

A22

**Pre - lodgement
Minutes**

Our Reference: CM 14522

Principal Planner
Walker Corporation
c/o Nathan.croft@walkercorp.com.au

Attn: Mr Nathan Croft

23 November 2023

Dear Mr Croft,

WRITTEN ADVICE – SCOPING PROPOSAL FOR [INSERT ADDRESS]

I refer to the pre-lodgement meeting held on 25 October 2023 discuss a potential draft planning proposal to amend the *Wollondilly Local Environmental Plan 2011* and SEPP to rezone land at Appin, Lot 1 DP 1000355, Lot 32 DP 736923, Lot 1 DP 804375 and Lot 3 DP 804375 to facilitate a local centre with a GFA of 30,000 and 1301 additional dwellings.

We appreciate the efforts to follow the process in the NSW Government's *Local Environmental Plan Making Guideline* (the Guideline).

The following documents are provided with this letter:

- Minutes of the pre-lodgement meeting,
- Written advice
- Council's Planning Proposal Policy and Application form
- A copy of advice provided by authorities/government agencies.

If you have any questions please contact Max Strassmeir, Senior Strategic Growth Planner, on (02) 4677 9666 or max.strassmeir@wollondilly.nsw.gov.au

Yours faithfully,

Max Strassmeir
Senior Strategic Growth Planner
Sustainable Growth

ATTACHMENT 1: Written Advice

The following written advice is provided in accordance with the NSW Government's *Local Environmental Plan Making Guideline* (the Guideline).

Scoping Proposal Information

Lot/DP	Lot 1 DP 1000355 Lot 32 DP 736923 Lot 1 DP 804375 Lot 3 DP 804375
Address:	90 Macquariedale Road, Appin 110 Macquariedale Road, Appin 525 Wilton Road, Appin 725 Wilton Road, Appin
Scoping Proposal	Prepared by Walker Corporation dated 8 September 2023.
Proposed Amendments	30,000 GFA for local centre and medium density with approximately 1301 lots. Intending to include Urban development zoning and environmental conservation zoning with no SP zoning
Anticipated Yield	1,312 Lots
Supporting Documents	<ul style="list-style-type: none">Draft Appin (Part 2) Planning Proposal Report
Pre-lodgement Meeting Date	25 October 2023

INTRODUCTORY NOTES

- The purpose of the pre-lodgement stage is to provide early feedback to proponents about the strategic and site-specific merits of a proposal.
- This written advice has been provided on the basis of the Scoping Proposal and any submitted supporting information, internal specialist feedback, authorities and government agencies feedback and the pre-lodgement meeting.
- This written advice is provided in good faith and the pre-lodgement process is not a full merit assessment of the proposal. Proponents should consider the advice in proceeding with and preparing a planning proposal. A comprehensive assessment of the draft planning proposal will be undertaken following lodgement of all the necessary information. Following the assessment, further issues may be identified for addressing.
- A proponent may still lodge a planning proposal with Council, despite the advice provided as part of the pre-lodgement meeting or written advice.

1. Planning Proposal Category

On the basis of information provided to date, the proposal is likely to be classified as a complex planning proposal under the Guideline. Refer to Figure 1 for details:

Complex	<p>A complex planning proposal refers to any one or more of the following proposed LEP amendment types, including an amendment:</p> <ul style="list-style-type: none">• To change in the land use zone and/or the principal development standards of the LEP, which would result in a significant increase in demand for supporting local, regional or State infrastructure and would require infrastructure funding• To respond to a new policy e.g. local character or new provision not in the standard instrument template• That is inconsistent with a District/Regional Plan or council's endorsed LSPS• Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends• That is progressed under the Aboriginal Land SEPP• Any other amendment or amendments that are not categorised as a principal LEP, standard or basic planning proposal
----------------	---

Figure 1: Extract of Planning Proposal Category from the Guideline (page 14)

2. Planning Proposal Fees and Charges

On the basis of information provided to date, the proposal is considered to be a Complex under Council's adopted *Planning Proposal Policy*.

The relevant initial planning proposal fee under Council's adopted Fees and Charges for this type of planning proposal is currently \$25,000.

If the planning proposal progresses to a Gateway determination, a cost recovery fee structure will apply to recover the full cost of providing services to progress a planning proposal and the proponent will be required to enter into a Cost Recovery Agreement.

Council's Fees and Charges also set a fee for a DCP amendment initiated by a proponent. This fee would also apply should the Planning Proposal include any amendments to the Wollondilly Development Control Plan 2016.

Should the proposal require an amendment to Wollondilly Contributions Plan, an application to amend the plan, along with the commensurate fee should be lodged concurrent with the planning proposal.

Please note that the fees are based on Council's current adopted Fees and Charges for the 2023/2024 financial year and may change upon commencement of the new financial year. This could include any additional fees or charges introduced at that time.

3. Community & Stakeholder Engagement Requirements

The [Wollondilly Community Participation Plan](#) provides a clear process of how and when Council will engage with the community in relation to plan making processes across the Shire, including mandatory requirements for initial notification and public exhibition in relation to its planning functions.

If a proposal proceeds to Gateway, the Gateway Determination will outline the required engagement as part of the public exhibition process.

