

# **A24 Schedule of the Agency Submissions to the Technical Assurance Panel**

## Appendix B – Schedule of the Agency Submissions to the Technical Assurance Panel

Agency	Key Matters	Appin (Part 2) Precinct Assessment
DPE Resilience and Urban Sustainability Division (Cumberland Plain Conservation Plan Team)	Avoided Land under the Cumberland Plain Conservation Plan (CPCP) should not be zoned RE1 Public Recreation.	Avoided Land is proposed to be zoned C2 Environmental Conservation consistent with the precedent established by the Appin (Part 1) Precinct.
DPE Environment & Heritage Group	Mapped CPCP Koala corridors are proposed to be zoned RE1 Public Recreation, SP2 Infrastructure, UD Urban Development, and C2 Environmental Conservation.	Mapped CPCP Koala Corridors are proposed to be zoned C2 Environmental Conservation consistent with the precedent established by the Appin (Part 1) Precinct.
	Certain land uses should be excluded from the Mapped CPCP Koala corridors.	The permissible land uses in the Mapped CPCP Koala corridors are established by the C2 zone in the Appin (Part) Precinct Plan. The Appin (Part 2) Precinct Planning Proposal proposes no amendment to these land uses.
	Opportunities to maximise the retention of native vegetation on certified land should be explored.	The Appin DCP will apply to the Appin (Part 2) Precinct and provide guidance regarding vegetation within the certified land.
	The Outer Sydney Orbital (OSO) corridor will impact primary koala corridors and habitat and biodiversity values.	Appin (Part 2) Precinct does not include land within the OSO corridor.
	EHG notes that the draft package includes no flood modelling or mapping.	The <i>Water Cycle Management Strategy Report</i> prepared by JWP indicates that the Appin (Part 2) Precinct will not be impacted during a major flooding event.
Heritage NSW	A detailed assessment (including conservation and interpretation plans) should be carried out prior to the planning proposal stage.	An <i>Aboriginal Objects Due Diligence Assessment</i> and <i>Historical Heritage Assessment</i> prepared by Niche Environment & Heritage will be submitted with the Appin (Part 2) Precinct Planning Proposal consistent with the precedent established by the Appin (Part 1) Precinct.
	The Proposal should be consistent with the Appin Massacre Cultural Landscape non-contiguous curtilage comprising five key locations.	The Appin Massacre Cultural Landscape has now been recognised on the State Heritage Register (SHR). Appin (Part 2) Precinct does not include land within the SHR listing.
	Further detailed Historic Heritage Assessments are required.	The Appin DCP will apply to the Appin (Part 2) Precinct and will provide guidance regarding further heritage assessments.

	The Aboriginal Cultural Values Assessment and Connecting to County Report should be updated.	This report is yet to be finalised with the Registered Aboriginal Parties. The report is not proposed to be lodged as part of the Appin (Part 2) Precinct Planning Proposal consistent with the precedent established by the Appin (Part 1) Precinct.
Sydney Water	Potable and wastewater align with Sydney Water's approach.	The <i>Infrastructure Phasing Plan</i> prepared by IDC indicates that the Precinct Appin will be serviced using a similar arrangement to the Appin (Part 1) Precinct.
Transport for NSW	The Planning Proposal is to reflect the Greater Macarthur 2040 Structure Plan (GM2040).	The Appin (Part 2) Precinct Structure Plan is consistent with GM2040, and the Draft SEPP Transport Corridor Map provides for the Transit Corridor and East-West Connection within the Appin (Part 2) Precinct.
	TfNSW endorses the alignment of the revised OSO corridor.	Appin (Part 2) Precinct does not include land within the OSO corridor.
	Detailed transport investigations are required before finalising the Planning Proposal.	The Appin (Part 1) Precinct Planning Proposal was finalised on 30 June 2023. Walker continues to work with the DPE and TfNSW to finalise the Appin Precinct TMAP. The TMAP includes the Appin (Part 2) Precinct.
	A funding mechanism for contributions toward regional infrastructure should be secured before finalising the Planning Proposal and may include a works-in-kind agreement.	The Appin (Part 1) Precinct Planning Proposal was finalised on 30 June 2023. Walker continues to work with the DPE and TfNSW to finalise the State Planning Agreement (VPA). An amendment to the VPA will be required once the Appin (Part 2) Precinct Planning Proposal is finalised and consistent with the precedent established by the Appin (Part 1) Precinct.

