

URBIS

SOCIAL AND HEALTH IMPACT ASSESSMENT COMMENT FORM

Appin (Part) Precinct Structure
plan and Release Area 1

Dharawal Country

Prepared for

WALKER CORPORATION

10 October 2022

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I confirm this SHIA Comment Form contains all relevant information and complies with legal and ethical obligations of social impact practitioners.

I further confirm that none of the information contained in the SHIA Comment Form is false or misleading.



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We acknowledge, in each of our offices the Traditional Owners on whose land we stand.

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1. THE APPIN PROJECT

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.

The NSW Government has identified Growth Areas as major development areas that will assist in accommodating this growth. The Greater Macarthur Growth Area (GMGA) is one such growth area and is a logical extension of the urban form of south-west Sydney. The GMGA is divided into precincts. The Appin Precinct and North Appin Precincts are the southernmost land release precincts of the GMGA. The goal is to deliver 21,000+ dwellings.

The land is to be rezoned and released for development to achieve this goal. A submission has been prepared by Walker Corporation Pty Limited and Walker Group Holdings Pty Limited (the Proponent) to rezone 1,378 hectares of land (the site) within the Appin Precinct from RU2 Rural Landscape to the following zones:

- Urban Development Zone
- Zone 1 Urban Development (UD)
- Special Purposes Zone
- Zone SP2 Infrastructure (SP2)
- Conservation Zone
- Zone C2 Environmental Conservation (C2).


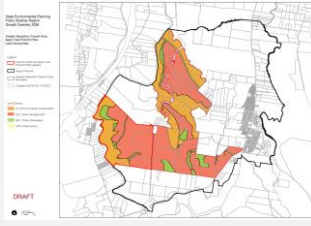

The zonings are shown on the Appin (Part) Precinct Plan (the precinct plan). 'The precinct plan' will be incorporated into the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 and contain the provisions (clauses and maps) that will apply to 'the site.' 'The precinct plan' envisages the delivery of 12,000+ new homes.

A structure plan has been prepared for the site and is shown on the Appin (Part) Precinct Structure plan (the structure plan). It identifies staging and the first stage to be developed – Release Area 1. Release Area 1 is anticipated to deliver 3,500+ dwellings.

The submission is aligned with strategic land use planning, State and local government policies and infrastructure delivery. The development potential is tempered by a landscape-based approach that protects the environment and landscape values, shaping the character of new communities. A series of residential neighbourhoods are to be delivered within the landscape corridors of the Nepean and Cataract Rivers, supported by local amenities, transit corridors and community infrastructure.

The submission includes a hierarchy of plans. The plans and their purpose are summarised in Table 1 overleaf.

Table 1 Title and purpose of plans

<p>1. APPIN & NORTH APPIN PRECINCTS INDICATIVE PLAN</p> <p>Broader context and for information purposes only. It has no statutory weight. It identifies:</p> <ul style="list-style-type: none"> ▪ Higher-order transport network ▪ Centres hierarchy ▪ School sites ▪ Conservation areas ▪ Residential areas ▪ Cultural sites and connections 	<p>2. APPIN (PART) PRECINCT PLAN (THE PRECINCT PLAN)</p> <p>It shows the land proposed to be rezoned and incorporated into a new schedule in the Western Parkland City SEPP 2021.</p> <p>The precinct plan contains the development provisions (clauses and maps) applicable to the site and is used in assessing development applications.</p>	<p>3. APPIN (PART) PRECINCT STRUCTURE PLAN (THE STRUCTURE PLAN)</p> <p>Structure plan for the site, showing staging of release areas and Release Area 1.</p> <p>Development is to be generally consistent with the structure plan. It illustrates land use components including (but not limited to):</p> <ul style="list-style-type: none"> ▪ Low and medium-density residential ▪ Retail and employment centres ▪ School ▪ Open space ▪ Drainage network/basins ▪ Transport network
 <p>(21,000+ dwellings)</p>	 <p>(12,000+ dwellings)</p>	 <p>(12,000+ dwellings) Including Release Area 1 - (3,500+ dwellings)</p>

2. INTRODUCTION

Urbis Pty Ltd (Urbis) has been engaged by Walker Corporation Pty Limited and Walker Group Holdings Pty Limited (the Proponent) to prepare a Social and Health Impact Assessment (SHIA) Comment Form to accompany the Appin (Part) Precinct Plan (the precinct plan), the Appin (Part) Precinct Structure plan (the structure plan) and Release Area 1 of the Structure plan.