4. Preliminary Advice on whether the proposal has Strategic and Site-Specific Merit

In terms of the strategic planning framework, the proposal is considered;

a. Consistent with the **A Metropolis of Three Cities & Western City District Plan**

As per the Western City District, the site is located within the Western Parkland City. In addition, the proposal is located within the Greater Macarthur identified area.

The infrastructure delivery has been identified within the Metropolis of Three Cities as critical piece of work to allow the area to further develop.

Major new infrastructure will be required for the Western Parkland City, where the focus will be on planning growth and sequencing new infrastructure and services to support shaping a new connected city.

b. Inconsistent with the **Wollondilly 2040 (Local Strategic Planning Statement)**

Wollondilly 2040 sets the land use vision for Wollondilly to 2040. In this regard the proposal is inconsistent with the Wollondilly 2040.

Wollondilly 2040 has a very clear position on Greater Macarthur, outlined in Planning Priority 3 (page 28) that has implications for the site:

Greater Macarthur Growth Area incorporates Glenfield to Macarthur as urban renewal precincts and Appin as a land release precinct. The NSW Government declared Greater Macarthur as a growth area in 2019 and is a state-led strategic planning project. The Minister has committed to planning the growth area in collaboration with Wollondilly and Campbelltown Council to assist in finalising Greater Macarthur 2040. The designation as a growth area seeks to spur on investment in education, jobs, recreation and housing while conserving key koala habitats.

The delivery of key infrastructure and the final planning for much of this infrastructure is required prior to any further rezoning:

Appin's development will require:

- *major 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.*

c. Consistent with the **Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area (Greater Macarthur 2040)**

The site sits inside of the boundary of the Greater Macarthur Growth Area as designation by the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*.

There are a number of key matters still to be resolved for the [Greater Macarthur 2040 Update](#) (Dec 2021) that may have implications for the development of this site. This includes, the finalisation of the Cumberland Plain Conservation Plan, Cultural Heritage matters, traffic modelling and the protection of Koala Corridors.

The proposal generally aligns with the current structure plan (November 2022). It is noting the proposed neighbourhood centre is to the north in comparison to the structure plan.

Summary of Strategic Planning Merit of Proposal

Based on an assessment of the Scoping Proposal, it is considered that the proposal is not consistent with the local strategic planning framework, however it is noted that it is consistent with the State strategic planning framework.

5. Recommended Changes to the Scope of the Proposal

Any future planning proposal should consider:

- The management of the State heritage listing adjoining the lots to the south and how this Proposal will recognise and be sensitive to this listing with development.
- The objectives of the Water Sensitive Urban Design Guidelines and how the proposal will meet these.
- In light of no contributions plan for the Appin Growth area a Planning Agreement should be considered prior to the lodgement of the planning proposal.
- Mitigation of impacts on the existing local centre as much as possible providing supporting economic and retail modelling.
- Prior to the lodgement of the Planning proposal it is recommended that the T-map modelling with Transport for NSW is finalised for this area.

6. Recommended Investigations and Studies to Support and Justify the Proposal

a) Matters that need to be addressed in a planning proposal

A planning proposal for the site will need to be supported by the necessary studies at the time of submission.

It is noted that many of these considerations are interrelated and, therefore, a holistic view of the site constraints is required.

The following advice has been provided by Council's specialist officers based:

Issue	Comments
Aboriginal Cultural Heritage	Council notes that Lot 1 DP 804375 and Lot 3 DP 804375 have previously been considered as part of the State 'Appin Massacre cultural landscape' listing and

Issue	Comments
	recognising this as part of the proposed development of these lots should be considered.
Non-Indigenous Heritage	N/A
Biodiversity\ Environmental Outcomes	It is noted that the majority of the area within lot 32 DP736923 is categorised as certified – urban capable, but there is an opportunity for an east-west ‘green link’ joining the vegetated corridors, if future indicative transport corridors allow this.
Bush Fire Hazard	It is noted that Lot 1 DP 1000355 and Lot 32 DP 736923 have CPCP vegetation to the west and a suitable bushfire hazard study shall address the management of this hazard with the local centre.
Contamination	A Stage 1 Preliminary Site Investigation shall be submitted.
Development Capability	N/A
Flood Hazard	Ensure overland flow is suitable managed on side and does not impact downstream properties as part of this proposal. The flood management should link to the Water Sensitive Urban Design Guidelines.
Health Planning	<p>Council’s Social and Health Impact Assessment Guidelines, a Comprehensive Social and Health Impact Report (CSHIR) will be required for this planning proposal. This must meet the requirements outlined in Appendix C of the Guidelines (including competency requirements and input from the affected community). Once this is received, the Social and Health Impact Assessment Working Group will review it in conjunction with the Planning Proposal and any relevant supporting documents.</p> <p>This CSHIR may be re-used for any resulting DA as long as that DA is consistent with the Planning Proposal; in such cases, the DA and CSHIR will still be subject to review by the SaHIA Working Group.</p> <p>Among other things (see Appendix C), the CSHIR should consider the following:</p> <ul style="list-style-type: none"> • Impacts and risks of population change including pressure on social infrastructure and services • Employment opportunities (noting that the proposed increase in population will lead to a net reduction in available employment in the region, which already has a shortage of employment opportunities)