# **A25 Schedule of the Agency Submissions to the Appin (Part 1) Precinct Planning Proposal**

## Appendix D – Schedule of the Agency Submissions to the Appin (Part 1) Precinct Planning Proposal

Agency	Key Matters	Appin (Part 2) Precinct Assessment
Division of Resources and Geoscience of the Department of Regional NSW	Whilst longwall mining has been completed for much of the Appin Precinct longwalls remain to be mined.	The Appin (Part) Precinct Plan requires the consent authority to be satisfied that mining operations have ceased. The Appin (Part 2) Precinct Planning Proposal proposes no amendment to this requirement.
DPE Environment & Heritage Group	Certain land uses should be excluded from the C2 zone.	The permissible land uses in the C2 zone are established by the Appin (Part) Precinct Plan. The Appin (Part 2) Precinct Planning Proposal proposes no amendment to these land uses.
	The proposed SP2 Infrastructure zone applies to avoided land identified in SEPP (Biodiversity and Conservation).	Avoided Land is proposed to be zoned C2 Environmental Conservation consistent with the precedent established by the Appin (Part 1) Precinct.
	The proposal impacts critically endangered ecological communities and the Koala Corridor.	Avoided Land is proposed to be zoned C2 Environmental Conservation consistent with the precedent established by the Appin (Part 1) Precinct.
	A Flood Impact and Risk Assessment (FIRA) should be prepared.	The Water Cycle Management Strategy prepared by JWP addresses flooding consistent with the precedent established by the Appin (Part 1) Precinct.
Endeavour Energy	A new zone substation is required beyond 1,400 dwellings. A future bulk supply point site is required.	The location for this infrastructure will be established in consultation with Endeavour Energy as part of the Appin (Part 1) Precinct.
Environmental Protection Agency	Consider potential noise impacts from the Appin Coal Seam Methane Power Station, the Appin Coal Mine, and the adjacent concrete works to the east.	The Appin DCP will apply to the Appin (Part 2) Precinct and provide noise attenuation guidance.
Greater Cities Commission	Infrastructure staging, sequencing, and funding arrangements.	Walker continues to work with the DPE to finalise the State Planning Agreement (VPA). An amendment to the VPA will be required once the Appin (Part 2) Precinct Planning Proposal is finalised and consistent with the precedent established by the Appin (Part 1) Precinct.
	Affordable housing and housing diversity quantum and siting.	The Precinct Structure Plan indicates that housing density is concentrated in the highest amenity areas, consistent with the precedent established by the Appin (Part 1) Precinct.

	Open space is concentrated in some parts of the Precinct.	Open space distribution is located according to site opportunities and is indicated on the Precinct Structure Plan.
Heritage NSW	A comprehensive heritage assessment is required.	<i>An Aboriginal Objects Due Diligence Assessment and Historical Heritage Assessment</i> prepared by Niche Environment & Heritage will be submitted with the Appin (Part 2) Precinct Planning Proposal consistent with the precedent established by the Appin (Part 1) Precinct.
	Appropriate planning controls are needed to protect visual and physical connections between the parts of the Appin Massacre Cultural Landscape SHR listed areas.	The Precinct Structure Plan and DCP are the appropriate mechanisms consistent with the precedent established by the Appin (Part 1) Precinct.
NSW Fire and Rescue	A new station will be required in the Appin Precinct.	Walker continues to work with the DPE to finalise the State Planning Agreement (VPA).
NSW Health (South West Sydney Local Health District)	Increased local employment opportunities and public transport provision.	The Appin (Part 2) Precinct delivers the 30,000m2 Local Centre. Walker continues to work with the DPE and TfNSW to finalise the Appin Precinct TMAP. The TMAP includes the Appin (Part 2) Precinct.
Rural Fire Service	The relocation of the NSW RFS Appin Brigade Station is required.	Walker continues to work with the DPE to finalise the State Planning Agreement (VPA).
Subsidence NSW	The proposal is located within a declared Mine Subsidence District and future development will require approval from Subsidence Advisory.	This is a matter for assessing individual Development Applications consistent with the precedent established by the Appin (Part 1) Precinct.
Sydney Water	The proposal should consider Integrated Water Cycle Management initiatives.	JWP has prepared a <i>Water Cycle Management Strategy Report</i> for the Appin (Part 2) Precinct.
Transport for NSW	A Transport Management and Accessibility Plan (TMAP) should be prepared.	Walker continues to work with the DPE and TfNSW to finalise the Appin Precinct TMAP. The TMAP includes the Appin (Part 2) Precinct.
	Infrastructure staging and funding arrangements will be determined in consultation with TfNSW.	Walker continues to work with the DPE and TfNSW to finalise the State Planning Agreement (VPA). An amendment to the VPA will be required once the Appin (Part 2) Precinct Planning Proposal is finalised and consistent with the precedent established by the Appin (Part 1) Precinct.
	The draft precinct structure Plan for the Appin Precinct needs to be consistent with the GMGA 2040 structure plan.	The Appin (Part 2) Precinct Structure Plan is consistent with GM2040, and the Draft SEPP Transport Corridor Map provides for the Transit Corridor and East-West Connection within the Appin (Part 2) Precinct.

Water NSW	The proposal is potentially too intensive in the vicinity of the Upper Canal Corridor.	Development adjacent to the Upper Canal corridor in 'affected land' under clause 2.163 of the Transport and Infrastructure SEPP must be consistent with Water NSW Guidelines for 'Development Adjacent to the Upper Canal and Warragamba Pipelines'.
Western Parkland City Authority	Detailed transport staging and funding, including contribution from the proponent is required.	Walker continues to work with the DPE and TfNSW to finalise the Appin Precinct TMAP. The TMAP includes the Appin (Part 2) Precinct. Walker continues to work with the DPE and TfNSW to finalise the State Planning Agreement (VPA).