.



## Traffic and Transport

- 4.87 WSP completed a Strategic Transport Assessment (STA) for the Appin and North Appin Precincts that assessed the impact of 20,000 single-dwelling lots, of which the development expected in the four lots assessed in the Appin (Part 2) Precinct equates to approximately 6%.
- 4.88 The STA presented the results of strategic transport modelling, assesses the performance of the existing transport network and future internal road network, reviews the public transport and active transport elements of the transport network and recommends an infrastructure plan.
- 4.89 The Part 2 development was included within the assessed development within the Appin Precinct, and therefore no additional mitigation measures are needed beyond those that have already been proposed for the Appin and North Appin Precinct.

### Existing Site Conditions

- 4.90 The Appin and North Appin Precincts are rural in character and zoning. There is minimal pedestrian activity (outside the zoned residential areas), resulting in low levels of active transport. The existing road network is sparse and rural, and intersections are priority-controlled.
- 4.91 The mode share from the 2016 Census Journey to Work data shows over 82% take a car (driver or passenger), 14% public transport and 4% walk/cycle/do not travel. Confirmed by data - some nearby areas like Englorie Park are achieving greater active and public transport mode share. With increased population density and improvements in public transport and the active transport network, there is potential to achieve higher public and active transport mode shares.
- 4.92 Traffic counts confirm the majority of traffic on Appin Road heading through Appin is to/from Church Street rather than further south on Appin Road, heading towards the east coast rather than inland. Most heavy vehicle traffic uses Picton Road rather than Appin Road.

**Table 9:** Existing Road Characteristics

Road	Function	Standard	Posted Speed	No. lanes
Hume Highway	North-South inland interstate connection from Sydney to Melbourne	Motorway standard, limited access, divided carriageway	110 km/h	2 lanes per direction
Moreton Park Road	North-South local connection supporting farmland access east of Hume Motorway	Rural road, undivided carriageway with direct property access and no shoulders	80 km/h	1 lane per direction
Appin Road	Intra-regional connection from Campbelltown to Appin and Appin to Princes Highway near Bulli and Wollongong	Rural highway, undivided carriageway with some direct property access and priority-controlled intersections	80 km/h (Campbelltown to Appin) 90 km/h (Appin to Bulli)	1 lane per direction Overtaking lanes provided (Appin to Bulli)

Road	Function	Standard	Posted Speed	No. lanes
Wilton Road-Appin	Intra-regional connection from Wilton to Campbelltown via Appin	Rural highway, undivided carriageway	80 to 100 km/h. 50 km/h through Appin town centre	1 lane per direction

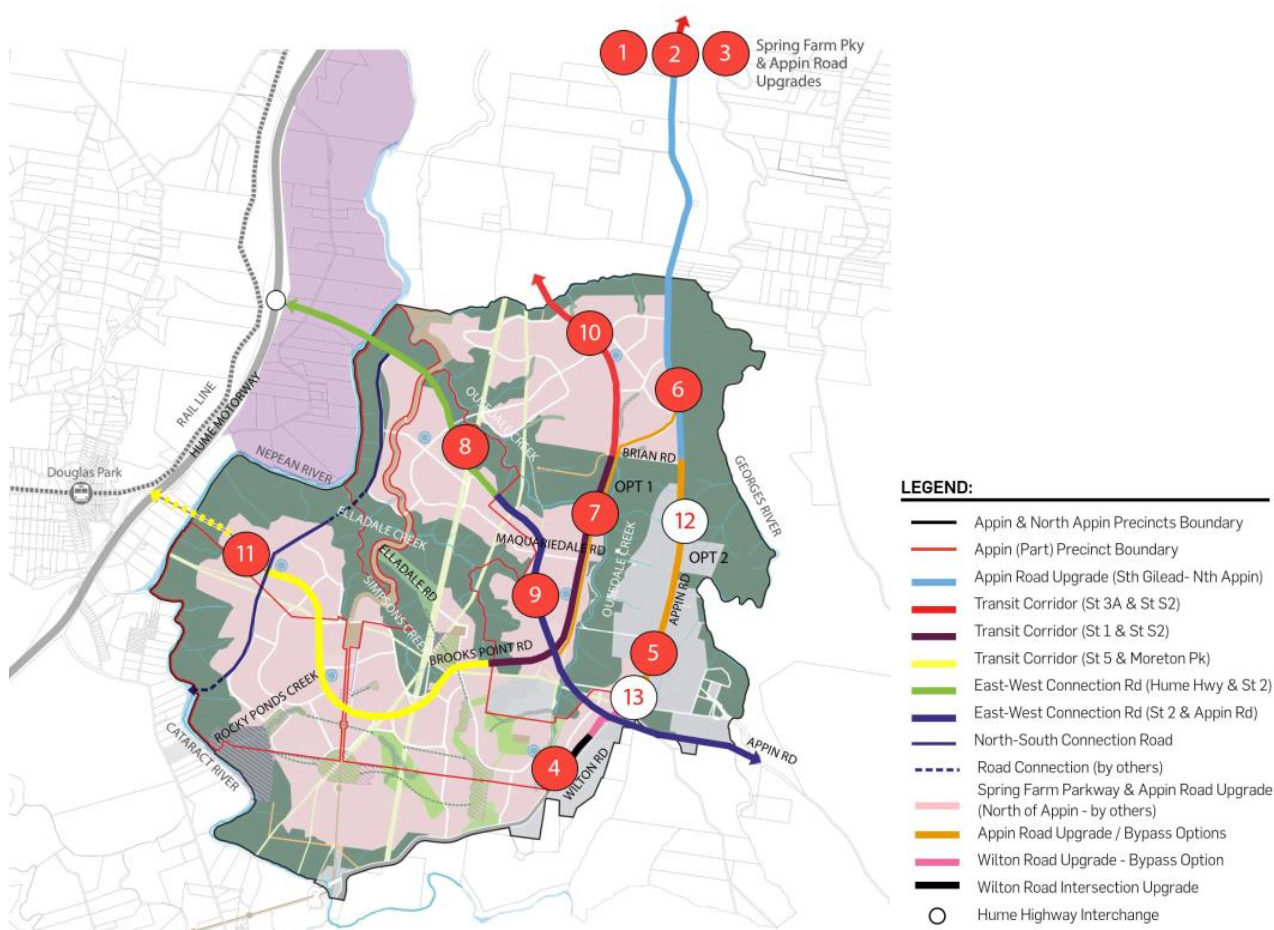
### Road Requirements

- 4.93 The 2026, 2036 and 2056 traffic models were developed to understand the road requirements based on the likely staging of land release. The results highlighted the PM peak period to be more critical for informing infrastructure needs and staging requirements. Therefore, road requirements are discussed in the context of the PM peak period need.
- 4.94 The traffic modelling results show that by:
- **2026:** the road network will be sufficient to cater for the forecast traffic demands. The opening of the Spring Farm Parkway extension will relieve traffic congestion on Narellan Road through Campbelltown and the Hume Motorway, and the northern part of Appin Road.
  - **2036:** some additional sections of Appin Road require upgrading to four-lanes north of Appin Township. The connection of Stages 2 and 2A to the Hume Motorway via the first part of the East-West Connector Road is required to divert the impact on Appin Road to Campbelltown and the Hume Motorway. At this time, other developments along Appin Road would have commenced and upgraded their respective sections of Appin Road.
  - **2056:** the ultimate strategic road network supports the proposed Appin and North Appin Precincts Indicative Plan with only a short segment of Appin Road approaching capacity.

### Road Network Upgrades and Timing

- 4.95 Based on the strategic traffic modelling results, a possible sequencing of development and the timing of road upgrades is recommended to support the growth in regional traffic, traffic from other developments and traffic from the Appin and North Appin Precincts. A map of the road upgrades to be considered is shown in **Figure 36**.
- 4.96 **Figure 36** excludes roads required for a particular development only and wider regional road upgrades such as the widening of the Hume Motorway, M9 Motorway Stages 1 and 2 and the upgrading of Picton Road (by others).





**Figure 34:** Map of road upgrades (Source: WSP)

### Public Transport

4.97 The Appin and North Appin Precincts are some 15 kilometres from the Southern Rail Line; therefore, connections are not convenient. However, if the Transit Corridor proposed in Greater Macarthur 2040 can provide a high-quality service, the convenience will be improved. The Transit Corridor will increase the chance of the Appin and North Appin Precinct population choosing public transport for their journey instead of a private car, reducing the pressure on the road network. An indicative cross section of the public transport corridor in Greater Macarthur 2040 is shown in **Figure 38**.

4.98 Delivery of the transit corridor will occur in stages as development progresses. The timing of the whole corridor to Greater Macarthur will depend on the timing of other proposed developments. The early delivery of the infrastructure asset would require early Government funding and the acquisition of various land parcels under multiple ownership. Bringing this asset forward would provide additional benefits of higher adoption of public transport services.



**Figure 35:** Greater Macarthur Transit Corridor Typical cross-section (Source: WSP and the Proponent)

### Active Transport

4.99 The Appin (Part 2) Precinct Structure Plan (the structure plan) supports walking and cycling. The Wollondilly Shire Council *Shared Cycleway Plan* contains principles that have been applied to the structure plan.

### Appin and North Appin Transport Plan

4.100 The WSP Strategic Transport Assessment recommends the following infrastructure to support the Appin and North Appin Precincts, as detailed in **Table 10** below.

**Table 10:** Transport assessment recommendations

#*	Road Corridor	Recommended upgrade
1	Spring Farm Parkway Extension	New four-lane road by 2026 (by others)
2	Appin Road	Widen to four lanes between Gilead and Spring Farm Parkway extension by 2026 (by others)
3	Appin Road	Widen to four lanes between South Gilead and Gilead by 2029 (by others)
4	Wilton Road access intersection	Construct a new access intersection to Stage 1
5	Appin Road/Church Street intersection	Upgrade intersection to traffic signals by the 1,051 <sup>st</sup> residential lot
6	Appin Road	Widen to four lanes between North Appin and South Gilead by the 3,001 <sup>st</sup> residential lot
7	Transit Corridor	New two-lane road (plus future public transport lanes) between Stage 1 and 2A by 3,001 <sup>st</sup> residential lot.

#*	Road Corridor	Recommended upgrade
9	East-West Connection Road	New four-lane road between Stage 2 and Hume Motorway by 8,001 <sup>st</sup> residential lot
12	East-West Connection	New four-lane road between Stage 2 and Bulli-Appin Road by 14,000 <sup>th</sup> residential lot
13	Transit Corridor	New two-lane road plus public transport lanes north of North Appin Precinct (depends on the timing of other developments)
14	Transit Corridor	New two-lane road plus public transport lanes to Moreton Park Road (Douglas Park)

\* numbering intentionally non-sequential

## Conclusion

4.101 The Traffic Impact Assessment concludes that the proposal can be supported in its current form.

## Bushfire and Evacuation

4.102 The *Appin (Part 2) Precinct Plan Bushfire Strategic Study (the study)* assesses the Proposal against *Planning for Bushfire Protection (PBP) 2019* (NSW Rural Fire Service, 2019).

4.103 The study examines whether the Appin (Part 2) Precinct Plan and Appin (Part) Precinct Structure Plan are 'appropriate' or represent 'inappropriate development,' as defined by PBP.

4.104 The study considers the broader bushfire landscape, weather, potential fire behaviour and risk profile for the Appin (Part 2) Precinct and the feasibility of providing bushfire protection measures. The land use evaluation considers the appropriateness of future land uses and the ability of development to comply with the requirements of PBP.

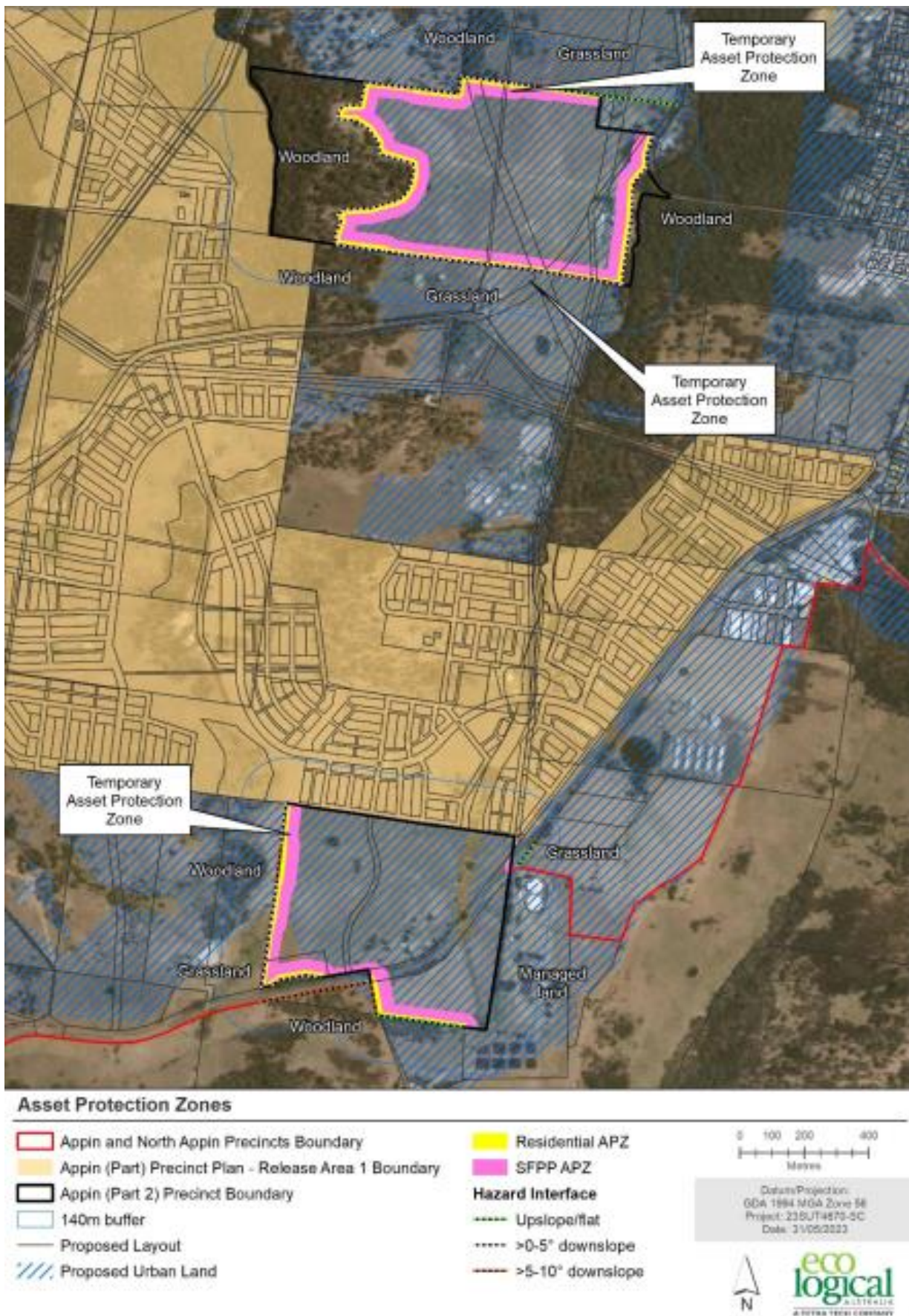
4.105 The study finds that there is currently potential for bushfire attack within the broader study area given the existing presence of bushfire prone vegetation (BPFV) in adjoining areas.

4.106 The likelihood of bushfire attack is however decreased to the north, west and southwest due to convoluted pathways, limited connectivity to BPFV and limited fuel continuity associated with mixed management practices of rural residential lands. The area to the south and east of the precinct was identified to pertain the largest consolidated area of higher bushfire hazard, however given the expected predominant easterly movement of fires under elevated bushfire weather and wind conditions in the region, the risk to the subject land is also reduced, along with mitigation advantages, for any lower intensity fire that does approach in this direction.

4.107 The residual risk further decreases for the Appin (Part 2) Precinct with broader activation of the precinct and adjoining lands.

4.108 The study supports 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.





**Figure 36:** Preliminary residential Asset Protection Zones (Source: Eco Logical)

- 4.109 Preliminary traffic modelling indicates the capability for early offsite evacuation, and stage planning recognises the need for evacuation to coincide with timings for the delivery of transport infrastructure. It is not expected that large-scale evacuation of the Appin (Part 2) Precinct would be required.
- 4.110 As an additional bushfire resilience measure, there is ample opportunity for on-site refuge, including for the provision of either built or open space neighbourhood safer places, within the broader Appin Precinct. This capacity allows for differing evacuation and refuge options to be provided to the community, which research into past bushfire incidents indicates is important, and explicitly supports community resilience under rapid onset bushfire attacks, where evacuation may be unable to be undertaken or unsafe.
- 4.111 The study finds that the Appin (Part 2) Precinct Plan and Appin (Part 2) Precinct Structure Plan:
- Does not trigger the “inappropriate development” exclusion requirements of PBP;
  - That the Acceptable Solution bushfire protection measures within PBP can be met by the future development contemplated;
  - Compliance with PBP is not reliant on the intervention/response by emergency services or hazard management on adjoining land;
  - The Proposal will not adversely impact the bushfire safety of occupants of nearby existing development and, wherever possible, will lower the risk.

## Conclusion

- 4.112 Given the above, the Proposal is assessed as compliant with the strategic bushfire planning requirements of PBP.
- 4.113 The Bushfire Strategic Study does not raise any matters that would preclude the rezoning of the Site.

## Urban Heat Island Effect

- 4.114 The Urban Heat Assessment (**the assessment**) examines physical conditions and heat risks, opportunities to address heat and potential measures for the Appin (Part 2) Precinct to mitigate urban heat.
- 4.115 The Appin (Part 2) Precinct (**the precinct**) is exposed to heat and cold. Heat is a particular concern due to its health risks for future residents. The precinct experiences an average of 17.1 hot (>35°C) days per year, including 2.9 days where the temperature peaks over 40°C. The number of hot days is expected to increase as the climate changes over the coming decades.
- 4.116 Therefore, the assessment recommends the precinct should be designed to:
- Reduce the urban heat island effect to minimise overheating of the precinct
  - Promote thermally comfortable conditions at a human scale so that people can adapt to a hotter climate.
- 4.117 The recommendation is consistent with the Western Sydney District Plan – Planning Priority (W20) “*Adapting to the impacts of urban and natural hazards and climate change.*”



4.118 The assessment advises Green, Blue and Grey infrastructure can all play a role in mitigating the impacts of urban heat, and the following measures are recommended for the precinct:

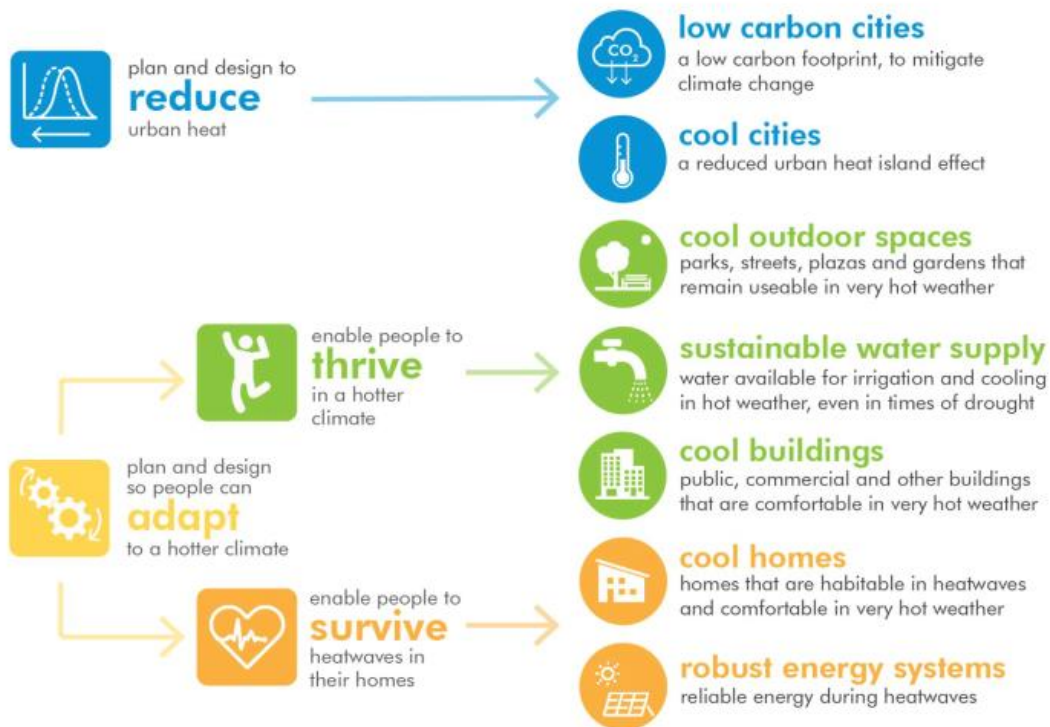
- Set energy efficiency benchmarks for non-residential buildings
- Provide infrastructure to support local use of public transport, active transport, and electric vehicles
- Adopt canopy cover and green cover targets for the precinct
- Adopt a target for the precinct to retain water in the landscape
- Set a cool roof benchmark
- Encourage the use of 'cool paving' materials with high thermal emittance and or permeability
- Consider orientation of site features to catch prevailing breezes and maximise shade in summer
- Set benchmarks for canopy cover and green cover in streets, parks and on private land
- Prioritise canopy cover where it will shade paved areas and building walls, particularly northern and western walls. Where canopy cover is impractical, shade structures can also be effective
- Encourage irrigation or passive irrigation of trees and other vegetation
- Encourage the use of WSUD features that retain water in the landscape
- Set benchmarks for shade cover in key places such as parks, town centres, and transport nodes
- Provide outdoor 'cool zones' including targeted measures such as additional shade and evaporative cooling
- Prioritise all the above where people are most likely to be present and active outdoors, particularly vulnerable people
- Encourage alternative water supplies for non-residential development

4.119 The assessment provides guidance on these measures, with specific commitments subject to further analysis as planning for the precinct continues. The report concludes:

- There are opportunities in the precinct's planning and design to reduce the heat island effect and reduce the impacts of urban heat at a human scale
- Green, blue and grey infrastructure all play a role
- A 40% tree canopy target is recommended for the Appin (Part 2) Precinct
- Appropriate targets for retaining water in the landscape and a cool roof standard should be considered as part of further planning.

4.120 The measures in the assessment have been incorporated into the Draft DCP.

4.121 Urban heat is a risk to the future community. However, the precinct can be planned and designed to minimise its impact on the urban heat island and improve heat resilience. Cville advise the Proposal can be supported.



**Figure 37:** Urban Planning and design approaches to reduce urban heat and help people adapt to urban heat (Source: Civile)

## HERITAGE INVESTIGATIONS

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4.122 The following reports have been prepared to investigate the heritage aspects of the Proposal:

- Waters Consultancy - Cultural Values Assessment & Connecting with Country Framework
- Niche – Aboriginal Objects Due Diligence Assessment
- Niche – Historic Heritage Assessment

### Cultural Values Assessment & Connecting with Country Framework

#### Background

- 4.123 The Proposal is within Country with marked cultural sensitivity, particularly associated with the Massacre of 1816 and the specific sites where that event unfolded.
- 4.124 GHD, Zion Engagement & Planning and Waters Consultancy were engaged by the Department of Planning and Environment (**DPE**) to guide the application of the GANSW's *Connecting with Country Framework* (**CwC Framework**) for the update to the Greater Macarthur 2040 Plan.
- 4.125 The engagement process produced the GMGA cultural sensitivity mapping, which identified areas in the Appin Precinct with high-level sensitivity where further assessment and engagement were required.
- 4.126 In response, the Proponent engaged Waters Consultancy to prepare – ‘*The Appin Project: Cultural Values Assessment and Connecting to Country Report*’ (**CVAR**).
- 4.127 A draft CVAR has been prepared and is under review by the Registered Aboriginal Parties (**RAPs**), cultural knowledge holders and cultural knowledge advisors. Hence only a summary is provided.

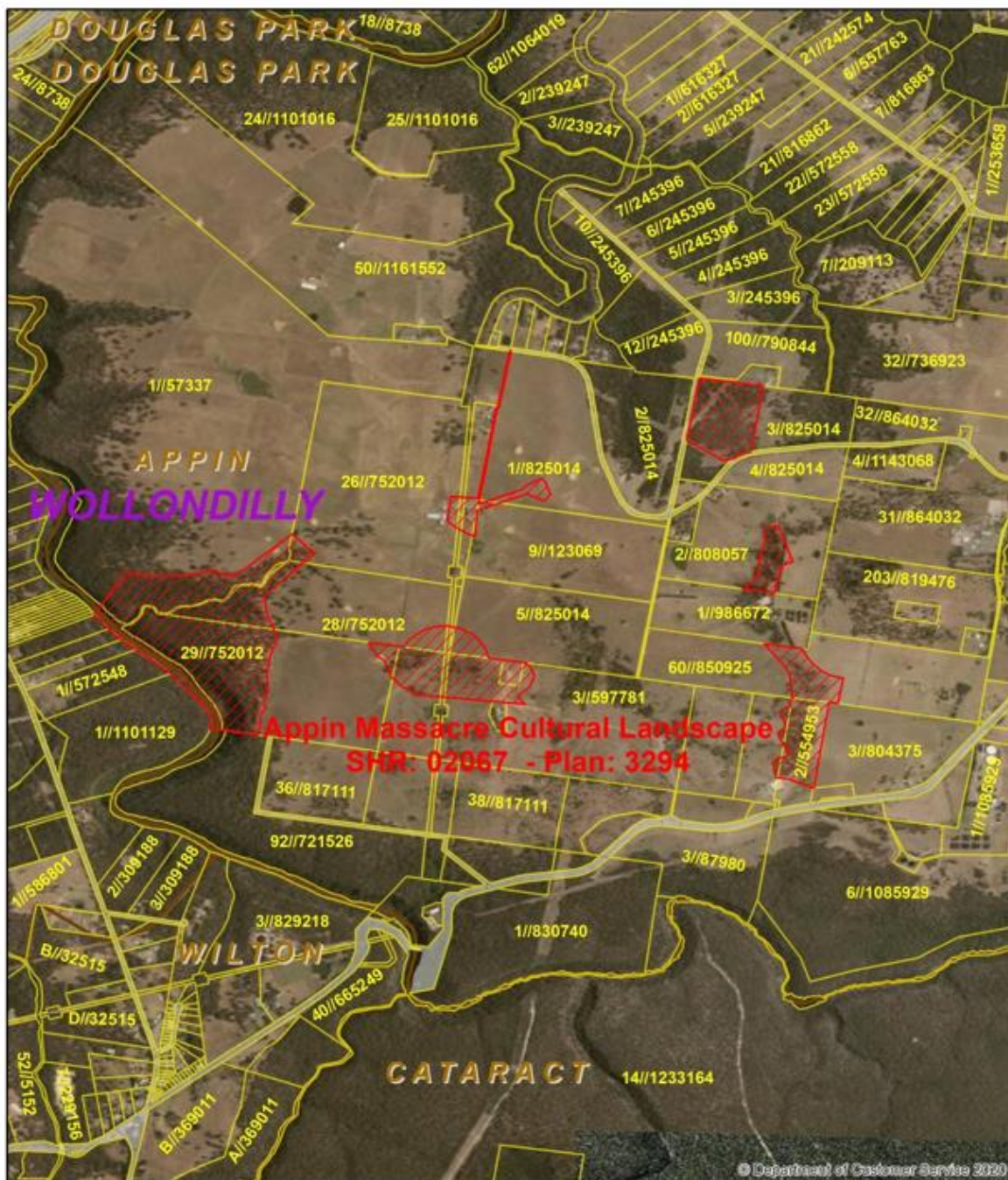
#### Cultural Values Assessment and Connecting with Country Framework

- 4.128 The draft CVAR addresses the Heritage NSW Aboriginal cultural heritage assessment process and the CwC Framework. The cultural mapping, findings, aims and recommendations in the draft CVAR were informed and guided by engagement with Registered Aboriginal Parties (**RAPs**), First Peoples cultural knowledge holders and cultural knowledge advisors with connection to this Country.
- 4.129 The draft CVAR explains locations, physical features and cultural values identified must be understood as interconnected elements within Country that link people, Place and Story. The draft CVAR documents the intangible Aboriginal cultural heritage values and recommends appropriate safeguards. Recommended actions propose to conserve, protect and interpret the seventeen (17) areas of specific cultural value identified within the Appin and North Appin Precincts. The aim is to safeguard the cultural values of the cultural sites and support the health and well-being of Country.
- 4.130 The draft CVAR supports the CwC Framework by setting out ten (10) commitments to inform the implementation of its principles and commitments to strengthen understanding and respect for the Country's cultural values.

- 4.131 Forty-one (41) draft recommended actions are identified to safeguard the specified cultural heritage values and meet the CwC commitments.
- 4.132 The draft CVAR mapping and recommended actions have informed the development of the Appin (Part 2) Precinct Plan and Appin (Part 2) Precinct Structure Plan.
- 4.133 The draft CVAR is being reviewed by the RAPs, cultural knowledge holders and cultural knowledge advisors, consistent with the Heritage NSW assessment process. The draft CVAR can be finalised and submitted following the conclusion of this process.

#### Heritage NSW – The Appin Massacre Cultural Landscape State Listing

- 4.134 The Appin Massacre Cultural Landscape (SHR#02067) is of State heritage significance having been nominated jointly by the Heritage Council of NSW and the Aboriginal Cultural Heritage Advisory Committee (**ACHAC**) in recognition of its shared Aboriginal and non-Aboriginal cultural heritage values (refer to **Figure 41**).
- 4.135 The GMGA engagement process and CVAR cultural mapping process contributed to the cultural heritage assessment conducted by Heritage NSW.
- 4.136 The Appin (Part 2) Precinct Plan (**precinct plan**) and Appin (Part 2) Precinct Structure Plan (**structure plan**) respond to the listing, though no part of the Site is within the SHR boundary.



# State Heritage Register - SHR 02067, Plan 3294 Appin Massacre Cultural Landscape

Gazettal Date: 25 November 2022

0 375 750 1,125 1,500  
Metres

Scale: 1:30,000 @A4

Datum/Projection: GCS GDA 1994



## Legend

- Land Parcels
- SHR Curtilage
- Roads
- LGAs
- Suburbs

Figure 38: State Heritage Register listing



## Aboriginal Objects Due Diligence Report

- 4.137 The 'Aboriginal Objects Assessment' (**the assessment**) was commissioned to assess the likelihood of Aboriginal objects and Places within or close to the Site.
- 4.138 There are no Aboriginal cultural sites registered on the AHIMS and no recorded heritage items or Aboriginal places with Aboriginal heritage significance (under the Australian World Heritage Database, the Commonwealth Heritage List, National Heritage List, State Heritage Register, State Heritage Inventory and the Wollondilly LEP) within the Site.
- 4.139 The assessment found a new Aboriginal cultural heritage site within the Appin (Part 2) Precinct during the site surveys conducted for the assessment. This included a culturally modified tree located within the property at 725 Wilton Road.
- 4.140 Niche recommends undertaking the following measures before any activity occurs in those areas:
- Aboriginal community consultation should be carried out under the '(DECCW 2010) *Aboriginal Cultural Heritage Consultation Guidelines for Proponents 2010*.'
  - An Aboriginal Cultural Heritage Assessment (**ACHA**) will be required to fully assess the impact of the proposed works on Aboriginal objects and cultural heritage resources within the activity area. The ACHA must be completed following the '*Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH 2011)*.'
  - All new Aboriginal cultural heritage sites identified during the site inspection be registered through the Australian Heritage Information Management System (**AHIMS**).
  - An Aboriginal Heritage Impact Permit (**AHIP**) under Section 90 of the *National Parks and Wildlife Act 1974* will be required for the identified Aboriginal objects if the proposed harm cannot be avoided.
  - All subsequent Aboriginal cultural heritage assessments should be undertaken following the '*Greater Macarthur Investigation Area: Archaeological Research Design and Management Strategy prepared by AHMS (2017)*.'

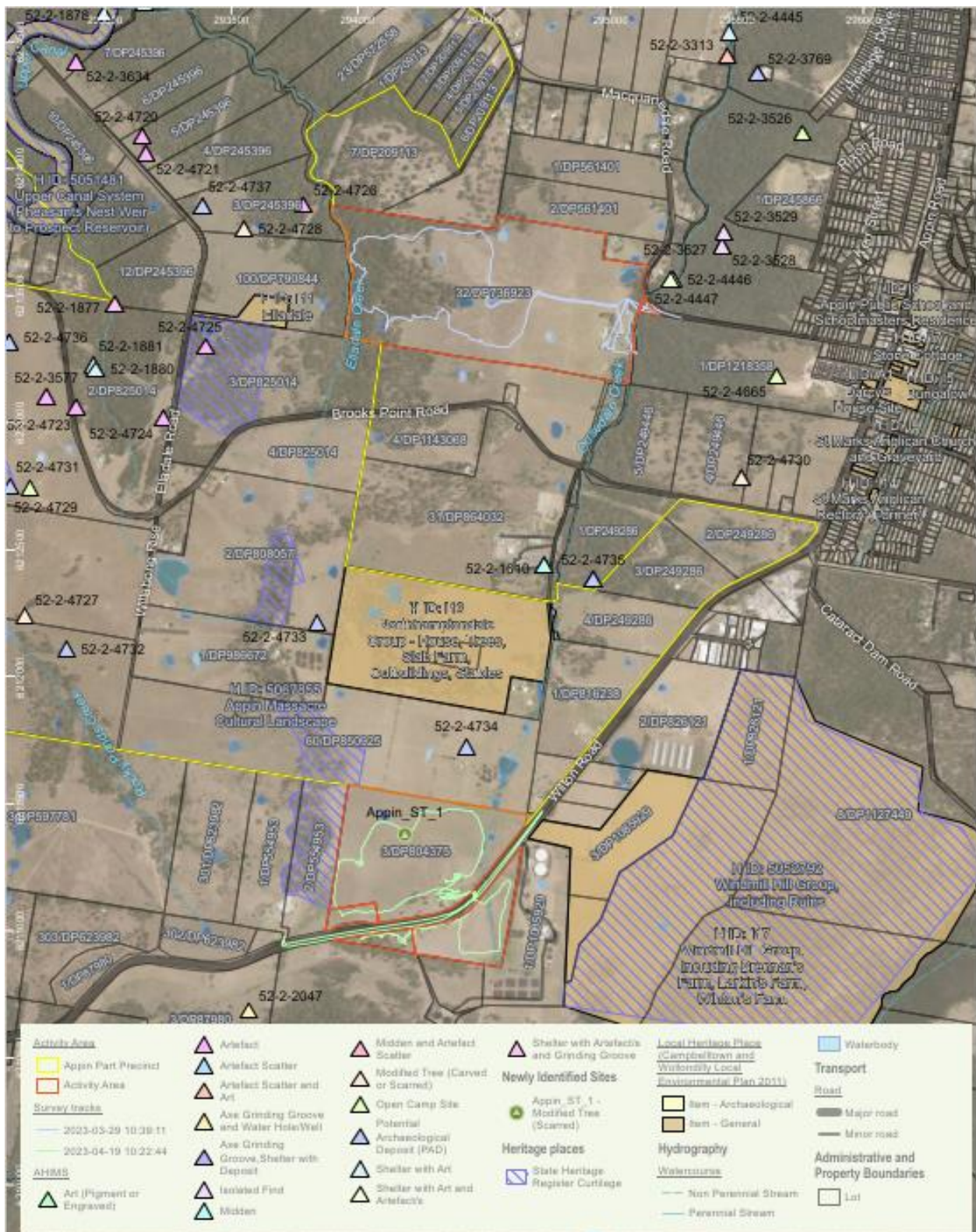


Figure 39: Aboriginal cultural heritage sites within Appin (Part 2) Precinct (Source: Niche)

## European and Shared Heritage

- 4.141 The Historic Heritage Constraints Assessment (**HHCA**) explains the Site's historical context, identifies constraints and strategies, documents the evidence, and provides conclusions and recommendations.

### Historical Framework

- 4.142 The HHCA is conducted within a historical framework that includes the following phases:
- The Pre-European Landscape
  - Early European Exploration of the Appin area
  - Permanent European Settlement of the Appin Area
  - First Grants – Surrounding Larger Estates
  - The Original Grants and Smaller Estates
  - 20th-century farming
- 4.143 The Appin area is the traditional country of the Dharawal people. The Traditional Owners describe the Appin and Douglas Park area as 'Gundunurra and Dharawal tribal country', an area in a transitional boundary between the Dharawal and their westerly neighbours, the Gundungara.
- 4.144 The first Europeans arrived in the Appin region in the 1790s, and expeditions to explore and map the region took place in the early 1800s. Large parts of the Site were granted to early settlers by Governor Lachlan Macquarie in 1811. The first estates from these grants were the Lachlan Vale and the Macquariedale Estate. As more grants were issued and the larger ones subdivided, other estates such as Teston Farm, Hardwick and Middle Point were formed. The Site was primarily used for agricultural and pastoral purposes, and extensive land clearing occurred.
- 4.145 The early decades of the 19th century saw significant unrest and often open hostilities between local Aboriginal groups and European settlers in the Appin region and the wide Cumberland Plain, referred to as the Cumberland Wars. There are areas within the Appin Precinct where the events leading up to the Appin Massacre occurred. The Appin Massacre saw at least 14 Aboriginal men, women and children killed at the Cataract Gorge.
- 4.146 By the mid-19th century and early 20th century, many large estates were subdivided into smaller farming lots. Residential dwellings and ancillary buildings related to the 19th and 20th-century occupation still stand today.

### Existing heritage items

- 4.147 No items within the Site are listed on the State Heritage Register or S.170 register, and no listing is identified in the Wollondilly LEP, however a number of listings are situated in proximity.

### Adjacent heritage items

- 4.148 There are two (2) State Heritage Register listed items adjacent to the Appin (Part 2) Precinct as follows:
- The Appin Massacre Cultural Landscape (SHR# 02067) is situated approximately 300 m south-west of Lot 32 DP 736923 and adjacent to Lot 3 DP804375

- Windmill Hill Group (SHR # 01931) approximately 530m to the east, consisting of Brennan's Farm, Larkin's Farm and Winton's Farm

4.149 Three (3) local heritage items under Wollondilly Shire LEP 2011 are adjacent the Appin (Part) Precinct as follows:

- Windmill Hill Group of local heritage items (Item # 117) to the immediate east, consisting of Brennan's Farm, Larkin's Farm and Winton's Farm
- Elladale Cottage (Item# 111) is situated approximately 300m west of Lot 32 DP 736923
- Northamptondale Group (Item# 113) is situated in proximity to the Subject Area located approximately 500m north of Lot 3 DP804375)

#### Archaeological Potential

4.150 The site inspection identified that the Site has undergone extensive historic disturbances however the assessment indicates moderate potential for archaeological for intact archaeological evidence associated with the 19th Century use of the Subject Area; high potential for remains associated with the 20th Century use of the Subject Area; nil potential for an archaeological profile associated with the early exploration phase and a high potential for an archaeological profile associated with the Appin Massacre landscape.