Issue	Comments
	<ul style="list-style-type: none"> • Design of public transport connections, active transport provisions and the road network to encourage residents to use active transport rather than cars • Design of the open space, walking trails, cycling and shared paths • Urban heat exacerbated by hard surfaces, including roads, dwellings and car parks • Mitigation measures for any negative impacts • Community consultation in relation to social and health impacts and proposed mitigations
Infrastructure (Utilities)	An Infrastructure Servicing Report should be prepared to outline the availability of utility services infrastructure to service future development.
Local Contributions	<p>The rezoning should not proceed until precinct wide land use, transport and infrastructure plan is in place.</p> <p>In undertaking any assessment of local infrastructure, we point out that there is no land use and infrastructure plan for the area (Greater Macarthur LUIP is still in interim form), no strategy for the staging, sequencing and funding of critically enabling infrastructure from the State or State Agencies (Staging and Sequencing Plan and State VPAs), no regional transport model and no longer-term regional utilities and servicing plan. It is the practice in a State-led Growth Area, released at no additional cost to Government [Greater Macarthur 2040 Interim Plan 2018 and Proposed Greater Macarthur Special Infrastructure Contribution 2018] that all of these strategic issues are resolved before a local contributions plan is drafted.</p> <p>A new State Contributions Scheme has been introduced and is effective since October 2023. The Housing and Productivity Contribution replaces the previous Special Infrastructure Contribution (SIC) and now applies to development applications for new residential, commercial and industrial development in Greater Sydney, including Appin.</p> <p>Whilst the Draft Greater Mac Arthur SIC had identified critically enabling state infrastructure in Appin that needs to be funded and built, it is unclear to Council how the HPC will address the funding gap and guarantee that key infrastructure is built upfront. This includes provision of the north-south transit corridor with regular services provided in it, full upgrade of Appin Road to Campbelltown and Wollongong, OSO2,</p>

Issue	Comments
	<p>fully constructed link between Appin and Wilton, fully access to the Hume Highway and employment area, plus schools, water and sewer, provided upfront as State critically enabling infrastructure.</p> <p>The supporting information lodged with the application to date or strategies from Government still fail to address the above-mentioned gaps in a satisfactory manner to prepare and submit the detail information required for a Contributions Plan to be successfully reviewed by IPART. A Local Infrastructure Contributions Plan must be made before VPAs (which are simply a delivery mechanism of Council's plan) can be entered into.</p> <p>An Infrastructure Delivery Schedule (IDS) needs to address all types of local infrastructure required, quantity in sqm or linear metres, estimated costs, ownership and delivery mechanism of proposed local infrastructure. Heritage, Aboriginal Cultural, Easements, Bushland and Koala protected land cannot account as local open space provision. Local open spaces must be embellished and fit for purpose. Stormwater facilities must not encroach upon open space or environment land. Opportunities for transport links between Appin and Appin Road to the West Appin part of the Greater Macarthur Growth Area are constrained by the existing township and CPCP environmental land. Macquariedale Road is constrained by its narrow width, levelling Bryan Road and Brooks Point Road the only links either side of Appin.</p> <p>The development also generates demand for community facilities such as Library, Cultural Centre and Indoor recreation Facilities, which also need to be addressed within the IDS appropriately.</p>
Noise	N/A
Open Space	Open space has to be calculated as useable green space not the areas that are inundated part of the year. As part of the Planning Proposal submission this open space is to be provided above any flood levels and to not be used as stormwater overflow.
Potable drinking water and reticulated wastewater	Council is aware that the applicant is in discussions with a private sewerage scheme along with Sydney water this work is still being undertaken. It is recommended that the proposed pathway is finalised prior to proceeding to a Planning Proposal to ensure

Issue	Comments
	<p>Council can have sufficient information to assess the PP.</p> <p>If recycled water shall be used on site, including any indication of location of proposed STP, and consider potential odour and noise if an STP or pumping station is to be located within the site.</p> <p>Further information is required to demonstrate how upgrades will be delivered for portable drinking water.</p>
Stormwater Management	<p>Existing natural drainage infrastructure to be maintained where possible.</p> <p>Prepare a Stormwater Management Strategy that align with the controls in Section D5 of the Wollondilly Shire Council Design Specification. The street and road formations adopted by Council will support the management of stormwater through provision of Water Sensitive Urban Design allocations.</p> <p>Water quality must be managed to achieve the 'Zero Impact' aims of the Water Management Strategy. Zero Impact is achieved through a stormwater run-off volume reduction and not a pollutant reduction target or NorBE target.</p> <p>The strategy should include measures to promote stormwater harvesting and reuse to minimise stormwater volumes. Consideration must be given to the management of waste water and reuse demand if recycled water is proposed.</p> <p>Details to be provided on the pre and post run off volumes. Early investigation are highly encourage in planning proposal to determine the in-situ soil type and infiltration rates.</p> <p>Stormwater post development peak flow rates must be managed to prevent flooding of existing properties, waterways and public infrastructure.</p> <p>Public land proposed to be allocated for stormwater infrastructure must be clearly indicated.</p>
Strategic Planning Framework	<p>Strategic Planning Framework</p> <p>Any planning proposal will need to address the relevant strategic planning documents including but not limited to:</p> <ul style="list-style-type: none"> • A Metropolis of Three Cities • Western City District Plan