4.151 An assessment of significance evaluates the contributory significance of the Site. The assessment is based on a series of values: historical, associative, aesthetic, social, research, rarity and representativeness.

#### Conclusion and recommendations

4.152 The HHCA recommends a series of measures before any works commence to mitigate any potential impacts on the heritage significance and value of the items. The recommendations include:

- Knowledge holders identified in the Appin Massacre Cultural Landscape listing be to assist in the documentation of the cultural values of the place and the development of mitigation strategies for the potential location of cultural route associated with the Appin Massacre on the southern boundary of the subject area
- Statements of Heritage Impact (SoHIs) be undertaken for the Site to assess potential impacts and inform future development



## SOCIAL INFRASTRUCTURE & OPEN SPACE INVESTIGATIONS

4.153 The following reports have been prepared to investigate the social aspects of the Proposal:

- Urbis – *Social Infrastructure and Open Space Assessment*
- Urbis – *Social & Health Impact Assessment*

### Social Infrastructure & Open Space

4.154 The Social Infrastructure and Open Space Assessment provides guiding directions for the likely provision of social infrastructure and open space required to support the needs of the incoming population within the Appin and North Appin Precincts Indicative Plan. It also develops a plan for the allocation of these facilities within the Appin (Part 2) Precinct Structure Plan to accompany the rezoning of this area.

### Population growth and key future demographics

4.155 The assessment has indicated a need for a range of open spaces and social infrastructure within Appin and North Appin Precincts to support the expected Appin (Part 2) Precinct increase of 3,709 people (refer to **Table 11**). The indicative age profile of the future population is expected to consist predominately of a young workforce (age 24-34) to make up 12.7% of the future population and parents and homebuilders (age 34-49) to make up 23.8%.

**Table 11:** Expected future population of Appin (Part 2) Precinct

Expected dwelling mix	Dwelling yield	Occupancy rate	Expected population
Low Density	595 dwellings	3.1 persons per dwelling	1,845 people
Medium Density	717 dwellings	2.6 persons per dwelling	1,864 people
<b>TOTAL</b>	<b>1,312 dwellings</b>	-	<b>3,709 people</b>

### Provision of social infrastructure

4.156 The following social infrastructure types are included as part of this assessment:

- Community facilities
- Education facilities
- Childcare facilities
- Health facilities.

4.157 Planning for social infrastructure, whether in new or established communities, is a complex task. Benchmarks are only one tool that can be used. This study identifies social infrastructure by:

- Identifying the demographic characteristics of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure.
- Understanding the existing provision of social infrastructure and identifying key gaps in provision
- Understanding the Site and strategic context of the area that are guiding future planning decisions with consideration for stakeholder consultation undertaken



- Considering Council and leading practice principles and benchmarks, and applying these to the Site.

4.158 The future local and district social infrastructure needs are summarised in **Table 12** and **Figure 45**, and **Figure 46**.

**Table 12:** Social infrastructure Recommendations – Appin and North Appin Precincts and [Appin \(Part 2\) Precinct](#)

Facility type	Quantity	Indicative Location	Benchmark evidence
<b>District multipurpose community facility and library</b>	<p>One multipurpose district community centre with an integrated library of approximately 4,420sqm, comprising approximately:</p> <ul style="list-style-type: none"> <li>• 2,000sqm multi-purpose community space</li> <li>• 2,000sqm library space</li> <li>• 420sqm shared meeting spaces, staff spaces and amenities.</li> </ul> <p><a href="#">Nil in Appin (Part 2) Precinct</a></p>		Adapted from the Wilton Priority Growth Area Community Needs Assessment (2018) and NSW State Library Population-Based Calculator.
<b>Local multipurpose community facility</b>	<p>Three local level multipurpose facilities of approximately 900sqm</p> <p><a href="#">Nil in Appin (Part 2) Precinct</a></p>	<p>Locate facilities within the neighbourhood's mixed-use centres. Facilities should be close to public transport and co-located with other services such as school sites, recreational facilities or retail services.</p>	Adapted from the Wilton Priority Growth Area Community Needs Assessment (2018)
<b>Schools</b>	<p>Three primary schools and three community schools (Kindergarten to Year 12). School sites will be of the following approximate sizes:</p> <ul style="list-style-type: none"> <li>• Stage 1 primary school: 1.5ha</li> <li>• Stage 2 primary school: 1.5ha</li> <li>• Stage 2a community school (K – 12): 4ha</li> <li>• Stage 3 community school (K – 12): 4ha</li> <li>• Stage 3a community school (K – 12): 4ha</li> <li>• Stage 5 primary school: 1.5ha</li> </ul> <p>Future upgrades to Appin Public School, in consultation with SINSW, during the early stages of the Appin Precinct development.</p> <p><a href="#">1 x co-located Primary &amp; High school within the Appin (Part 2) Precinct</a></p>	<p>Co-locate schools with sports fields within the neighbourhood and local centres as shown in <b>Figure 45</b>.</p> <p>The community schools (K – 12) will be located on the public transport corridor to provide maximum connectivity to serve the wider school catchment.</p>	Adapted from the SINSW School Site Selection and Development Guidelines
<b>Childcare</b>	<p>Approximately 25 long-day childcare centres with an average of 80 children meet the expected demand for 1,972 places.</p> <p>Approximately 23 out-of-hours school care centres with an average of 80 children to meet the expected demand for 1,811 long places</p> <p><a href="#">Can be accommodated throughout the Appin (Part 2) Precinct.</a></p>	<p>Locate facilities within the neighbourhood and local centres to maximise accessibility and user convenience in line with market demand.</p> <p>Out-of-hours school care centres should be Accommodated within or co-located with the school sites.</p>	Adapted from the City of Parramatta Community Infrastructure Strategy (2019)
<b>Community health clinics</b>	<p>Look to provide adaptable spaces within community facilities to accommodate health services.</p>	<p>Located within facilities highly accessible by public transport or co-located with other services.</p>	Consultation with LHD

Facility type	Quantity	Indicative Location	Benchmark evidence
	<p>Larger clinics to be provided by the private market and/or by LHD as required over time.</p> <p>Potential to be located in Appin (Part 2) Precinct</p>		
<b>General practice clinics</b>	<p>Up to 13 General Practice clinics, with five GP's in each. The needs of the community could be met through a smaller number of clinics, with a larger number of practitioners working from each.</p> <p>Can be accommodated throughout the Appin (Part 2) Precinct.</p>	Located within the neighbourhood and local centres	Adapted from Wollondilly Health Needs Assessment (2014)

### Open Space Assessment

- 4.159 Open space comes in various forms, from natural ecosystems to synthetic sports fields. All open space types have a role in supporting communities' social, environmental and economic needs. The assessment addresses the provision of public open space supporting outdoor recreation uses.
- 4.160 The types of open space that can support outdoor recreation can therefore be classified into two key categories:
- (1) open space for structured recreation and
  - (2) open space for unstructured recreation.
- 4.161 These are described in **Table 13**. It is important that spaces for structured and unstructured recreation are provided to enable the community to access a range of recreational opportunities and are not dominated by one particular setting.

**Table 13:** Open space and recreation types

Open space for structured recreation	Open space for unstructured recreation
<p>Open space areas predominantly support physical activity such as outdoor sports or formal play. Generally, consists of:</p> <ul style="list-style-type: none"> <li>• Sports fields and grounds</li> <li>• Playgrounds</li> <li>• Outdoor exercise areas</li> </ul>	<p>Open space areas predominately support casual, physical, social or cultural activities, such as picnicking, walking or group gatherings. Generally, consists of:</p> <ul style="list-style-type: none"> <li>• Natural areas and bushland</li> <li>• Linear trails and accessible riparian areas</li> <li>• Gardens and parklands</li> <li>• Beaches and foreshores.</li> </ul>



#### LEGEND:

- |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Appin &amp; North Appin Precincts Boundary</li> <li>Appin (Part 1) Precinct Boundary</li> <li>Appin (Part 2) Precinct Boundary</li> <li>LGA Boundary</li> <li>Waterways</li> <li>C2 Conservation Land</li> <li>Existing Road within C2 Conservation Land</li> <li>Local Park</li> <li>District Park</li> <li>Regional Open Space</li> </ul> | <ul style="list-style-type: none"> <li>Easements (Active and passive recreation)</li> <li>Heritage Items</li> <li>Low Density Residential</li> <li>Medium Density Residential</li> <li>Stormwater Management</li> <li>Employment Lands</li> <li>Mixed Use Centres (including retail/commercial, schools and open space)</li> <li>Integrated K - 12 School</li> <li>Primary School</li> </ul> | <ul style="list-style-type: none"> <li>Existing Appin School</li> <li>East-West Connection Road</li> <li>Public Transport Corridor</li> <li>North-South Connection Road</li> <li>Appin Bypass</li> <li>Road Connection - By Others</li> <li>Collector Roads</li> <li>Potential for joint use arrangements</li> <li>District multi-purpose community centre</li> <li>Local multi-purpose community centre</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Figure 40: Recommended Provision of Community facilities

## Open Space Hierarchy

4.162 The open space provisioning for Appin and North Appin Precincts includes:

- Adopting a hierarchy of provisions for open space based on state and local standards.
- Considering both performance-based and quantitative spatial standards for open space. Performance-based criteria have been adopted from the draft Greener Places Design Guide. Quantitative spatial standards have been sourced from best practice approaches around Australia.

## Quantity Assessment

4.163 The Appin and North Appin Precincts Indicative Plan contains 20.99ha of regional open space, 153 ha of district open space and 48 ha of local open space, totalling 223.6ha (3.4ha per 1,000 people).

4.164 The Appin (Part 2) Precinct contains 7.08ha of district open space and 1.99ha of local open space, totalling 9.07ha. The Appin (Part 2) Precinct also contains a further 16.91ha of other open space (conservation).

4.165 The Appin and North Appin Precincts Indicative Plan also includes an additional 21ha of regional open space, located at the centre of the Precincts. Over a third of this space is planned to be used for regional level sports fields.

## Quality Assessment

4.166 The incoming Appin (Part 2) Precinct population will have immediate access to three district open spaces. They meet the minimum size requirements in the draft Greener Places Guide with residents within 2km of a district space and 10km of the regional space.

4.167 The Appin and North Appin Precincts include areas identified as linear parks along transmission easement corridors. These areas provide opportunities for networks of trails and small gathering spaces, environmental education and cultural expression through nature walks and sculpture walks.

4.168 This open space will also be supplemented by an extensive network of walkways and active trails through bushland areas, providing considerable amenity, biodiversity and cooling benefits to the community.

## Recreation Requirements

4.169 The provision of recreation requirements has been sourced from the Wilton Priority Growth Area Community Needs Assessment. Based on the benchmarks in **Table 14**, the incoming population is likely to generate demand for an indoor aquatic centre, six double playing fields, 15 outdoor courts, 25 play spaces and four outdoor fitness stations.

**Table 14:** Recreation benchmarks Appin and North Appin Precincts

Facility type	Benchmark	Benchmark application	Recommended provision
<b>Aquatic centres</b>	1 for every 30,000 – 60,000 people	0 centres	Cumulative demand for a public facility throughout the Appin and North Appin Precincts (including the Appin Part 2 Precinct) will be met through the

Facility type	Benchmark	Benchmark application	Recommended provision
			development of a planned indoor aquatic centre at Wilton.
<b>Indoor recreation facilities</b>	1 for every 50,000 – 100,000 people	0 centres	The incoming population of the Appin (Part 2) Precinct will not generate benchmark demand for a standalone recreation facility. Demand will likely to be met through planned facilities at Menangle Park and Wilton.
<b>District sportsgrounds</b>	2 double playing fields and amenities per 10,000 people	0 playing fields	While the incoming population of the Appin (Part 2) Precinct will not generate benchmark demand for a sportsground, a double playing field is recommended to be located adjacent to the school site.
<b>Multipurpose outdoor courts</b>	1 for every 4,200 people, 0.05ha per court, plus runoff space and amenities	1 outdoor court	To be distributed among district and some well-located local open spaces. Some of the provision may be half-court facilities for informal local games. Consideration should also be given to potential joint-use arrangements with schools.
<b>Play spaces</b>	1 playground for every 500 children aged 0 – 4 years 50sqm minimum, within a park  1 play space for every 500 children aged 5 – 11 years 100sqm minimum, within a park	0 play spaces	It is strongly recommended there be a range of play spaces distributed across the Appin and North Appin Precincts.
<b>Outdoor fitness stations</b>	1 station per 15,000 people	0 outdoor fitness stations	An outdoor fitness stations may be incorporated within the district open space.

## Social & Health Impact Assessment

- 4.170 The Social and Health Impact Assessment (**SHIA**) was prepared to respond to Wollondilly Shire Council's Social and Health Impact Guidelines. It requires applicants to provide an overview of each assessment category's likely positive and negative impacts and proposed mitigation measures.
- 4.171 **Table 15** outlines the likely positive and negative impacts of each assessment category.

**Table 15:** SHIA summary of assessment categories – Appin and North Appin Precincts

Assessment category	Positive	Negative	Mitigation measures
<b>Population change</b>	In line with State and local strategic planning, the Appin & North Appin Precincts Indicative Plan will provide approximately 21,865 new dwellings across the Site and increase the population of Appin by approximately 65,204 people (12,000 new dwellings and approximately 35,800 new people within the Appin (Part) Precinct).	Pressure on social infrastructure.  This is typical for unplanned growth. However, the subject proposal is for planned growth in line with state and local planning.	Engage with state and local agencies  Develop a social and open space needs assessment.  Prepare a delivery strategy for social infrastructure



Assessment category	Positive	Negative	Mitigation measures
	The proposal is also expected to be developed over eight stages, enabling the area's growth to be managed.		
<b>Healthy Lifestyle</b>	<p>Access to open space via walking and cycling paths</p> <p>All residents within 2km of district open space</p> <p>Provision of adequate open space to meet the needs of the future population</p>	Nil.	<p>Develop a social and open space needs assessment.</p> <p>Implement Performance standards for access to open space in development control plans which can be assessed at the DA stage</p>
<b>Healthy Communities</b>	The Appin (Part) Precinct Structure plan has been designed around a neighbourhood model to help maximise residents' connection to services and transport.	Delay to the timing of delivery of neighbourhood centres and social infrastructure.	<p>Maintain the design of centres around a mixed-use neighbourhood model.</p> <p>Continue consultation with state and local agencies</p>
<b>Social cohesion and sense of belonging</b>	<p>Appin's natural surroundings, Koala habitats, supporting groups and community facilities bring people together and create a sense of community.</p> <p>Retention of the Appin village</p> <p>Provision of adequate open space and social infrastructure in planned locations for ease of access within the community.</p>	<p>Tensions between existing and new residents.</p> <p>Delay to the timing of social infrastructure.</p>	<p>Council lead communication with the existing community to prevent misinformation about the proposal.</p> <p>Engage with service providers early.</p> <p>Prepare a community development plan</p>
<b>Housing</b>	Increase in the availability, typology and diversity of housing in the locality.	Nil, as the proposed housing provision is in line with strategic planning.	Assess impacts on housing affordability.
<b>Accessibility and mobility</b>	New road and public transport infrastructure proposed to improve access for existing and new communities.	Delay in the delivery of new roads and public transport infrastructure.	<p>Implement the recommendations of the transport reports.</p> <p>Continue to plan for public transport and liaise with state and local authorities regarding delivery.</p>
<b>Community safety</b>	The design of the structure plan aligns with safety principles.		<p>Provide CPTED principles in a Development Control Plan.</p> <p>Complete further assessment at the detailed design stage.</p>
<b>Access to employment and training</b>	<p>The provision of new roads and public transport infrastructure improves access to employment and tertiary education providers sub and regional centres north and south of the Site.</p> <p>Provision of new primary and high schools, centres and nearby employment areas.</p>	The Proposal will not decrease the quantity or diversity of employment or training opportunities available to the existing or future community and is unlikely to create a negative employment impact.	Nil.

Assessment category	Positive	Negative	Mitigation measures
<b>Local economy</b>	<p>Provision of new opportunities to work closer to home during the consultation and the ongoing life of the project.</p> <p>Partnership with first nations communities for the delivery of services, materials and new employment opportunities.</p>	Competition between centres.	Develop an employment strategy.
<b>Cultural and community significance</b>	<p>A structure plan that responds to the cultural value and significant sites.</p> <p>Opportunities to educate new and existing communities about the Site's history.</p>	Maintaining and protecting cultural values and key sites from negative impact.	Develop a CwC framework and deliver on recommendations of the CVAR.
<b>Supportive communities and needs of specific population groups</b>	-	-	<p>Implement inclusive design practices for the development of public spaces, open spaces and social infrastructure to meet the needs of different community groups.</p> <p>Continual consultation with state and local authorities about the community's needs.</p>
<b>Participation in community life</b>	The provision of a diverse range of open spaces and community facility types in well-accessible places provides the opportunity to meet the needs of a new community.	-	<p>Council lead communication with the existing community to prevent misinformation about the proposal.</p> <p>Engage with service providers early.</p> <p>Prepare a community development plan.</p>
<b>Impact on amenity (pleasantness) of place and surroundings</b>	<p>The Site is currently in private ownership, limiting access to key sites. The Proposal will create a public domain.</p> <p>The Appin (Part) Precinct structure plan responds to its place and setting by recognising the unique Appin landscape, protecting key topographical features, waterways and promoting access to green space.</p>	Retention of natural features limits negative impacts.	None identified at this stage of the planning process beyond those recommended for other impacts.

## Summary

- 4.172 The Planning Proposal for the Appin (Part 2) Precinct 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.

- 4.173 The Proposal is aligned with strategic directions for housing and employment growth in the LGA. It will contribute to positive social impacts. The Proposal will accommodate the required social infrastructure and open space areas to support the health and well-being needs of the incoming population.

## ECONOMIC INVESTIGATIONS

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4.174 The following reports have been prepared to investigate the economic aspects of the Proposal:

- *Urbis – Retail and Employment Study*
- *LocationIQ – Centres Study*

### Retail and Employment Study

4.175 The Greater Macarthur 2040 Plan envisages a range of neighbourhood centres across the Appin area, with the potential for the Appin, North Appin or South Gilead Precincts to become a strategic centre.

4.176 Currently, residents of Appin must leave the area to undertake higher-order retail shopping, including accessing full-line supermarkets and Discount Department Store (DDS) shopping, apparel and leisure shopping etc. The provision of additional centres within Appin Precinct will cater to the retail needs of future residents.

4.177 Significant greenfield residential development in the area will necessitate appropriate retail and employment development to support continued growth, generate jobs and support a strong community.

4.178 In October 2022, Urbis prepared a *Retail and Employment Study (the study)* for Appin and North Appin. This report examined the following:

- The regional and local context of Appin and North Appin within the Greater Macarthur Area and having regard for most contemporary planning context
- The trade area that will likely be served by future retail facilities in Appin and North Appin
- An assessment of the demand and timing for retail uses within Appin and North Appin, and the resultant supportable floorspace and mix requirements for centres within the precinct
- An analysis of the resultant employment levels within centres in Appin and North Appin, and considering self-containment rates
- An assessment of potential impact on the scale and timing of Wilton Town Centre.

4.179 The study provides guiding principles for retail centre locations. The principles include:

- **Accessibility:** A prominent location on transit corridors, arterial or major local roads is desirable, with simple and efficient ingress and egress from all directions (not just left in left out) to capitalise on vehicular flows in both directions (to home and to work).
- **Timing:** Early retail amenity and activation can support residential development and creates a more attractive product for potential residents.
- **Land use mix:** collocating centres near public open space, schools, and community and recreation facilities is desirable and facilitates higher levels of cross-utilisation.

- 4.180 The study provides a trade area analysis, retail demand analysis, employment analysis and an assessment of potential impacts on the scale and timing of Wilton Town Centre. The study informs the hierarchy of centres in the Appin & North Appin Precincts Indicative Plan and the Appin (Part 2) Precinct Structure Plan.

#### Retail Demand Analysis

- 4.181 The analysis of expected retention rates and market share indicates that the Appin and North Appin Precincts could potentially support a Discount Department Stores (DDS) and around eight supermarkets.
- 4.182 Within Appin Local Centre, Urbis estimate that a DDS, two (2) full-line supermarkets and a small format supermarket could be supported by a range of mini-majors, retail specialties and non-retail and ancillary uses. The local centre could be in the order of 30,000 sqm. of retail and ancillary non-retail floor space.

#### Employment Outcomes

- 4.183 Developing a 30,000 sqm. local centre would support the ongoing employment of around 1,217 jobs. Further indirect jobs would be generated through suppliers and expenditure of those employed at the local centre.
- 4.184 The local centre, the network of neighbourhood centres, the proposed expansion of the Appin employment zone, and the proposed employment zone of Moreton Park, have the potential to generate more than 12,800 jobs over the long term, with Moreton Park contributing around 10,000 jobs.
- 4.185 The Appin and North Appin Precincts are expected to support around 33,000 resident workers while generating around 4,550 local jobs within the local and neighbourhood centres (about 14% of resident workers).

#### Impact on Wilton Town Centre (Regional)

- 4.186 An analysis of the trade area likely to be served by Wilton Town Centre (Regional Centre), and indicative dwelling take-up time frames, supports the development of major retail facilities within Wilton over the medium term.
- 4.187 Wilton's main trade area population is expected to reach over 72,000 people by 2029, which would support a single DDS-based shopping centre. By 2044 Wilton Town Centre is estimated to be able to support approximately 50,000 sqm., serving a population of more than 145,000 persons. Comparatively, by 2044 Appin and North Appin Precincts are expected to serve around 75,000 residents, which is half of Wilton's serving population.

The development of retail facilities within the Appin Precinct will not impede on the scale, mix, role or function of the Wilton Town Centre.

#### Impact of Appin (Part 2) Precinct on Appin & North Appin Retail and Employment Study

- 4.188 The Appin (Part 2) Precinct Structure Plan incorporates a Local Centre consistent with the study. The centre will be located within the proposed (UD) *Urban Development zone*.



- 4.189 Urbis reviewed the impact of the Appin (Part 2) Precinct Planning Proposal on the retail and employment study prepared in October 2022 and found that it has no impact on the finding of the assessment. The key findings of the retail and employment study remained unchanged as Appin (Part 2) Precinct has been accounted for in the previous assessment.

### Centres Study

- 4.190 The Council requested an assessment of the potential impacts of the proposed centres within the Appin & North Appin Precincts on the existing Appin Village and future Wilton Strategic Centre.
- 4.191 LocationIQ have prepared an assessment that indicates only 1/3 of floorspace demand identified within the Urbis Retail and Employment Study (50,000m<sup>2</sup>) will be catered for locally within the proposed Appin & North Appin centres.

### Appin Village

- 4.192 There is a clearly a role for the existing Appin Village to continue to operate as a convenience centre for catchment area residents given its proximity to the existing Appin Public School and location along Appin Road.
- 4.193 This is not dissimilar to other examples of existing facilities, which are well located along major roads, continuing to operate in spite of additional competition. One such example in a growth area is at Rouse Hill, where an existing centre – Rouse Hill Village (anchored by IGA) has continued to operate over the past 20 years, in spite of significant additional competition, including the Rouse Hill Town Centre (70,000 sq.m).
- 4.194 There is a role for convenience shopping facilities to service trade area residents at Appin, while the proposed Local Centre (up to 30,000 sq.m) will serve as the major non-food destination for residents in the Appin Growth Area.
- 4.195 The Appin catchment area would support 6-7 full-line supermarkets. There is clearly room for a well operated IGA in Appin and there are numerous examples of IGA trading against larger full-line supermarkets in Wollondilly Shire, including at Picton and Moss Vale.

### Wilton Strategic Centre

- 4.196 The demand for floor space within the Wilton Strategic Centre, based on the HillPDA analysis, is not reliant on substantial growth occurring within Appin.
- 4.197 Other centres within the Wilton Growth Area will service the immediate residents in the Wilton Growth Area and there are no implications for these centres as a result of the Appin Growth Area being developed earlier than expected.
- 4.198 LocationIQ conclude that the Wilton Strategic Centre will serve a much larger population as compared with Appin and this will sustain a higher provision of retail floor space. The provision of a Local Centre of

30,000m<sup>2</sup> and the various neighbourhood centres at Appin is sustainable without impacting on the functioning and viability of the Wilton Strategic Centre.

## INFRASTRUCTURE INVESTIGATIONS

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- 4.199 The NSW Government has conducted investigations of the infrastructure needs for the GMGA and is represented in the GM2040 draft infrastructure schedule for the land release precincts.
- 4.200 The Proponent intends to enter into a State Planning Agreement (**SPA**). The SPA will address the funding, timing and delivery of state and regional infrastructure, such as regional open space, schools, roads, transit corridors, road infrastructure and road upgrades.
- 4.201 The Proponent also intends to enter into a Local Planning Agreement (**LPA**). The LPA will address the delivery of infrastructure for the Appin (Part 2) Precinct, including active and passive open space, water cycle management, traffic and transport, community facilities and riparian corridors.
- 4.202 The following reports have been prepared to confirm the infrastructure aspects of the Proposal:
- IDC (Infrastructure & Development Consulting) – *Infrastructure Phasing Plan*
  - GLN Planning – *Infrastructure Delivery Plan*

### Infrastructure Phasing

- 4.203 IDC prepared a report for PP-2022-3979 that contemplated the development of the Appin and North Appin Precincts over eight (8) stages, providing 21,000+ dwellings.
- 4.204 An updated report has been prepared to support the Appin (Part 2) Precinct and examines the infrastructure impacts of developing further land within the Appin and North Appin Precincts. The report summarises the investigations relating to the staged implementation of utilities (Electricity, Potable Water, Telecommunications, Sewer), Roads and Schools.
- 4.205 The report outlines:
- Existing utility services
  - Current and planned utility projects
  - Potential for Infrastructure to be delivered under a State Planning Agreement
  - Implications and potential servicing strategies
- 4.206 **Table 17** summarises the development stages and phasing of infrastructure for the Appin (Part 2) Precinct.
- 4.207 The IDC report concludes that the rezoning can be supported as shown in the Proposal.

**Table 16:** Appin (Part 2) Precinct Infrastructure Phasing

Development	Infrastructure	Delivery
<ul style="list-style-type: none"> <li>1,312 dwellings</li> <li>30,000m<sup>2</sup>+ GFA retail &amp; commercial</li> </ul>	Electricity	<ul style="list-style-type: none"> <li>Serviced in isolation from the balance of the Appin (Part 1) Precinct; or</li> <li>Existing or new feeders from the existing Appin Zone Substation; or</li> <li>New feeders from the proposed New Zone Substation</li> </ul>
	Water	<ul style="list-style-type: none"> <li>Serviced in isolation from the balance of the Appin (Part 1) Precinct by a new 150mm diameter mains extended from Wilton Road and Appin Road; or</li> <li>For the <b>North Site</b>, reticulation mains will be extended from the existing infrastructure within Wilton Road. For the <b>South Site</b>, mains will be extended from new infrastructure in Macquariedale Road, delivered as part of Stage 2 (if available), or from existing infrastructure in Appin Road.</li> </ul>
	Sewer	<ul style="list-style-type: none"> <li>Serviced in isolation from the balance of the Appin (Part 1) Precinct by new trunk infrastructure, including a pump station and rising main from the pump station to the existing sewer network in Rosemeadow; or</li> </ul> <p>For the <b>North Site</b>, a new gravity main will be constructed along the western development to connect to a pump station located at the low point near the northern site boundary. For the <b>South Site</b>, a new gravity main will be constructed along the Ousedale Creek alignment, originating from the southern side of Wilton Road and connecting to the proposed pump station to the north.</p>
	Roads	<ul style="list-style-type: none"> <li>No roads would need to be delivered to support the Site. The Site will be serviced by existing and future education facilities in Appin and delivered as part of the broader Appin (Part 1) Precinct.</li> </ul>
	Education	<ul style="list-style-type: none"> <li>No schools would need to be delivered to support the Site. The Site will be serviced by existing and future education facilities in Appin and delivered as part of the broader Appin (Part 1) Precinct.</li> </ul>
	Telecommunications	<ul style="list-style-type: none"> <li>NBN Co will provide telecommunications infrastructure. Fixed line technology (subject to changes in technology)</li> </ul>



## Infrastructure Delivery

- 4.208 New and augmented utilities and State and local infrastructure will be needed to support the Appin (Part 2) Precinct. Wollondilly Shire Council requested the Appin Infrastructure Delivery Plan to assist in consideration of PP-2022-3979. Consistent with PP-2022-3979 GLN Planning consultants have prepared an Infrastructure Delivery Plan (**IDP**) for the Appin (Part 2) Precinct.
- 4.209 While the IDP is comprehensive in that it covers all the infrastructure needs of the Appin (Part 2) Precinct, it focuses on what, when and how local infrastructure will be provided and maintained over the life of the infrastructure.
- 4.210 The IDP is informed by the specialist reports that support the Proposal. The details in the report and the proposed infrastructure schedule, including size, location, staging/timing of delivery, and responsibility for maintenance and ownership, are drafts. They may be subject to further review and amendment during the Planning Proposal process.
- 4.211 The core of the IDP is a schedule of proposed infrastructure that is intended to:
- Assist the Council in preparing a site-specific s7.11 infrastructure contributions plan for the Appin (Part) Precinct or consideration of a planning agreement to deliver infrastructure.
  - Assist the Proponent, Council and other infrastructure providers when negotiating agreements for infrastructure provision.
- 4.212 The IDP does not include cost estimates for the infrastructure, given the likelihood that further refinement will be required to address matters raised during the assessment of the Proposal. The Proponents offer to provide indicative draft costing information stands to help inform Council's contribution plan preparation process.
- 4.213 Wollondilly Shire Council staff were previously consulted and have provided advice on what the IDP should address. This advice has been taken into consideration in the preparation of the IDP.
- 4.214 The IDP articulates the infrastructure delivery pathways to deliver the Proponent's vision for the Appin (Part 2) Precinct and confirms that the Proposal can be supported.



## SUMMARY

### Consolidated Site Constraints

4.215 Synthesis of the existing Site conditions and outcomes of the technical studies and ground-truthing have identified a consolidated list of site constraints. The constraints are mapped and explained comprehensively in Part B of the *Urbis Urban Context Report*.

4.216 Assessment of these constraints has confirmed the following:

- There are no major issues that prevent redevelopment of the precinct
- The majority of the land within the Appin (Part 2) Precinct is not constrained for development
- Areas of 'no development' also present opportunities to incorporate place and cultural values outcomes into the precinct, providing Connection to Country
- Existing easements and required buffers can be managed and present the opportunity for active and passive recreation opportunities and well a urban biodiversity outcomes
- Location-specific responses to topography present an opportunity to provide housing diversity and create distinctive neighbourhoods

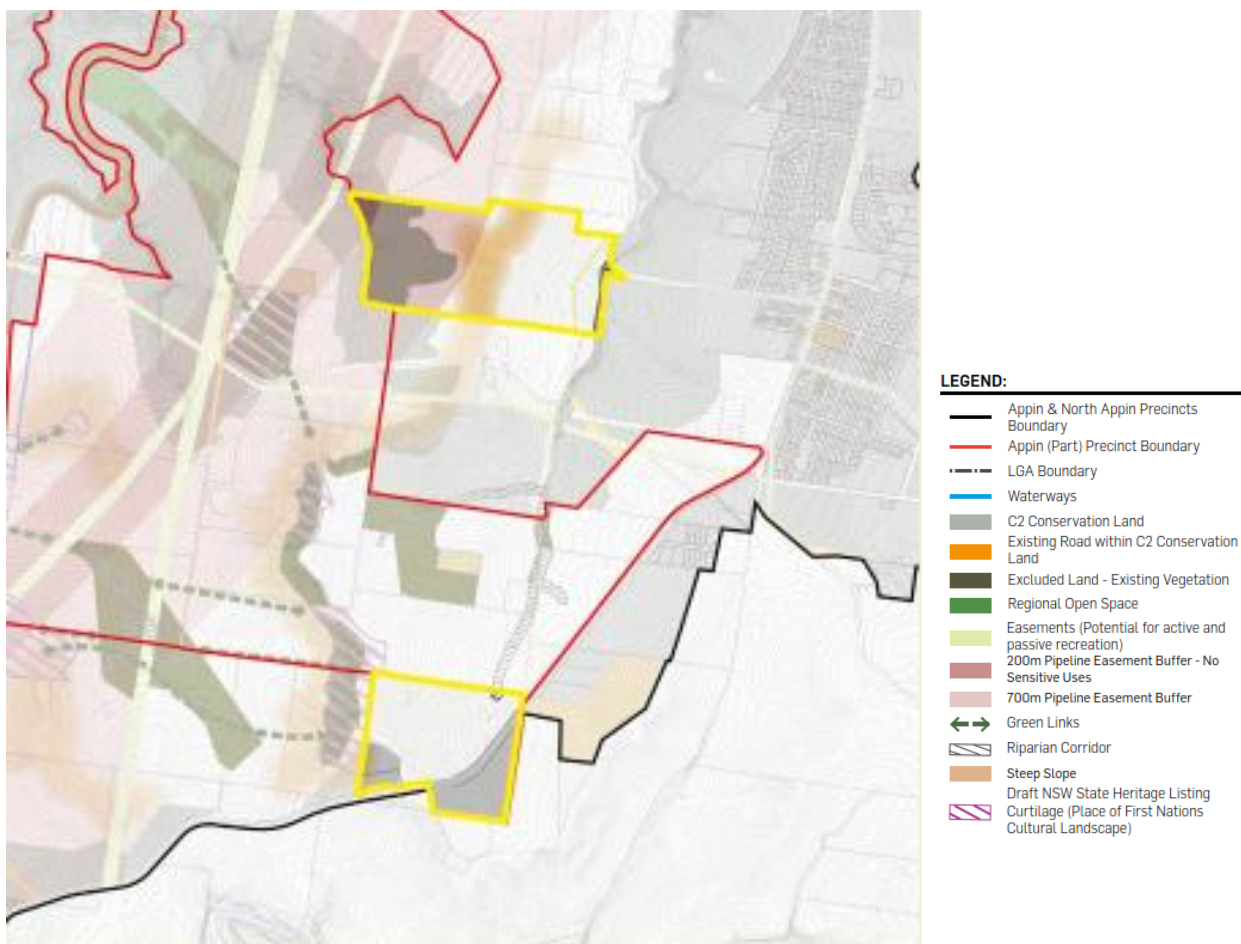
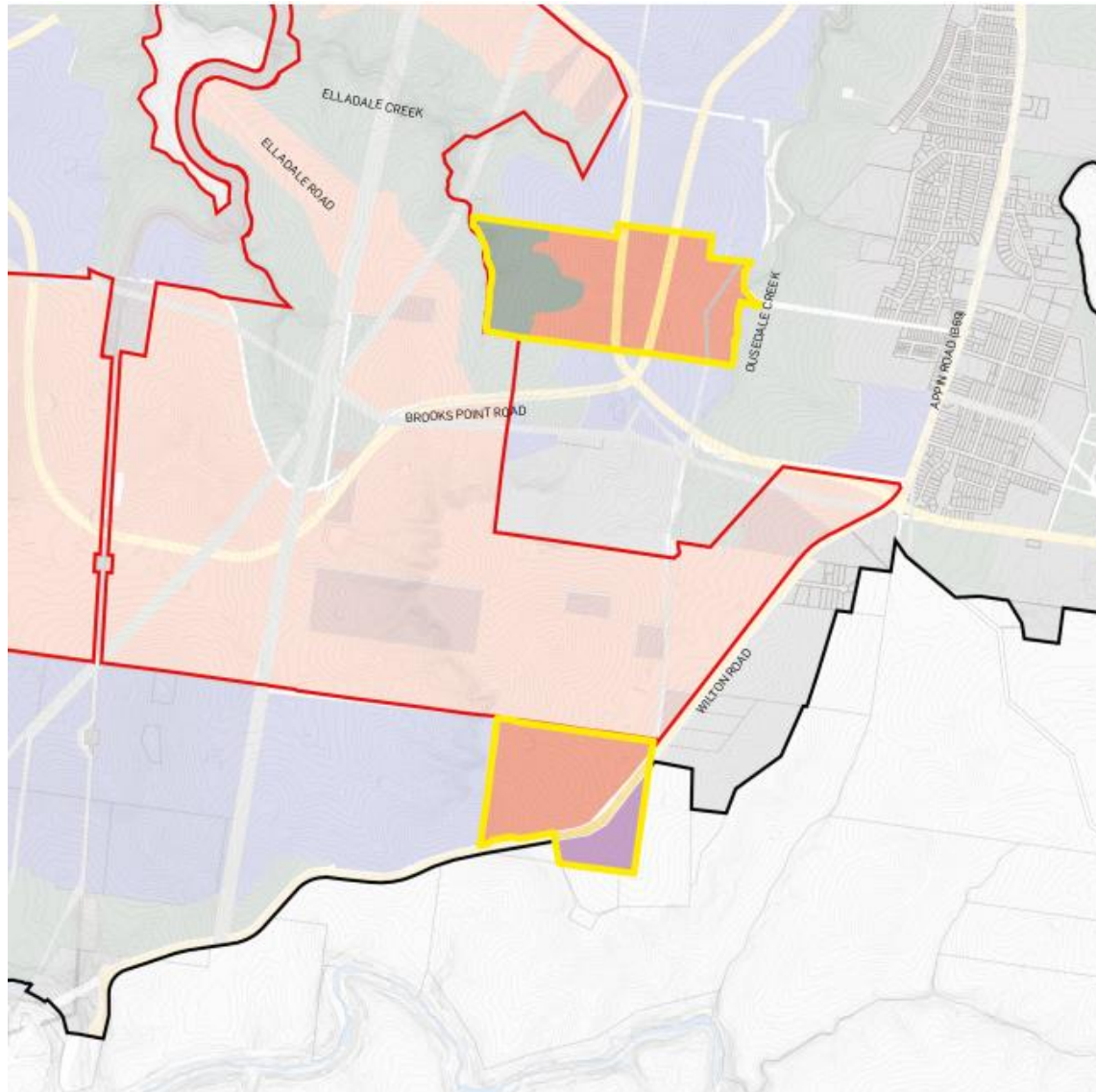


Figure 41: Constraints Summary Plan

## Net Developable Area

- 4.217 The *Net Developable Area (NDA)* identified is the area that is suitable for development after all the excluded areas are removed. For land within the Appin (Part 2) Precinct, this is based on technical information identified within the GMGA 2040 TAP process and the updated technical studies undertaken to prepare the Proposal.



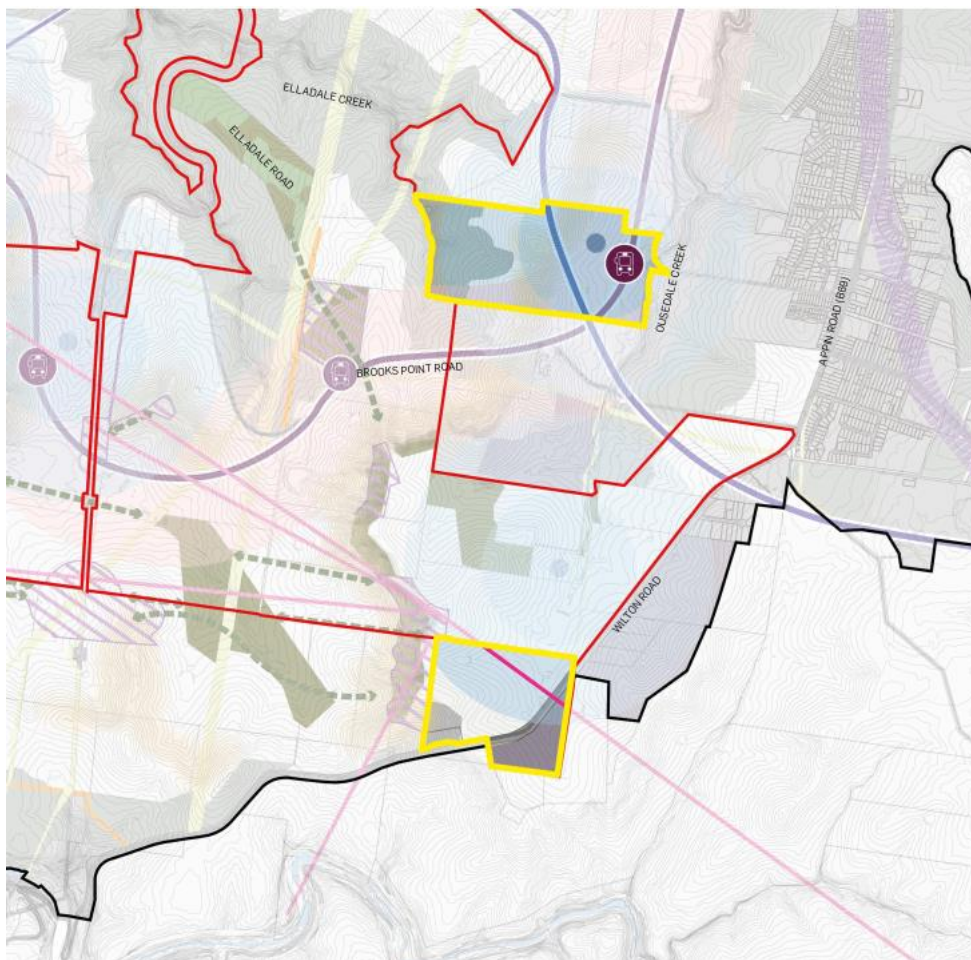
APPIN (PART 2) PRECINCT		
CATEGORY	AREA (HA)	AREA (%) GROSS
<b>TOTAL APPIN (PART 2) PRECINCT</b>	<b>100.10</b>	<b>100%</b>
	<b>8.38</b>	<b>8.37%</b>
Employment Lands	8.38	
<b>NET DEVELOPABLE EXCLUSIONS</b>	<b>22.37</b>	<b>22.35%</b>
Conservation Land Dedication	17.64	
Easements	0.47	
Proposed SP2 Roads	4.25	
<b>NET DEVELOPABLE AREA</b>	<b>69.35</b>	<b>69.28%</b>

**Figure 42:** Net Developable Area Plan

## Appin and North Appin Precinct Structuring Elements

4.218 The following refinements to the structuring elements for the Appin (Part 2) Precinct Structure Plan were identified through technical studies – refer to **Figure 50**:

- Identification of cultural values and Connecting with Country outcomes for the precinct
- Identification of open space, social infrastructure and recreational requirements to support homes and people within the precinct
- Confirmation that infrastructure to support the precinct can be delivered and is being planned for
- Protection of CPCP Non-Certified Avoided land outcomes whilst delivering key infrastructure requirements (**North Site**)
- A refined alignment for the Macarthur Public Transport Corridor in response to local topography, additional site constraints and community submissions (**North Site**)
- Part of the Strategic Road Network supported by TfNSW comprising part of the East-West Connection road through the **North Site** connecting Macquaridale Road bypassing to the south of Appin Village to Appin Road (**North Site**)
- A mixed use local centre (**North Site**)
- Protection of water catchment land (**South Site**)

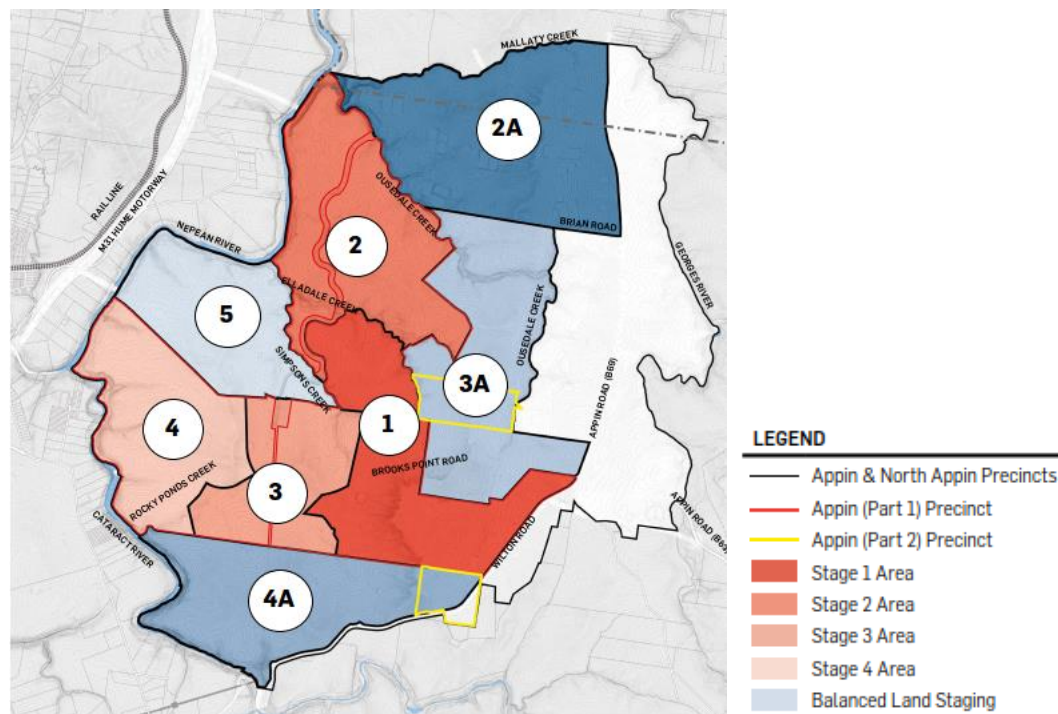


**Figure 43:** Structuring Elements (Source: Urbis)



## Appin and North Appin Precincts – Staging

- 4.219 Each stage is known as a Release Area. The proposed staging plan for the Appin and North Appin Precincts is provided in **Figure 51**.



**Figure 44:** Proposed Staging Plan (Source: The Proponent & Urbis)

- 4.220 The Appin (Part 2) Precinct is within Release Areas 3A and 4A and represent areas controlled by the Proponent.
- 4.221 Infrastructure, servicing and utility planning are based upon development across the Appin and North Appin Precincts. The staging recognises development may commence in other Release Areas, outside the Appin (Part 2) Precinct, alongside this Proposal.
- 4.222 Ultimately, however, the development staging is subject to multiple factors, none of which are under the Proponent's control. For example, market conditions, the pace of construction of key infrastructure items (roads, sewer, water, public transport etc. by others), housing development (which triggers the construction of supporting facilities and uses) and responses from government agencies in terms of budgeting and delivery of key public services.

# 5.0 PLANNING APPROACH

## Overview:

This chapter articulates the vision, design principles and outcomes of the Appin (Part 2) Precinct Structure Plan as a series of layered strategies.



## 5.0 PLANNING APPROACH

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- 5.1 The Appin (Part 2) Precinct Structure Plan aligns leading practice principles with the current planning policy framework and local space characteristics of Appin to create a framework for a unique, resilient, connected and self-contained community.
- 5.2 This Chapter (**Chapter 5**) articulates:
- The Vision
  - The Appin (Part 2) Precinct Design Principles – place ethos and starting with Country
    - **Design Principle 1** – Framed by Nature
    - **Design Principle 2** – Custodians of Place
    - **Design Principle 3** – Healing Landscapes
    - **Design Principle 4** – Connected, Active and Healthy
    - **Design Principle 5** – Resilient Neighbourhoods
    - **Design Principle 6** – Housing Choice for the future
- 5.3 The Planning Proposal integrates Appin (Part 2) Precinct into the precinct plan and structure plan for the Appin (Part) Precinct and for this reason this section articulates the planning approach within the context of the whole of the Appin (Part) Precinct.

### THE VISION

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*"Neighbourhood living in a connected community that celebrates the magnificent natural setting, cares for and connects to Country, embodies the local character and offers a range of unique local attractions and new industries, supported with sustainable infrastructure."*

- 5.4 The vision informs the Planning Proposal and responds to the strategic planning framework's future opportunities, context, and key parameters. An artist's impression of this vision showing the future Appin Precinct urban form is provided in **Figure 45** below.



**Figure 45:** Appin (Part) Precinct Vision (Source: The Proponent)

5.5 The Appin (Part 2) Precinct Structure plan delivers on the vision for the Greater Macarthur Growth Area and contributes to the aims of the Greater Macarthur 2040 Plan of:

- Providing new homes and a local centre,
- Creating local jobs,
- Improving transport connections and access,
- Provision of recreational facilities, including open spaces and parks,
- Preservation of environmental and biodiversity corridors to protect the Koala population.

5.6 Appin (Part 2) Precinct will become a place of residential living within the GMGA's cultural and natural landscape. The residential communities within Appin (Part 2) Precinct will be supported by neighbourhood centres beyond the site and a larger local centre located in the **North Site**. The centres will provide local services and amenities to cater to future residents' needs. The centres will also provide local jobs and centralised office facilities, strengthening the Appin and North Appin Precincts' and Greater Macarthur's local economy.

5.7 In line with the NSW Government's priorities for housing, the Proposal's key component is housing delivery for future generations to live, work and raise a family in the Western Parkland City.

5.8 The Appin (Part 2) Precinct builds on the principles of a self-sufficient community with amenity.

## APPIN (PART 2) PRECINCT DESIGN PRINCIPLES

5.9 Appin (Part 2) Precinct is part of the GMGA and can deliver significant housing opportunities for greater Sydney. Six (6) design principles guide the Appin (Part 2) Precinct Plan and Structure Plan—refer to **Figure 46**. These are presented as a series of layered-themed strategies. They describe the key planning, design and place outcomes shaping the Planning Proposal.

- 5.10 A framework for developing connections with Country informing the planning, design, and delivery of the built environment has been developed by the GANSW. The Planning Proposal aligns with the *Connecting with Country Framework*. The Proponent has taken a Country centred approach to Design. Therefore, for each principle, the Proponent has started with Country.

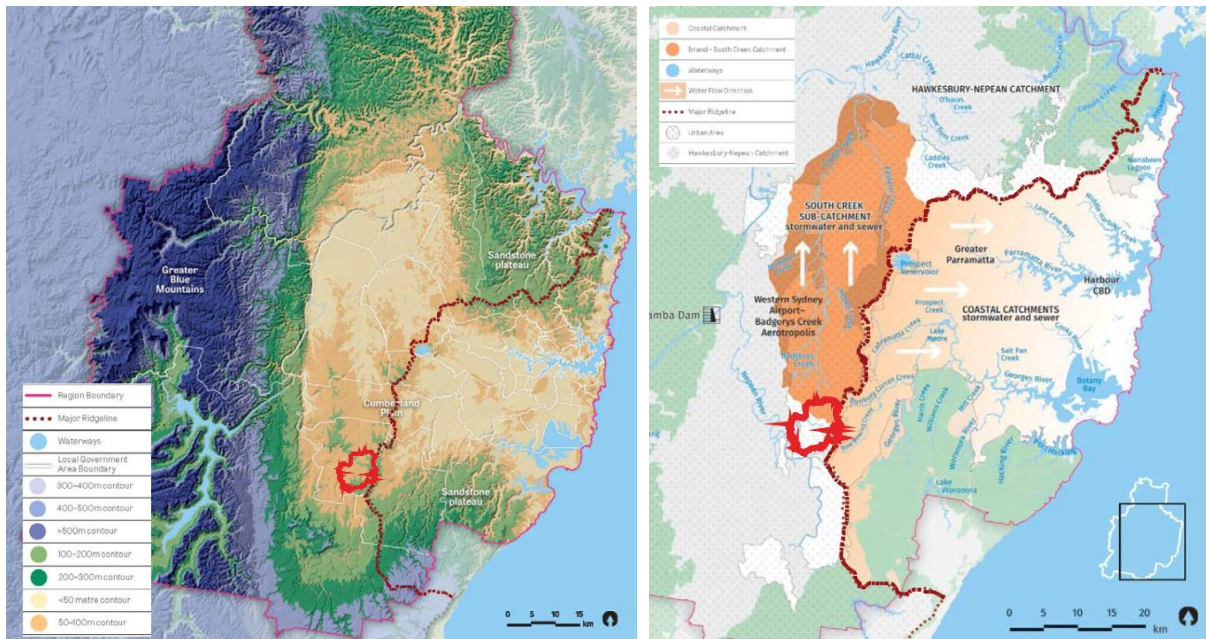


**Figure 46:** Appin (Part 2) Precinct Design Principles (Source: Urbis)

## Starting with Country

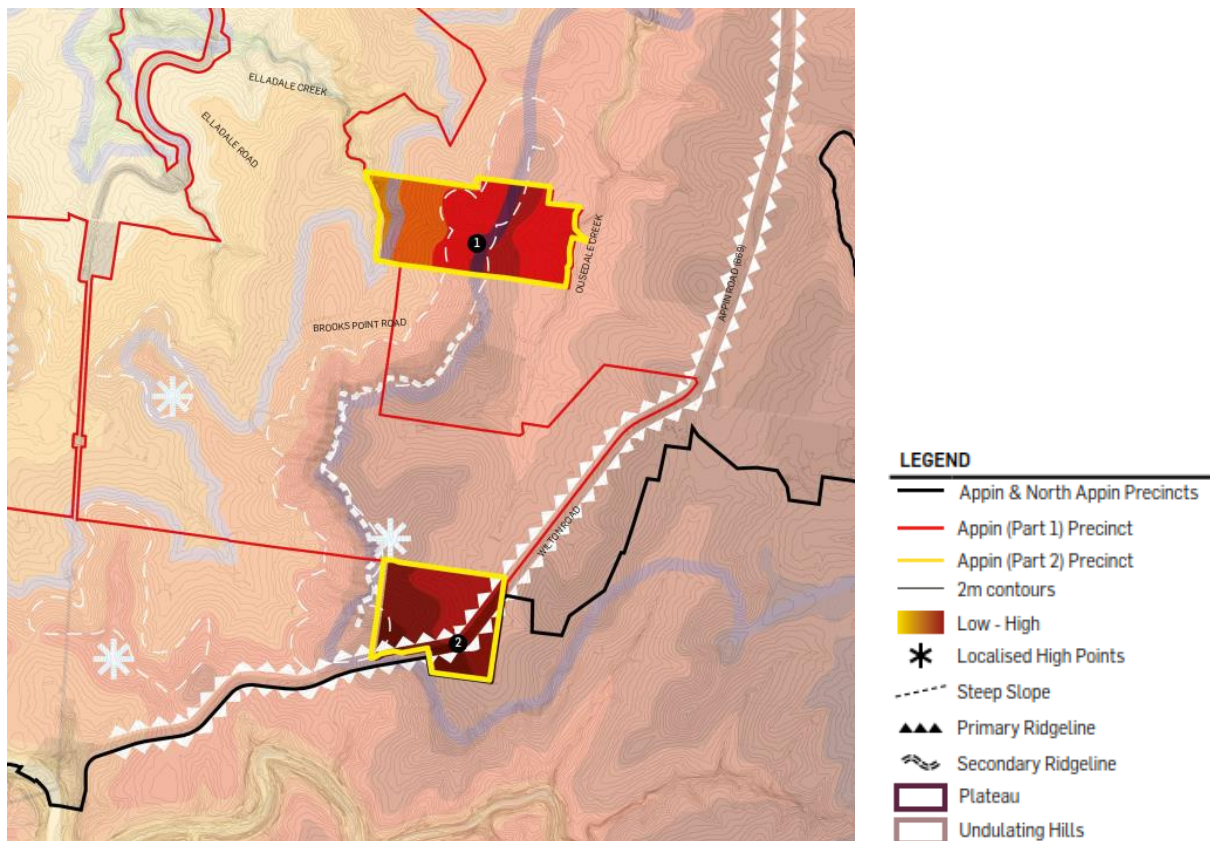
- 5.11 Starting with Country has been a part of the Precinct and Structure Planning design process. The process aims at realising a key objective of being able to “*think differently, work differently, and make decisions that prioritise Country*”. The landscape-led and designing with Country approach formed the preliminary design’s initial stage by identifying the Appin Precinct’s cultural places and values within the regional cultural landscape.
- 5.12 The Traditional Owners of the land at Appin, their connection to Country, cultural values and the sensitivities of the land are acknowledged. To move forward respectfully, First Nations cultural mapping and the principles of connecting to Country have formed a primary influence for the Appin Structure Plan, including:
- Adopting a Country-centred design approach.
  - Respecting Country by respecting topography through the careful alignment of infrastructure and positioning of density to integrate with the landscape and ensuing connectivity with lines of sight and walkable green corridors.
  - Caring for Country (land, plants, animals, sky, water) by:
    - retaining riparian corridors, where possible
    - Recognition of the importance of waterways and the Shale Sandstone Transition Forest, Cumberland Plain Woodland and Koala habitats by setting aside this land for conservation and a commitment to support First Nations people’s capacity to manage and care for the Country
    - Reinstating connections across the landscape to allow movement and access
  - Connecting to Country by retaining areas of traditional and ongoing cultural value for passive uses, retaining and integrating ridgeline movement corridors and local and regional lines of sight and connection, and facilitating access to undertake cultural practices on Country.
  - Contribute to reconciliation by acknowledging and telling the shared history of the Appin massacre, preserving identified locations free of development for future planning in conjunction with First Nations people and contributing to economic, educational and other opportunities for First Nations people.

- Reflecting First Nations' cultural and spatial knowledge of Country by creating walkable and inclusive neighbourhoods with legible centres, edges, and connections, culturally appropriate social infrastructure and an open space network that supports movement, gathering, living cultural practices, storytelling and caring for Country.



**Figure 47:** Greater Sydney's Topography and catchment (Source: DPE)





## SENSING COUNTRY - APPIN

The Appin (Part 2) Precinct is located in the Appin Precinct and comprises the following topography:

- **North Site:** Located on the secondary north-south ridgeline runs through the centre of the site and marks the transition from the Eastern Plateau to the east and the undulating hills to the west. The secondary ridgeline is a distinctive feature of the site and contains localised areas of steep terrain.
- **South Site:** Located at the confluence of the primary and secondary ridgelines and sitting on the Eastern Plateau. This land is afforded with regional and district views towards the Razorback Ranges in the west and across Country through to the south and south-east.

**Figure 48:** Starting with Country – Sensing Country and topography (Source: Urbis)

### Design Principle 1 – Framed by Nature

*Appin is located amongst the Cumberland Plain woodlands and framed by the gorges of the Nepean and Cataract rivers. This woodland will be protected for Koala corridors, and biodiversity will be enhanced.*

- 5.13 The defining landscape character of the Appin (Part 2) Precinct is a central feature within the Structure Plan. The natural setting of Appin is a major asset in promoting sustainable living and the management of urban heat. The Precinct will be supported by walking trails and active transport along the biodiversity corridors, improving liveability for future residents and visitors.
- 5.14 The outer peripheries of the Precinct are defined by Koala corridors, particularly to the north and west, along Ouesdale Creek and the Nepean River, respectively. This defining feature of the broader Appin (Part) Precinct adds to its conservation value.



5.15 There are pockets of mature canopy in the central areas of the Precinct. Whilst unsuitable for urban development, these areas provide an opportunity for community access and recognition as recreation areas.

5.16 The CPCP's vision is to *"support Western Sydney's biodiversity and growth"*. This includes supporting the delivery of infrastructure, housing and jobs for the people in the Western Parkland City while protecting important biodiversity through a program of conservation actions and commitments.

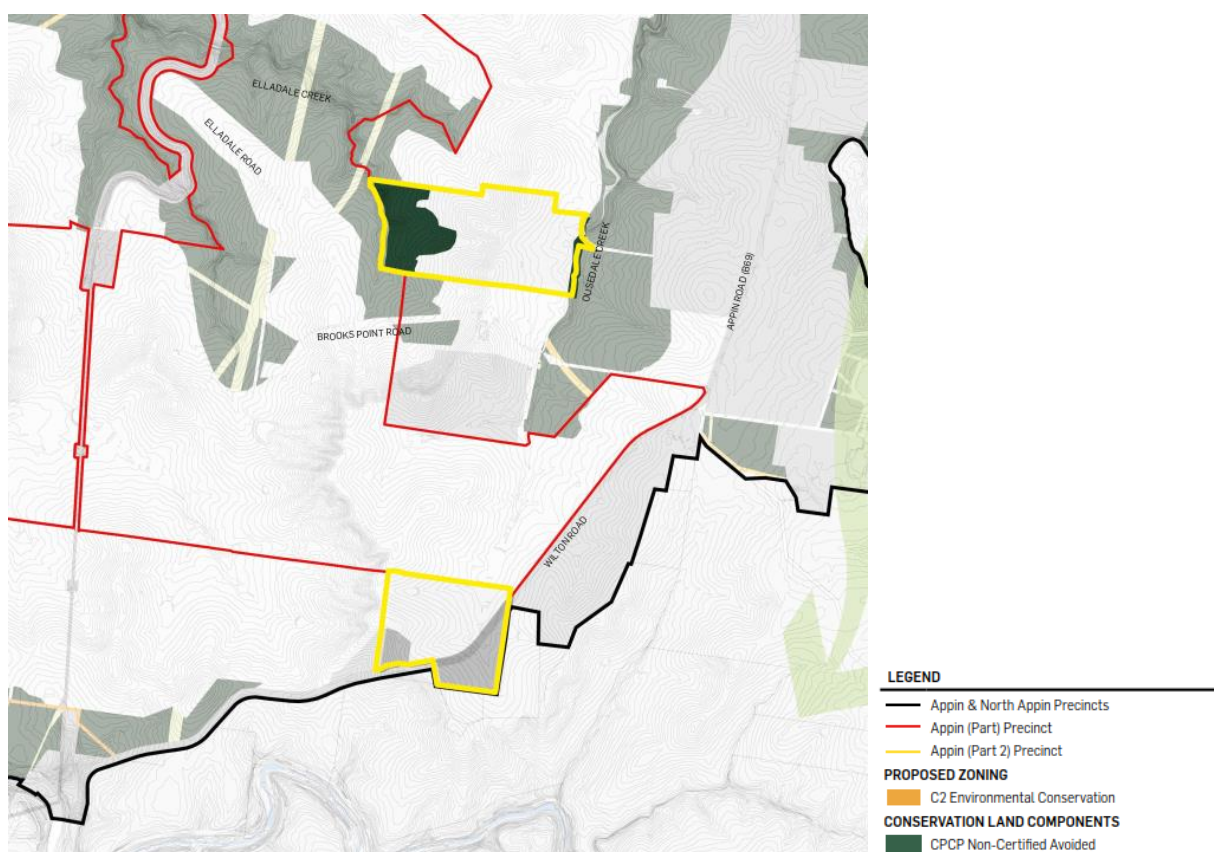
5.17 The delivery of infrastructure, housing and jobs is a key component of this Planning Proposal.

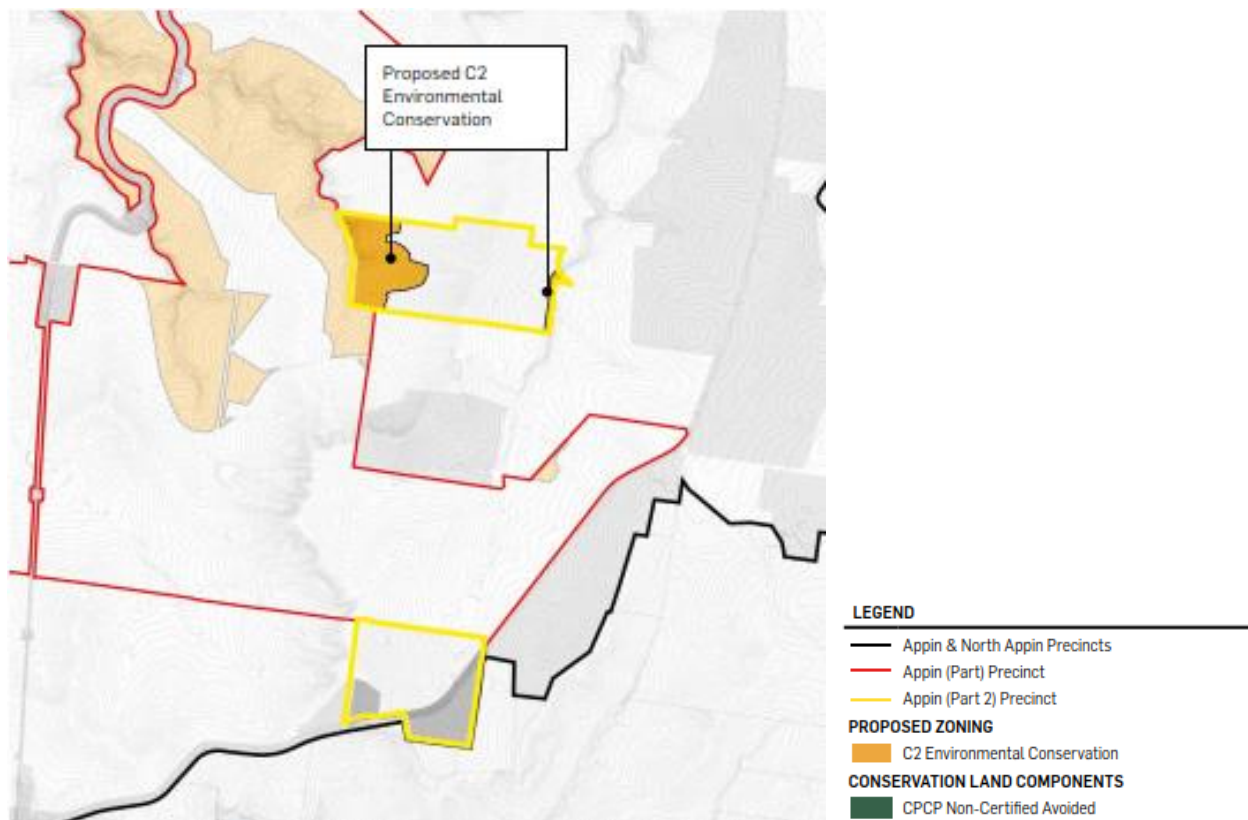
5.18 **Figure 49** identifies the following:

(1) CPCP mapping:

- Non-Certified (Avoided) land within the Appin Precinct,
- Koala corridors

(2) Representation of the CPCP mapping in the draft Land Zoning map for the Appin (Part 2) Precinct Plan.



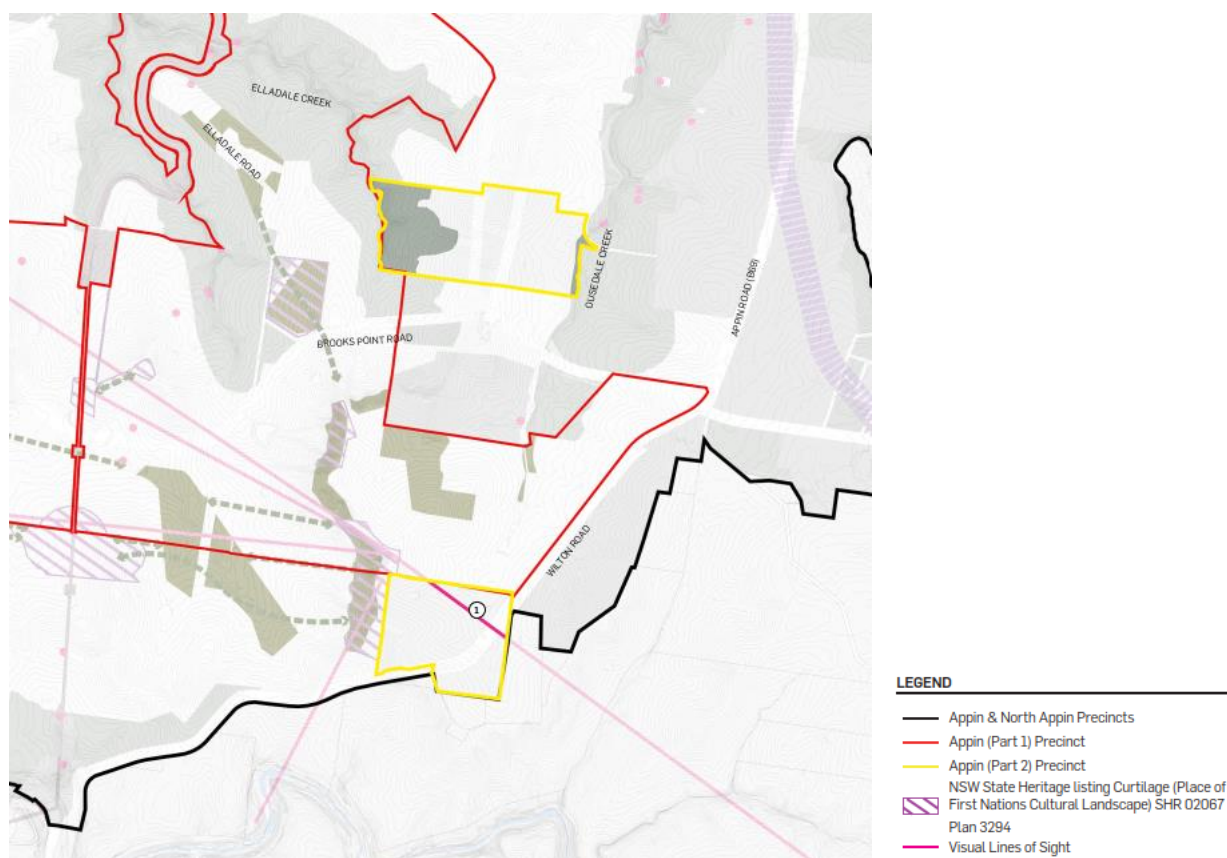


**Figure 49:** Conservation Area and Koala Corridor Protection (Source: Urbis)

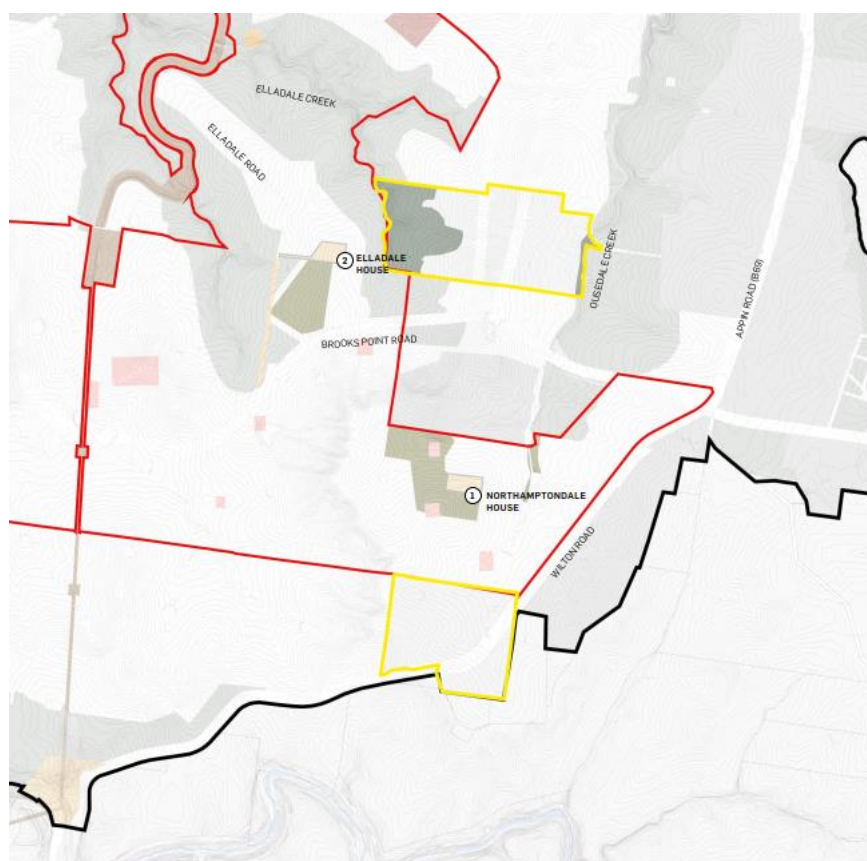
## Design Principle 2 – Custodians of Place

*Country is amplified through interpretation, education, shared language and cultural events. Appin is Dharawal land.*

- 5.19 A Cultural Values mapping and a draft CwC Framework inform the Appin (Part 2) Precinct design. This has ensured culturally sensitive areas, movement corridors, view lines, waterways and rivers are acknowledged, celebrated and integrated as part of the Planning Proposal – refer to **Figure 50** and **Figure 51**.



**Figure 50:** Proposed First Nations Cultural Landscape Outcomes (Source: Urbis)



**LEGEND:**

- Appin & North Appin & North Appin Precincts Boundary
- Appin (Part 1) Precinct
- Appin (Part 2) Precinct
- Local Heritage Item - Homestead
- ① Northamptondale House
- ② Elladale House
- Areas of Archaeological Constraints - numbered items are currently being considered for heritage listing by OEH

**Figure 51:** Historic Heritage sites (Source: Urbis)

## Design Principle 3 – Healing Landscapes

*Defined by ridgelines and connected through water, each neighbourhood has its unique character. Healing landscapes weave throughout, connecting the community to place. Retained mature tree canopy is embellished with tree-lined streets and green links. Our neighbourhoods and centres retain water in the landscape to reduce the urban heat island effect.*

### Multifunctional Landscapes

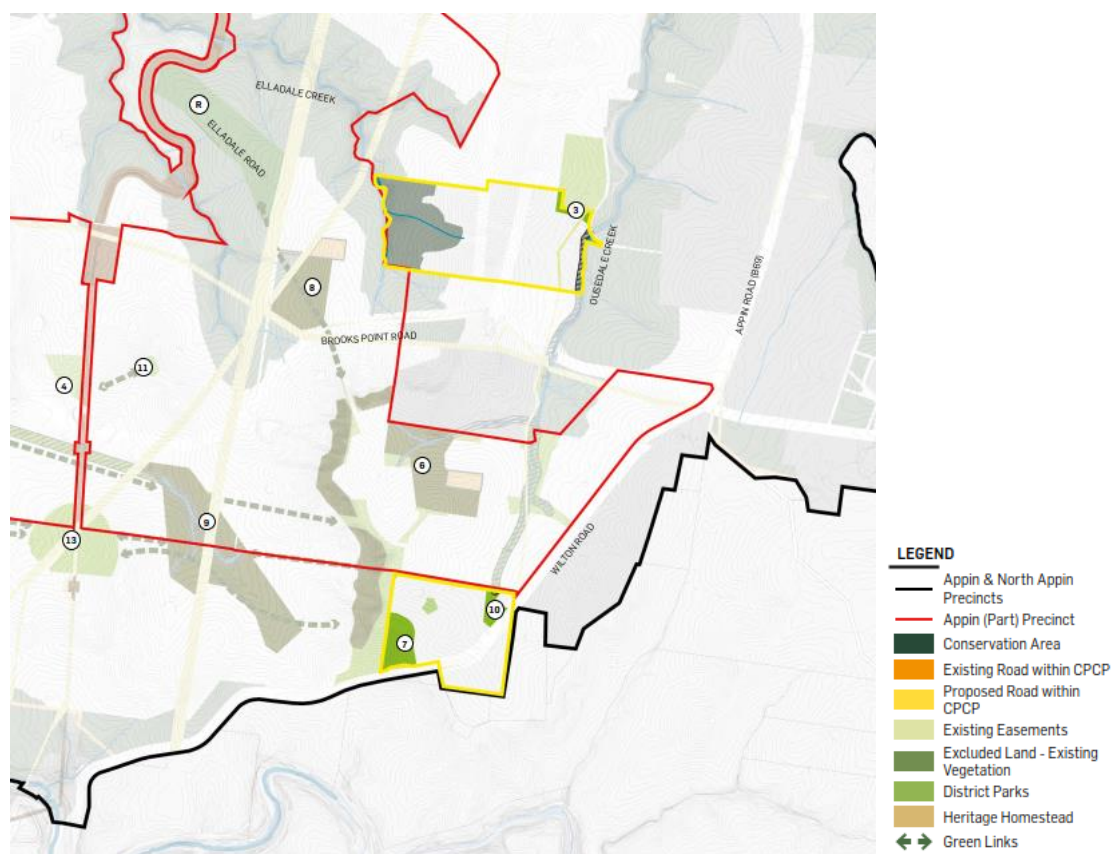
- 5.20 Appin (Part 2) Precinct is defined by a strong landscape character, with 26.71ha (26.68%) of the part precinct dedicated to the green and blue grid, which will supplement the 40% tree canopy target across the Precinct. The existing assets of Appin (Part 2) Precinct, which include the waterways and environmental corridors, will form part of the green and blue grid network, improving its natural quality and providing recreational amenities for future residents.
- 5.21 The Precinct will be supported by high-performance, multi-functional landscapes that produce net-positive benefits beyond singular-use spaces. Benefits include clean air, wildlife habitat, biodiversity,



carbon storage, urban cooling, water management, human mental and physical health and more. They are living, natural systems integrated into the neighbourhoods and urban centres, offering benefits:

- Appin (Part 2) Precinct has a generous green-blue grid
- Natural systems provide services for the ecosystem through a combination of physical and biological processes
- Re-use and re-purpose - the Proponent proposes to re-use materials on the Site. Where this is impossible, the Proponent proposes using locally sourced materials that have a significant connection to the Site.

5.22 The Precincts cultural and ecological history has multiple layers of healing. The healing opportunities at this Site are ecological, educational and cultural and underpin the overarching principle of connection to Country.