Issue	Comments
	<ul style="list-style-type: none"> • Wollondilly 2040 (Local Strategic Planning Statement) • Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area, Greater Macarthur 2040 Update (2021) and/or any update to the plan at time of lodgement. • Urban Tree Canopy Plan and Landscape Strategy
Traffic and Access	<p>Early discussions with Transport for NSW will be critical for any access off Appin Road and determining location and design requirements for regional roads.</p> <p>A Traffic Impact Assessment (TIA) must be prepared to determine the capacity of the existing road network and intersections to cater for the development. Consideration should be given to:</p> <ol style="list-style-type: none"> a) Provision of multiple transport and road links to key local and regional centres. b) Road Safety Audit required on major intersections into the site. c) Future intersection upgrades associated with nearby developments. <p>Maquariedale Road is not to be used as the primary access to the northern lot. Details should be provided on proposed access and sequencing of road development, particularly in relation to road links from adjoining developments.</p> <p>The current condition of Wilton Road and access to the southern lot will need to be considered. Adjustment of speed limits on Wilton Road may be required with new intersections. Upgrade or adjustment of Wilton Road may be required to support any speed reduction.</p> <p>Prepare pedestrian and public transport access Strategy. Consider strategies to improve active transport links to other centres. The plan must consider access to and from each development type and how measures will be implemented with a staged development.</p> <p>Prepare internal access road layout sections that consider:</p> <ol style="list-style-type: none"> a) Councils design specification requirements b) RFS Bushfire access requirements

Issue	Comments
	c) Landscape requirements d) Pedestrian and cycle access e) Bus transport routes Road layouts must provide for permeable and connected networks
Water Quality	Compliance with the Water Sensitive Urban Design Guidelines is recommended. Based on the discussions in the meeting the proposal will not meet the requirements however the proposal will seek to satisfy the objectives of the requirements. Information is required to be submitted as part of the Planning Proposal package that provides evidence the stormwater volume reduction targets can be met or satisfy the objectives of these requirements.

b) Submission requirements

Planning proposals are now required to be submitted online through the NSW Planning Portal.

We respectfully request that, if or when, you choose to lodge an application, please contact the Growth Team on 4677 1100 or growth@wollondilly.nsw.gov.au to confirm receipt at our end.

In addition to the above, the following information/supporting reports would need to be provided to inform the Planning Proposal including any relevant reports identified in Appendix C of the LEP Making Guidelines for a Complex proposal:

- Completed Planning Proposal Application Form (ensure all signatures and authorisations are provided)
- A draft Planning Proposal document prepared in accordance with Section 2 of the Guideline (also to be provided in editable word document format)
- A completed Disclosure of Political Donations and Gifts form by the applicant, landowner and including those key consultants assisting in the planning proposal preparation
- Assessment of all matters discussed outlined in the above sections. In summary the fundamental inconsistencies with the strategic planning framework of the District Plan, Wollondilly 2040
- Information to address relevant SEPPs, Ministerial Directions, Planning Circulars and the like
- Strategic Bush Fire Study
- Comprehensive Social and Health Impact Assessment Report
- Traffic Assessment & update to Council's traffic model
- Pedestrian and public transport Strategy

- Stormwater Management Strategy
- Plan showing overlay of water course, and indicative road and lot arrangements
- Flora and Fauna Assessment
- Infrastructure Delivery Strategy
- European and Aboriginal Cultural Heritage Assessment
- Surface Water (Flood Study)
- Stormwater Management Plan (including integrated water management approaches)
- Urban Design Study
- Biodiversity Assessment (Cumberland Plain Conservation Plan)
- Contamination Assessment (Preliminary Site investigation)
- Utility and infrastructure Serving Strategy
- High Level Acoustic Report
- Draft concept subdivision plan and lot layout
- Site specific DCP controls to inform future development

7. Authority & Government Agency Comments

This Scoping Proposal has had not additional referral to any agencies outside of the TAP process as it has been agreed that agencies have already provided advice on this Proposal as part of the overall Technical Assurance Panel process.

A23 Pre - lodgement Response

Response to the Council Pre-Lodgement Meeting Minutes

Planning Proposal Category	
On the basis of information provided to date, the proposal is likely to be classified as a complex planning proposal under the Guideline.	Noted
Planning Proposal Fees and Charges	
<p>On the basis of information provided to date, the proposal is considered to be a Complex under Council's adopted Planning Proposal Policy.</p> <p>The relevant initial planning proposal fee under Council's adopted Fees and Charges for this type of planning proposal is currently \$25,000.</p> <p>If the planning proposal progresses to a Gateway determination, a cost recovery fee structure will apply to recover the full cost of providing services to progress a planning proposal and the proponent will be required to enter into a Cost Recovery Agreement.</p> <p>Council's Fees and Charges also set a fee for a DCP amendment initiated by a proponent. This fee would also apply should the Planning Proposal include any amendments to the Wollondilly Development Control Plan 2016.</p> <p>Should the proposal require an amendment to Wollondilly Contributions Plan, an application to amend the plan, along with the commensurate fee should be lodged concurrent with the planning proposal.</p> <p>Please note that the fees are based on Council's current adopted Fees and Charges for the 2023/2024 financial year and may change upon commencement of the new financial year. This could include any additional fees or charges introduced at that time.</p>	Noted
Community & Stakeholder Engagement Requirements	
<p>The Wollondilly Community Participation Plan provides a clear process of how and when Council will engage with the community in relation to plan making processes across the Shire, including mandatory requirements for initial notification and public exhibition in relation to its planning functions.</p> <p>If a proposal proceeds to Gateway, the Gateway Determination will outline the required engagement as part of the public exhibition process.</p>	Noted
Preliminary Advice on whether the proposal has Strategic and Site-Specific Merit	
<p>In terms of the strategic planning framework, the proposal is considered;</p> <p>a. Consistent with the A Metropolis of Three Cities & Western City District Plan</p> <p>As per the Western City District, the site is located within the Western Parkland City. In addition, the proposal is located within the Greater Macarthur identified area.</p> <p>The infrastructure delivery has been identified within the Metropolis of Three Cities as critical piece of work to allow the area to further develop.</p> <p>Major new infrastructure will be required for the Western Parkland City, where the focus will be on planning growth and sequencing new infrastructure and services to support shaping a new connected city.</p>	<p>Refer to <i>Planning Proposal Report Section 1 The Proposal demonstrates strategic merit, Section 3 Planning Framework, Section 6 Part 3 Section A – Need for a Proposal, Section 6 Part 3 Section B – Relationship to Strategic Planning Framework</i></p>

<p>b. Inconsistent with the Wollondilly 2040 (Local Strategic Planning Statement) Wollondilly 2040 sets the land use vision for Wollondilly to 2040. In this regard the proposal is inconsistent with the Wollondilly 2040.</p> <p>Wollondilly 2040 has a very clear position on Greater Macarthur, outlined in Planning Priority 3 (page 28) that has implications for the site:</p> <p>Greater Macarthur Growth Area incorporates Glenfield to Macarthur as urban renewal precincts and Appin as a land release precinct. The NSW Government declared Greater Macarthur as a growth area in 2019 and is a state-led strategic planning project. The Minister has committed to planning the growth area in collaboration with Wollondilly and Campbelltown Council to assist in finalising Greater Macarthur 2040. The designation as a growth area seeks to spur on investment in education, jobs, recreation and housing while conserving key koala habitats.</p> <p>The delivery of key infrastructure and the final planning for much of this infrastructure is required prior are required prior to any further rezoning:</p> <p>Appin's development will require:</p> <ul style="list-style-type: none"> • major 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. <p>c. Consistent with the Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area (Greater Macarthur 2040)</p> <p>The site sits inside of the boundary of the Greater Macarthur Growth Area as designation by the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.</p> <p>There are a number of key matters still to be resolved for the Greater Macarthur 2040 Update (Dec 2021) that may have implications for the development of this site. This includes, the finalisation of the Cumberland Plain Conservation Plan, Cultural Heritage matters, traffic modelling and the protection of Koala Corridors.</p> <p>The proposal generally aligns with the current structure plan (November 2022). It is noting the proposed neighbourhood centre is to the north in comparison to the structure plan.</p> <p>Summary of Strategic Planning Merit of Proposal</p> <p>Based on an assessment of the Scoping Proposal, it is considered that the proposal is not consistent with the local strategic planning framework, however it is noted that it is consistent with the State strategic planning framework.</p>	
Recommended Changes to the Scope of the Proposal	
<p>Any future planning proposal should consider:</p> <ul style="list-style-type: none"> • The management of the State heritage listing adjoining the lots to the south and how this Proposal will recognise and be sensitive to this listing with development. 	<p>This is a matter for the DCP which was submitted to the DPE on 8 September 2023.</p>

<ul style="list-style-type: none"> • The objectives of the Water Sensitive Urban Design Guidelines and how the proposal will meet these. 	Refer to Planning Proposal Report Section 4 Environmental Investigations Water Cycle Management Strategy, Water Quality Assessment, Water Quantity Assessment and Water Cycle Management Strategy Report
<ul style="list-style-type: none"> • In light of no contributions plan for the Appin Growth area a Planning Agreement should be considered prior to the lodgement of the planning proposal. 	Refer to Planning Proposal Report Section 1 Proposed Planning Agreements, Section 4 Infrastructure Investigations, Section 6 Section D - State and Commonwealth Interests
<ul style="list-style-type: none"> • Mitigation of impacts on the existing local centre as much as possible providing supporting economic and retail modelling. 	Refer to Planning Proposal Report Section 4 Economic Investigations Retail and Employment Study, Section 5 Design Principle 5 – Resilient Neighbourhoods, Section 6 Part 3 Section C - Environmental, Social and Economic Impact Economic Impacts/Benefits and Retail and Employment Study
<ul style="list-style-type: none"> • Prior to the lodgement of the Planning proposal it is recommended that the T-map modelling with Transport for NSW is finalised for this area. 	The TMAP was submitted to TfNSW on 12 September 2023.
Recommended Investigations and Studies to Support and Justify the Proposal	
a) Matters that need to be addressed in a planning proposal	
<p>A planning proposal for the site will need to be supported by the necessary studies at the time of submission.</p> <p>It is noted that many of these considerations are interrelated and, therefore, a holistic view of the site constraints is required.</p> <p>The following advice has been provided by Council's specialist officers based:</p> <p>Aboriginal Cultural Heritage</p> <p>Council notes that Lot 1 DP 804375 and Lot 3 DP 804375 have previously been considered as part of the State 'Appin Massacre cultural landscape' listing and recognising this as part of the proposed development of these lots should be considered.</p>	<p>This land is proposed to be zoned Urban consistent with the State 'Appin Massacre cultural landscape' listing lands. It is identified as residential in the Precinct Structure Plan. The proponent may consider an alternative land use as a component of the Local Planning Agreement negotiations.</p>
<p>Non-Indigenous Heritage</p> <p>N/A</p>	Refer to Historical Heritage Assessment
<p>Biodiversity\Environmental Outcomes</p> <p>It is noted that the majority of the area within lot 32 DP736923 is categorised as certified – urban capable, but there is an opportunity for an east-west 'green link' joining the vegetated corridors, if future indicative transport corridors allow this.</p>	<p>This is a matter for detailed subdivision design at Development Application stage</p>
<p>Bush Fire Hazard</p> <p>It is noted that Lot 1 DP 1000355 and Lot 32 DP 736923 have CPCP vegetation to the west and a suitable bushfire hazard study shall address the management of this hazard with the local centre.</p>	Refer to Strategic Bushfire Study
<p>Contamination</p> <p>A Stage 1 Preliminary Site Investigation shall be submitted.</p>	Refer to Report on Preliminary Site Investigation (Contamination)
<p>Development Capability</p>	Noted