**Figure 52:** Proposed Multi-Functional Open Space (Source: Urbis)

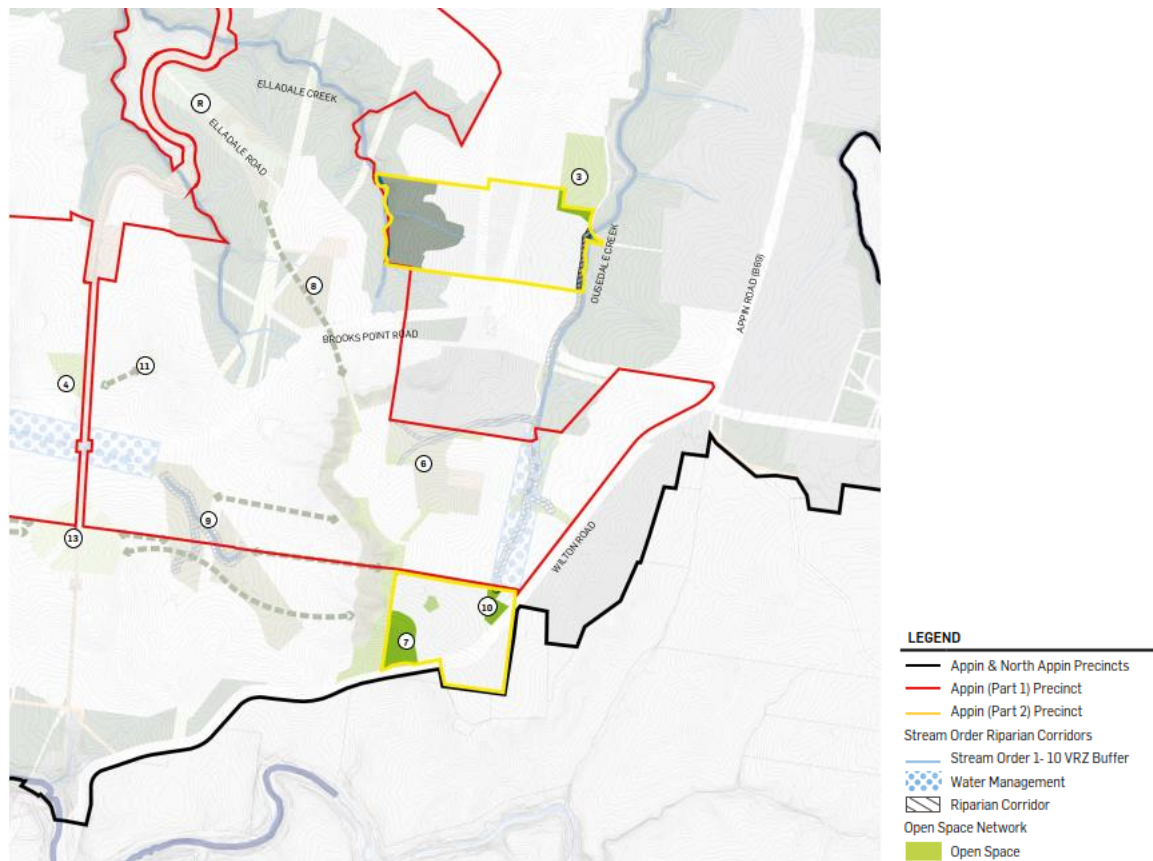
\*Numbering corresponds with open space and community facilities report

### Blue Grid & Riparian Corridor Outcomes

5.23 Detailed investigations and 'ground-truthing' of all waterways and riparian corridors within Appin (Part 2) Precinct reveal that these are contained within CPCP areas (and Non-Certified-Excluded land). The following describes the Key Outcomes for the Blue Grid and Riparian Corridors:

- **Riparian Restoration:** Riparian restoration and connection of fragmented vegetation with endemic and native ecological communities and species in the area will enhance biodiversity and reinforce the blue-green grid strategy.
- **Water Management, Treatment and Health:** Treatment of water runoff, cleaning and filtering water and managing overland flow will be undertaken through exploring opportunities for bio-retention basins and /or wetlands.
- **WSUD:** Investigation of WSUD to the streets creates a whole site water quality treatment system.



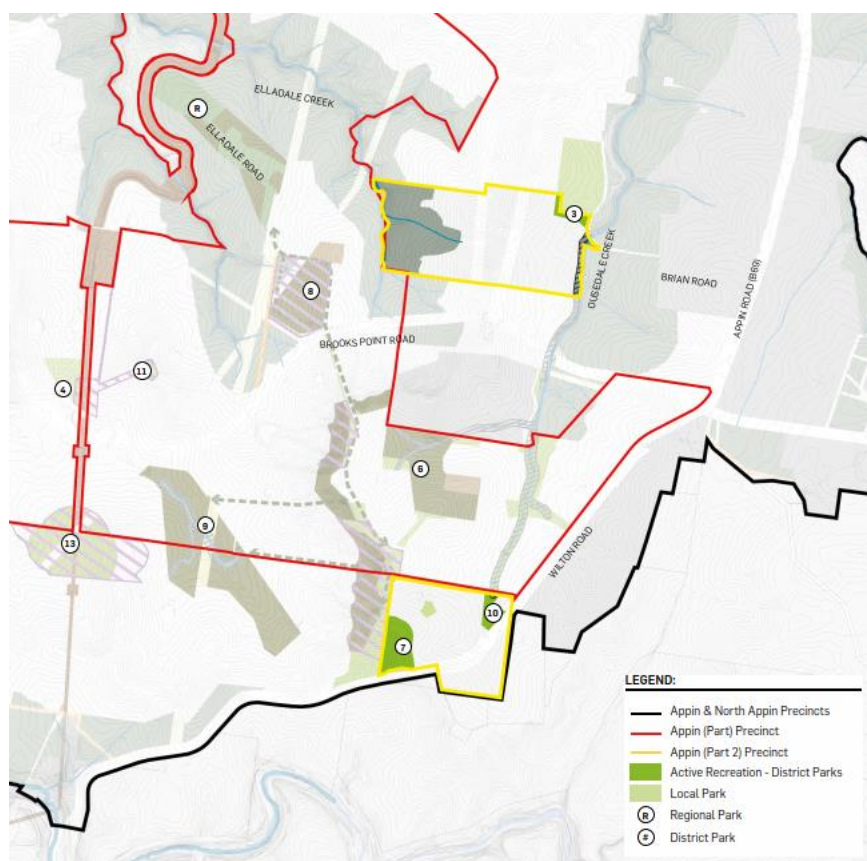


**Figure 53:** Proposed Blue Grid and Riparian corridors (Source: Urbis)

### Recreation for All

5.24 The following classifications have been used to consider the provision of open space areas for recreation:

- **Open space for structured recreation:** predominately supports directed, physical recreation activity, such as outdoor sport or formal play. Generally, consists of sports ovals and sports grounds, playgrounds and outdoor exercise areas.
- **Open space for unstructured recreation:** predominately supports casual, physical, social or cultural activities, such as picnicking, walking or group gatherings. Generally, consists of natural areas and bushland, linear trails and accessible riparian areas and gardens and parklands



OPEN SPACE CHARACTER	AREA (HA)		ACTIVE		PASSIVE		
	APPIN & NORTH APPIN PRECINCT PLAN	APPIN (PART 2) PRECINCT	ACTIVE RECREATION	PLAYING FIELDS	RIPARIAN VALUES	EXCLUDED LAND	CULTURAL VALUES
(R) Regional Park	20.99	-					
<b>SUB-TOTAL REGIONAL</b>	<b>20.99</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
(1) District Ovals	2.00	-					
(2) District Ovals	4.00	-					
(3) District Ovals	4.07	0.83					
(4) District Ovals	4.00	-					
(5) District Ovals	2.00	-					
(6) Northamptondale Nature Reserve	17.46	-					
(7) Ridgeline Linear Park	34.45	4.74					
(8) District Nature Reserve	9.54	-					
(9) Rocky Ponds Creek East Linear Park	31.15	-					
(10) Ousedale Creek Linear Park	10.00	1.51					
(11) Hilltop Park	0.98	-					
(12) Rocky Ponds Creek West Linear Park	1.78	-					
<b>SUB-TOTAL DISTRICT</b>	<b>121.43</b>	<b>7.08</b>	<b>83 (%)</b>	<b>17(%)</b>	<b>17(%)</b>	<b>17(%)</b>	<b>17(%)</b>
<b>LOCAL PARKS</b>	<b>48.64</b>	<b>1.99</b>	<b>100 (%)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL OPEN SPACE</b>	<b>191.1</b>	<b>9.07</b>	<b>87 (%)</b>	<b>13(%)</b>	<b>13(%)</b>	<b>13(%)</b>	<b>13(%)</b>

Figure 54: Proposed Open Space Recreation Function Plan (Source: Urbis)

## Design Principle 4 – Connected, Active and Healthy

*Transit-oriented development makes efficient use of infrastructure investment, prioritising integrated transport solutions. Regional connections link the precinct to jobs, improve interregional connectivity and deliver public transport into the future. Connected, active and healthy, the community choose local adventures to explore bush markets, recreation trails, dramatic river gorges, market gardens and national parks.*

- 5.25 Appin (Part 2) Precinct will be a well-connected community accessible to future residents, visitors and existing residents. Greater Macarthur 2040 and the draft GMSIC provide the initial framework for the network, and the Planning Proposal builds upon this with the road network established under PP-2022-3979.

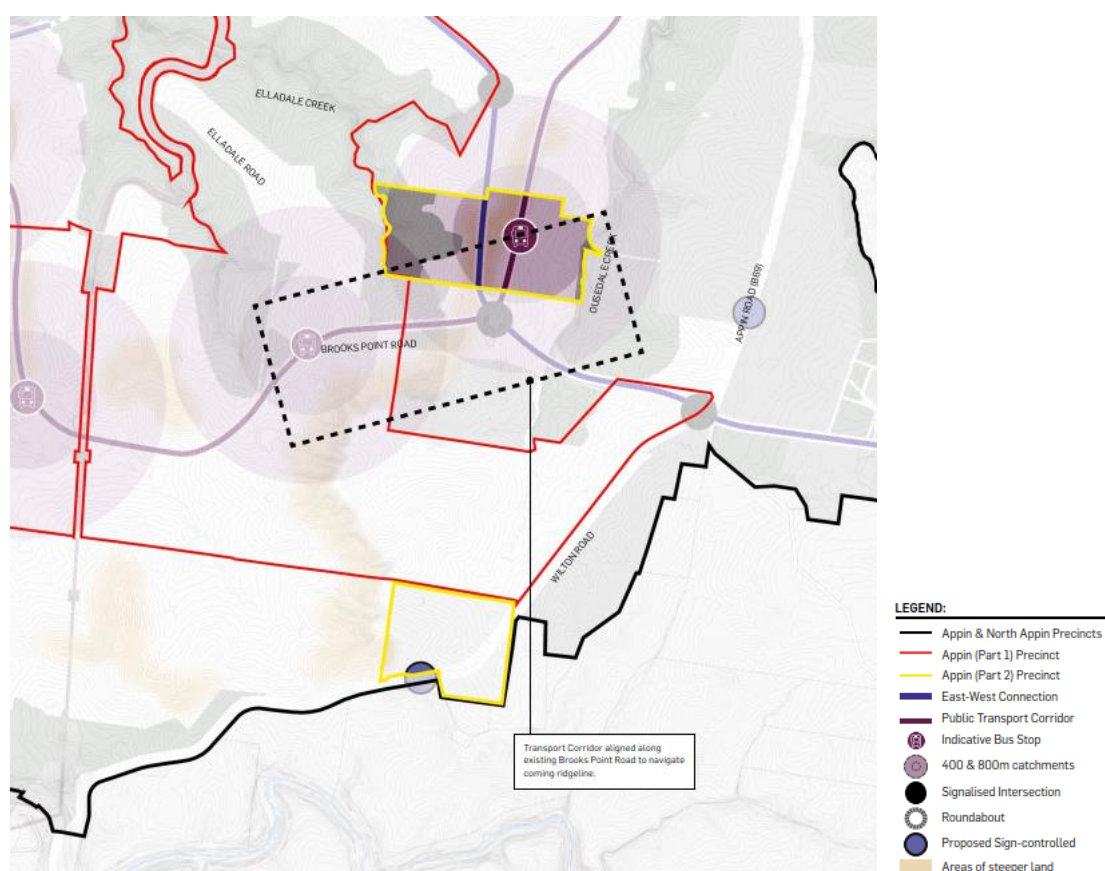


Figure 55: Strategic Road Network (Source: Urbis and the Proponent)

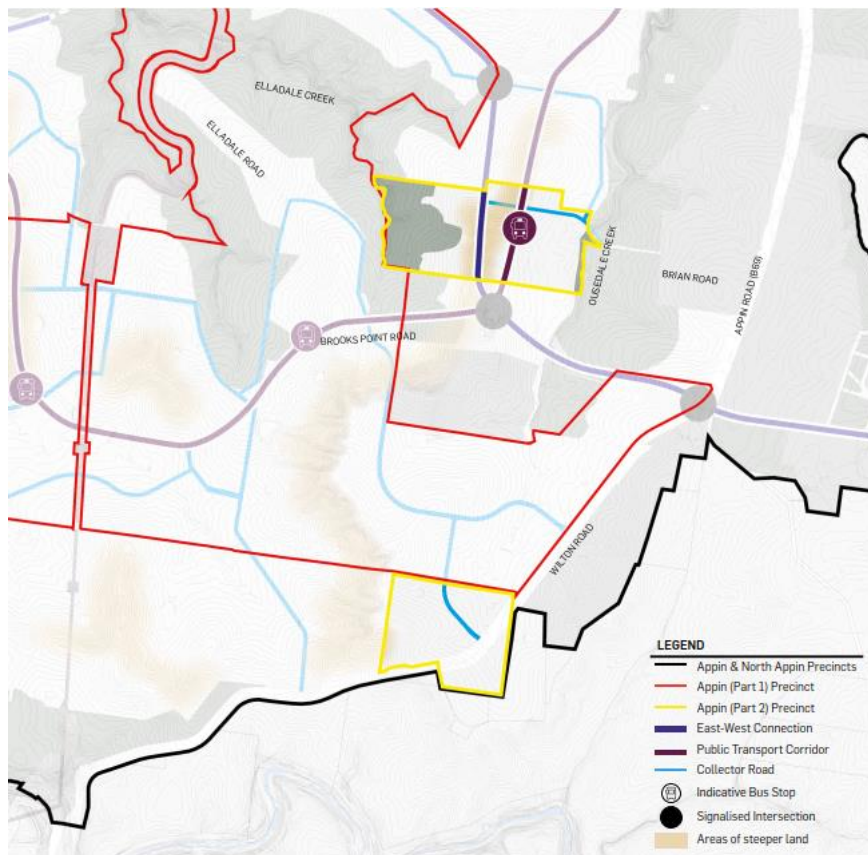
### Public Transport

- 5.26 The transport network structure has been configured to deliver timeless urban neighbourhoods with discernible centres and well-defined edges, placing most daily needs, including schools, within walking distance.
- 5.27 The Public Transport Corridor will provide a high-frequency service with several stops along its length within the precinct – refer to **Figure 56**.
- 5.28 The guidance for locating public transport stops, as outlined in the Draft Urban Design Guide (2021), is as follows:

- Integrate public transport nodes into the heart of centres and clusters
- Prioritise provision of homes in residential areas with accessible, safe and secure routes to high-service-frequency public transport within 800 m.
- In less frequently serviced residential areas, locate homes within 400 m of public transport.

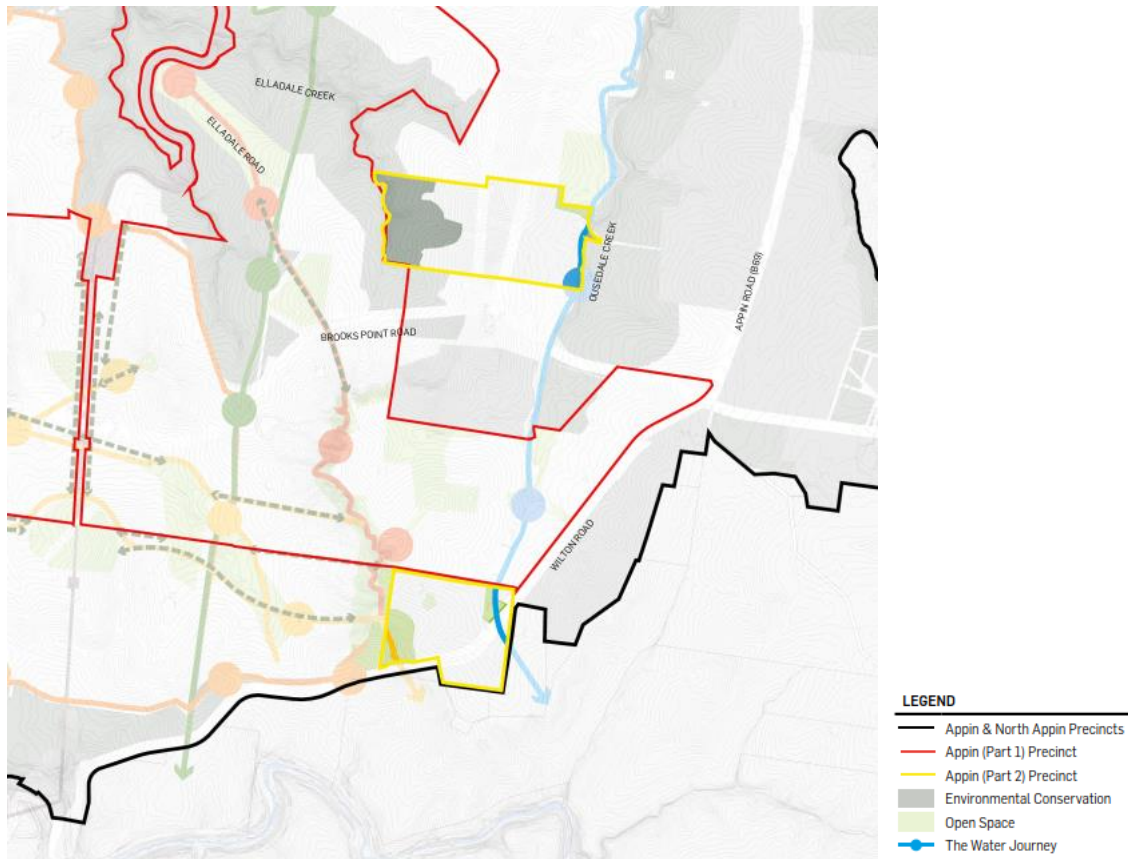
5.29 The opportunity for an active and adventurous lifestyles will be enhanced by the existing landscape features and natural topography. Healthy lifestyles can be tailored to education, interpretation, sharing of cultural values and the history of the Site.

5.30 The *Water Journey* active recreation trail offers a variety of opportunities for education and interaction with water. It is designed to implement visual and green connections. Specific alignments and forms will be subject to a co-design process with the First Nations community.



**Figure 56:** Local Road Network Transport Network (Source: Urbis)





**Figure 57:** Recreation Trails (Source: Urbis)



## Design Principle 5 – Resilient Neighbourhoods

*Mixed-use centres anchor a network of distinctive and walkable neighbourhoods. Containing schools and local services, these neighbourhoods offer a range of unique local attractions and foster new industries, local jobs and community shops.*

5.31 The Site's regional centres and employment context is:

- **Campbelltown-Macarthur:** is the Metropolitan Cluster Centre for the Macarthur Region and is home to the highest order health, education, employment and services. Strategic directions for Western Parkland City support the growth of homes close to jobs aligned to the 30-minute city.
- **Wilton Town Centre:** A Strategic Centre with a retail core of approximately 50,000m<sup>2</sup> and supporting commercial and business uses for the Wollondilly LGA and Southern Highlands areas.
- **Appin Village:** The existing Appin centre provides convenient amenities for residents to undertake top-up shopping. It is estimated there is around 2,600 sqm. of retail floorspace within the existing centre.
- **Moreton Park Road Enterprise Area:** 500ha (land area) high-tech business park will provide 10,000 jobs adjacent to the precinct.

5.32 The Appin (Part 2) Precinct will complement these existing centres and employment areas by providing a new local centre on the **North Site** and residential growth closer to jobs and centres to achieve a 30-minute city.

5.33 The Appin and North Appin Precincts will also have five (5) neighbourhood centres, of which three (3) are located within the rezoned Appin (Part) Precinct. The local centre is proposed for the Appin (Part 2) Precinct.

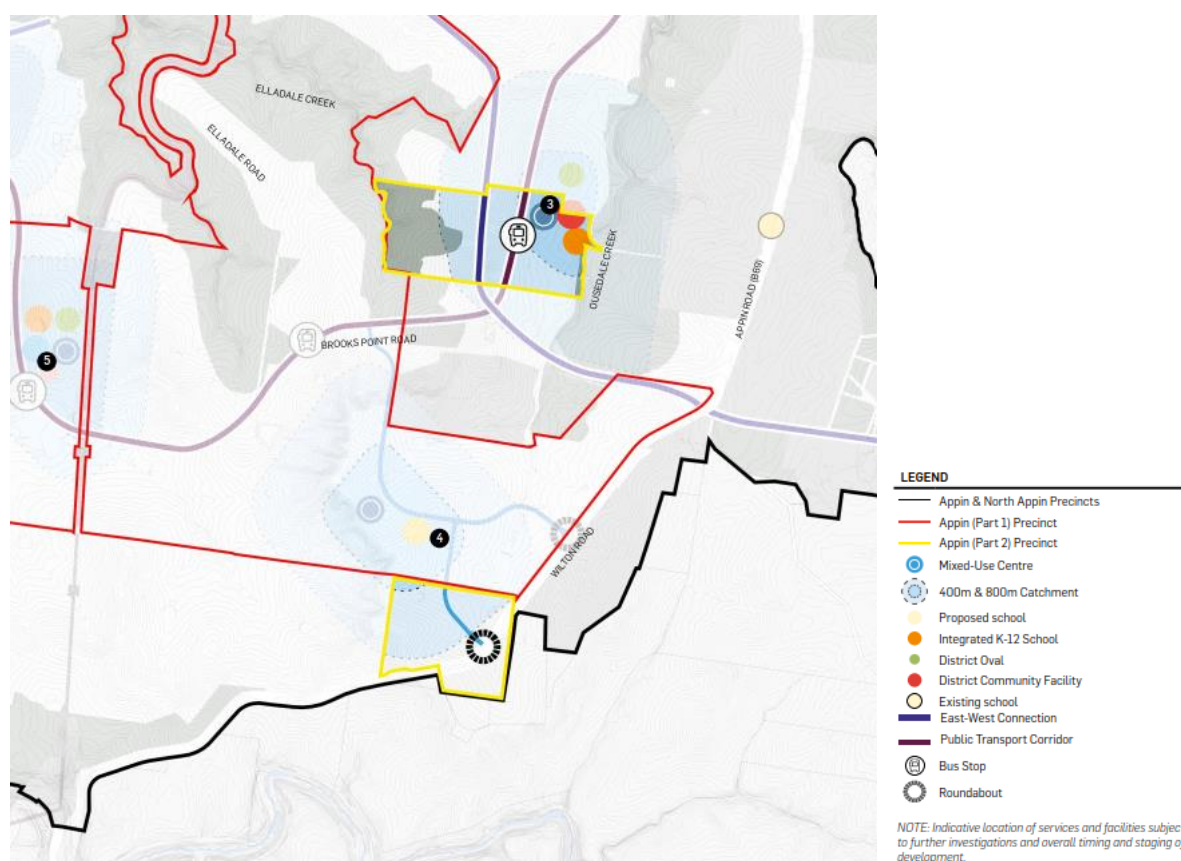


Figure 58: Proposed Mixed-Use Centres (Source: Urbis)

5.34 Integrating resilience into the urban form will create communities responsive to hazards:

- The 1% AEP is contained within the Nepean and Cataract gorges.
- Standard practices adopted to mitigate Bushfire hazards.
- Provision of pipeline protection measures in accordance with outcomes of Safety Management Statement process.
- Canopy Coverage in conservation areas, open space areas and in the urban neighbourhoods to manage urban heat.
- Delivery of neighbourhoods that facilitate micro-mobility.
- Future-proof neighbourhoods for future adoption of technological advancements.

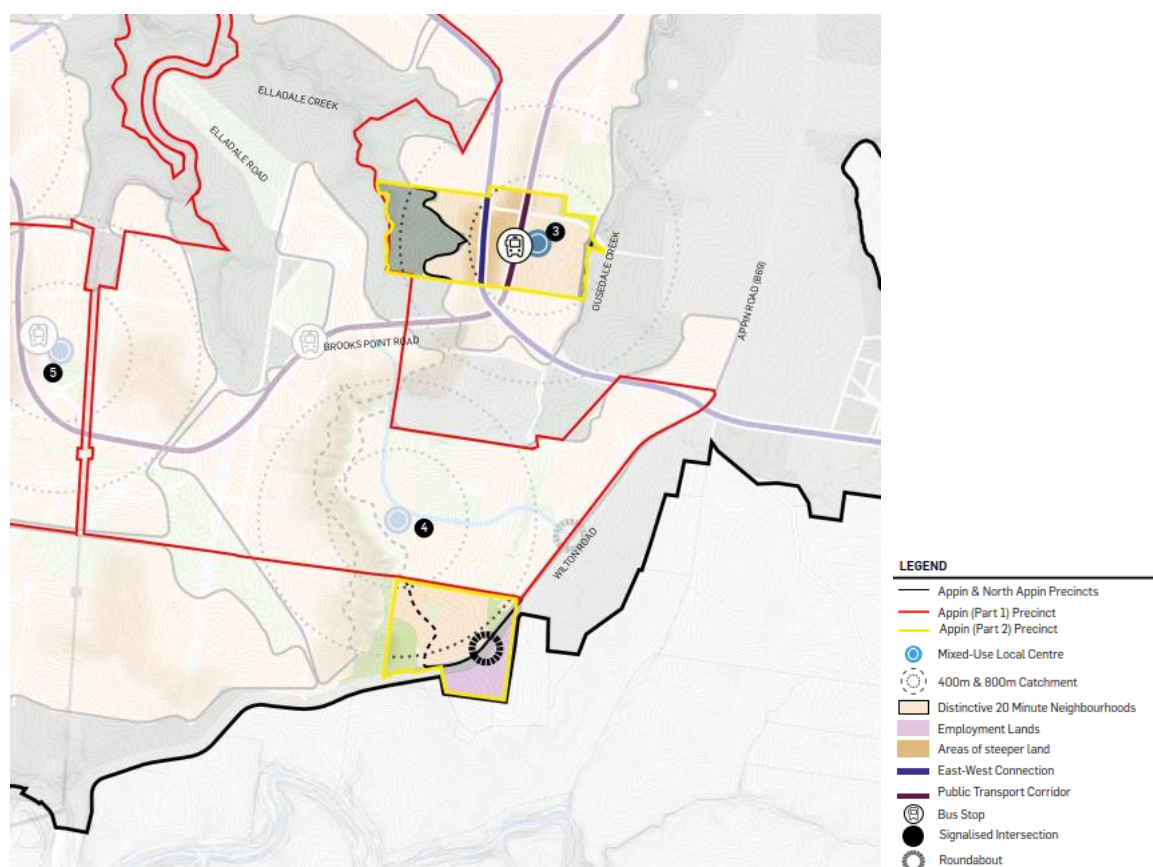
## Design Principle 6 – Housing Choice for the Future

*Housing choice for the future creates an inclusive community. Smart homes, distinctive neighbourhoods and walkable streets provide flexible housing options for the whole-of-life community ties*

5.35 The 20-minute neighbourhood strategy is based on the principle of "living locally" and allowing residents to meet most of their daily needs in a 20-minute walk from home. In a spatial sense, it stems from an 800-metre walking catchment from a collection of local shops, a primary school, public transport and a supermarket or grocery store.

5.36 This is a good outcome because:

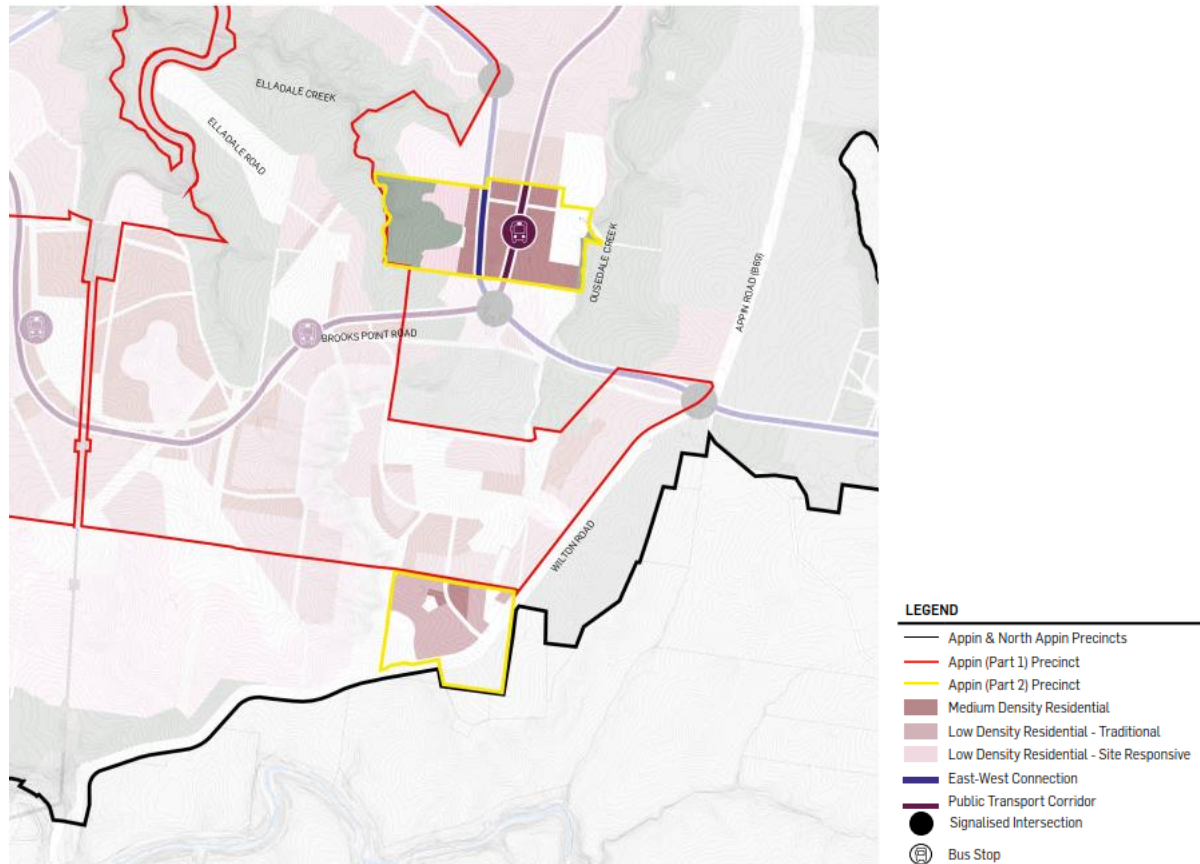
- It facilitates local living, grows local economies and promotes walkability
- It provides for centres and nodes that build social resilience
- It enables a shift away from car use
- It enables vibrant and productive communities, including night-time economies.



**Figure 59:** Proposed 20-Minute Neighbourhoods (Source: Urbis)

5.37 The Appin (Part 2) Precinct will provide further housing supply and diversity in housing choices within Neighbourhoods 3 and 4. The proposed residential typologies consist of low-density neighbourhoods ranging from 15-25 dwg/ha, medium-density neighbourhoods ranging from 25-45 dwg/ha, and medium density local centre ranging from 25-70 dwg/ha.

- 5.38 Medium-density residential development is proposed closer to areas with higher levels of amenity (e.g. open space, local centre, and schools) and services to improve the quality of living and housing affordability. It will consist of an attached dwelling typology, a lower-scale product that will complement the Site's character, and apartments. A cluster of medium-density residential will frame the local centre within Appin (Part 2) Precinct to ensure greater access to retail services and facilities.



**Figure 60:** Diverse Inclusive Neighbourhoods (Source: Urbis)



# PART C – PLANNING PROPOSAL & EXPLANATION OF PROVISIONS





## 6.0 PLANNING PROPOSAL

This Chapter is structured as follows:

- The Proposal – A Summary
- Part 1 – Objectives and intended outcomes
- Part 2 – An explanation of the provisions
- Part 3 – The justification for the Proposal
- Part 4 – Mapping
- Part 5 – Community consultation

# 6.0 PLANNING PROPOSAL

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## SUMMARY

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- 6.1 The Proponent has prepared a Planning Proposal (the **Proposal**) to rezone 100.10 hectares of land within the GMGA Appin Precinct, hence the Proposal's identification as the Appin (Part 2) Precinct.
- 6.2 The Site is to be rezoned from (RU2) *Rural Landscape* to two (2) zones comprising:
- (UDZ) *Urban Development* (82.46 ha)
  - (C2) *Environmental Conservation* (17.64 ha)
- 6.3 The Proposal seeks an amendment to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)* to amend the Appin (Part) Precinct Plan and Appin (Part) Precinct Structure Plan to include the Site.
- 6.4 The Proposal has been prepared generally in accordance with the DPE Local Environmental Plan Making Guideline (August 2023).

### Appin (Part 2) Precinct Plan

- 6.5 An amendment to the existing Appin (Part) Precinct Plan under the WPC SEPP is proposed for the Appin (Part 2) Precinct.
- 6.6 The Precinct Plan established the statutory mechanism for implementing land zoning and development standards. A draft of the proposed mapping has been prepared and is provided in **Folder 1**.

### Appin (Part 2) Structure Plan

- 6.7 An amendment to the Appin (Part) Precinct Structure Plan (PSP) is proposed for the Appin (Part 2) Precinct. There will be future Precinct Structure Plans for the other parts of the Appin and North Appin Precincts.
- 6.8 The *Appin (Part 2) Precinct Structure Plan* (PSP2) delivers a strategic vision reflecting government, industry and community priorities. This vision and development framework will be used to guide planning for the development of the Appin (Part 2) Precinct. For a development application to be approved, the precinct plan provisions require a Development Control Plan (**DCP**) to be prepared to be generally in accordance with the PSP.

## Development Control Plan

- 6.9 The Draft Wollondilly – Greater Macarthur Development Control Plan 2024 (draft DCP) has been prepared and lodged with the DPHI. The draft DCP ensures that any new development is consistent with the Greater Macarthur 2040 vision of creating a liveable new urban area set in the natural environment.
- 6.10 The draft DCP gives more detailed design guidelines and controls for residential development in the Appin (Part) Precinct and includes a schedule for the Appin (Part 1) Precinct.
- 6.11 The draft DCP will be amended to include a new schedule for the Appin (Part 2) Precinct. The DCP Schedules will ultimately be expanded to cover the rest of the Appin and North Appin Precincts within the Wollondilly LGA.
- 6.12 The Schedule for the Appin (Part 2) Precinct will be read in conjunction with the main body of the DCP. Development typologies and control tables will be included to address the following:
- Objectives of the Precinct Structure Plans
  - General Controls
  - Subdivision
  - Residential Development
  - Other Uses
  - Sustainability and Biodiversity
  - Connecting with Country & Cultural Values
  - Road hierarchy – and cross-sections
  - Active transport network
  - Open space & recreation network
  - Water cycle network
  - Riparian
  - Heritage
  - Bushfire – Asset Protection Zones (APZ), evacuation and Neighbourhood Safer Places (NSP)
  - Infrastructure
- 6.13 The DCP Schedule for the Appin (Part 2) Precinct will be prepared before development consent is granted for housing lots.

## PART 1 – OBJECTIVES AND INTENDED OUTCOMES

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- 6.14 The Proposal's intended outcome is to rezone land to permit housing, parks, centres, schools, roads and environmental management of ecologically significant land to accommodate population growth within the Western Parkland City.

6.15 The objectives are:

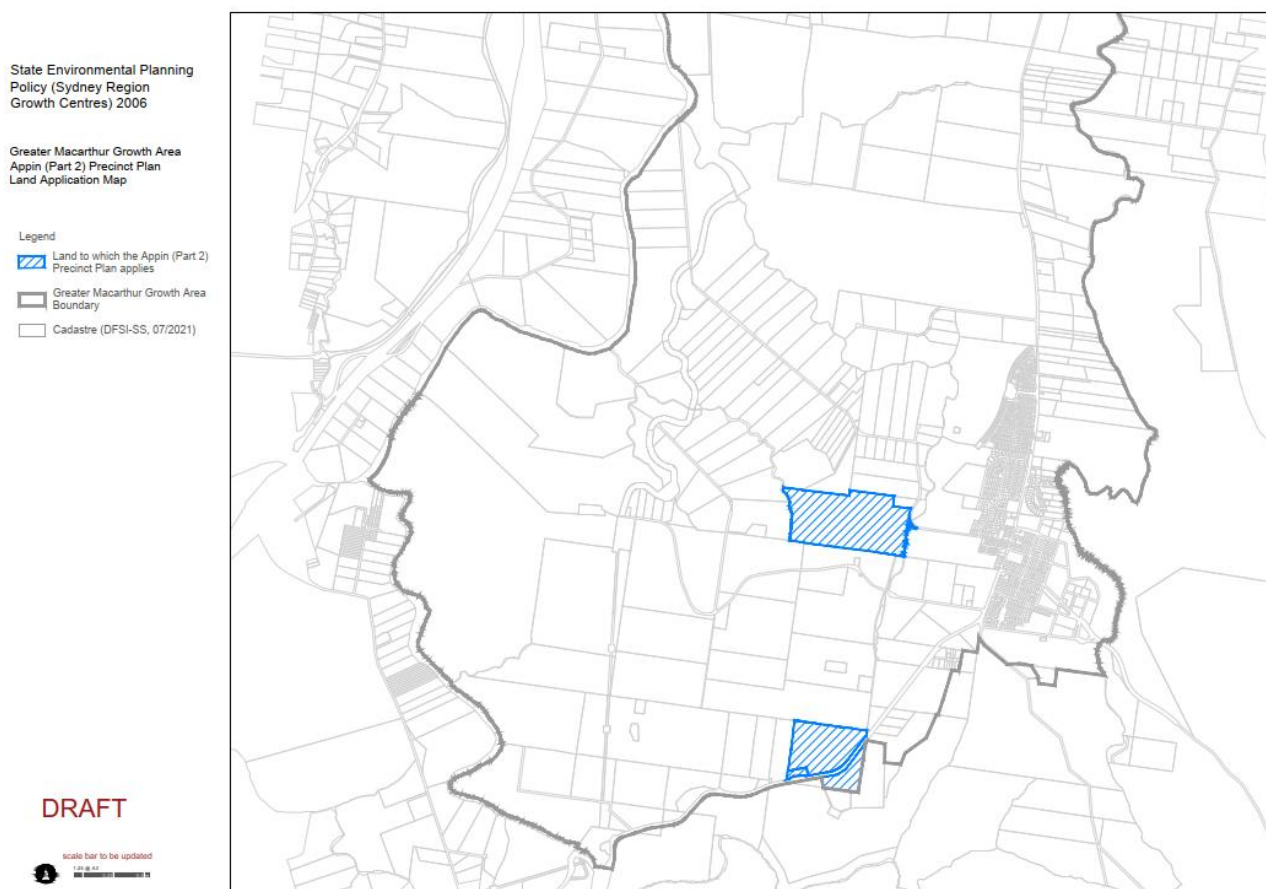
- Give effect to draft *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area*
- Identify appropriate zones and development standards for the Site to allow it to be developed for urban, infrastructure and environmental uses
- Deliver a statutory planning framework that is consistent with growth area planning in NSW

## PART 2 – EXPLANATION OF PROVISIONS

6.16 The objectives and intended outcomes of the Planning Proposal will be facilitated through amendments to the *Wollondilly Local Environmental Plan 2011 (WLEP 2011)* and an amendment to SEPP WPC to amend the precinct plan for the Appin (Part) Precinct. Upon the commencement of the amendment to the Appin (Part) Precinct Plan, the WLEP 2011 will cease to apply to the Site.