N/A	
Flood Hazard <p>Ensure overland flow is suitable managed on side and does not impact downstream properties as part of this proposal. The flood management should link to the Water Sensitive Urban Design Guidelines.</p>	<p>Refer to Planning Proposal Report Section 4 Environmental Investigations Water Cycle Management Strategy, Water Quality Assessment, Water Quantity Assessment and Water Cycle Management Strategy Report</p>
Health Planning <p>Council's Social and Health Impact Assessment Guidelines, a Comprehensive Social and Health Impact Report (CSHIR) will be required for this planning proposal. This must meet the requirements outlined in Appendix C of the Guidelines (including competency requirements and input from the affected community). Once this is received, the Social and Health Impact Assessment Working Group will review it in conjunction with the Planning Proposal and any relevant supporting documents.</p> <p>This CSHIR may be re-used for any resulting DA as long as that DA is consistent with the Planning Proposal; in such cases, the DA and CSHIR will still be subject to review by the SaHIA Working Group.</p> <p>Among other things (see Appendix C), the CSHIR should consider the following:</p> <ul style="list-style-type: none"> • Impacts and risks of population change including pressure on social infrastructure and services • Employment opportunities (noting that the proposed increase in population will lead to a net reduction in available employment in the region, which already has a shortage of employment opportunities) • Design of public transport connections, active transport provisions and the road network to encourage residents to use active transport rather than cars • Design of the open space, walking trails, cycling and shared paths • Urban heat exacerbated by hard surfaces, including roads, dwellings and car parks • Mitigation measures for any negative impacts • Community consultation in relation to social and health impacts and proposed mitigations 	<p>Refer to Planning Proposal Report Section 4 Social Infrastructure and Open Space Investigations Social and Health Impact and Social and Health Impact Assessment Report</p>
Infrastructure (Utilities) <p>An Infrastructure Servicing Report should be prepared to outline the availability of utility services infrastructure to service future development.</p>	<p>Refer to Infrastructure Phasing Plan and Infrastructure Delivery Plan</p>
Local Contributions <p>The rezoning should not proceed until precinct wide land use, transport and infrastructure plan is in place.</p> <p>In undertaking any assessment of local infrastructure, we point out that there is no land use and infrastructure plan for the area (Greater Macarthur LUIP is still in interim form), no strategy for the staging, sequencing and funding of critically enabling infrastructure from the State or State Agencies (Staging and Sequencing Plan and State VPAs), no regional transport model and no longer-term regional utilities and servicing plan. It is the practice in a State-led Growth Area, released at no additional cost to Government [Greater Macarthur 2040 Interim Plan 2018 and Proposed Greater Macarthur Special Infrastructure Contribution 2018] that all of these strategic issues are resolved before a local contributions plan is drafted.</p> <p>A new State Contributions Scheme has been introduced and is effective since October 2023. The Housing and Productivity Contribution replaces the previous Special Infrastructure Contribution (SIC) and now applies to development applications for new residential, commercial and industrial development in Greater Sydney, including Appin.</p>	<p>Refer to Planning Proposal Report Section 1 Proposed Planning Agreements, Section 4 Infrastructure Investigations, Section 6 Section D - State and Commonwealth Interests and Infrastructure Phasing Plan and Infrastructure Delivery Plan</p>