### Land Application Map

6.17 The Land Application Map is for the inclusion of the Appin (Part 2) Precinct (refer to **Figure 61**) as part of the WPC SEPP.



**Figure 61:** Proposed Land Application Map (Source: Proponent)

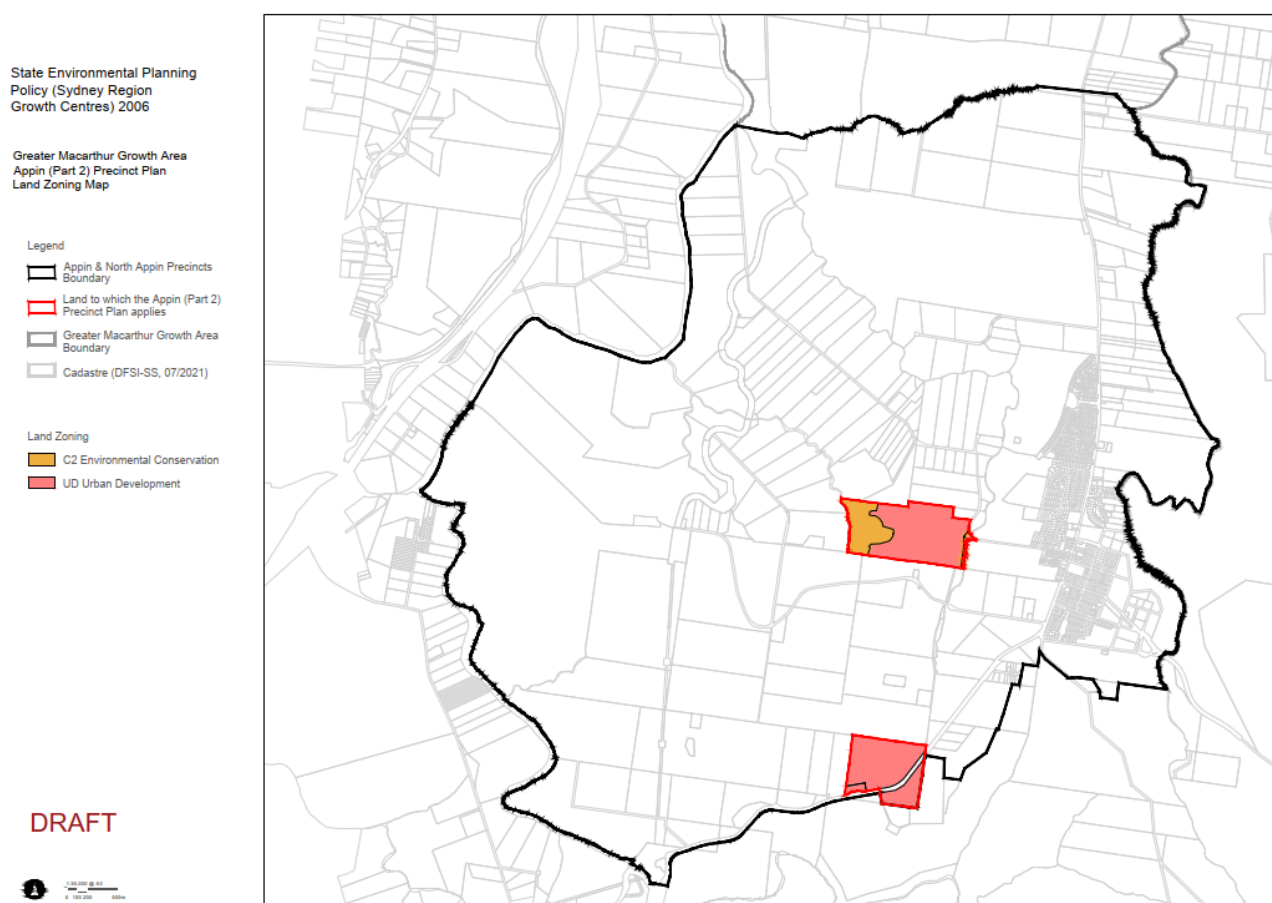
## Land Use Zones and the Land Use Table

6.18 The following land zones are proposed for the Appin (Part 2) Precinct. The proposed Land Zoning Map is shown in **Figure 62**:

- (C2) Environmental Conservation
- (UDZ) Urban Development

6.19 The CPCP land categories and Ministerial Direction 3.6 Strategic Conservation Planning have informed the Land Zoning Map.

6.20 A breakdown of the land use table with the permitted uses is provided in **Table 18**.



**Figure 62:** Proposed Land Zoning Map (Version 1) (Source: Proponent)



**Table 17:** Proposed land use zones

Zone and objectives	Permitted uses	Explanation of provision
<b>UDZ Urban Development</b>		
<p>Objectives:</p> <ul style="list-style-type: none"> <li>To manage the transition of land from non-urban uses to urban uses.</li> <li>To encourage the development of well-planned and well-serviced new urban communities in accordance with the Appin (Part) Precinct.</li> <li>To ensure a range of uses, and uses located in a way, are consistent with the strategic planning for the Appin (Part) Precinct.</li> <li>To safeguard land used for non-urban purposes from development that could prejudice the use of the land for future urban purposes.</li> <li>To ensure that land adjacent to environmental conservation areas is developed in a way that enhances biodiversity outcomes for the Precinct.</li> </ul>	<p><b>2 Permitted without consent</b></p> <p>Home occupations</p> <p><b>3 Permitted with consent</b></p> <p>Any development not specified in item 2 or 4</p> <p><b>4 Prohibited</b></p> <p>Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Mooring pens; Moorings; Open cut mining; Port facilities; Resource recovery facilities; Rural industries</p>	<p>This zone applies to:</p> <p><b>1) Land identified as <i>Certified – Urban Capable</i> by the CPCP.</b></p> <p>The zone reflects the degree to which the allocation of land uses can shift during the evolution of the land release process as detailed site engineering occurs.</p> <p>The greenfield nature of the Appin (Part 2) Precinct requires a degree of flexibility, provided some verification of strategic planning occurs.</p> <p>A specific clause within the Precinct Plan requires that a development application is consistent with the Appin (Part 2) Precinct Structure Plan.</p>
<b>C2 Environmental Conservation</b>		
<p>Objectives:</p> <ul style="list-style-type: none"> <li>To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values,</li> <li>To prevent development that could destroy, damage or otherwise have an adverse impact on those values.</li> </ul>	<p><b>2 Permitted without consent</b></p> <p>Nil</p> <p><b>3 Permitted with consent</b></p> <p>Environmental facilities: Environmental protection works;</p> <p><b>4 Prohibited</b></p> <p>Any other development not specified in items 2 or 3</p>	<p>This zone applies to areas mapped as:</p> <p><b>1) <i>Non-Certified – Avoided for Biodiversity and Avoided for Other Purposes</i> in the CPCP</b></p> <p>The zone allows these areas to be preserved for conservation outcomes as detailed in the CPCP.</p>

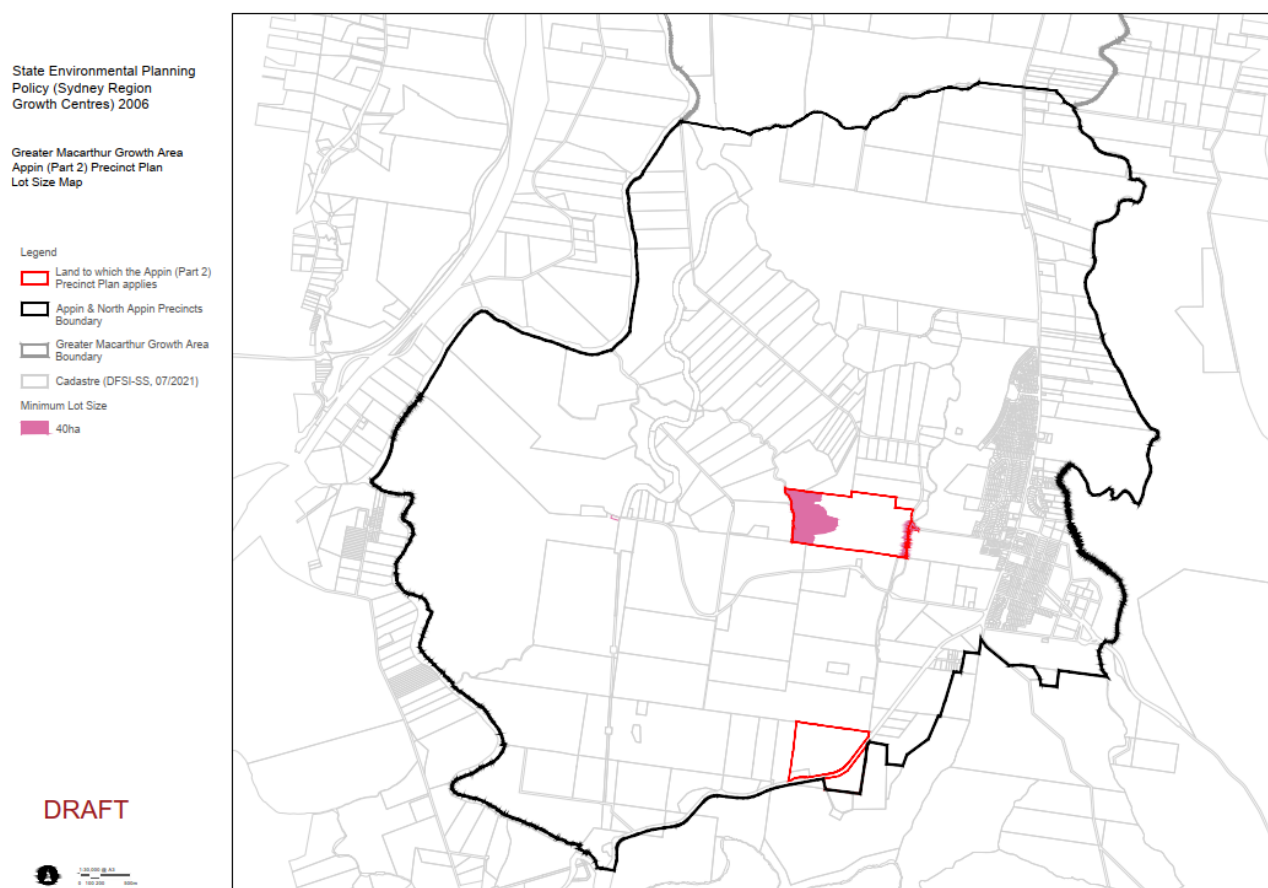
## Lot Size

6.21 The following minimum lot size (LSZ) control is proposed:

- a 40ha minimum lot size to the C2 Environmental Conservation Zone
- no minimum lot size control to the (UDZ) Urban development zone (refer to **Figure 73**)

6.22 This approach is consistent with recent planning in growth areas, allowing flexibility in the urban form outcome and a range of lot sizes to be achieved in Appin (Part 2) Precinct residential neighbourhoods.

6.23 The precinct plan includes density bands according to development typology.



**Figure 63:** Proposed Minimum Lot Size Map (Source: Urbis)

## Transport Corridor

6.24 A transport corridor is proposed to identify and reserve the major transport infrastructure routes through the site (refer to **Figure 73**) that are identified in the Greater Macarthur Growth Area Structure Plan.

6.25 This approach is consistent with PP-2022-3979, preserving a corridor through the **North Site** for the north-south connection of a rapid public transport to connect Appin, Gilead to The Campbelltown/ Metropolitan Cluster.

6.26 The corridor through the **North Site** is also preserved for the east-west road linking the Hume Highway and Appin Road through the Site.

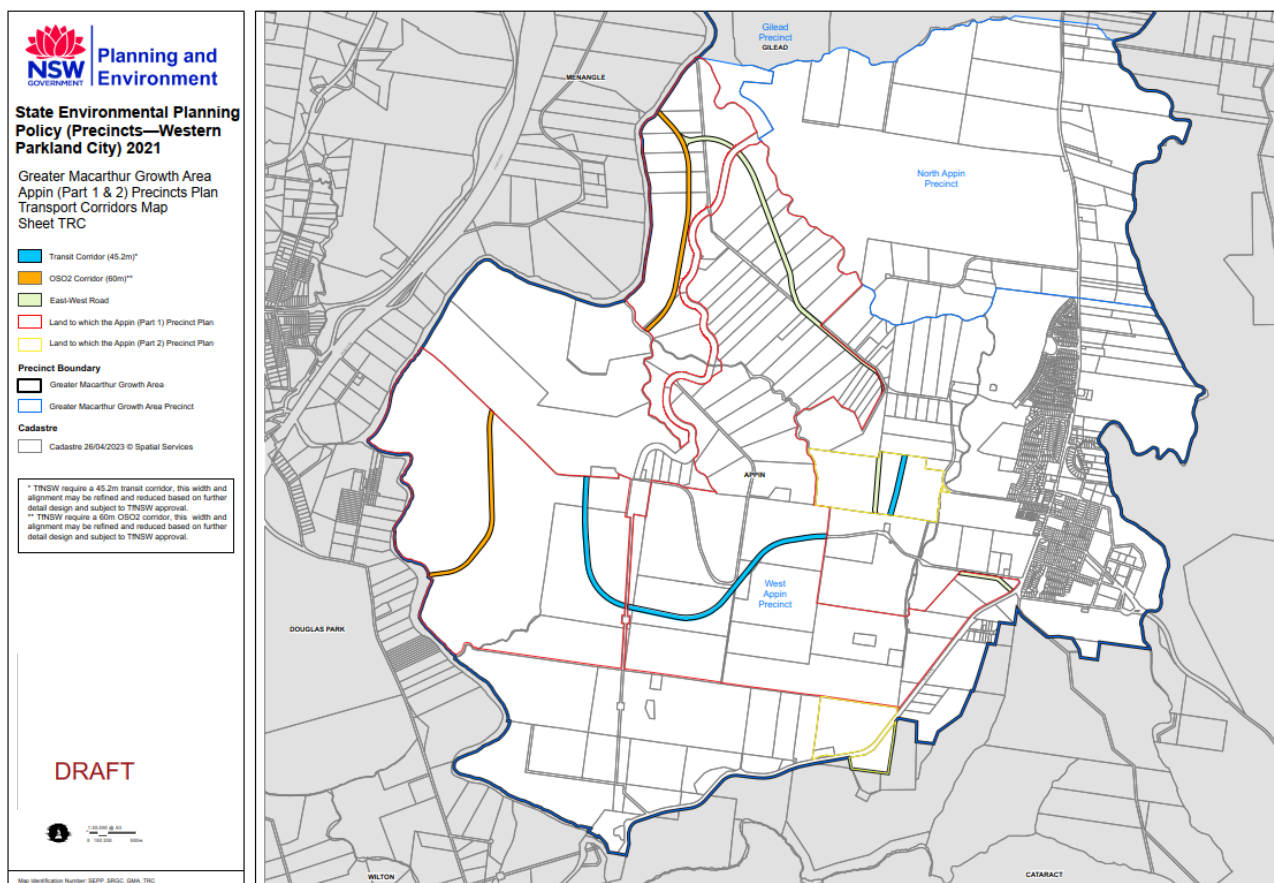


Figure 74: Transport Corridor Map (Source: Urbis)

## Residential Density

- 6.27 Clause 4.3A of the WPC SEPP is proposed to be amended to delete the dwelling cap as the relevant State and Local Planning Agreements will manage yield consistent with agreed infrastructure scope and delivery:

### 4.3A Residential density

~~(1) Development consent must not be granted to development resulting in more than 12,900 dwellings in the Appin (Part) Precinct.~~

(2) The density for development for the following purposes must be—

- (a) for development for the purposes of dwelling houses and dual occupancies—between 15 and 25 dwellings per hectare,
- (b) for development for the purposes of ~~residential flat buildings,~~ multi dwelling housing, mixed use development, seniors housing and shop top housing—between 25 and 45 dwellings per hectare,
- (c) for development for the purposes of attached dwellings—between 15 and 45 dwellings per hectare,

(d) for development for the purposes of residential flat buildings – between 25 and 70 dwellings per hectare.

(3) Subsection (2) does not prevent a subdivision providing for individual dwellings to be on separate lots if the consent authority is satisfied the subdivision does not also involve the creation of additional dwelling entitlements.

(4) In this section—

**density** means the ratio of the number of dwellings to the area of the land to be occupied by the development, including internal streets and half the width of roads adjoining the development that provide vehicular access to the development, but excluding land used for non-residential purposes.

6.28 Clause 4.3A (2) (d) is proposed to be included to provide for greater density of urban form when residential apartments are proposed.

## PART 3 – NEED FOR A PROPOSAL

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### Section A – Need for the Proposal

Q1. Is the proposal a result of an endorsed local strategic planning statement, strategic study or report?

6.29 **Yes.** Greater Sydney's population is projected to grow to approximately 6.1 million by 2041 – over a million more people than currently live in the region.

6.30 The Western City District Plan (the **Plan**) anticipates 464,450 new residents and 184,500 dwellings by 2036. To support this growth, the plan seeks to accommodate growth through economic corridors, growth areas and infrastructure links between strategic and metropolitan clusters. Land release growth areas will be vital to ensuring housing supply and securing economic development for the region. Objectives 10 and 11 of the Plan identify the need to provide greater housing supply, diversity and choice in the Western City District.

6.31 The NSW Government has identified Growth Areas to assist in accommodating this growth. The GMGA is one such growth area and is a logical extension of the urban form of southwest Sydney. The NSW State government declared Greater Macarthur as a growth area in 2019.

6.32 The Site is within the Greater Macarthur Area and will be one of the largest land release areas earmarked to support new communities within the Western City District. The Appin (Part 2) Precinct comprises 91.72 hectares, of which 100% is within the control of a single developer, which is key to the delivery of a large project. The District Plan identifies the importance of the Greater Macarthur Growth Area as one of the State-led projects planned for additional housing capacity. It also identifies a potential for a 'city serving transport corridor' running north-south through the Greater Macarthur Growth Area, connecting from the Campbelltown-Macarthur strategic centre to the south eastern portion of the growth area. The

connection will improve accessibility to/from the Appin (Part 2) Precinct as well as the Appin (Part 1) Precinct and the adjoining suburbs.

- 6.33 The Greater Macarthur 2040 Plan communicates Appin will become a location for residential living clustered within a landscape setting of cultural and natural significance within the Greater Macarthur region. These new communities will be supported by a series of local centres providing services and amenities to cater to future residents' needs. It will also create local jobs that will strengthen the local economy of Appin and Greater Macarthur.
- 6.34 The planning proposal will build on the principles of a self-sufficient community that contributes to the amenity of broader Appin and complement the existing Appin village, with currently limited facilities and amenities.
- 6.35 The Site is suitable and demonstrates strategic merit through its consistency with plans within the hierarchy of strategic plans. The Proposal provides the opportunity to realise the vision for the Greater Macarthur Growth Area. It makes a critical contribution to greater housing supply and diversity, along with additional local services, amenities and recreational facilities to serve the local communities of Appin (Part) Precinct and the broader Appin and North Appin Precincts.

**Q2. Is the proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

- 6.36 **Yes**, the Proposal is the best means to achieve the intended outcome to rezone land to permit housing, parks, centres, schools, roads and environmental management of ecologically significant land to accommodate population growth within the Western Parkland City. There is no other way to achieve this outcome.
- 6.37 The Proposal seeks to rezone the land within the Appin (Part 2) Precinct to facilitate urban development, housing and the delivery of regionally significant infrastructure. It is consistent with Government policy at the state and local levels. The Proposal is considered the best means of achieving those policies' objectives, priorities and intended outcomes. It is strategically aligned and consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan, the draft Greater Macarthur 2040 Plan and the Wollondilly LSPS.
- 6.38 The Proposal will enable the potential benefits for the Greater Macarthur Region and Wollondilly Shire to be unlocked. It fulfils the directions and objectives by rezoning the land within one of the major land release areas within the Western Parkland City, including the Greater Macarthur Growth Area, which is planned for additional housing growth.
- 6.39 The detailed review of the strategic context and land capability to accommodate residential communities within a strategic growth area that responds to the landscape character and natural elements demonstrates strategic merit in achieving a number of key objectives and priorities.
- 6.40 The location within the Greater Macarthur Growth Area allows the Proposal to capitalise on a place earmarked for urban development that contributes to the housing supply within the Western Parkland



City and South West Sydney. Future potential transport corridors within the area will establish connections to strategic centres that will provide better access to Campbelltown-Macarthur.

- 6.41 There exists a critical demand for additional housing supply and choice within South Western Sydney and the Greater Macarthur Regions. Housing in these regions, as envisioned by the Proposal, can respond to housing affordability.

## Section B – Relationship to Strategic Planning Framework

Q3. Will the proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plan or strategies)?

- 6.42 **Yes**, as described in **Chapter 3** and summarised in **Table 23**, the Proposal is consistent with the objectives and actions of *A Metropolis of Three Cities: Greater Sydney Region Plan*, the *Western City District Plan* and Greater Macarthur 2040.

**Table 18:** Relationship to Strategic Planning Framework

Strategic Plan	Consistency
<i>A Metropolis of Three Cities: Greater Sydney Region Plan</i>	<p>The Proposal is consistent with <i>A Metropolis of Three Cities: Greater Sydney Region Plan</i> (Region Plan) and reflects the following directions:</p> <p><b>A City Supported By Infrastructure</b></p> <p>The proposal contributes significantly to the community and social infrastructure as supported by the Social Infrastructure and Open Space Assessment prepared by Urbis.</p> <p>The Appin (Part 2) Precinct Structure Plan is anchored by a public transport corridor connecting the Site to existing and new centres. The public transport spine will link up with existing heavy rail and bus infrastructure to provide residents with access to employment and recreation opportunities.</p> <p><b>A Collaborative City</b></p> <p>The Proposal has been guided by the Technical Assurance Panel, a collaboration between state and local government departments and industry.</p> <p><b>A City For People</b></p> <p>The Appin and North Appin Precincts seek to create one (1) Local Centre and five (5) neighbourhood centres, six (6) schools, one (1) district and three (3) local community centres to provide facilities and essential services for future residents. One of the proposed schools is located within the Site.</p> <p><b>Housing The City</b></p> <p>The Region Plan identifies the need for 184,500 new homes in Western Parkland City by 2036. These homes are to be delivered in suitable locations where they can be close to existing and proposed infrastructure.</p> <p>The Proposal will provide new housing to meet the growing city's needs. A mix of low and medium-density housing types will cater to market preferences and provide diverse and affordable housing options. The Appin (Part 2) Precinct will deliver 1,312 dwellings.</p> <p><b>A City for Great Places</b></p> <p>One (1) new Local Centre and five (5) neighbourhood centres within the Appin and North Appin Precincts are proposed to be created with essential services, community facilities, and open space provision. Within the Appin (Part 2) Precinct, the local centre has co-located community facilities.</p> <p><b>A Well-Connected City</b></p> <p>The Proposal is designed to integrate land use, transport and infrastructure planning so that homes are within a 20-minute walk of a new Local Centre, with access to employment opportunities and open space. The Appin (Part 2) Precinct Structure Plan provides 400m walking catchments for residential areas to future bus stops that will connect to Campbelltown &amp; Macarthur train stations and strategic centres providing access to employment areas and health facilities within a 30-minute journey. The Proposal is within a 30-minute journey from several existing centres, including Campbelltown Macarthur, Wollongong and Wilton.</p> <p><b>Jobs and Skills for the City</b></p> <p>The Proposal will enable the redevelopment of two large landholdings in conjunction with the recently rezoned Appin (Part) Precinct into vibrant mixed-use communities with access to new and existing employment opportunities. The Proposal is within 30 minutes of several regionally significant employment hubs (Campbelltown/Macarthur, Wollongong) and 60</p>

Strategic Plan	Consistency
	<p>minutes of the Parramatta and Harbour CBD. The Site's proximity to the Western Sydney Airport and the new City of Bradfield will mean this new infrastructure is utilised efficiently.</p> <p>The Proposal will contribute to, and support, the creation of more than 4,000 new jobs within the Appin Precinct, a further 10,000 within the Moreton Park Road Enterprise area and access to more than 43,000m<sup>2</sup> of retail gross floor area. This will provide longer-term access to local employment opportunities and the construction phase of employment generation.</p> <p><b>A city in its landscape</b></p> <p>The Proposal respects environmental attributes, providing valuable new public open space and urban tree cover.</p> <p>The new public open spaces will be interspersed through the neighbourhoods providing equitable access by walking and cycling paths. Furthermore, conservation will protect and enhance existing green spaces along the Nepean and Cataract rivers.</p> <p><b>An efficient city</b></p> <p>Aligning land use and transport planning will positively impact emissions growth by locating homes close to employment opportunities and public transport options, thereby reducing reliance on private car travel. The Structure Plan provides homes within a 400m public transport catchment.</p> <p>The mixed-use nature of the new communities will mean daily needs for essential services and exercise are located close to home.</p> <p><b>A resilient city</b></p> <p>Adapting to climate change will be an important feature of resilient and healthy communities. The Proposal includes the preservation of existing natural areas and new green open space to increase the urban tree canopy and mitigate the impacts of climate change.</p>

Strategic Plan	Consistency
Western City District Plan	<p>The Proposal is consistent with Western City District Plan and reflects the following planning priorities:</p> <p><b>Planning Priority W1: Planning for a city supported by infrastructure</b></p> <p>The Appin (Part 2) Precinct will be supported by additional enabling infrastructure such as local road upgrades, public transport corridors and local services and amenities to support the new residential neighbourhoods within the GMGA. This infrastructure will connect future residents to neighbouring centres and attract visitors to the precinct.</p> <p><b>Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities</b></p> <p>The District Plan recognises cultural richness and diversity as critical to fostering healthy, creative, culturally rich and socially connected communities. The Appin (Part 2) Precinct Plan will help to enable strong social connections and support greater resilience and healthy lifestyles by celebrating the Site's natural landscape and cultural values.</p> <p>The Proposal is within Country with marked cultural sensitivity, particularly associated with the Appin Massacre of 1816 and adjacent to sites where that event unfolded.</p> <p>As outlined in <b>Chapter 4</b>, a process of engagement with Registered Aboriginal Parties (RAPs), First Peoples cultural knowledge holders and cultural knowledge advisors with connection to this Country has been underway for the broader Appin Precinct. This has informed sensitivity mapping, a draft CVAR and CwC Framework.</p> <p>The draft CVAR supports the CwC Framework by setting out ten commitments to inform the implementation of its principles and commitments to strengthen the Proponent's and government agencies' understanding and respect for the Country's cultural values.</p> <p>Forty-one draft recommended actions are identified to safeguard the identified cultural heritage values and meet the CwC commitments. The draft CVAR mapping and recommended actions have informed the development of the proposed precinct and structure plans.</p> <p>The draft CVAR is currently being finalised and will be submitted following review by the RAPs, cultural knowledge holders and cultural knowledge advisors, consistent with the Heritage NSW assessment process.</p> <p><b>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</b></p> <p>The District Plan identifies the need for an additional 184,500 dwellings between 2016 and 2036 within the Western City District, with housing to be provided in the right places to meet the demand for different housing types, tenure, price points, preferred locations and designs. The District Plan identifies five housing market demand areas in the Western City District: Fairfield, Liverpool, South West, Penrith-Blue Mountains and North West. The GMGA is identified within the South West housing market demand area.</p> <p>The Appin (Part 2) Precinct will contribute to delivering additional dwellings for the Western City District in a housing market demand area that would satisfy the residents' preferred housing location. The Appin (Part 2) Precinct forms part of the DPE Growth Area programs that aim to guide new communities' development in land release areas.</p> <p><b>Planning Priority W6: Creating and renewing great places and local centres and respecting the District's heritage</b></p> <p>The Appin (Part 2) Precinct is defined by nearby heritage elements and environmental corridors of significant biodiversity value. These elements are acknowledged within the Precinct Plan and Structure Plan, contributing to the character of future residential neighbourhoods. The proposed built-form character complements these heritage elements and ensures view corridors are not impeded.</p> <p><b>Planning Priority W14: Protecting and enhancing bushland and biodiversity</b></p> <p>The District Plan identifies the importance of protecting bushland areas and biodiversity to preserve natural habitat, cool the environment and support cleaner waterways and air quality. Biodiversity corridors run through the Site, including Elladale Creek. These corridors are proposed to be zoned C2 Environmental Conservation under the Appin (Part 2) Precinct Plan. These biodiversity corridors will be enhanced and protected by the CPCP. The cultural and environmental values of the biodiversity corridors have been assessed.</p> <p><b>Planning Priority W15: Increasing urban tree canopy cover and delivering Greed Grid connections</b></p>

Strategic Plan	Consistency
	<p>The District Plan aims to deliver on the Greater Sydney Green Grid for the Western City District. The Green Grid will deliver a network of high-quality green spaces that connects communities to the natural landscape. It will link tree-lined streets, waterways, bushland corridors, parks and open spaces to centres, public transport and public spaces.</p> <p>The Green Grid network within the Appin (Part 2) Precinct comprises a combination of natural environmental corridors, and waterways.</p> <p>The Landscape Vision for the Appin (Part) Precinct (comprising Parts 1 and 2) aims to provide an "Active and Adventurous Lifestyle" and deliver "Spaces for Everyone" by providing community-use areas that respond to the Site's history and key features.</p> <p>It identifies walking trails that connect key viewpoints, cultural heritage locations and key open space opportunities with facilities for the community to utilise. Five (5) trails are identified as the fitness trail, exploring the skyline trail, the meandering picnic trail, the water trail (in Part 2), and the cultural and educational trail. All trails contain cultural nodes connecting the community to the key culturally sensitive locations.</p> <p><b>Planning Priority W18: Delivering high-quality open space</b></p> <p>The Precinct Plan will deliver recreational facilities contributing to the Green Grid. This will include sporting ovals, playing fields, hard courts, bush food garden, nature and adventure park, kids' playground, skate park, dog park, and flexible open space for weekend market and outdoor community events.</p> <p>The open space network proposed is essential for visual amenity, recreational use and wildlife corridors. It creates linkages and joins parks, sports fields, road reserves and riparian corridors. It is focused on providing proposed open spaces within a 5-minute walk (400m) from most homes.</p>
<p><i>Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area</i></p>	<p>The Proposal is consistent with the key themes of the Greater Macarthur 2040, which include Place, Landscape, Built Form, Land Use and Movement. The Planning Proposal reflects the following objectives of the Greater Macarthur 2040:</p> <p><b><u>PLACE</u></b></p> <p><b>A connected urban community</b></p> <p>The Planning Proposal, in conjunction with PP-2022-3979, will deliver a series of residential neighbourhoods within the defining landscape feature branching off the Nepean River, including the Simpsons, Ousedale and Elladale Creeks. The residential neighbourhoods will be connected through the Green Grid network of Appin, along with a series of district parks and one regional park.</p> <p><b>A place where people live near families and friends in places they can afford</b></p> <p>The Planning Proposal, in conjunction with PP-2022-3979, will establish the planning work for the delivery of greater housing supply and choice in a new land release area within South-Western Sydney, which is identified as experiencing significant market demand. The Appin (Part 2) Precinct is well supported by social infrastructure and amenities, such as schools, sporting facilities and retail amenities, making it a desirable area for families to locate.</p> <p><b><u>LANDSCAPE</u></b></p> <p><b>A protected and enhanced environment</b></p> <p>Healthy waterways and connected bushland will separate the new residential neighbourhoods of Appin. The Landscape Plan aims to preserve and enhance these natural landscape features of Appin. It is also supported by the Historic Heritage Constraints Assessment and Aboriginal Cultural Values Assessment, which identify key sites of cultural value and significance within the Appin (Part) Precinct that will be celebrated and carefully preserved as part of the landscape character.</p> <p><b>Heritage conserved for future generations</b></p> <p>The draft CVAR supports the CwC Framework by setting out ten commitments to inform the implementation of its principles and commitments to strengthen the Proponent's and government agencies' understanding and respect for the Country's cultural values.</p> <p>Forty-one draft recommended actions are identified to safeguard the identified cultural heritage values and meet the CwC commitments. The draft CVAR mapping and recommended actions informed the development of the precinct and structure plans.</p> <p>The Appin Massacre Cultural Landscape, listed on the State Heritage Register in recognition of its shared Aboriginal and non-Aboriginal cultural heritage values, adjoins the <b>South Site</b>.</p>



Strategic Plan	Consistency											
	<p><b><u>BUILT FORM</u></b></p> <p><b>Engaging, well-designed places</b></p> <p>The Planning Proposal, in conjunction with PP-2022-3979, will be supported by a series of neighbourhood centres, forming part of a broader network of centres such as Appin Village and Wilton Town Centre. The provision of amenities and services to support the residential communities of Appin will improve the precinct's liveability and attractiveness.</p> <p>The broader Appin and North Appin Precincts will consist of one (1) local centre and five (5) neighbourhood centres, of which the local centre is located within the Appin (Part 2) Precinct. These centres will contribute to the 4,000+ jobs anticipated to be delivered for Appin.</p> <p><b><u>LAND USE</u></b></p> <p><b>A choice of housing</b></p> <p>The new residential neighbourhoods proposed within the Appin (Part 2) Precinct will contribute to a greater housing supply and diversity within the GMGA. The residential neighbourhoods will consist of a range of low and medium-density residential dwellings, given the proximity to amenities, services and biodiversity areas.</p> <p><b><u>MOVEMENT</u></b></p> <p><b>Transport will form the spine of the Growth Area</b></p> <p>The Planning Proposal, in conjunction with PP-2022-3979, builds on a road network that is consistent with the network envisaged by Macarthur 2040 and the supporting draft SIC plan for the GMGA.</p> <table><tr><th>#</th><th>Road/corridor</th><th>Strategic justification</th><th>Function</th></tr><tr><td>1.</td><td>East-west corridor connecting the Hume Highway to Appin/Bulli Road (40m corridor)</td><td rowspan="2">Consistent with the Greater Macarthur 2040 Plan and Draft SIC</td><td>Sub arterial connection to improve movement and connections for the Site and wider Appin and North Appin Precincts</td></tr><tr><td>2.</td><td>Transit Corridor</td><td>Provides a north-south connection for rapid public transport to connect Appin, Gilead to The Campbelltown/ Metropolitan Cluster</td></tr></table> <p>The Appin (Part 2) Precinct Structure Plan is anchored on a proposed public transport corridor which will link the residential neighbourhoods to the broader GMGA to the north. The medium-density residential uses are also clustered in areas of greater accessibility along this public transport corridor.</p> <p><b>Compact, walkable neighbourhoods</b></p> <p>The Site comprises a continuation of the compact residential neighbourhood clusters framed by open space and biodiversity corridors within PP-2022-3979. These open-space corridors also provide active transport links throughout the precinct for future residents. The residential neighbourhoods are each supported by a mixed-use centre consisting of a local school and district-level open space.</p>	#	Road/corridor	Strategic justification	Function	1.	East-west corridor connecting the Hume Highway to Appin/Bulli Road (40m corridor)	Consistent with the Greater Macarthur 2040 Plan and Draft SIC	Sub arterial connection to improve movement and connections for the Site and wider Appin and North Appin Precincts	2.	Transit Corridor	Provides a north-south connection for rapid public transport to connect Appin, Gilead to The Campbelltown/ Metropolitan Cluster
#	Road/corridor	Strategic justification	Function									
1.	East-west corridor connecting the Hume Highway to Appin/Bulli Road (40m corridor)	Consistent with the Greater Macarthur 2040 Plan and Draft SIC	Sub arterial connection to improve movement and connections for the Site and wider Appin and North Appin Precincts									
2.	Transit Corridor		Provides a north-south connection for rapid public transport to connect Appin, Gilead to The Campbelltown/ Metropolitan Cluster									

Q4. Is the proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another local strategy or strategic plan?

6.43 **Yes.** In March 2020, the Greater Sydney Commission confirmed its support for Wollondilly Shire Council's Local Strategic Planning Statement (**LSPS**) as being consistent with the Greater Sydney Region Plan and Western City District Plan. The Commission's support was based, in part, on Council's intent to deliver the Western City District Plan as set out in the Local Strategic Planning Statement.

6.44 Wollondilly 2040 identifies the following amenities to support the Appin Precinct:

- Investment in transport and social infrastructure
- Conservation of natural vegetation and protection of Koalas
- Integrated water and wastewater management
- Connected, walkable and cycling-friendly places
- Public open spaces
- Access to jobs, education, health and services

6.45 The Proposal responds to Wollondilly 2040 in a considered manner.

Q5. Is the proposal consistent with any other applicable State and regional studies or strategies?

6.46 **Yes,** the Proposal is consistent with other relevant State, and regional studies/strategies described in **Chapter 3** of this report and summarised in **Table 24** below.

**Table 19:** Other State and regional studies or strategies

Strategic Plan	Consistency
Future Transport Strategy 2056	<p>The Proposal is consistent with the following objectives established within the Future Transport Strategy 2056:</p> <p><b>Accessible Services - Transport enables everyone to get the most out of life, wherever they live and whatever their age, ability or personal circumstances</b></p> <p>Appin (Part 2) Precinct will contribute residential growth in areas of high amenity supported by a range of residential typologies, open space, local amenities and community facilities. The residential typologies proposed will enable a range of household types and are envisioned to cater for residents at different life stages, all of which will be served by accessible transport services.</p> <p>The residential areas are anchored by a public transport corridor connecting existing and new centres. It will ensure Appin is accessible to the surrounding regional centres of Campbelltown/Macarthur, Wilton and Wollongong.</p> <p><b>A metropolis of three cities, where people can access the jobs, education and services they need within 30 minutes by public or active transport</b></p> <p>The Proposal is strategically located:</p> <ul style="list-style-type: none"> <li>• To existing and proposed transport infrastructure within Western Parkland City</li> <li>• It is anchored by the regional transport corridor (M31 Hume Highway) connecting Campbelltown-Macarthur to the Southern Highlands and Canberra, which is earmarked for Sydney to Canberra Faster Rail.</li> <li>• To achieve a 30-minute city within the Greater Macarthur Growth Area,</li> </ul> <p><b>The success of our cities and regional towns depends on our network supporting attractive and healthy places</b></p> <p>The mixed-use nature of the new communities will mean daily needs for essential services and exercise are located close to home. Appin (Part 2) Precinct will provide homes within a 400m public transport catchment.</p>

Strategic Plan	Consistency
	<p>In addition, the Appin (Part 2) Precinct will be supported by walking trails and active transport along the biodiversity corridors, improving liveability for future residents and visitors. The natural setting of the Precinct makes it a potential destination for tourism. This will help set Appin up success for in the future, making it a more attractive local destination that promotes greater use of active and public transport.</p> <p><b>Moving more people by active and public transport has benefits for all</b></p> <p>Aligning land use and transport planning by locating homes close to employment opportunities and public transport options reduces reliance on private car travel. The Appin (Part 2) Precinct Structure Plan is designed to provide homes within a 400m public transport catchment. It will also have a positive impact on emissions growth.</p> <p>The public transport spine will also link up with existing heavy rail and bus infrastructure to provide residents with access to employment and recreation opportunities.</p>
Cumberland Plain Conservation Plan	<p>The Proposal is consistent with the following outcomes established within the Cumberland Plain Conservation Plan:</p> <p><b>Efficient delivery of development is supported by streamlined biodiversity approvals and planning certainty</b></p> <p>The CPCP is a conservation plan for Western Sydney that identifies strategically important biodiversity areas within the Cumberland subregion to offset the biodiversity impacts of future urban development to facilitate a vibrant, green and liveable city.</p> <p>In August 2022, the NSW Environment and Heritage Minister approved the CPCP, which provides biodiversity certification under Part 8 of the BC Act. This approval removes the need for landholders to seek their biodiversity approvals under the BC Act for development on certified - urban capable land as long as they comply with planning controls under the CPCP, as set out in the Strategic Conservation Chapter of the SEPP (Biodiversity and Conservation) 2021. Federal endorsement of the CPCP, required to address the EPBC Act, was made in March 2024.</p> <p><b>The extent and condition of native vegetation increase and improve in areas of the Cumberland subregion, most likely to support long-term viability and ecological connectivity</b></p> <p>The Precinct Plan and proposed land zoning map are consistent with the Ministerial Direction – 3.6 Strategic Conservation Planning. The landscape design strategy includes the treatment of water runoff, cleaning and filtering water, managing flood-prone areas and providing habitat for the regeneration of fauna, as well as restoring water-loving native vegetation to the creek and wetland areas. The proposal for green streets supports native vegetation through the precinct with staggered planting of endemic woodland species on the main roads to celebrate its bushland setting.</p> <p><b>The condition of riparian areas within the nominated areas improves</b></p> <p>The Appin (Part) Precinct is bound by a series of regionally significant riparian corridors with the Georges River to the east, the Nepean River to the west, Mallet Creek to the north and Cataract Creek to the south. The key principles adopted for the Appin (Part 2) Precinct in relation to natural setting and sustainability include preserving and managing CPCP land and additional bushland and riparian corridors for conservation as C2 zoned land.</p> <p>The Water Cycle Management Strategy proposed to support the rezoning has been designed to achieve water quality targets that will see a significant reduction in pollutants and nutrients discharged into riparian corridors.</p>

**Q6. Is the proposal consistent with applicable State Environmental Planning Policies?**

- 6.47 **Yes**, the Planning Proposal is consistent with the applicable State Environmental Planning Policies (SEPP) – refer to **Table 25**.

**Table 20:** Consistency with State Environmental Planning Policies

State Environmental Planning Policy (SEPPs)	Assessment	Consistency
SEPP (Biodiversity and Conservation) 2021	The Site is the subject of the CPCP, the States' strategic biodiversity certification for planned growth areas in western Sydney. Following the	YES

State Environmental Planning Policy (SEPPs)	Assessment	Consistency
	<p>CPCP approval by the State and Federal Ministers for the Environment, construction can commence without prepared biodiversity assessments</p> <p>The Proposal is consistent with the CPCP.</p> <p><b>Chapter 3, Koala Habitat Protection 2020</b> of the Biodiversity and Conservation SEPP, aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for Koalas to ensure a permanent free-living population over their present range and reverse the current trend of Koala population decline.</p> <p>The Proposal aligns with the Koala corridors identified in the CPCP and is consistent with protections and directions in Ministerial direction 3.6</p> <p>Niche completed the Ecological Assessment to provide a strategy for protecting and preserving biodiversity and conservation areas.</p> <p><b>Chapter 6, Water Catchments</b> of the Biodiversity and Conservation SEPP, aims to protect and maintain healthy water catchments while permitting development compatible with this goal.</p> <p>The Upper Nepean Catchment within the Sydney Drinking Water Catchment partly extends into the <b>South Site</b>. This part of the site is proposed to be zoned Urban Development and is designated as open space in the Appin (Part 2) Precinct Structure Plan.</p> <p>The <b>Site</b> is within the Hawkesbury-Nepean River Catchment of the Biodiversity and Conservation SEPP, which aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. The Proposal implements strategies to manage flora and fauna communities to conserve and enhance the diversity of species and genetics within the catchment. Further assessment will be undertaken at the development application stage.</p> <p><b>Chapter 13, Strategic Conservation Planning</b> of the Biodiversity and Conservation SEPP, aims to ensure development in nominated areas is consistent with the CPCP biodiversity certification under part 8 of the BC Act and part 10 of the EPBC Act.</p> <p>Part 13.3 outlines development controls for avoided land. The land mapped as avoided by the subject SEPP is proposed to be zoned as (C2) Environmental Conservation. The proposed land zoning will implement the planning framework to protect biodiversity in these areas and restrict development opportunities in line with the objectives of part 13.3.</p> <p>Part 13.4 outlines the development controls for strategic conservation areas. The land mapped as a strategic conservation area by the SEPP is proposed to be zoned as (C2) Environmental Conservation. The proposed zoning will implement the planning framework to protect and enhance biodiversity in these areas and restrict development opportunities in line with the objectives of part 13.4.</p> <p>Part 13.5 outlines the development controls for certified urban capable land and requires future development applications to consider the CPCP Mitigation Measures Guidelines. The Proposal accommodates all future asset protection zones within the certified urban capable land.</p>	
SEPP (Exempt and Complying Development Codes) 2008	The Proposal does not contain provisions that will contradict or hinder the application of the SEPP. Noting the SEPP does not automatically apply to the (UDZ) Urban Development Zone. It is anticipated that the Wilton Code will apply to the Appin and North Appin Precincts.	YES
SEPP (Housing) 2021	Not applicable to this Proposal.	N/A
SEPP (Industry and Employment)	<b>Chapter 3, Advertising and Signage</b> of the Industry and Employment SEPP, detailed compliance with SEPP provisions will be demonstrated within all future development applications relating to signage and advertising on the Site.	YES

State Environmental Planning Policy (SEPPs)	Assessment	Consistency
SEPP (Planning Systems) 2021	<p><b>Chapter 2, State and regional development (SRD)</b> of the Planning Systems SEPP, the application of the SRD SEPP depends on the context of future development applications on the Site.</p> <p>The rezoning proposal does not prevent the application of this SEPP for state-significant or critical infrastructure projects.</p> <p>Specifically, development for convention centres, exhibition centres and entertainment facilities with a CIV of more than \$30 million and development for other tourism-related purposes with a CIV of more than \$100 million is identified as significant state development (SSD). Future applications will either be progressed through the DPHI SSD approval pathway or, if relevant, through the Wollondilly Council traditional approval pathway.</p>	YES
SEPP (Precincts – Central River City) 2021	Not applicable to this Proposal.	N/A
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable to this Proposal.	N/A
SEPP (Regional) 2021	Not applicable to this Proposal.	N/A
SEPP (Precincts – Western Parkland City) 2021	<p>The Site is currently zoned (RU2) Rural Landscape under the WLEP2011.</p> <p>This proposal aims to rezone the Site into (UDZ) Urban Development and (C2) Environmental Conservation under Chapter 3 Sydney region growth centres of the WPC SEPP. The Proposal is consistent with State and local strategic planning policies and is located within the GMGA. Clause 3.1(a) of the WPC SEPP aims to coordinate land release for residential, employment and other development. The subject Proposal seeks to facilitate this process.</p>	YES
SEPP (Primary Production) 2021	<p>Not applicable to this Proposal.</p> <p>DPE identified the Site as a growth area in 2019 for land release and urban development, reinforcing that the Site is not needed for agricultural purposes.</p>	N/A
SEPP (Resilience and Hazards) 2021	<p><b>Chapter 4, Remediation of land</b> of the Resilience and Hazards SEPP, Clause 4 requires in the event of a change of land use. The planning authority must consider whether the land is contaminated and if the land can be suitably remediated for the proposed use.</p> <p>The Preliminary Site Investigation prepared by Douglas Partners identifies that the potential for significant, widespread contamination is generally low and, as such, the Proposal is deemed suitable (from a contamination perspective) for proposed rezoning for mixed land use, including residential.</p> <p>Consistent with the SEPP, further investigations of areas with a low potential for contamination are required when development applications are being assessed.</p>	YES
SEPP (Resources and Energy) 2021	<p>In relation to <b>Chapter 2 Mining, petroleum production and extractive industries</b> of the Resources and Energy SEPP, the precinct plan includes a satisfactory arrangement provision with respect to avoiding or minimising any incompatibility with future mining uses in the Site's immediate vicinity.</p> <p>Notwithstanding this provision, mining has already occurred on the Site.</p>	YES
SEPP (Sustainable Buildings) 2022	Detailed compliance with the Sustainable Buildings SEPP mandated energy and water efficiency levels will be demonstrated within all future development applications relating to residential uses on the Site.	YES
SEPP (Transport and Infrastructure) 2021	<b>Chapter 2, Infrastructure</b> of the Transport and Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development.	YES



State Environmental Planning Policy (SEPPs)	Assessment	Consistency
	<p>As development on the Site will involve subdivisions of 200 or more allotments and the development of 300 or more residential dwellings, future development applications will require concurrence from TfNSW per Schedule 3 of the SEPP.</p> <p>There are various divisions of the SEPP that will be triggered potentially for future development applications, including:</p> <ul style="list-style-type: none"> <li>• Electricity transmission or distribution network (Division 5).</li> <li>• Pipelines and pipeline corridors (Division 12).</li> <li>• Roads and road infrastructure facilities (Division 17).</li> <li>• Sewerage systems (Division 18).</li> <li>• Water supply systems (Division 24).</li> </ul> <p>Various development applications will be lodged and require assessment under the Transport and Infrastructure SEPP at the appropriate time.</p> <p><b>Chapter 3 Education establishments and child care facilities</b>, compliance with the design quality principles contained within Schedule 4 of the SEPP will be addressed in future development applications.</p>	

Q7. Is the proposal consistent with applicable Ministerial Directions (§9.1 directions)?

6.48 **Yes**, the Proposal is consistent with the applicable Ministerial Directions under section 9.1 of the EP&A Act, as discussed in **Table 26** below.

**Table 21:** Section 9.1 Directions

Ministerial Direction	Assessment	Consistency
<b>Focus Area 1: Planning Systems</b>		
1.1 Implementation of regional Plans	The Draft Proposal is consistent with the strategy, goals, directions and actions contained within the Western City District Plan, as outlined in <b>Chapter 3</b> of this report.	YES
1.2 Development of Aboriginal Land Council Land	Not applicable to the Planning Proposal.	N/A
1.3 Approval and Referral Requirements	It is not expected that the Planning Proposal will require further concurrence or referral provisions beyond those already included in the Appin (Part) Precinct Plan.	YES
1.4 Site-Specific Provisions	It is not expected that the Planning Proposal will require further zones or development standards beyond those already included in the Appin (Part) Precinct Plan.	YES
1.4A Exclusion of Development Standards from Variation	Not applicable to the Planning Proposal.	N/A
<b>Focus Area 1: Planning Systems – Place-Based</b>		
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable to the Planning Proposal.	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to the Planning Proposal.	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Planning Proposal.	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Planning Proposal.	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to the Planning Proposal.	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable to the Planning Proposal.	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to the Planning Proposal.	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the Planning Proposal.	N/A

Ministerial Direction	Assessment	Consistency
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to the Planning Proposal.	N/A
1.14 Implementation of Greater Macarthur 2040	<p>The Site forms part of the Greater Macarthur Urban Release Area (GMGA).</p> <p>This Proposal achieves the overall intent of Greater Macarthur 2040 and proposes a planning framework for the delivery of its planning principles, directions and priorities.</p>	YES
1.15 Implementation of the Pymont Peninsula Place Strategy	Not applicable to the Planning Proposal.	N/A
1.16 North West Rail Link Corridor Strategy	Not applicable to the Planning Proposal.	N/A
1.17 Implementation of the Bays West Place Strategy	Not applicable to the Planning Proposal.	N/A
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable to the Planning Proposal.	N/A
1.19 Implementation of the Westmead Place Strategy	Not applicable to the Planning Proposal.	N/A
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable to the Planning Proposal.	N/A
1.21 Implementation of the South West Growth Area Structure Plan	Not applicable to the Planning Proposal.	N/A
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable to the Planning Proposal.	N/A
<b>Focus Area 3: Biodiversity and Conservation</b>		
3.1 Conservation Zones	<p>The Planning Proposal applies a C2 Environmental Conservation Zone to areas mapped as Non-Certified (Avoided) and to some Non-Certified (Excluded) in the CPCP to ensure they are protected from development. Essential infrastructure is required to traverse the proposed Environmental Conservation zoned land to deliver infrastructure to support and service the development.</p> <p>The CPCP has provisions and guidelines to guide the process in these circumstances. The impact of this loss has been assessed, and mitigation is suggested. As a result, it is concluded that while there will be an impact, it will be appropriately mitigated in accordance with the legislation and therefore is acceptable.</p>	YES
3.2 Heritage Conservation	Not applicable to the Planning Proposal.	N/A
3.3 Sydney Drinking Water Catchments	<p>The Planning Proposal applies an Urban Development Zone to areas mapped as Sydney Drinking Water Catchment. The land is shown as open space in the Precinct Structure Plan.</p> <p>The conversion of the land from rural to urban parkland and requisite water quality and quantity measures will have a beneficial effect on water quality.</p>	PART

Ministerial Direction	Assessment	Consistency
	The Planning Proposal is not wholly consistent with the direction but is considered to be of minor significance given the objectives are achieved by the proposed open space use.	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to the Planning Proposal.	N/A
3.5 Recreation Vehicle Areas	Not applicable to the Planning Proposal.	N/A
3.6 Strategic Conservation Planning	<p>The Planning Proposal applies a (C2) Environmental Conservation Zone to areas mapped as Non-Certified (Avoided) in the CPCP to ensure they are protected from development. Essential infrastructure is required to traverse the proposed environmental conservation zoned land to deliver the infrastructure required to support and service the development.</p> <p>The CPCP has provisions and guidelines to guide the process in these circumstances. The impact of this loss has been assessed, and mitigation is suggested. The assessment is part of the Biodiversity Assessment prepared by Niche Environment and Heritage.</p> <p>As a result, it is concluded that while there will be an impact, it will be appropriately mitigated in accordance with the legislation and therefore is acceptable.</p>	YES
3.7 Public Bushland	Not applicable to the Planning Proposal.	N/A
3.8 Willandra Lakes Region	Not applicable to the Planning Proposal.	N/A
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable to the Planning Proposal.	N/A
3.10 Water Catchment Protection	Not applicable to the Planning Proposal.	N/A
<b>Focus Area 4: Resilience and hazards</b>		
4.1 Flooding	<p>The Water Cycle Management Strategy confirms that the Site can be developed in accordance with the Flood Plan Development Manual 2005.</p> <p>The Site is not within a flood planning area. 1 % AEP flows within the Nepean River will not impact the portions of the Site proposed for development. The Catchments are generally characterised as small (&lt;40 ha), and consequently, flood risks will be managed by providing a conventional major /minor street drainage system.</p>	YES
4.2 Coastal Management	Not applicable to the Planning Proposal.	N/A
4.3 Planning for Bushfire Protection	Portions of the Appin (Part 2) Precinct are identified as bushfire-prone land. The Strategic Bushfire Study prepared for the Proposal confirms the Site complies with this ministerial direction.	YES
4.4 Remediation of contaminated land	A preliminary site investigation has been prepared for this Proposal and concludes the common contaminants appear to be consistent with the Site's previous and current use for grazing. The Site can be remediated for use as residential development. Further studies will be required at the development application stages.	YES
4.5 Acid Sulphate Soils	<p>The Preliminary Geotechnical Report confirms that the Site is not mapped as having any acid sulphate soils.</p> <p>Not applicable to the Planning Proposal.</p>	N/A
4.6 Mine Subsidence and Unstable Land	The Appin (Part 2) Precinct is designated within the Appin Mine Subsidence Area. The Site was mined in the early 2000s. Consultation	YES

Ministerial Direction	Assessment	Consistency
	with Subsidence Advisory NSW will occur during the exhibition of the Proposal.	
<b>Focus Area 5: Transport and Infrastructure</b>		
5.1 Integrating Land Use and Transport	<p>The Site will benefit from significant investment in road, rail and air-based transport infrastructure in the region anchored by the new western Sydney airport. By providing a residential community within proximity to the proposed transport infrastructure the Proposal aligns with the objectives of Direction 3.4.</p> <p>The urban design and place ethos of the Appin (Part 2) Precinct Structure Plan has been to lay the foundation for a series of transit-based, self-contained, compact, connected, mixed-use, walkable urban neighbourhoods. Serviced by a mid-tier transit corridor connecting the urban settlement to the Greater Macarthur urban corridor and framed by the Nepean and Cataract Rivers, the broader landholdings will support a fully self-sufficient contemporary settlement. A unique lifestyle is envisaged, where residents will enjoy a return to some of the more timeless values of community living with significant local employment opportunities.</p> <p>The precinct incorporates employment areas that will generate significant local jobs near housing, reducing travel demand and encouraging walking and cycling. The Proposal is designed to allow for local bus services through each stage so that 90% of residents will be within 400m of a bus route.</p>	YES
5.2 Reserving Land for Public Purposes	<p>This Proposal is consistent with this direction in that it does not create, alter, or reduce existing zoning or reservations of land for public purposes.</p> <p>The Proposal will zone areas of environmentally significant to (C2) Environmental Conservation.</p> <p>The Proposal also identifies land required for public purposes as Transport Corridor. Under this designation, and as a requirement according to the Precinct Plan, affected development applications are subject to the concurrence of TfNSW.</p> <p>The Proposal will therefore comply with this Direction.</p>	YES
5.3 Development Near Regulated Airports and Defence Airfields	The Precinct is located approximately 35km south of the future Western Sydney Airport and is not located on land that is in an ANEF or ANEC contour of 20 or greater. The Proposal is, therefore, acceptable and will not impact airport operations.	YES
5.4 Shooting Ranges	Not applicable to the Planning Proposal.	N/A
5.5 High Pressure Dangerous Goods Pipelines	Not applicable to the Planning Proposal.	N/A
<b>Focus Area 6: Housing</b>		
6.1 Residential Zones	<p>The Site is located in the Greater Macarthur Growth Area and is identified for new housing through State and Local Government Strategic policies and directions.</p> <p>The Proposal encourages various housing types to provide for existing and future housing needs and efficiently uses existing infrastructure and services. The proposed residential development is designed considering the Site's topography, transport connections, centre locations and market need.</p> <p>The Proposal supports low &amp; medium-density residential outcomes:</p> <ul style="list-style-type: none"> <li>• <b>Low Density:</b> base minimum allotment size of 200sqm in low-density areas (consistent with the Wilton Growth Area DCP) with larger lots and site-responsive housing in areas of challenging topography</li> </ul>	YES



Ministerial Direction	Assessment	Consistency
	<ul style="list-style-type: none"> <li><b>Medium-density:</b> predominantly attached products located near areas of higher amenity (open space, riparian corridors, transit options and centres)</li> </ul> <p>Multi-dwelling housing and residential flat buildings in centres, noting that this may not be feasible in the initial years of the project, but over time as development progresses, this will be an attractive housing option to assist with the provision of a diverse range of housing</p> <p>This approach will offer a consistent approach to residential development in Sydney's growth areas while encouraging housing choice, efficient infrastructure use, and minimising impact on environmental lands.</p> <p>A satisfactory arrangement style clause for the provision of essential services (water, wastewater, power and communications), exists in the Appin (Part) Precinct Plan.</p>	
6.2 Caravan Parks and Manufactured Home Estates	Not applicable to the Draft Proposal.	N/A
<b>Focus Area 7: Industry and Employment</b>		
7.1 Employment Zones	<p>The Proposal does not affect land within an existing or proposed business or industrial zone.</p> <p>The Proposal will support the delivery of 30,000m<sup>2</sup> of retail and commercial floor space.</p> <p>Additional employment opportunities will be attributed to the self-employed (Tradespersons) working from home.</p>	YES
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to the Planning Proposal.	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to the Planning Proposal.	N/A
<b>Focus Area 8: Resources and Energy</b>		
8.1 Mining, Petroleum Production and Extractive Industries	The Appin (Part 2) Precinct is designated within the Appin Mine Subsidence Area. The Site was mined in the early 2000s. Consultation with Subsidence Advisory will occur during the exhibition of the Proposal.	YES
<b>Focus Area 9: Primary Production</b>		
9.1 Rural Zones	The GMGA is located outside the Metropolitan Rural Area and has been identified as a growth area since 2019, reinforcing that the Site is not needed for agricultural purposes.	YES
9.2 Rural Lands	The GMGA is located outside the Metropolitan Rural Area and has been identified as a growth area since 2019, reinforcing that the Site is not needed for agricultural purposes.	YES
9.3 Oyster Aquaculture	Not applicable to the Planning Proposal.	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to the Planning Proposal.	N/A

## Section C – Environmental, Social and Economic Impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

### Biodiversity

- 6.49 The CPCP is a conservation plan for Western Sydney that identifies strategically important biodiversity areas within the Cumberland subregion to offset the biodiversity impacts of future urban development.
- 6.50 The CPCP does this by mapping land into three categories: certified – urban capable, non-certified avoided, and non-certified – excluded land.
- 6.51 The Site has land mapped as:
- Certified Urban Capable – is assigned for urban development (Urban Development Zone)
  - Non-Certified Avoided – is assigned for conservation and part essential infrastructure, where it is essential for the delivery and servicing of the development (C2 Conservation Zone)

**Table 22:** CPCP Land Categories and Land zoning areas

Final CPCP land category	Proposed scheme rezoning	Total (ha)
<b>Certified</b>		
Certified - urban capable land	UD Urban Development	82.46
<b>Non-Certified</b>		
Avoided land	C2 Environmental Conservation	17.64
<b>Grand Total</b>		<b>100.10</b>

- 6.52 Niche Environment and Heritage has prepared a Biodiversity Assessment for the Proposal. This is summarised in **Chapter 4**.
- 6.53 This Biodiversity Assessment also outlines the approach to mitigation measures associated with the development of the Site with reference to the CPCP.
- 6.54 The impacts and corresponding mitigation measures are summarised in **Table 28**.

**Table 23:** CPCP Land Categories and Land zoning areas

Impact	Mitigation
Zoning of land for the UD Urban development zone	<u>Certified-urban capable</u> – The CPCP has assessed the impact as this land is consistent with the land identified as urban capable. The zoning of this land for urban purposes is consistent with the planning controls to enforce the CPCP
Zoning of land for C2 Environmental Conservation	Non-certified Avoided Land is proposed as C2 Environmental Conservation zone. Ministerial direction 3.6 envisages circumstances where infrastructure required to service and support the development can be considered acceptable through land mapped as Non-certified-avoided. The infrastructure that will traverse the C2 land is envisaged by government

	planning for the GMGA and is essential to service and support the Appin and North Appin Precincts.
Impact on Koala corridors	Mapped Koala corridor Land is proposed as C2 Environmental Conservation zone. Infrastructure may be provided within this land consistent with Ministerial direction 3.6 and is subject to future assessment under Part 4 or Part 5 of the Act.

**Q9. Are there any other likely environmental effects as a result of the proposal, and how are they proposed to be managed?**

- 6.55 **Chapter 4** of this report details the potential environmental impacts uncovered through detailed site investigations. Below is a summary of the potential environmental impacts resulting from the Planning Proposal and how they are proposed to be managed:

**Flooding**

- 6.56 J. Wyndham Prince (JWP) was engaged in preparing the Water Cycle Management Strategy to support the proposed rezoning of the Appin (Part 2) Precinct. The strategy includes consideration of the Wollondilly Shire Flood Study – Broad Scale Assessment. A summary of this assessment is outlined in **Chapter 4**.
- 6.57 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 suggesting that the development of Appin (Part 2) Precinct will not be impacted during a major flooding event.
- 6.58 Based on the information provided in the Water Cycle Management Strategy, the Proposal can be supported in its current form.

**Geotechnical**

- 6.59 Douglas Partners Pty Ltd (Douglas Partners) was engaged to conduct the Geotechnical Assessment to inform the Proposal. The assessment has found the proposed development is feasible from a geotechnical perspective, with later stages of the detailed design process to be accompanied by additional investigations.
- 6.60 The assessment reveals that saline conditions are present. Preliminary salinity testing indicates that the salinity potential of the Site would be within usually accepted limits, which could be managed by good engineering and land management practices. Laboratory results indicate non-sodic to highly sodic conditions for the samples tested. Accordingly, management strategies will be required to manage the exposure to sodic and highly sodic soils.
- 6.61 The results of the Geotechnical Assessment have not identified any issue that would preclude the urban development of the Appin (Part 2) Precinct. The assessment concludes that the findings are manageable, subject to appropriate design and construction considerations.

## Contamination

- 6.62 Douglas Partners was engaged to conduct the Contamination Assessment to inform the Precinct Plan as part of the Planning Proposal. The assessment identified that the contaminants within the Site are typical of rural sites and do not preclude the rezoning of the Appin (Part 2) Precinct.

## Cultural Values Assessment and Connecting with Country Framework

- 6.63 The Proposal is within Country with marked cultural sensitivity, particularly associated with the Appin Massacre of 1816, and adjacent the specific sites where that event unfolded.
- 6.64 GHD, in partnership with Zion Engagement and Planning (Zion) and Waters Consultancy, was engaged by the DPE to guide the application of the NSWGA CwC Framework during the Greater Macarthur 2040 Plan update and to inform the preparation of the Proposal.
- 6.65 The engagement process produced the Greater Macarthur Growth Area (GMGA) cultural sensitivity mapping, which identified broad areas with high-level sensitivity where further assessment and engagement were required before plans for urban development could be finalised.
- 6.66 To ensure the early engagement of stakeholders, the Proponent engaged Waters Consultancy to prepare simultaneously 'The Appin Project: Cultural Values Assessment and Connecting to Country Report' (CVAR), which addressed the Heritage NSW Aboriginal cultural heritage assessment process and the CwC Framework. The draft cultural mapping, findings, aims and recommendations in the draft CVAR were informed and guided by engagement with Registered Aboriginal Parties (RAPs), First Peoples cultural knowledge holders and cultural knowledge advisors with connection to this Country.
- 6.67 The draft CVAR supports the CwC Framework by setting out ten commitments to inform the implementation of its principles and commitments to strengthen the Proponent's and government agencies' understanding and respect for the Country's cultural values.
- 6.68 Forty-one draft recommended actions are identified to safeguard the identified cultural heritage values and meet the CwC commitments. The draft CVAR mapping and recommended actions have informed the development of the proposed precinct and structure plan.
- 6.69 The draft CVAR is currently being reviewed. The revised CVAR will be finalised following review by the RAPs, cultural knowledge holders and cultural knowledge advisors, consistent with the Heritage NSW assessment process.
- 6.70 The mitigation and management measures will be known upon completion of the review process and will inform future Development Applications.

## Heritage NSW –The Appin Massacre Cultural Landscape State Listing

- 6.71 In July 2021 the Heritage Council of NSW and the Aboriginal Cultural Heritage Advisory Committee (ACHAC) co-nominated the Appin Massacre Cultural Landscape for listing on the State Heritage Register in recognition of its shared Aboriginal and non-Aboriginal cultural heritage values. The GMGA

engagement process and CVAR cultural mapping process contributed to Heritage NSW's cultural heritage assessment process.

- 6.72 In September 2022, the Heritage Council recommended that the Minister for Environment and Heritage direct listing the Appin Massacre Cultural Landscape as a State Heritage Register item comprising five areas. The Appin Massacre Cultural Landscape was subsequently listed on the SHR.
- 6.73 The Site is significant due to its proximity to the location of the Appin Massacre which directly adjoins the **South Site**.

#### Aboriginal Objects

- 6.74 Niche Environment and Heritage has prepared an Aboriginal Objects Due Diligence to help identify heritage constraints and opportunities in the study area relating to Aboriginal archaeology. The assessment results found a new Aboriginal cultural heritage site within the activity area.
- 6.75 Niche recommends several measures before development occurs on the land involving Aboriginal community consultation per the Aboriginal Cultural Heritage Consultation Guidelines for Proponents 2010. Additionally, an Aboriginal Cultural Heritage Assessment (ACHA) will be required to fully assess the impact of the proposed works on Aboriginal objects and cultural heritage resources within the activity area. All new Aboriginal cultural heritage sites identified during the site inspection will be registered through the Australian Heritage Information Management System (AHIMS). An Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the *National Parks and Wildlife Act 1974* will be required for the identified Aboriginal objects if the proposed harm cannot be avoided.
- 6.76 It is typical for the preparation of an ACHA report to be undertaken for the development application stage of a project. Therefore, the Proposal has addressed all matters required for the precinct planning stage and can progress to the next stage.

#### European Heritage

- 6.77 Niche Environment and Heritage have prepared a Historic Heritage Constraints Assessment (HHCA) to inform the Appin (Part 2) Precinct Plan. The HHCA provides management recommendations and mitigation strategies in response to heritage constraints and potential archaeological findings. A historical overview of the Site within the context of the broader Appin and North Appin Precincts is provided, further informed by a detailed site inspection. The evaluation of physical evidence of potential items on the Site has identified various disturbances.
- 6.78 An assessment of significance supports the HHCA in evaluating the cultural significance of the Site according to standard assessment criteria and guidelines.
- 6.79 To protect matters of significance, a heritage impact statement can be prepared to assess the impact at the development application stage. There are no other matters to consider for the Appin (Part 2) Precinct Plan.



## Bushfire

- 6.80 The Appin (Part 2) Precinct is mapped as bushfire-prone land. Eco Logical has prepared a Strategic Bushfire study. A summary of this study is in **Chapter 4**.
- 6.81 It concludes that while the Site is in a bushfire landscape, it is moderated through various mitigation advantages. Due to planned urban growth and the Precinct's capacity to provide appropriate bushfire protection measures, it has a decreasing risk profile. Traffic modelling has also demonstrated capacity for early offsite evacuation.
- 6.82 The delivery of the transport network proposed as part of the Appin (Part) Precinct Plan will also improve bushfire protection and evacuation for the existing Appin community.
- 6.83 The Proposal to rezone the Site for urban development meets the strategic planning principles outlined in Planning for Bushfire Protection (PBP). There is scope for future development to achieve the required bushfire protection measures, including providing Asset Protection Zones (APZ), perimeter roads, and other bushfire mitigation measures. These measures are standard practice and achievable during the staged development of the Precinct. Statutory provisions under the *Environmental Planning and Assessment Act 1997* require a developments' impact to be continually considered, assessed and concurrence obtained from the Rural Fire Service at the development application stage.
- 6.84 The precinct's capacity for bushfire protection measures and mitigation, along with a decreasing risk profile moderated by precinct activation and the planned development of surrounding growth areas, presents future planned neighbourhoods that increase bushfire resilience. There are no other matters to consider as part of the Appin (Part 2) Precinct Plan.

## Air Quality

- 6.85 Northstar has prepared an Air Quality Opportunities and Constraints Review to assess the existing environmental conditions and potential air quality pollutants. A summary of this report is in **Chapter 4**.
- 6.86 The review examines the potential risks of both the existing and proposed identified sources of air quality and odour, which conclude the existing and proposed sources of air quality and odour do not present significant constraints to the Site's rezoning.
- 6.87 While the development types are yet to be confirmed, they are assumed to be typical of a populated suburban centre. Major sources of potential air pollutants, such as those resulting from industrial or manufacturing processes that may impact receptors, are considered unlikely. As such, an appropriate design following the relevant guidelines and Australian Standards would be appropriate to manage any potential impacts of these future sources of air emissions at the development application stage.
- 6.88 While a high-level risk review demonstrated that medium (i.e. manageable) air quality risks were associated with identified sources within the relevant recommended separation distances, it is anticipated that with appropriate land use planning and design and consideration of appropriate regulatory standards and guidelines, these would be further reduced. It has been determined that the identified sources of air quality and odour will not form a significant constraint on the Proposal.

### Acoustics

- 6.89 Spectrum Acoustics have prepared an Acoustic Report. A summary of this report is in **Chapter 4**.
- 6.90 The assessment has identified several existing and proposed noise sources and their typical noise levels. Based on this, general noise control options have been detailed. The assessment has indicated that a combination of relatively common architectural treatments (e.g. window treatment, brick veneer buildings, insulation etc.) and construction of noise barriers, when required, can be employed to achieve an adequate acoustic amenity in future residences.
- 6.91 From an acoustic point of view, the Proposal can be supported, provided the appropriate noise attenuation measures are incorporated at key existing noise-generating sites. Further detailed modelling will be required at key noise sources at the development application stage. To achieve acceptable acoustic levels for the Site, existing statutory requirements are in place and will be addressed at the development application stage.

### Mining

- 6.92 The Site is located within the Appin Mine Subsidence District. This does not preclude development as there are clear and accepted building standards for all forms of development, particularly housing, to mitigate impacts from subsidence. Future development can be designed and constructed in accordance with the relevant standards to mitigate and minimise the effects of mine subsidence.
- 6.93 Mining operations have been completed across the Site.
- 6.94 NSW Subsidence Advisory will be an integrated referral agency for all future development applications for subdivisions and structures. It will monitor, assess and place conditions on development applications to mitigate subsidence impacts upon development within the Site.

### Urban Heat Island Effect

- 6.95 Civile conducted an Urban Heat assessment report regarding climate, weather and exposure to heat, as well as opportunities to address and mitigate urban heat. The report is summarised in **Chapter 4**.
- 6.96 To improve resilience to urban heat, urban areas will be planned and designed to reduce heat at the city scale and its impacts on a human scale. A significant proportion of the Site is proposed to be retained for conservation and open space. This provides the foundation for managing urban heat. A 40% tree canopy coverage target will supplement this.
- 6.97 Other cooling techniques, such as integrating water into the landscape and using cool materials, are other matters that can be explored in preparing a development control plan.

#### Q10. Has the planning proposal adequately addressed any social and economic effects?

##### Cultural Recognition

- 6.98 The Draft CVA assessment and CWC Framework developed by Waters Consulting is the first step in recognising past events and acknowledging the Precinct's significance. The CWC framework provides a structure to integrate recognition and First Nations people into the project as it progresses.

##### Open Space and Community Facilities

- 6.99 Urbis prepared a detailed Social Infrastructure and Open Space Assessment for the Appin and North Appin Precincts. This report is summarised in **Chapter 4**.
- 6.100 The Appin (Part 2) Precinct Plan will deliver approximately 1,312 new dwellings and be supported by open space elements detailed in the Social Infrastructure and Open Space Assessment report, summarised in **Chapter 4**.
- 6.101 The report provides information on the provision of open space and social infrastructure across the Appin and North Appin Precincts. It is to be used to inform a local contribution plan and provision of open space across the precincts.
- 6.102 The Appin and North Appin Precincts Indicative Plan contains 20.99ha of regional open space, 121.43ha of district open space and 48.64ha of local open space, totalling 191.1ha.
- 6.103 The Appin (Part 2) Precinct contains 7.08ha of district open space and 1.99ha of local open space, totalling 9.07ha.
- 6.104 Based on a projected population of 3,709 people, the Appin (Part 2) Precinct provides 2.45ha of local, and district open space per 1,000 people. The proposed open space provision falls just short of the benchmark contained in Wollondilly Shire Council's Contributions Plan (2.83ha per 1,000 people) but benefits from an overprovision of open space in the Appin (Part 1) Precinct.
- 6.105 Open space areas have been distributed throughout the Appin and North Appin Precincts to provide a connected and accessible recreation network. All residents will be within 2km of a district space and 10km of the regional space.
- 6.106 The new public open spaces will be interspersed through the neighbourhoods providing equitable access by walking and cycling paths. Furthermore, conservation will protect and enhance existing green spaces along the watercourses.

##### Economic Impacts – Wilton Town Centre

- 6.107 Urbis completed an assessment of the retail floorspace demand and employment potential within the Appin and North Appin Precincts.
- 6.108 Under the current strategic planning context, Wilton Town Centre is earmarked to support up to 50,000 sqm. of floor area by 2046.

- 6.109 Wilton's main trade area population is expected to reach almost 70,000 by 2030 and 90,000 by 2035. Strong forecast population growth over the short to medium term is expected to support a single DDS sub-regional scale town centre in the first stage at Wilton (approximately 2030), supported by greenfield population growth and the established residential population within the Picton and Tahmoor region.
- 6.110 A double DDS sub-regional scale town centre is estimated to be supportable by 2035, with a main trade area population of over 90,000 residents. The population required to support large-scale retail facilities at Wilton Town Centre will be well established before the Appin Precinct, with the Appin and North Appin Precincts only reaching over 50,000 residents within its main trade area by 2040 (Wilton is forecast to achieve this by around 2026).
- 6.111 The development of retail facilities within the Appin (Part 2) Precinct will be supported by the immediate resident catchments. It will not impede upon the scale, mix, role or function of the Wilton Town Centre.

#### Economic Impacts – Appin Village Centre

- 6.112 The existing Appin Centre features an IGA supermarket (approximately 1,400m<sup>2</sup>) and a small provision of around 12 convenience retail outlets, including a pharmacy, butcher, bakery, newsagency, liquor store, barbershop and a small range of food and beverage outlets. The development of retail facilities within the Appin (Part 2) Precinct will not impede the Appin Village centre, refer to **Table 30**.

**Table 24:** Assessment of impact on Appin Village Centre

Factor	Key Point
<b>Existing Appin centre</b>	The existing Appin centre is of a limited scale, providing convenient amenities for residents to undertake top-up shopping. It is estimated there is around 2,600 sqm. of retail floor space within the existing centre.
<b>Retail Demand Study</b>	<p>The retail demand study indicated that around 20,000 sqm. of supermarket floor space was supportable across the trade area over the forecast period, including the existing provision at Appin.</p> <p>On average, centres are estimated to achieve a turnover of \$11,900 per sqm., reflecting a solid trading performance over the longer term.</p>
<b>Future Trading Potential</b>	Applying this average trading performance (noting some stores will be better and worse than the average) indicates that at \$18 million, the Appin Village Centre is estimated to achieve a 7.5% market share of retained supermarket spending and a 6% share of total supermarket spending.
<b>Future Growth</b>	<p>Given the rapid and substantial increase in the spending market within the local area, there will be a much larger pool of expenditure from which Appin can draw trade, even despite future competitive developments.</p> <p>Appin will remain an attractive retail destination, though it will likely need to change and evolve to create a point of difference in the market (e.g. heritage amenities, events and activations).</p>
<b>Impacts</b>	Impacts are expected to be manageable given the future growth in the market, and the economic viability of Appin is not expected to be impacted to unsustainable levels given this rapid market growth opportunity.