<p>Whilst the Draft Greater Mac Arthur SIC had identified critically enabling state infrastructure in Appin that needs to be funded and built, it is unclear to Council how the HPC will address the funding gap and guarantee that key infrastructure is built upfront. This includes provision of the north-south transit corridor with regular services provided in it, full upgrade of Appin Road to Campbelltown and Wollongong, OSO2, fully constructed link between Appin and Wilton, fully access to the Hume Highway and employment area, plus schools, water and sewer, provided upfront as State critically enabling infrastructure.</p> <p>The supporting information lodged with the application to date or strategies from Government still fail to address the above-mentioned gaps in a satisfactory manner to prepare and submit the detail information required for a Contributions Plan to be successfully reviewed by IPART. A Local Infrastructure Contributions Plan must be made before VPAs (which are simply a delivery mechanism of Council's plan) can be entered into.</p> <p>An Infrastructure Delivery Schedule (IDS) needs to address all types of local infrastructure required, quantity in sqm or linear metres, estimated costs, ownership and delivery mechanism of proposed local infrastructure. Heritage, Aboriginal Cultural, Easements, Bushland and Koala protected land cannot account as local open space provision. Local open spaces must be embellished and fit for purpose. Stormwater facilities must not encroach upon open space or environment land. Opportunities for transport links between Appin and Appin Road to the West Appin part of the Greater Macarthur Growth Area are constrained by the existing township and CPCP environmental land. Macquariedale Road is constrained by its narrow width, levelling Bryan Road and Brooks Point Road the only links either side of Appin.</p> <p>The development also generates demand for community facilities such as Library, Cultural Centre and Indoor recreation Facilities, which also need to be addressed within the IDS appropriately.</p>	
<p>Noise</p> <p>N/A</p>	<p>Refer to Planning Proposal Report Section 4 Environmental Investigations Acoustic Assessment and Acoustic Assessment</p>
<p>Open Space</p> <p>Open space has to be calculated as useable green space not the areas that are inundated part of the year. As part of the Planning Proposal submission this open space is to be provided above any flood levels and to not be used as stormwater overflow.</p>	<p>Refer to Planning Proposal Report Section 4 Social Infrastructure & Open Space Investigations and Urban Context Report, Social Infrastructure and Open Space Assessment, Water Cycle Management Strategy Report and Appin (Part 2) Precinct Structure Plan</p>
<p>Potable drinking water and reticulated wastewater</p> <p>Council is aware that the applicant is in discussions with a private sewerage scheme along with Sydney water this work is still being undertaken. It is recommended that the proposed pathway is finalised prior to proceeding to a Planning Proposal to ensure Council can have sufficient information to assess the PP.</p> <p>If recycled water shall be used on site, including any indication of location of proposed STP, and consider potential odour and noise if an STP or pumping station is to be located within the site.</p> <p>Further information is required to demonstrate how upgrades will be delivered for portable drinking water.</p>	<p>Refer to Planning Proposal Report Section 4 Infrastructure Investigations and Infrastructure Phasing Plan, Infrastructure Delivery Plan and Acoustic Assessment</p>
<p>Stormwater Management</p> <p>Existing natural drainage infrastructure to be maintained where possible.</p> <p>Prepare a Stormwater Management Strategy that align with the controls in Section D5 of the Wollondilly Shire Council Design Specification. The street and road formations adopted by Council will support the management of stormwater through provision of Water Sensitive Urban Design allocations.</p>	<p>Refer to Planning Proposal Report Section 4 Environmental Investigations Water Cycle Management Strategy, Water Quality Assessment, Water Quantity Assessment and Water Cycle Management Strategy Report</p>

<p>Water quality must be managed to achieve the 'Zero Impact' aims of the Water Management Strategy. Zero Impact is achieved through a stormwater run-off volume reduction and not a pollutant reduction target or NorBE target.</p> <p>The strategy should include measures to promote stormwater harvesting and reuse to minimise stormwater volumes. Consideration must be given to the management of waste water and reuse demand if recycled water is proposed.</p> <p>Details to be provided on the pre and post run off volumes. Early investigation are highly encourage in planning proposal to determine the in-situ soil type and infiltration rates.</p> <p>Stormwater post development peak flow rates must be managed to prevent flooding of existing properties, waterways and public infrastructure.</p> <p>Public land proposed to be allocated for stormwater infrastructure must be clearly indicated.</p>	
<p>Strategic Planning Framework</p> <p>Any planning proposal will need to address the relevant strategic planning documents including but not limited to:</p> <ul style="list-style-type: none"> • A Metropolis of Three Cities • Western City District Plan • Wollondilly 2040 (Local Strategic Planning Statement) • Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area, Greater Macarthur 2040 Update (2021) and/or any update to the plan at time of lodgement. • Urban Tree Canopy Plan and Landscape Strategy 	<p>Refer to Planning Proposal Report Section 1 The Proposal demonstrates strategic merit, Section 3 Planning Framework, Section 6 Part 3 Section A – Need for a Proposal, Section 6 Part 3 Section B – Relationship to Strategic Planning Framework</p>
<p>Traffic and Access</p> <p>Early discussions with Transport for NSW will be critical for any access off Appin Road and determining location and design requirements for regional roads.</p> <p>A Traffic Impact Assessment (TIA) must be prepared to determine the capacity of the existing road network and intersections to cater for the development.</p> <p>Consideration should be given to:</p> <ol style="list-style-type: none"> Provision of multiple transport and road links to key local and regional centres. Road Safety Audit required on major intersections into the site. Future intersection upgrades associated with nearby developments. <p>Maquariedale Road is not to be used as the primary access to the northern lot. Details should be provided on proposed access and sequencing of road development, particularly in relation to road links from adjoining developments.</p> <p>The current condition of Wilton Road and access to the southern lot will need to be considered. Adjustment of speed limits on Wilton Road may be required with new intersections. Upgrade or adjustment of Wilton Road may be required to support any speed reduction.</p> <p>Prepare pedestrian and public transport access Strategy. Consider strategies to improve active transport links to other centres. The plan must consider access to and from each development type and how measures will be implemented with a staged development.</p>	<p>Refer to Planning Proposal Report Section 4 Environmental Investigations Traffic and Transport and Planning Proposal Report Section 6 Part 3 Section D State and Commonwealth Interests Traffic and Transport and Strategic Transport Assessment Report</p>