## Economic Benefits

6.113 It is estimated that the development of the Appin (Part 1) Precinct will be the catalyst for the following economic benefits:

- 800 jobs in light industrial and bulk goods precincts in the Appin Precinct.
- 4,100 population-based jobs
- 10,000 jobs in the Moreton Park Employment Precinct
- Retail spending growth will grow from \$77 million (2020) to more than \$1.2 billion upon completion of the GMGA land release Precincts. This spending will support the development of a range of retail centres
- Additional local retail expenditure associated with the delivery of new residential dwellings are estimated to support significant economic activity, including:
  - Total retail spending is forecast to reach approximately \$1.18 billion upon completion of residential development, from the present estimate of \$77 million
  - Upon completion, the primary trade area is expected to account for more than 75% of the total retail spending in the trade area
  - Food retail accounts for the highest proportion of spending within the trade area at 46%, resulting in \$545 million of expenditure upon completion

6.114 The Appin (Part 2) Precinct will specifically deliver the following additional social and economic benefits:

- 1,217 jobs in the 30,000 m2 Local Centre
- Further generation of indirect jobs through suppliers and expenditure of those employed in the Local Centre
- Appin (Part 2) Precinct residents will have more options for shopping and dining and receive potential benefits in terms of price and quality of offer due to increased retail competition in the area
- Locals will also have better accessibility with enhanced parking and other transport arrangements
- Ancillary and non-retail uses like gyms and medical centres will contribute to the well-being of the community
- With increased retail provision in the area, the residents will no longer need to travel outside of the area for shopping, lowering the travel time and cost, and environmental impacts
- The provision of more jobs closer to home will allow residents to work locally, reducing the need to travel further afield to work and also alleviate pressure on the broader road network

## Section D – State and Commonwealth Interests

### Q11. Is there adequate public infrastructure for the proposal?

6.115 **Yes.** The Proposal provides adequate infrastructure.

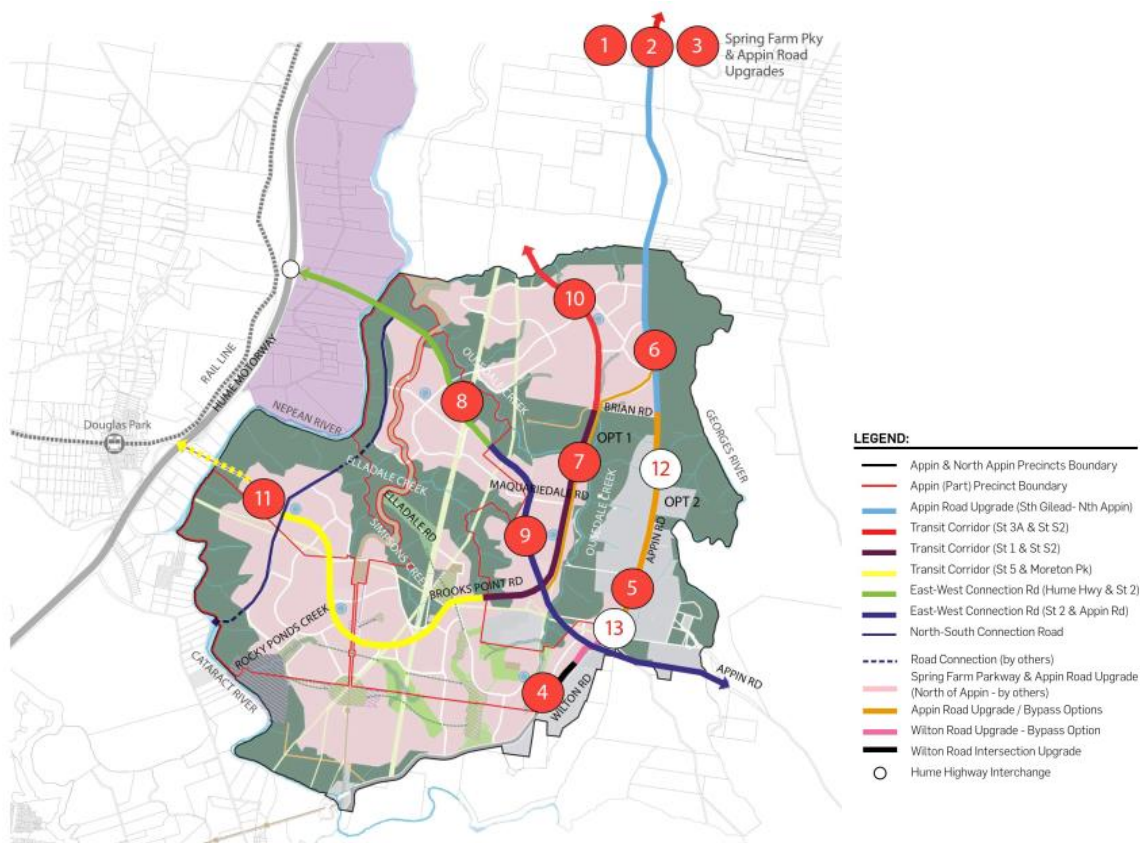
### Traffic and Transport

6.116 Studies have been completed to assess the impact on the existing traffic and transport network. These are summarised in **Chapter 4**.

6.117 Based on the strategic traffic modelling results, staged road upgrades are recommended to support the Appin and North Appin Precincts (**Table 25** and **Figure 64**).

6.118 A Draft Letter of Offer to enter into a State Planning Agreement has been presented to the Department and negotiations are underway.





**Figure 64:** Map of road upgrades (Source: WSP)

**Table 25:** Transport assessment recommendations

#*	Road Corridor	Recommended upgrade
1	Spring Farm Parkway Extension	New four-lane road by 2026 (by others)
2	Appin Road	Widen to four lanes between Gilead and Spring Farm Parkway extension by 2026 (by others)
3	Appin Road	Widen to four lanes between South Gilead and Gilead by 2029 (by others)
4	Wilton Road access intersection	Construct a new access intersection to Stage 1
5	Appin Road/Church Street intersection	Upgrade intersection to traffic signals by the 1,051 <sup>st</sup> residential lot
6	Appin Road	Widen to four lanes between North Appin and South Gilead by the 3,001 <sup>st</sup> residential lot
7	Transit Corridor	New two-lane road (plus future public transport lanes) between Stage 1 and 2A by 3,001 <sup>st</sup> residential lot.
9	East-West Connection Road	New four-lane road between Stage 2 and Hume Motorway by 8,001 <sup>st</sup> residential lot
12	East-West Connection	New four-lane road between Stage 2 and Bulli-Appin Road by 14,000 <sup>th</sup> residential lot
13	Transit Corridor	New two-lane road plus public transport lanes north of North Appin Precinct (depends on the timing of other developments)

#*	Road Corridor	Recommended upgrade
14	Transit Corridor	New two-lane road plus public transport lanes to Moreton Park Road (Douglas Park)

\* numbering intentionally non-sequential

#### Utilities - Electricity

- 6.119 Endeavour Energy (EE) have indicated a capacity for 1,200-1,400 dwellings to be serviced using the existing Appin Zone Substation (ZS). After the initial 1,200-1,400 dwellings are delivered, a new zone substation will need to be established to support further growth.
- 6.120 The new ZS would be located west of the existing Appin ZS, close to the transmission lines. In addition to the zone substation, EE has noted that Transgrid will require a site for a future Bulk Supply Point (BSP). The BSP must be located close to transmission lines. Transgrid has not finalised the site requirements at this stage.
- 6.121 Existing and/or new high voltage feeders will service the Site from the existing and/or new ZS to development fronts.

#### Utilities – Water

- 6.122 Sydney Water has advised that the Site will be serviced from the Macarthur Water Filtration Plant (WFP). The Macarthur WFP is located on the southern side of Wilton Road, east of Stage 1.
- 6.123 Sydney Water has indicated the Macarthur WFP is being upgraded to improve filtration reliability. These works are due to be completed by 2026. It is expected that the Macarthur WFP will have sufficient capacity to support all development within the Appin Precinct.

#### Utilities – Waste Water

- 6.124 Existing development in the Appin Township is serviced by the Glenfield Water Recycling Plant (WRP), located approximately 23km north-east of Appin. The existing Appin infrastructure has not been sized to support the planned growth. Therefore, it is unlikely any development could be serviced using this infrastructure. However, the Macarthur Regional Plan identified multiple servicing options for Appin to accommodate the planned growth.
- 6.125 Sydney Water has advised that in short to medium term, sewer flows from new dwellings will be treated at the Glenfield WRP. This arrangement will operate until a new Treatment Plant is commissioned and would therefore support development in the Appin (Part 2) Precinct.
- 6.126 New trunk infrastructure will be required to transfer flows from Appin (Part 2) Precinct to the existing sewer infrastructure located within Rosemeadow. This would include a new sewer pump station (SPS) adjacent to the existing SPS in Appin and a rising main.
- 6.127 Sydney Water are planning for a new Upper Nepean Treatment Plant to support development within the Appin Precinct and surrounding area within 7-10 years. Once the Treatment Plant is operational, it is

expected that initial stages of development which previously utilised the Glenfield WRP will be switched over to the new treatment plant. All future development will also utilise the Upper Nepean TP.

- 6.128 Alternatively, an on-site packaged wastewater treatment plant run by a third party could also be utilised.

#### Utilities – Communications

- 6.129 NBN Co will provide telecommunications infrastructure. It is anticipated that fixed line technology will be constructed within the standard trench allocation (subject to changes in technology).

#### Utilities – Gas

- 6.130 Jemena has advised there is limited Natural Gas network capacity to support future growth in this region. Access to alternative suitable High Pressure 1050kPa Jemena network is located in Campbelltown CBD and deemed unviable to extend the 15kms to Appin.
- 6.131 The existing Appin medium pressure 210kPa feed is supplied from the Moomba to Sydney trunk via a purpose-built offtake station, which could accommodate an additional 600 Lots only.
- 6.132 As gas is not an essential service and considering the increasing availability of renewable energy, the Proponent has no intention of providing gas reticulation for the planned growth in the Appin (Part 2) Precinct.

#### Infrastructure Servicing and Staging

- 6.133 An infrastructure Delivery Plan has been prepared for Appin (Part 2) Precinct. This has been summarised in **Chapter 4**.
- 6.134 Further to this, the proponent intends to enter into three Planning Agreements to support the Proposal as follows:
- State Planning Agreement (**SPA**) with the Minister for Planning. The SPA will address the funding, timing and delivery of regional infrastructure, such as regional open space, schools, roads, transit corridors, road infrastructure and road upgrades.
  - Cumberland Plain Conservation Plan (**CPCP**) SPA with the Minister for Planning. The Appin (Part) Precinct Plan includes approximately 500 hectares of land zoned (or to be zoned) for *Environmental Conservation* and identified as "avoided land" under the CPCP. The SPA will result in the dedication of the CPCP "non-certified avoided land" and some "non-certified excluded land" to the NSW State Government, delivering significant ecological and community benefits.
  - Local Planning Agreement (**LPA**). The LPA will address the delivery of infrastructure, including active and passive open space, water cycle management, traffic and transport, community facilities and riparian corridors.
- 6.135 The timing and finalisation of the Planning Agreements is yet to be determined however draft Letters of Offer have been submitted to the Department and the Council.

Q12. What are the views of state and Commonwealth public authorities?

- 6.136 The relevant state government agencies have been consulted, the Planning Proposal has been amended, and Appendix 27 provides a comprehensive response to matters raised.
- 6.137 Engagement with the Commonwealth government under the Cumberland Plain Conservation Plan Strategic Biodiversity certification is complete. There are no further Commonwealth issues that relate to this Proposal.

## PART 4 – MAPS

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6.138 The following maps will be incorporated as part of the amendment to the WPC SEPP:

- Land Application
- Land Zoning
- Lot Size
- Transport Corridor

6.139 There are no heritage items to be incorporated into the WPC SEPP resulting from this Planning Proposal.

## PART 5 – COMMUNITY CONSULTATION

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6.140 There has been significant consultation with the community, landowners, Councils and agencies on planning, structure plans, conservation, infrastructure delivery and initial development applications for the Greater Macarthur Growth Area and Appin since 2015:

- 2015 – Greater Macarthur Land Release Investigation Area & Growth Area Boundary
- 2016 – Greater Macarthur Land Release Investigation Area & amended Growth Area Boundary
- 2017 – Draft Western City District Plan
- 2018 – Greater Macarthur 2040 Interim Land Use Plan and Structure Plan
- 2018 – Greater Macarthur SIC
- 2019 – Greater Macarthur 2040 What We Heard Report
- 2019 – Greater Macarthur Growth Area Boundary gazettal
- 2020 – Draft Cumberland Plain Conservation Plan
- 2020-21 – Outer Sydney Orbital Stage 2 Corridor Options
- 2021 – DPIE published a *What We Heard* report for Macarthur 2040
- 2020-22 – Engagement with the First Nations community
- 2020-22 – Appin Technical Assurance Panel
- 2022 – The Link road preferred alignment announcement
- 2022 – State Heritage list on the Appin massacre cultural landscape
- 2022 – NSW Environment and Heritage Minister approved the CPCP
- 2022 – Appin (Part 1) Precinct Planning Proposal (PP-2022-3979)
- 2024 – Conservation Land Subdivision (DA 2024/334/1)
- 2024 – Appin (Part 1) Precinct RA1,3&4 Concept Development Application (DA 2024/604/1)



## 7.0 SUMMARY AND CONCLUSION

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## PROPOSAL SUMMARY

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- 7.1 Greater Sydney has a growing population. The NSW government has identified growth areas as major development areas that will assist in accommodating this growth. The GMGA in Sydney's south west is one of these growth areas. Appin (Part 2) Precinct is situated within the GMGA.
- 7.2 A Proposal has been prepared by Walker Corporation Pty Limited and Walker Group Holdings Pty Limited (together - the **Proponent**) to rezone 100.10 hectares of land (the **Site**) within the GMGA Appin precinct; this is the second Planning Proposal, hence the Proposal's identification as the Appin (Part 2) Precinct.
- 7.3 The Site is to be zoned from *Rural Landscape* to *Urban Development and Environmental Conservation* to permit housing, roads and the environmental management of ecologically significant land. The Proposal provides amended mapping to effect inclusion of the Site in the Appin (Part 2) Precinct Plan under the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)*.
- 7.4 The WPC SEPP contains the statutory provisions (clauses and maps) that will apply to the Site and is the principal legislation that will control development and planning decisions for the Site.
- 7.5 The *Appin (Part 2) Precinct Structure Plan* delivers a strategic vision reflecting government, industry and community priorities. It is proposed to be amended to include the Site. In order for a development application to be approved, the precinct plan provisions require the application to be generally in accordance with the *Appin (Part 2) Precinct Structure Plan*.
- 7.6 Within the (UDZ) *Urban Development Zone*, 1,312 dwellings can be delivered. A planning framework exists within the *Appin (Part 2) Precinct Plan (precinct plan)* and the *Appin (Part 2) Precinct Structure Plan*. Both are proposed to be amended to include the Site. Technical studies and investigations support these plans.

## CONCLUSION

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- 7.7 The Proposal has been the subject of an iterative design process, informed by the technical investigations and feedback from the TAP, and the process to rezone the Appin (Part) Precinct.
- 7.8 The culmination of this is a Planning Proposal strategically aligned with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan, the Greater Macarthur 2040 Plan, and the Wollondilly Local Strategic Planning Statement and satisfies the relevant statutory considerations.
- 1.51 The Proposal demonstrates strategic merit and is an opportunity to:
- Realise the vision for the Greater Macarthur Growth Area outlined in the Greater Sydney Region Plan, Western City District Plan and Greater Macarthur 2040 Plan
  - Contribute to more housing supply and jobs in the Western Parkland City by zoning the Site for urban development (most of the Site is in one sizeable consolidated land holding) and secure the delivery of a further 1,312 homes
  - Provide new state, regional and local infrastructure services, amenities and recreational facilities to serve the existing and new communities in the Appin Precinct
  - Provide affordable housing
  - Respect cultural values and heritage significance which follows extensive engagement with the Aboriginal community
  - Respect the adjoining Appin Massacre Cultural Landscape to provide access to Country for truth-sharing and healing
  - Protect Koala habitat corridors and biodiversity
  - Implement a further portion of Koala corridor, as per the advice and recommendations of the NSW chief scientist,
  - Provide significant biodiversity habitat expansion and re-vegetation
  - Revegetate cleared former rural lands to achieve a 40% tree canopy target
- 1.52 The Proposal will zone 82.46 hectares of land for urban development, capable of providing 1,312 dwellings, local centre, and education & community facilities. This will be developed as an expansion of the walkable urban residential neighbourhoods of the Appin (Part 1) Precinct within the landscape corridors of the Nepean and Cataract Rivers.

## DISCLAIMER

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This report is dated 11 October 2024. It incorporates information and events up to that date only. It excludes any information arising or event occurring after that date that may affect the validity of Walker Corporation Pty Ltd and Walker Group Holdings Pty Ltd (together "Walker") opinion in this report.

This report has been prepared for the Proposal, as defined in this report **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Walker expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose and to any other person who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Walker was required to make judgements that may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and based on information supplied to Walker at the date of this report and upon which Walker relied upon. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Walker has no control.

Whilst Walker has made all reasonable inquiries, it believes necessary to prepare this report, it is not responsible for determining the completeness or accuracy of information. Walker (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Walker relies, provided that such errors or omissions are not made by Walker recklessly or in bad faith.

This report has been prepared with due care and diligence by Walker, and the statements and opinions given by Walker in this report are given in good faith and the reasonable belief that they are correct and not misleading, subject to the limitations above.

# **Assessment Strategic Alignment Appin Part 2**



## Attachment 2

### State and Local Policy Assessment

This document presents the assessment of the consistency of the planning proposal against the NSW strategic planning framework, as applicable.

#### **1. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy?**

##### **1.1 Assessment against the Greater Sydney Regional Plan**

The *Greater Sydney Regional Plan* (Regional Plan) sets a 40-year vision for how Greater Sydney will manage growth and change in the context of social, economic, and environmental matters. The Regional Plan aims to establish three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

The themes; *Infrastructure and Collaboration, Liveability, Productivity and Sustainability* and their supporting 10 directions have been assessed for the purposes of this planning proposal and is deemed to be **consistent** with the Regional Plan.

DIRECTIONS	CONSISTENT	COUNCIL ASSESSMENT COMMENT
<b>INFRASTRUCTURE AND COLLABORATION</b> 1. <i>A city supported by infrastructure</i> 2. <i>A collaborative city</i>	Inconsistent	While the infrastructure delivery plan and phasing report provide a clear outline for the delivery of essential infrastructure and the Transport Management and Accessibility Plan (TMAP) has been finalised and endorsed by Transport for NSW, infrastructure delivery is still not certain. There is no precinct structure plan nor a State Planning Agreement because the existing framework does allow for such arrangements. Until these works have been completed it is unclear if the proposal will be supported by timely delivered infrastructure.
<b>LIVEABILITY</b> 3. <i>A city for people</i> 4. <i>Housing the city</i> 5. <i>A city of great places</i>	Consistent	The proposal is consistent in that it will provide diversity in housing near centres for essential services for the growing community. The site to the south will provide additional low-density housing in close proximity to other local centres along with the existing Appin centre.  Although it is noted that additional centre in proximity to Appin Village, is not included and therefore inconsistent with the Structure Plan prepared by DPH and not supported by Council.  As part of the proposal a C2 Environmental conservation zone has been proposed to ensure identified vegetation areas are retained.
<b>PRODUCTIVITY</b> 6. <i>A well connected City</i> 7. <i>Jobs and skills for the city</i>	Consistent	The proposed dwellings are all located within 30 minutes (by car) of Appin, Wilton and Campbelltown. These town centres have all been identified for employment growth and the dwelling

		numbers proposed will increase the number of people for these catchments. In addition, the proposal will provide an additional local centre which will provide its own local jobs for the growing community.
<b>SUSTAINABILITY</b> 8. <i>A city in its landscape</i> 9. <i>An efficient city</i> 10. <i>A resilient city</i>	Consistent	The planning proposal has C2 zoning in areas that have been identified as significant biodiversity value on the site. This area is located in the northern area of this proposal and will connect up to existing C2 zoned areas. The retention of this area will ensure the biodiversity of the area is maintained in line with current legislation.

## 1.2 Assessment against the Western City District Plan

The Planning Proposal is generally consistent with the District Plan.

The focus of the Western City District Plan is for the Planning Priorities to achieve a liveable, productive and sustainable future for the District. Relevant Objectives, Strategies and Actions from A Metropolis of Three Cities are embedded in each of the Planning Priorities.

In alignment with the Regional Plan, the District Plan also identifies the growth area as land release area that should retain and manage the urban services land.

## 1.3 Assessment against Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area

The Greater Macarthur 2040 provides a framework to guide development and identify the infrastructure needed to support this growth. The plan includes strategic land use and infrastructure planning across the Greater Macarthur Growth Area.

The Interim Plan sets out five themes that collectively encompass an area as experienced by people: place, land use, movement, landscape and built form.

Appin is specifically identified:

- To achieve higher density residential development around the future centres and along the transport corridor.
- Rezone and release land for urban development in the long term.
- Deliver around 15,000 new homes in the longer term in West Appin.

The planning proposal is generally consistent with the following plans:

- Greater Macarthur 2040
- Guide to Greater Macarthur Growth Area 2022

While the planning proposal is consistent with a large part of the document it is not consistent with the Greater Macarthur Structure Plan (November 2022). A key difference is that the proposal seeks to create a local centre into the northern portion of this Planning Proposal. This new local centre appears to remove the existing Appin centre from the structure plan and reduce the utilisation of the existing Appin Village. This village is a key centre for the existing community and would benefit from an increased population in the area. The new location of a centre as part of this Planning proposal is not support.

The planning proposal is considered to be inconsistent with the Structure Plan, consistency with which is also a requirement of the Department of Planning Housing and Infrastructure.

Should the Planning Proposal proceed it should be with the removal of this local centre or a shift away from Appin Village to ensure it does not negatively impact the existing village.

#### 1.4 Assessment against the Cumberland Plain Conservation Plan.

The CPCP was finalised in March 2024 by the State and Federal Government. The planning proposal site is identified within the CPCP area which maps the subject land under three categories, strategic conservation area, certified - urban capable and land avoided for biodiversity.

The CPCP mapping and the proposed land use zoning maps appear to be consistent.

The proposed C2 Environmental Conservation areas have been identified as containing a range of high biodiversity values including core koala habitat, areas of critically endangered ecological communities (CEEC), threatened species habitat and riparian corridors.

The Planning Proposal indicates land use in the C2 Environmental Conservation zone that align with the land uses endorsed by DPHI in the Appin Part Precinct 1 Planning Proposal that commenced on 13 December 2023. To this end, we conclude that this is likely considered appropriate given the recency of the last rezoning in Appin and their alignment.

Any proposed use within the C2 zone (avoided land and SCA) must be consistent with the objectives of the C2 Zone.

## 2. Is the planning proposal consistent with Council's local strategy or local strategic plan?

### 2.1 Assessment against Wollondilly 2040 Local Strategic Planning Statement

The *Wollondilly 2040 Local Strategic Planning Statement* (LSPS) is a 20-year land use vision for Wollondilly. It identifies four (4) key themes which are supported by a number of planning priorities and actions that help guide the decisions to meet of vision for Wollondilly.

The planning proposal is inconsistent with Wollondilly's LSPS. The LSPS acknowledges Greater Macarthur but also positioning the development of Greater Macarthur as a longer-term prospect after Wilton. This planning proposal further accelerates Greater Macarthur without infrastructure certainty.

The below tables provide an assessment of the planning proposal against each theme and the supporting planning priorities in the LSPS:

INFRASTRUCTURE AND COLLABORATION
<b>Planning Priorities:</b> <ol style="list-style-type: none"><li>1. Aligning infrastructure delivery with community needs</li><li>2. Embracing innovation to enhance liveable, connected and sustainable communities</li><li>3. Establishing a framework for sustainable managed growth</li></ol>
<b>Assessment against Theme:</b> <p>It is Council's position that without early identification, planning for and commitment to infrastructure in Appin, any planning proposals within the greater Macarthur Area would be inappropriate.</p> <p>While there is an infrastructure delivery plan within the Planning Proposal there is no agreements with the State or Council for any form of investment for these works.</p>

## LIVEABILITY

### Planning Priorities:

4. Creating vibrant, healthy and sustainable communities in our new town in Wilton
5. Providing housing options that meet local needs and match the local character of towns and villages
6. Embedding health and wellbeing considerations in land use planning for healthy places
7. Cultivating a creative and cultural destination connecting people with place
8. Enhancing vibrant, healthy and sustainable local towns and villages

### Assessment against Theme:

This Planning Proposal supports the principals of Liveability under the LSPS. However, the Appin area is identified as an area with insufficient infrastructure of public transport and road infrastructure. These upgrades will be needed to ensure the liveability of the Appin area is maintained with the new growth areas proposed.

## PRODUCTIVITY

### Planning Priorities:

9. Developing the visitor experience and economy by increasing access to natural areas and rural landscapes
10. Attracting investment and growing local jobs
11. Leveraging greater investment and business opportunities from Western Sydney International (Nancy-Bird Walton) Airport

### Assessment against Theme:

The Planning Proposal will create a new local centre that seeks to deliver jobs for the community. However, this local centre does not align with the structure plan for the area. The removal of the additional centre would be necessary should it proceed.

## SUSTAINABILITY

### Planning Priorities:

12. Valuing the ecological health of Wollondilly's waterways
13. Protecting biodiversity and koala habitat corridors
14. Planning high quality well connected open spaces
15. Delivering an urban tree canopy
16. Enhancing and protecting the diverse values of the Metropolitan Rural Area
17. Planning resource recovery options to serve local and district needs in appropriate strategic locations
18. Living with climate impacts and contributing to the broader resilience of Greater Sydney

### Assessment against Theme:

The proposal will result in the retention of the wildlife corridor mapped by the CPCP and the biodiversity outcomes intended for the CPCP. This is further supported by the Planning Proposals intention of zoning this land C2 Environmental Conservation.

### 3. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The NSW Government publishes State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs). These documents deal with matters of state or regional planning significance. The Planning Proposal is considered **consistent** with all applicable SEPPs.

The below table provides an assessment of the planning proposal against all relevant SEPPs and SREPs:

SEPP/SREP	CONSISTENCY	COUNCIL ASSESSMENT COMMENT
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent	The proposal is considered consistent with the aims of the SEPP. The proposed layout of the C2 zone aligns with the mapping in the framework for the CPCP
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Housing) 2021	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Industry and Employment) 2021	Consistent	The planning proposal seeks to deliver 30,000 square metres of commercial footprint for employment.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	N/A	The site does not propose any residential apartment as part of this rezoning with medium density and low density proposed only. Assessment under the SEPP may be triggered into the future.
State Environmental Planning Policy (Planning Systems) 2021	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Precincts—Central River City) 2021	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Precincts—Regional) 2021	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Consistent	The proposal is consistent with the aims in the relevant chapters (chapter 3) of this SEPP and the intent of Greater Macarthur 2040 which guides the planning



		and delivery of the Greater Macarthur growth area.  However, the planning proposal is not consistent with the structure plan for the Greater Macarthur growth area due to the location of an additional centre near the existing Appin Village, this is addressed in section 1.3 of this document.
State Environmental Planning Policy (Primary Production) 2021	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Resilience and Hazards) 2021	Consistent	The provisions of this SEPP are consistent with this planning proposal.
State Environmental Planning Policy (Resources and Energy) 2021	Consistent	The provisions of this SEPP are consistent with this planning proposal.
State Environmental Planning Policy (Sustainable Buildings) 2022	N/A	The provisions of this SEPP are not applicable to this planning proposal.
State Environmental Planning Policy (Transport and Infrastructure) 2021	N/A	The provisions of this SEPP are not applicable to this planning proposal.

#### 4. Is the planning proposal consistent with applicable Ministerial Directions?

The Minister for Planning has issued a number of Directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979* which apply to the assessment of planning proposals.

The planning proposal is generally consistent with the directions. With two minor inconsistencies that are noted for Direction 9.1 Rural Zones and 9.2 Rural Lands.

These two points are considered minor as the planning proposal is consistent with the Greater Sydney Regional Plan, the Western City District Plan and Greater Macarthur 2040 prepared by the Department of Planning and Environment which considers the objective of these directions and has provided a framework that transition rural land to urban land.

The Planning Proposal is inconsistent with two planning directions that will need further work:

- 1.14 Implementation of Greater Macarthur 2040
- 4.1 Flooding

The below table provides an assessment of the planning proposal against the Section 9.1(2) Ministerial Directions:

MINISTERIAL DIRECTIONS	CONSISTENCY	COUNCIL ASSESSMENT COMMENT
<b>PLANNING SYSTEMS</b>		
1.1 Implementation of Regional Plans	Consistent	The direction the planning proposal achieves the overall intent of the Regional Plan for residential development and does not undermine the achievement of the Regional Plan's vision, land use strategy, goals, directions or actions with the Regional Plan
1.2 Development of Aboriginal Land Council land	N/A	This direction does not apply to the Wollondilly LGA
1.3 Approval and Referral Requirements	Consistent	The planning proposal does not introduce new consultation, concurrence or referral requirements.
1.4 Site Specific Provisions	Consistent	The planning proposal does not impose unnecessarily restrictive site-specific planning controls.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	This direction does not apply to the Wollondilly LGA
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply to the Wollondilly LGA
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This direction does not apply to the Wollondilly LGA
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This direction applies to the Wollondilly Shire Council LGA however the Planning Proposal is not located within the Wilton Priority Growth area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	This direction does not apply to the Wollondilly LGA
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	The direction applies to the Wollondilly Shire Council LGA however the Planning Proposal will not be impacted by the implementation of the Western Sydney Aerotropolis Plan.
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	This direction does not apply to the Wollondilly LGA
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	This direction does not apply to the Wollondilly LGA

1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	This direction does not apply to the Wollondilly LGA
1.14 Implementation of Greater Macarthur 2040	Inconsistent	This direction applies to land identified within Greater Macarthur 2040 dated November 2018 and the Greater Macarthur Growth Area Structure Plan 2022. The planning proposal does not undermine the achievement of its objectives, planning principles and priorities for the Greater Macarthur Growth Area but it does not align with the Structure Plan and will have possible negative impacts on the existing Appin local centre. This will need to be rectified in the planning proposal should it proceed via the removal or alternatively distancing of the centre from the existing village.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	This direction does not apply to the Wollondilly LGA
1.16 North West Rail Corridor Strategy	N/A	This direction does not apply to the Wollondilly LGA
1.17 Implementation of the Bays West Place Strategy	N/A	This direction does not apply to the Wollondilly LGA
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	This direction does not apply to the Wollondilly LGA
1.19 Implementation of the Westmead Place Strategy	N/A	This direction does not apply to the Wollondilly LGA
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A	This direction does not apply to the Wollondilly LGA
1.21 Implementation of South West Growth Area Structure Plan	N/A	This direction does not apply to the Wollondilly LGA
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	This direction does not apply to the Wollondilly LGA
<b>DESIGN AND PLACE</b>		
[This Focus Area was blank when the Directions were made]		
<b>BIODIVERSITY AND CONSERVATION</b>		
3.1 Conservation Zones	Consistent	The planning proposal seeks to zone land for environment conservation/protection in accordance with the SEPP.
3.2 Heritage Conservation	Consistent	The planning proposal does not undermine the ability to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance

3.3 Sydney Drinking Water Catchments	Consistent	The southern portion of the Planning Proposal is located adjoining the drinking water catchment. An external referral has been made to the catchment authority and no significant concerns have been identified.
3.4 Application of C2 and C3 Zones and Environmental <b>Overlays in Far</b>	N/A	This direction does not apply to the Wollondilly LGA
3.5 Recreation Vehicle Areas	N/A	The planning proposal does not enable and land uses for the purpose of recreational vehicle area.
3.6 Strategic Conservation Planning	Consistent	The planning proposal satisfies the directions that apply to avoided land identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3.7 Public Bushland	Consistent	The planning proposal seeks to rezone the majority of the bushland into C2 Environmental Conservation in line with the Cumberland Plain Conservation Plan.
3.8 Willandra Lakes Region	N/A	This direction does not apply to the Wollondilly LGA
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	This direction does not apply to the Wollondilly LGA
3.10 Water Catchment Protection	Consistent	The southern site adjoins water catchment land and a portion of the site is located with the special protection area. This portion has been proposed as recreational open space.
<b>RESILIENCE AND HAZARDS</b>		
4.1 Flooding	Inconsistent	Areas of the site have the potential for flooding with creek lines and water ways present onsite. An updated Water Cycle Management Strategy has been submitted as part of this proposal. This report has highlighted that flooding is contained within the riparian corridors that pass through both areas of this Planning Proposal, while it is not anticipated that dwellings will be constructed within these riparian corridors the proponent still seeks a UDZ zoning for these areas. This report has also highlighted the need for a hydraulic flood assessment which has not been submitted, this study should be undertaken as part of a Gateway condition if it proceeds to ensure that land that is flood affected is not zoned for urban development to clearly define land use zone boundaries.
4.2 Coastal Management	N/A	This direction does not apply to the Wollondilly LGA
4.3 Planning for Bushfire Protection	Consistent	A Bushfire Assessment was undertaken in accordance with Planning for Bushfire Protection 2021. Evacuation routes have been considered as part of this proposal and rely on transport corridors to be constructed prior to proposed dwellings.
4.4 Remediation of Contaminated Land	Consistent	The Preliminary Site Investigation Report assessed the potential contamination status of the site. No significant issues have been identified on site.

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Please check

4.5 Acid Sulfate Soils	Consistent	The preliminary site investigation indicates the site to be situated in an area with no known occurrence of acid sulphate soils.
4.6 Mine Subsidence and Unstable Land	Consistent	The site of the proposal is located within a declared Mine Subsidence District and future development will require approval from the Subsidence Advisory.
<b>TRANSPORT AND INFRASTRUCTURE</b>		
5.1 Integrating Land Use and Transport	Consistent	The Planning proposal has provided potential options for active and public transport to the site. This access is awaiting the finalisation of the Transport Management and Accessibility Plan (TMAP)
5.2 Reserving Land for Public Purposes	Consistent	The planning proposal includes a regional open space for the purpose of general open space adjoining a heritage item. Further controls will be forthcoming in the DCP to address heritage matters as part of the broader work for Greater Macarthur as led by the State.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	The planning proposal does not have an effect on land near a regulated airport.
5.4 Shooting Ranges	N/A	The planning proposal does not have an effect on land adjacent to or adjoining and existing shooting range.
<b>HOUSING</b>		
6.1 Residential Zones	Consistent	The planning proposal does not undermine the objectives of this direction giving effect to residential zone land.
6.2 Caravan Parks and Manufactured Home Estates	N/A	The planning proposal is not located on Crown land or land dedicated or reserved under the National Parks and Wildlife Act 1974
<b>INDUSTRY AND EMPLOYMENT</b>		
7.1 Employment Zones	Consistent	While the proposal has the potential to impact an existing local centre it does not reduce the size of the existing local centre or seek to remove the local centre. The proposal is seeking a new additional local centre. It is noted that the alignment with the Greater Macarthur Structure Plan will need to be rectified.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	The planning proposal does not have an effect on non-hosted short-term rental accommodation
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	This direction does not apply to the Wollondilly LGA

RESOURCES AND ENERGY		
8.1 Mining, Petroleum Production and Extractive Industries	Consistent	A mine (South 32) is located in close proximity to both sites however Subsidence Advisory NSW has raised no objections to the proposal.
PRIMARY PRODUCTION		
9.1 Rural Zones	Inconsistent – minor	The planning proposal intends to rezone RU2 rural landscape zoned land, however inconsistencies are justified through alignment with Ministerial Direction 1.14
9.2 Rural Lands		
9.3 Oyster Aquaculture	N/A	The Planning Proposal is not within proximity of any oyster aquaculture areas.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	The direction does not apply to the Wollondilly LGA



# **What We Heard Submissions Summary Appin Part 2**



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# What We Heard

Appin Part Precinct 2  
DRAFT PLANNING PROPOSAL

Preliminary Notification  
15 January to 18 February 2024

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

### 1. COMMUNITY SUBMISSIONS

The Appin Part Precinct 2 Planning Proposal was placed on exhibition for a period of 28 days from 15 January to 18 February 2024.

During the public exhibition Council received 121 submissions, however 70 of these submissions were considered proforma under Councils policies these proforma submissions are treated as one submission, nonetheless the issues raised have been outlined separately below.

All submissions were comprehensively reviewed by Council Officers.

Community submissions have been categorised into relevant themes and addressed in the table below in no particular order.

KEY THEMES		
Proforma submission	Response	Changes in response to submission
<p>Object to the planning proposal.</p> <p>Primary objection centres on the inadequacy of the current evacuation routes in the event of a bushfire, water security, and public safety.</p>	<p>Noted concerns are individually outlined below.</p>	N/A
<p>Current evacuation routes are not fit for purpose in the event of a bushfire.</p> <p>It endangers the lives of residents and contradicts the principles of responsible urban planning in fire-prone areas.</p> <p>The Rural Fire Service (RFS) has not publicly endorsed the rezoning proposal, nor have they confirmed that the evacuation plans are sufficient and safe.</p>	<p>Bushfire traffic evacuation concerns and resident safety are a key issue for the area.</p> <p>Key to addressing this will be upgrades to the road network which will need to be identified and secured through the Appin Part Precinct 1 state planning agreement which has already been rezoned.</p> <p>The proposal was referred to the RFS for comment however no objection has been raised.</p>	No
<p>No decision to rezone should be made without a binding agreement for Infrastructure Delivery</p>	<p>Council continues to advocate for binding agreement with the State and the proponent for infrastructure delivery.</p> <p>In addition, it is noted that the</p>	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

<p>This should deliver essential infrastructure including upgrades to water, roads utilities and emergency services that are critical to ensuring safe evacuation routes and address needs of community.</p> <p>Roads will take too long to be delivered is only delivered in line with lots.</p>	<p>Department of Planning, Housing and Infrastructure (DPHI) has advised that planning agreements will be needed with the planning proposal.</p> <p>Further work would be required to progress the proposal.</p>	
<p>The proposal disregards the environmental significance and heritage of Appin.</p> <p>It clears koala habitat.</p> <p>Development must respect and preserves the local landscape and biodiversity, particularly the habitat of critically endangered species.</p>	<p>Development will likely involve the clearing of some vegetation. The proposed development aligns with the CPCP mapped area. This is a current requirement.</p> <p>The biodiversity values and koala habitat were considered via the CPCP framework. It has both State and Federal approval. No further investigation is required for biodiversity purposes as the CPCP has all required approvals.</p> <p>The State listing for the Appin Massacre site is located on separate lots.</p>	No
<p>Current infrastructure and community services, including health and education, are not equipped to support the growth of both Appin and Wilton.</p> <p>Campbelltown Hospital is at capacity and Wollondilly has no hospital.</p> <p>The proposal fails to address how it will accommodate the healthcare needs of an additional 130,000 residents, which is unacceptable.</p>	<p>The infrastructure and community services are still being planned according to the Greater Macarthur update released by DPHI.</p> <p>Council have reported the Contributions Plan with a draft report release by IPART on the 5 December 2024. This will provide a framework for development contributions to local infrastructure such as community facilities.</p> <p>There is no State Contribution Plan for Appin, instead there will likely be a requirement to enter into a planning agreement with the State Government for roads and other key infrastructure.</p>	No
<p>Rezoning is premature for all the identified concerns.</p>	<p>Wollondilly Local Strategic Planning Statement identifies the Appin area as a long-term plan after Wilton.</p>	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

	However, DPHI has accelerated the rezoning, with land for 12,900 dwellings already rezoned.	
Landowners continued to be impacted, with little or no consultation.	<p>Council will continue to notify residents in writing and through social media in accordance with the Community Participation Plan and the Planning Proposal Policy.</p> <p>Council has encouraged DPHI to work more closely with the community.</p> <p>The previous rezoning for 12,900 lots was managed and assessed by the DPHI.</p> <p>Notification processes of the State are not within the control of Council however we do continue to advocate for consultation.</p>	No
<p>Confirmation of the M9 Outer Orbital route is yet to go on public exhibition.</p> <p>Landowners cannot continually be held to ransom. This impacts of their health and wellbeing.</p>	<p>The proposed M9 orbital (OSO) has been identified as part of the Greater Macarthur Structure Plan.</p> <p>The OSO planning is a separate process but is linked to the development of Appin.</p> <p>Transport for NSW has been notified of this Planning Proposal. It is anticipated that TfNSW will consult with the community as planning for the route is refined.</p>	No
<p>Request the proposal is rejected until the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. A comprehensive bushfire evacuation plan is developed with the RFS and their full support and endorsement.</li> <li>2. A legally binding agreement for the delivery of all necessary infrastructure upgrades and community services.</li> <li>3. Endorsement from the Federal Government for the CPCP.</li> </ol>	<p>This proposal has a number of challenges and these issues align in part with some of the issues raised in the proforma submission.</p> <p>These are discussed further within the report.</p> <p>The planning proposal is likely premature in that it accelerates further housing without commitment to infrastructure.</p>	Yes further information would be required if it progressed.

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

4. A detailed plan is for the expansion of health and education services
5. The safety and well-being of the Appin community, the preservation of our natural and cultural heritage

Strongly advocate for a responsible and sustainable approach to urban planning that addresses these critical issues.

### Community Submissions – Key Issues

*This section is a summary of unique individual submissions from community members.*

Roads	Response	Changes in response to submission
<p>Access concerns for the site.</p> <p>No funding for the proposed road network.</p> <p>Existing nature of rural roads in Appin are not appropriate for access.</p>	<p>Infrastructure including roads is an issue in Appin.</p> <p>A road network has been developed in the Structure Plan for Greater Macarthur.</p> <p>The Transport Management and Accessibility Plan (TMAP) has been finalised by Transport for NSW. This document has provided some clarity on the road network and upgrades that are required for the precinct however, no funding or agreements have been determined.</p>	No
Bushfire		
<p>There is a bushfire risk in the area.</p> <p>The number of homes in a bushfire area.</p> <p>Evacuation concerns regarding bushfire.</p>	<p>Bushfire traffic evacuation concerns and resident safety are a key issue for the area.</p> <p>The proposed development is in conjunction with the overall Appin Part 1 Precinct and cumulative impact of additional residents needs to be understood and an approach for bushfire evacuation explored.</p> <p>The proposal was referred to the RFS for comment however no objection was raised.</p>	No



# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

<b>Flooding</b>		
Localised flooding	<p>The site has several areas of creek line that do have the potential to flood.</p> <p>Additional work has been conducted by the proponent to ensure the site is suitable.</p> <p>This work has highlighted a hydraulic flood assessment is still required and if the proposal proceeds this work will need to be carried out as part of the gateway.</p>	Yes further information would be required and changes may be resultant should it proceed.
<b>Water and Sewer</b>		
Insufficient water and sewer	<p>Sydney Water has provided advice, this is discussed further below and in the report.</p> <p>Upgrades are required in the area to provide portable water to the sites and is not currently available.</p> <p>Walker have entered into an agreement to provide sewer connection through CoNEXA.</p> <p>In addition, a new plant is required to be constructed and is anticipated by 2032. This will provide services to the greater area.</p>	No
Water pressure issues	<p>Water pressure issues have been noted by Sydney Water in the past.</p> <p>Previous advice from Sydney Water has noted that the pressure is within their specifications.</p>	No
<b>Transport Corridor</b>		
The location of the major transport corridors	<p>The two key road corridors that pass through the Appin area provide access for the precinct.</p> <p>These have been mapped within the Greater Macarthur Structure Plan and have an indicative location.</p>	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

	It is important that further clarity is provided to residents and business owners who could be impacted likely to be impacted.	
<b>Public Transport</b>		
No suitable public transport in Appin	Council understands that TfNSW are to provide a fast bus network that will provide public transport options to the growth area.	
<b>Council is Facilitating Development</b>		
How much of rate payer's money is spent on facilitating developers wants	This Planning Proposal was a proponent led application. Council has charged fees in accordance with the adopted Council policy and must process the proposal in accordance with the legislation.	No
<b>Land Size</b>		
No minimum lot size is proposed.  Concerns the lack of minimum lot size will prejudice parks and green space.  The whole site will be covered with housing.	No minimum lots size does not mean there are not controls for the lot numbers and dwelling numbers within an area.  The SEPP controls have a minimum and a maximum lot density for areas along with a maximum dwelling yield for the area.	No
<b>Development Contributions</b>		
No plans or base numbers for infrastructure delivery.  Question, how these essential resources going to be funded.  Not state or local contributions.	IPART have released their draft findings on the proposed Contributions Plan for Appin.  The state funded roads and infrastructure require resolution via a State planning agreement.  DPHI have confirmed within their referral that this work needs to be progressed prior to the formal exhibition of any planning proposal within the Appin area.	No
<b>Aboriginal Heritage Sites</b>		
Concerns the state heritage item and the boundary of it was impacted by this proposal.	The State Heritage item – Appin Massacre was assessed by OEH and had its own independent assessment process and exhibition.	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

	<p>The area of significance was given a State Heritage listing.</p> <p>The listed area is understood to be outside of this site.</p>	
<b>Lack of Consultation</b>		
Insufficient transparency with community consultation.	<p>The Planning Proposal was notified in accordance with the Community Participation Plan from the 15 January to 18 February.</p> <p>Further exhibitions would be required if the proposal were to progress.</p>	No
<b>Essential State Government Services</b>		
<p>There is a lack of essential government services in the area and this development will put further strain on these services:</p> <ul style="list-style-type: none"> <li>• Police station</li> <li>• Fire Station</li> <li>• RFS station</li> <li>• Ambulance stations</li> <li>• Hospital</li> <li>• Schools both primary and high school</li> </ul>	<p>The Greater Macarthur Update prepared by DPHI identifies the need for some of the infrastructure.</p> <p>State planning agreements may help secure these services. Any such agreement needs to be exhibited but has not yet been made available by DPHI.</p>	No
<b>CPCP</b>		
<p>No sign off for the CPCP.</p> <p>The proposal will impact Koala and native habitat.</p>	Both the State and Federal Government has now signed off on the CPCP requirements.	No
<b>Loss of Rural Lands</b>		
These rural lands are being destroyed.	<p>Greater Macarthur was declared growth area in 2018. DPHI has commenced rezoning land in 2023.</p> <p>While it is acknowledged that the area is currently rural it will in time transition to urban in time.</p>	No
<b>Mining</b>		
Concerns on the impact of the existing mining in the area	While it is noted this rezoning may limit mining into the future, Council have referred this proposal to Subsidence Advisory who have raised no issues if this proposal proceeds to gateway.	Yes further information may be required or

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

	A suitable clause may be required to ensure mining has ceased before development can occur if the proposal progresses.	additional clause should it proceed.
<b>Picton Bypass</b>		
No further development in Wollondilly until Picton gets a bypass.	This Planning Proposal is not linked or located near Picton. This bypass is part of a separate process, funded and led by TfNSW.	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

### 2. AGENCY AND STAKEHOLDER GROUP SUBMISSIONS

Council received 12 agency submissions, noting two other agencies did not provide a response. Transport for NSW did not support the proposal progressing, seven agencies raised concern or required additional information, two agencies raised servicing timeframe issues and two agencies had no concerns with the rezoning of the land.

MATTER RAISED	RESPONSE	CHANGES IN RESPONSE TO SUBMISSION
<b>Department of Planning &amp; Environment</b>		
<ul style="list-style-type: none"> <li>Local centre should align with the Greater Macarthur Structure Plan.</li> <li>The GMGA 2040 interim plan indicates 15,000 homes for the Appin Precinct. Appin PP1 has been allocated 12,900 dwellings and this proposal seeks a further 1,302. DPHI question whether this proposal has considered the dwelling distribution across the rest of the GMGA.</li> <li>Transport NSW needs to confirm if the sites require their own Transport management Plan (TMAP).</li> <li>What arrangement are proposed for the State Planning Agreement. Will there be a new one agreement or an amended agreement for APP1.</li> <li>How does the proposal intend to work with the draft DCP for Appin.</li> <li>Noted that amendments are required to Appendix 10 of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021. The structure plan in section 6.1 will require updating at a minimum.</li> <li>Approach to zoning should be articulated from the Council perspective, is it intending to use the UDZ or standard instrument zones.</li> <li>Before reporting for Gateway, the following agencies need to respond to the planning proposal:</li> </ul>	<p>DPHI have noted a number of issue that Council has been raising through the process of planning for Appin.</p> <p>The following will need resolution:</p> <ul style="list-style-type: none"> <li>Local centre will need to align with the Structure Plan.</li> <li>Dwelling distribution of the remaining 2,100 dwelling across the growth area.</li> <li>State planning agreement approach.</li> <li>Update of PSP</li> <li>Utilisation of the SEPP and the UDZ zoning.</li> </ul> <p>Council has received a response for all listed agencies.</p>	<p>Yes, further information is required and some changes would necessary if the planning proposal progressed.</p>

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

<ul style="list-style-type: none"> <li>○ Sydney Water</li> <li>○ Rural Fire Service</li> <li>○ Transport for NSW</li> <li>○ School Infrastructure NSW</li> <li>○ Environment and Heritage Group</li> </ul>		
<b>NSW State Emergency Service (SES)</b>		
<ul style="list-style-type: none"> <li>• Site has the potential for flooding.</li> <li>• Recommends a comprehensive assessment of the capability for the Greater Macarthur Growth Area.</li> <li>• This assessment would ideally, consider the cumulative impacts of this proposal and others.</li> </ul>	<p>The SES have raised concern with the potential for flooding for the site.</p> <p>The proponent has updated their Water Cycle Management Strategy Report. This report has detailed how flooding will be managed on site. There are still concerns that the areas of the site that are flood prone (within the riparian area) are still proposed to be zoned UDZ.</p> <p>If the proposal proceeds to a gateway the SES will have the opportunity to review this work in addition to the recommended hydraulic flood assessment that was identified within the Water Cycle Management Strategy.</p>	Yes Further work is required if the proposal proceeds.
<b>Water NSW</b>		
<ul style="list-style-type: none"> <li>• Notes that the northern site is located in close proximity to the Upper Canal Corridor.</li> <li>• A Water Cycle Management Strategy report is required to be submitted that addresses water quality and water quantity management and includes consideration.</li> <li>• The Southern site is partly located within the Sydney Drinking Water Catchment and Special Areas. The proposal must demonstrate neutral or beneficial effect (NorBE) on water quality.</li> <li>• All land north and south of Wilton Road will need to be managed in such a way as to not increase any</li> </ul>	<p>A Water Cycle Management plan has been submitted as additional information. Water NSW will have the opportunity to review this work if the proposal proceeds to a gateway.</p> <p>Further information is required to demonstrate NorBE requirements in the land within the Sydney Drinking Water Catchment and Special areas – although this may be more appropriate for the development application process.</p> <p>Concerns with lot size are noted and will be managed but</p>	No



# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

<p>management obligations on the neighbouring Water NSW-owned land.</p> <ul style="list-style-type: none"> <li>• All Asset protection zones must be located within the development boundary.</li> <li>• Concerns with zoning and minimum lot size. Water NSW request a minimum lot size to ensure the dwellings numbers expected.</li> <li>• Concerns on the Phasing of the development And Water NSW does not support any Short-Term PWTSS on or near the boundary.</li> <li>• Water NSW considers the rezoning premature as water and sewer issues have not been resolved.</li> <li>• Concerns on the impact with Water NSW controlled heritage items</li> </ul>	<p>may not be via that specific mapping provision.</p> <p>Sydney Water has provided comment. They will be in charge of any temporary PWTSS systems.</p> <p>Heritage issues have already been considered as part of the heritage impact statement.</p>	
<b>Sydney Water</b>		
<ul style="list-style-type: none"> <li>• The current network cannot service the proposed development. Additional infrastructure upgrades are required and are expected to be delivered between 2026-2031.</li> <li>• Once these works have been completed the network will be able to service this development.</li> <li>• There is no wastewater infrastructure to support the proposal. A new Upper Nepean Advanced Water Recycled Centre is being investigated to service the Growth area and the Wilton Growth area.</li> <li>• The target delivery is 2032 subject to planning, delivery and funding.</li> </ul>	<p>The insufficient capacity for water and wastewater is noted.</p> <p>Sydney Water cannot service the site with sewerage connection. The proponent has nominated CoNEXA to service the site for sewerage connection. If the proposal proceeds to a gateway determination further details will need to be provided.</p>	No
<b>NSW Rural Fire Service</b>		
<p>No objection to the proposal subject to complying with the Planning for Bushfire Protection 2019.</p> <p>The future development applications must be assessed under section 100B</p>	<p>Council notes that the Rural Fire Service (RFS) have reviewed the proposal along with all infrastructure and connections that are required to facilitate this development.</p>	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

of the Rural Fires Act 1997 and Planning for Bushfire Protection 2019.	<p>It is acknowledged that the RFS has no concerns with the proposal and the standard requirements under 100B will need to be addressed as part of any integrated development application.</p> <p>Section 100B assessment will be assessed as part of any Development application for the site if this rezoning proceeds.</p>	
<b>Environmental Protection Authority (EPA)</b>		
<ul style="list-style-type: none"> <li>The EPA has reviewed the submitted Acoustic Assessment and requests further work is undertaken to consider: <ul style="list-style-type: none"> <li>Fans associated with the Appin Coal Seam Mine infrastructure</li> <li>Vent shafts associated from Appin Coal Seam Mine Infrastructure.</li> </ul> </li> <li>The submitted Preliminary site investigation has identified areas of potential contamination. A Detailed site investigation (DSI) is recommended to be undertaken prior to progressing to Gateway to ensure any potential for contamination is known prior. If required from the DSI a Remediation Action Plan (RAP) is to be undertaken if required as well.</li> </ul>	<p>Further acoustic assessment is required for the fan noise and vent shafts associated with the Appin Mine. The proponent has detailed these works shall occur at the development application stage. These works are recommended to occur as part of the gateway process.</p> <p>A Detailed Site investigation occurs (DSI) will also be required. The proponent has indicated these further works will occur at a future development application phase. These works are recommended to occur as part of the gateway process.</p> <p>Further action will be determined thereafter.</p>	Yes Further work is required if the proposal proceeds
<b>Transport for NSW</b>		
<p>Transport are currently seeking approval for the Transport Management and Accessibility Plan (TMAP). Once it is endorsed this TMAP will be placed on exhibition.</p> <p>This TMAP is critical for ensuring the transport network supports the proposal growth in the precinct and responds appropriately. Any</p>	<p>None support for the proposal is noted.</p> <p>It is noted that the TMAP for Appin has now been finalised by Transport for NSW. No link to funding has been secured through the State Planning Agreement which is also critical to Council.</p>	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

assumptions from the proponent in the Proposal will need to be recalibrated an align with the endorsed TMAP.

It is noted the proposal seeks to enter into a State Planning Agreement (SVPA) for the funding and delivery of the regional infrastructure, which includes roads and transit corridors. This SVPA is yet to be exhibited.

*“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.”*

### Department of Education

The specific location and details of future schools will be the subject of ongoing discussions between DoE, DPHI and the developer as detailed planning progresses for the Precinct.

DoE have previously provided comments that the minimum size for school sites is 2 ha for a primary, 4 ha for a high school and 6 ha for a combined site.

It is DoE’s preference that any school site be zoned SP2 Infrastructure. The current proposed zoned will impact land values for the school sites in addition to not being a prescribed zone under chapter 3 of the SEPP Transport and Infrastructure.

DoE seeks to explore and implement joint and shared-use opportunities with councils where there is a mutual benefit for the school and community. However, this is subject to timing, funding and a Memorandum of Understanding developed between the parties. Any future shared spaces are required to be under DoE control during school hours.

The Department of Education (DoE) have no concerns with the current locations of school sites and are continuing to work with DPHI and the proponent on the sizes of these sites and their locations. It is noted there is a minimum size for these sites and this shall be shown on any future structure plan for the area.

In addition, it is requested by DoE that further discussions occur with DPHI on the future zoning of the school sites. DoE has the preference of a SP2 Infrastructure zone for these sites.

DoE has indicated the sites should be located next to public open space for the potential for share-use opportunities. This has not been explored with Council at this stage, Council has no concerns with the sites having a similar location but any shared uses will required

Yes  
Further work is required if this proposal proceeds and mapping changes may be required.

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

	further discussions and agreements with Council.	
<b>Department of Climate Change, Energy, the Environment and water – Environment and Heritage Group</b>		
<ul style="list-style-type: none"> <li>The Draft Planning Proposal document references a Due Diligence Assessment and a Cultural Values Assessment.</li> <li>The due diligence process does not adequately assess the impacts of this planning proposal on Aboriginal cultural heritage as required by Local Planning Direction 3.2.</li> <li>A full Aboriginal cultural heritage assessment to be prepared prior to the progression of this Proposal.</li> <li>Sites adjoin or are close to State Heritage items.</li> <li>A Statement of Heritage Impact (SoHI) including test excavation may be required to further understand the potential impacts on any potential archaeological relics on site.</li> <li>Prior to finalising this proposal Council must be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed.</li> <li>Compliance with the CPCP is noted as a general requirement and the proposed C2 Conservation Land has mapped this CPCP area as protected land.</li> </ul>	<p>A full Aboriginal Cultural Assessment was submitted as part of this Planning Proposal.</p> <p>It is noted there are no known heritage items located within the Part 2 precinct, but there are some sites located in close proximity to the site.</p> <p>This proposal seeks to rezone the site and if the proposal proceeds to gateway a DCP is recommended to be created that ensures the sensitive impacts are controlled.</p> <p>Based on Heritage NSW recommendations a Statement of Heritage Impact is prepared prior to proceed to gateway.</p>	No
<b>Department of Regional NSW – Mining, Exploration &amp; Geoscience</b>		
No response	As Council has received no response it is assumed the referral agency does not support this proposed rezoning as per the Council resolution.	No
<b>NSW Subsidence Advisory</b>		
<ul style="list-style-type: none"> <li>The sites are located within a declared Mine Subsidence district.</li> </ul>	Noted.	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

<ul style="list-style-type: none"> <li>Subsidence Advisory does not object to the rezoning described in the draft planning proposal.</li> <li>Future Development Applications for subdivision will require the appropriate referral.</li> </ul>		
<b>Endeavour Energy</b>		
<ul style="list-style-type: none"> <li>Standard Development consent conditions</li> <li>Request the proponent avoid planting of large trees Near Power lines</li> <li>Capacity of existing network means upgrades will be needed prior to developments proceeding.</li> </ul>	<p>Standard conditions of DA consent are important but not relevant at the rezoning stage.</p> <p>The proponent has also noted that additional substations will be required for the West Appin area.</p>	No
<b>Population Health</b>		
<ul style="list-style-type: none"> <li>Campbelltown Hospital is the primary hospital for the area and has recently received substantial upgrades.</li> <li>The proposal seeks to provide spaces for community health hubs throughout the Appin Part 1 and part 2 growth area. This is in line with Population health recommendations.</li> <li>Active and public transport for the area has been identified.</li> <li>Dwellings are located in good proximity to public open space.</li> <li>Employment opportunities for the proposed dwellings is lacking.</li> <li>Housing diversity has been provided.</li> </ul>	Noted	No
<b>DPHI - Biodiversity &amp; Climate Change Planning Resilience and Urban Sustainability</b>		
No concerns with the draft planning proposal.	Noted	No
<b>Local Aboriginal group</b>		
The southern site appears to be in close proximity to the hanging site of Cannavayagal, Durrell and the	The southern site does not cross over into the land that includes the newly listed State Heritage Item. It appears that	No

# What We Heard

## Appin Part Precinct 2 Draft Planning Proposal

unnamed/erased Aboriginal mother during the time of the Massacre.

The proposed rezoning does not appear to consider the potential impact of this site.

Concerns on retaining the bushland in the northern site. This land cannot be further cleared

Questions the consultation for this Planning Proposal and other Planning Proposals. How has the information been provided to the community?

there is no curtilage that is mapped over the proposed rezoning land.

The area of native bushland is being retained as C2 zoning land and is also protected under the CPCP.



# **Studies provided as part of the Planning Proposal**

The Planning Proposal was informed by the following studies:

Study	Submitted with Appin Part Precinct 1 (yes/no)	Amended/updated document for this Proposal (yes/no)	Amended reports provided via add info (yes/no)
Urban Context report	Yes	Yes	Yes
Landscape Visual Impact Assessment	Yes	Yes	No
Landscape Visual impact Addendum	No	Yes	No
Preliminary Geotechnical Land Capability Assessment	Yes	Yes	Yes
Preliminary Site investigation – Contamination	Yes	Yes	No
Biodiversity Assessment	Yes	Yes	No
Water Cycle Management Strategy	Yes	Yes	Yes
Air Quality Opportunities and Constraints	Yes	Yes	No
Noise Impact Assessment	Yes	Yes	No
Strategic Traffic Impact Assessment	Yes	Yes	Yes
Strategic Bushfire Study	Yes	Yes	Yes
Urban Heat Assessment	Yes	Yes	Yes
Cultural Values Assessment & Connecting with Country Framework	Yes	Yes	Yes
Aboriginal Objects Due Diligence	Yes	Yes	Yes
Historical heritage Assessment	Yes	Yes	Yes
Social Infrastructure and Open Space	Yes	Yes	No
Social & Health Impact Assessment	Yes	Yes	No
Retail and Employment Study	Yes	Yes	Yes
Infrastructure Phasing Plan	Yes	Yes	Yes
Infrastructure Delivery Plan	Yes	Yes	Yes
Sustainable Development Opportunities	Yes	Yes	Yes
Centres Study	No	No	Yes

# **Department of Planning, Housing and Infrastructure - Letter from DPHI to Walker Corp**

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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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This email was sent from outside the organisation - please be cautious, particularly with links and attachments.

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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**

# **Proponent Response to RFI P P-2023-2614**



11 October 2024

Chief Executive Officer  
Wollondilly Shire Council  
PO Box 21  
Picton NSW 2571

Attention: Max Strassmeir, Senior Strategic Planner - Growth

Dear Max,

**PP-2023-2614 PLANNING PROPOSAL – APPIN (PART 2) PRECINCT**

1. We refer to the above Planning Proposal and to Wollondilly Shire Councils (the Council) correspondence on 5 June 2024.

1. *Current referral from Sydney water has no sewer and drinking water capacity – this will need to be amended by Sydney water.*

We enclose correspondence from Sydney Water to Council confirming the site can be serviced. Further, we enclose correspondence from CoNexa confirming the site can be serviced via an alternate strategy.

2. *Transport for NSW referral; “TfNSW recommended that the Appin (part) 2 Precinct Proposal not be considered by the Council until the TMAP SVPA are publicly exhibited and receive final approval from the Relevant Planning Authority”. As you are aware, Council staff have not been involved in the entire process, and the TMAP directly impacts Council roads, and it wouldn’t not be appropriate to support any proposal until Council has had an opportunity to review and provide comment on the likely significant financial and asset impact.*

The development of the Appin (part 1 & 2) Precincts will involve either the removal, realignment, augmentation and/or reconstruction of all existing local roads within the Precinct. The Council's Draft *Appin Growth Area Contribution Plan* specifically states that internal collector roads have not been included in the *Contribution Plan* and apportions responsibility to individual developers.

Works to State roads will either be a component of a *State Planning Agreement* or be funded by the *Housing and Productivity Contribution*.

As the Council is aware we have submitted *Draft Letters of Offer* to enter into the *State Planning Agreements* to the DPHI. The *Offers* detail the scope of regional roads proposed to be delivered by the proponent in connection with the development of the Appin (Part 1 & 2) Precincts.

We expect that the exhibition of the *State Planning Agreements* will be conducted independently of this Planning Proposal however this is a matter for DPHI to determine.

A *Draft Letter of Offer* to enter into a *Local Planning Agreement* has been submitted to the Council and details the scope of local roads proposed to be delivered by the proponent in connection with the development of the Appin (Part 1 & 2) Precincts.

3. *Finalisation of the TMAP – noting it requires some form of public exhibition, and input from Council as noted above.*

We enclose correspondence from Transport for NSW confirming endorsement of the TMAP in May 2024 as a precursor to finalise the PSP. We have been advised by the Council that DPHI has issued the TMAP to the Council.

The TMAP will form part of the *State Planning Agreements* thus we understand that the Councils request for public exhibition of the TMAP will be fulfilled through the exhibition of the *State Planning Agreements* however this is a matter for the DPHI to determine.

4. *Finalisation of the Precinct Structure Plan (PSP) – Comments being provided to DPHI this month, but may require further feedback based on the TMAP provided to Council informally by DPHI last week.*

DPHI are finalising the Precinct Structure Plan for the Appin (Part) Precinct (PSP1) and have sought input from the Council. PSP1 encompasses only the land that has been rezoned and does not include this Planning Proposal site.

A Draft Precinct Structure Plan for the Appin (Part 2) Precinct (PSP2) forms part of this Planning Proposal and seeks to expand the land application area of PSP1 to include this site.

We submit an amended PSP2 that responds to matters raised in the public and agency submissions that is sufficient to progress the Planning Proposal to Gateway Determination. We note that the Appin (Part) Precinct Plan (under the WPC SEPP) will ultimately apply to the site and does not envisage any PSP be finalised until prior to the granting of development consent.

We expect the inclusion of provisions to amend PSP1 to include this site will form a condition of any rezoning.

5. *Exhibited Draft Development Control Plan (DCP) but may require further feedback based on the TMAP provided to Council informally by DPHI last week.*

DPHI are finalising the Development Control Plan for the Appin Growth Area and have sought input from the Council.

The Draft Development Control Plan is consistent with the endorsed TMAP.

The DCP includes provisions relevant to this Site and will ultimately only require a new Schedule be appended that relates to this Site.

We respectfully submit to the Council that the status of the DCP does not preclude progressing the Planning Proposal to Gateway Determination as the Appin (Part) Precinct Plan (under the WPC SEPP) will ultimately apply to the site and requires only that the DCP be finalised prior to the granting of development consent.

We expect the inclusion of provisions to prepare a Schedule to the DCP will form a condition of the Gateway Determination.

6. *Exhibited State Planning Agreement (SPA).*

As the Council is aware we have submitted *Draft Letters of Offer* in June 2024 to enter into the *State Planning Agreements* to the DPHI. The *Offers* detail the scope of regional roads proposed to be delivered by the proponent in connection with the development of the Appin (Part 1 & 2) Precincts.

We expect that the exhibition of the *State Planning Agreements* will be conducted independently of this Planning Proposal however this is a matter for DPHI to determine.

We have agreed with DPHI and the Council that the exhibition of the *State Planning Agreements* will be conducted independently of this Planning Proposal and are targeting November 2024.

7. *Master planned dwelling distribution across the entire 'west Appin' area noting the 15,000 dwelling cap for the area and the existing capacity utilised by Appin Part 1. This is a significant matter for Council, leaving a significant swath of fragmented land ownership unable to develop for urban proposed beyond significantly large rural sized blocks.*

The GMGA 2040 interim plan assumed a dwelling potential 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 refined at Precinct Planning stage.

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 potential 15,000 homes. The dwellings per hectare range identified in the planning proposal studies and the draft DCP also suggest a capacity beyond 15,000 dwellings if the maximum range is applied.

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.

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.

*Letters of Offer* to enter into the *State Planning Agreements* and a *Local Planning Agreement* have been submitted to DPHI and the Council respectively. The *Offers* detail the scope of regional and local infrastructure proposed to be delivered by the proponent to support the proposed dwelling yields within both the Appin (Part) Precinct and the Appin (Part 2) Precinct.

In the context of the Planning Agreement offers, the imposition of the Housing & Productivity Contribution, and given the requirements of the Appin (Part) Precinct Plan to ensure that the necessary arrangements have been made for utilities and infrastructure prior to the granting of development consent, we respectfully submit that it is no longer necessary to impose a density cap.

Notwithstanding, the Council should resolve the capacity of other land holdings with DPHI having regard to the infrastructure required to support those land holdings.

The Planning Proposal report has therefore been amended to request Clause 4.3A Residential Density of the Appin (Part) Precinct Plan be amended to delete the dwelling cap as the relevant State and Local Planning Agreements will manage yield consistent with agreed infrastructure scope and delivery.

#### **4.3A Residential density**

~~(1) Development consent must not be granted to development resulting in more than 12,900 dwellings in the Appin (Part) Precinct.~~

(2) *The density for development for the following purposes must be...*

8. *Removal of the proposed local centre to align with the Greater Macarthur Structure plan as this centre will significantly impact the existing Appin Village. This is non-negotiable for Council given the significant likely impacts on Appin Village. We assume this is also tied in to the TMAP which will need to be amended.*

The Appin & North Appin Precincts should provide for a higher order centre to service the broader Greater Macarthur Growth Area. The North Appin Planning Proposal provides for a Neighbourhood Centre. The Local Centre has been appropriately sited within the Proponents land at the intersection of the Transit Corridor and East-West Connector Road.



The Draft *Appin Growth Area Contribution Plan* prepared by the Council provides for a Local Centre in this location and is consistent with the Draft Precinct Structure Plan lodged with the Planning Proposal.

Additionally, an appropriate planning pathway would be to ensure that the most suitable location for a Local Centre would be to locate it on a larger landholder parcel with key transport connectivity, rather than smaller landholders.

Notwithstanding, the location of the Local Centre is a land use matter that doesn't impact the principle changes sought to the planning instrument (i.e. land application, land use zone, lot size, transport corridor, residential density).

However, we recognise that despite the PSP not requiring finalisation for the rezoning to be completed, we have lodged the Draft Precinct Structure Plan with the Planning Proposal, and the location of the Local Centre is a key matter for consideration in this assessment.

We therefore enclose a Centres Assessment prepared by Location IQ supporting the location of the Local Centre and indicating no anticipated impact on the existing Appin Village or Wilton Strategic Centre.

9. *Further Aboriginal Cultural Heritage Assessment, as requested by the Heritage group.*

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.

10. *Update acoustic report, as requested by the EPA and Council.*

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.

11. *Detailed site investigation in response to findings of the Preliminary report.*

Local Planning Direction 4.4 requires the Planning Proposal Authority consider a preliminary investigation.

A preliminary investigation has been undertaken, concludes that the site may be made suitable for the intended land uses, and satisfies *Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021* and the *Contaminated Land Management Act 1997 (CLM Act)*.

A Detailed Site Investigation will be undertaken to inform any future Development Application when consent is sought for the carrying out of development that will change the use of the land. Should the DSI identify contamination that is required to be remediated then a Remediation Action Plan will be prepared.

12. *Additional Flood report (Hydraulic flood assessment) to ensure flood affected land is zoned appropriately.*

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 and the Water Cycle Management Strategy mitigates water quality and quantity outcomes.

13. *Clear planning to ensure that most proposed community assets are located on Walker land, rather than smaller landholders. This will be flagged through Councils submission on the DCP and Structure Plan comments to DPHI.*

Council has recently exhibited the Draft *Appin Growth Area Contribution Plan*.

The role of the Contributions Plan is to ensure that land in the most appropriate location is reserved for local infrastructure and provide a mechanism to acquire that land at market value. In this respect, local infrastructure should be located according to many principles, however land ownership is not one of them, and the suggestion otherwise by the Council is inappropriate.

This consideration will be a matter for the Local Planning Agreement to establish and will form part of the assessment of the future Development Applications.

2. We enclose an amended *Draft Planning Proposal* report and supporting documentation reflecting the above and an updated *Proponent Response to Agency Submissions* addressing additional submissions received.
3. Further, we enclose an amended *Appin (Part 2) Precinct Structure Plan* reflecting separate negotiations regarding the *Appin (Part) Precinct Structure Plan* and discussions with DPHI and TfNSW.
4. Finally, we enclose an amended *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 Greater Macarthur Growth Area Proposed Transit Corridor Map* that reflects the changes to the Precinct Structure Plans.
5. Walker look forward to working with the Council to finalise the Planning Proposal for the consideration of the Local Planning Panel.
6. Should you have any questions or require additional information, please do not hesitate to contact Nathan Croft at [nathan.croft@walkercorp.com.au](mailto:nathan.croft@walkercorp.com.au) or on 0419 845 089.

Yours faithfully,

**Walker Corporation Pty Limited**



**Nathan Croft**  
Principal Planner

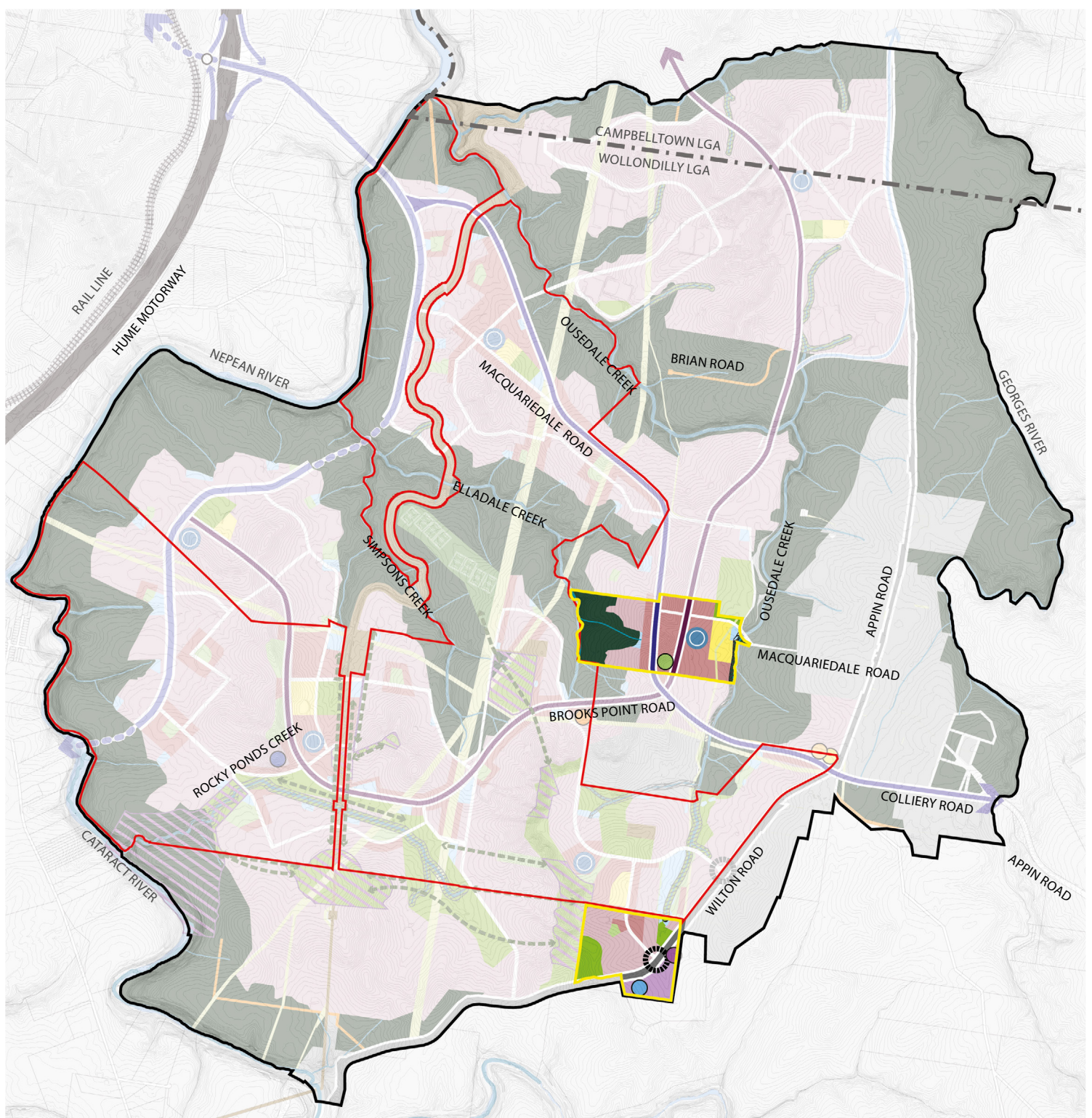
**Attachments:**

- Updated Planning Proposal report
- Amended Appin (Part 2) Precinct Structure Plan
- Amended Appin & North Appin Precincts Indicative Plan
- Amended *PLN\_Appin (Part 2) Precinct\_Proposed Transit Corridor Map*
- Updated Supporting Reports (Appendices 1-12 & 14-21)
- New Proponent Response to Community Submissions (Appendix 26)
- Updated Proponent Response to Agency Submissions (Appendix 27)
- New Location IQ Centres Assessment (Appendix 28)
- Correspondence from coNEXA
- Correspondence from Sydney Water

# **Appin ( Part 2)**

## **Precinct Structure**

### **Plan V 1**



## LEGEND:

	Appin & North Appin Precincts Boundary		Riparian Corridor		Outer Sydney Orbital Stage 2
	Appin (Part 1) Precinct Boundary		NSW State Heritage listing		Public Transport Corridor Stage 1
	Appin (Part 2) Precinct Boundary		Curtilage (Place of First Nations Cultural Landscape) SHR 02067 Plan 3294		Road Connection - By Others
	LGA Boundary		Heritage Items		Collector Streets
	Waterways		Low Density Residential		Roundabout
	C2 Conservation Land		Medium Density Residential		Proposed Water Recycling Plant
	Existing Road within C2 Conservation Land		Stormwater Management		Proposed Zone Substation
	Local Park		Schools		Proposed Fire & Rescue Depot
	District Park		Employment Lands		Proposed Police Station
	Regional Open Space		Mixed Use Centres (including retail/commercial)		Proposed RFS Depot
	Easements (Active and passive recreation)		East-West Connection Road		Proposed Ambulance Depot
	Green Links		Public Transport Corridor		Proposed Integrated Health Hub

## APPIN (PART 2) PRECINCT STRUCTURE PLAN

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DATE: 03-10-24

REVISION NO:  
APSP (PART) ISSUE B