<p>Prepare internal access road layout sections that consider:</p> <ul style="list-style-type: none"> a) Councils design specification requirements b) RFS Bushfire access requirements c) Landscape requirements d) Pedestrian and cycle access e) Bus transport routes <p>Road layouts must provide for permeable and connected networks</p>	
<p>Water Quality</p> <p>Compliance with the Water Sensitive Urban Design Guidelines is recommended. Based on the discussions in the meeting the proposal will not meet the requirements however the proposal will seek to satisfy the objectives of the requirements.</p> <p>Information is required to be submitted as part of the Planning Proposal package that provides evidence the stormwater volume reduction targets can be met or satisfy the objectives of these requirements.</p>	<p>Refer to Planning Proposal Report Section 4 Environmental Investigations Water Cycle Management Strategy, Water Quality Assessment, Water Quantity Assessment and Water Cycle Management Strategy Report</p>
b) Submission requirements	
<p>Planning proposals are now required to be submitted online through the NSW Planning Portal.</p> <p>We respectfully request that, if or when, you choose to lodge an application, please contact the Growth Team on 4677 1100 or growth@wollondilly.nsw.gov.au to confirm receipt at our end.</p> <p>In addition to the above, the following information/supporting reports would need to be provided to inform the Planning Proposal including any relevant reports identified in Appendix C of the LEP Making Guidelines for a Complex proposal:</p> <ul style="list-style-type: none"> • Completed Planning Proposal Application Form (ensure all signatures and authorisations are provided) 	<p>Refer to Planning Portal Application Form</p>
<ul style="list-style-type: none"> • A draft Planning Proposal document prepared in accordance with Section 2 of the Guideline (also to be provided in editable word document format) 	<p>Refer to Planning Proposal Report</p>
<ul style="list-style-type: none"> • A completed Disclosure of Political Donations and Gifts form by the applicant, landowner and including those key consultants assisting in the planning proposal preparation 	<p>Refer to Planning Portal Application Form</p>
<ul style="list-style-type: none"> • Assessment of all matters discussed outlined in the above sections. In summary the fundamental inconsistencies with the strategic planning framework of the District Plan, Wollondilly 2040 	<p>Refer to Planning Proposal Report Section 1 The Proposal demonstrates strategic merit, Section 3 Planning Framework, Section 6 Part 3 Section A – Need for a Proposal, Section 6 Part 3 Section B – Relationship to Strategic Planning Framework</p>
<ul style="list-style-type: none"> • Information to address relevant SEPPs, Ministerial Directions, Planning Circulars and the like 	<p>Refer to Planning Proposal Report Section 3 Statutory Framework</p>
<ul style="list-style-type: none"> • Strategic Bush Fire Study 	<p>Refer to Strategic Bushfire Study</p>
<ul style="list-style-type: none"> • Comprehensive Social and Health Impact Assessment Report 	<p>Refer to Social and Health Impact Assessment</p>
<ul style="list-style-type: none"> • Traffic Assessment & update to Council's traffic model 	<p>Refer to Strategic Traffic Assessment</p>

• Pedestrian and public transport Strategy	Refer to Urban Context Report and Strategic Traffic Assessment
• Stormwater Management Strategy	Refer to Water Cycle Management Strategy Report
• Plan showing overlay of water course, and indicative road and lot arrangements	Refer to Urban Context Report for the principles for future subdivision design and Appin (Part 2) Precinct Structure Plan for the high-level concept plan
• Flora and Fauna Assessment	Refer to Biodiversity Assessment
• Infrastructure Delivery Strategy	Refer to Infrastructure Phasing Plan and Infrastructure Delivery Plan
• European and Aboriginal Cultural Heritage Assessment	Refer to Aboriginal Objects Due Diligence Assessment and Historical Heritage Assessment
• Surface Water (Flood Study)	Refer to Water Cycle Management Strategy Report
• Stormwater Management Plan (including integrated water management approaches)	Refer to Water Cycle Management Strategy Report
• Urban Design Study	Refer to Urban Context Report
• Biodiversity Assessment (Cumberland Plain Conservation Plan)	Refer to Biodiversity Assessment
• Contamination Assessment (Preliminary Site investigation)	Refer to Report on Preliminary Site Investigation (Contamination)
• Utility and infrastructure Serving Strategy	Refer to Infrastructure Phasing Plan and Infrastructure Delivery Plan
• High Level Acoustic Report	Refer to Acoustic Assessment
• Draft concept subdivision plan and lot layout	Refer to Urban Context Report for the principles for future subdivision design and Appin (Part 2) Precinct Structure Plan for the high-level concept plan
• Site specific DCP controls to inform future development	Refer to Planning Proposal Report Section 1 Development Control Plan
Authority & Government Agency Comments	
This Scoping Proposal has had not additional referral to any agencies outside of the TAP process as it has been agreed that agencies have already provided advice on this Proposal as part of the overall Technical Assurance Panel process.	Refer to Planning Proposal Report Section 1 Consultation and TAP Agency Submission Schedule, PP1 Agency Submission Schedule