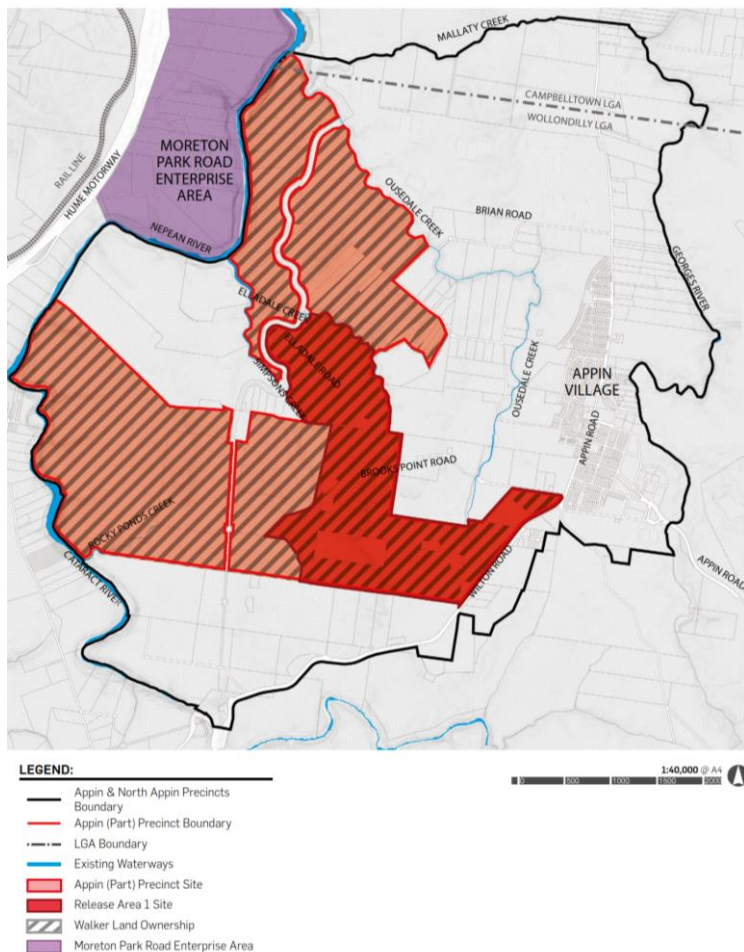
The precinct and structure plan boundaries are Wilton Road to the east, the Nepean River to the west and Ousedale Creek to the north. Release Area 1 is defined by Appin Road and Wilton Road to the east and Elladale Road to the west. The northern periphery of Release Area 1 is bordered by the Elladale Creek and the Simpsons Creek biodiversity corridors, which link to the Nepean River.

Refer to Figure 1 and Table 2 for key attributes of the structure plan and Release Area 1.

The Appin (Part) Precinct Plan zones land for conservation, urban development and infrastructure and establishes the statutory planning framework permitting the delivery of a range of residential typologies, retail, education, business premises, recreation areas, and infrastructure services and provides development standards that development must fulfil. Within the proposed urban development zone, 12,000+ dwellings can be delivered.

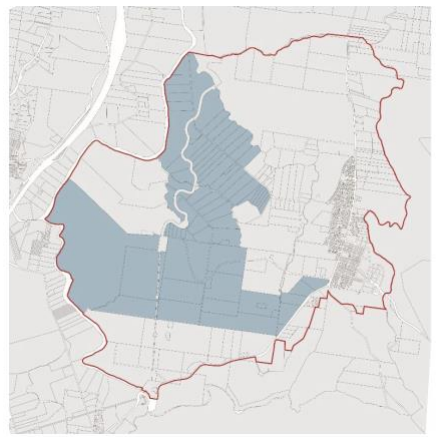
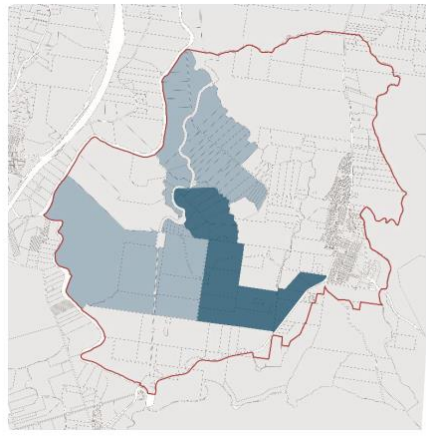
Release Area 1 has been chosen as the first development stage due to its proximity to existing infrastructure and serviceability. It has a direct interface with the existing Appin village and local centre along Appin Road. Development of Release Area 1 is to be undertaken in a well-planned and well-served manner in accordance with the structure plan. It will be a self-sufficient community supported by local amenities and open spaces.

Figure 1 Appin (Part) Precinct and Release Area 1



Source: Urbis

Table 2 Appin (Part) Precinct and Release Area 1 summary of key attributes

	Location	Key Attributes	
Appin (Part) Precinct		Area	Total – 1,378 ha Walker – 1,248ha Private Ownership – 94ha
		LGA	Primarily Wollondilly LGA
		Proposed dwellings	12,000+
		Proposed population	36,000+
Appin (Part) Precinct - Release Area 1		Area	Total – 395 ha Walker – 341.35ha Private Ownership – 44.47ha
		LGA	Wholly Wollondilly LGA
		Proposed dwellings	3,500+
		Proposed population	12,000+

Purpose of this form

This form has been completed in response to Wollondilly Shire Council's (Council) Social and Health Impact Guidelines (2021). The Guidelines direct that a SHIA comment form be completed for any significant planning proposals. The structure plan and Release Area 1 is considered a significant planning proposal given the scale of development and its significance to the Greater Macarthur Growth Area.

Council's SHIA Comment Form contains 15 social impact categories to be assessed. It requires applicants to provide an overview of the likely positive and negative impacts of each assessment category and any proposed mitigation measures. This report is structured according to Council's 15 social impact categories.

This report concludes that at this stage of the planning process, the social impacts have been appropriately addressed at a high level by suitable social impact practitioners. Recommended mitigation measures have been provided in Section 3 where appropriate to help enhance positive social impacts and reduce potential negative impacts during the current planning proposal. The full conclusion of this report is contained in Section 4.

Approach to assessment

A baseline analysis was undertaken to inform the initial scoping of social impacts presented in this form. This included the following inputs:



Strategic document review

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts, as it related to those outlined in the SHIA Comment Form. A complete list of documents is contained in the Reference List.



Social locality

An understanding of the area's likely social locality was developed through a review of the existing site context and an analysis of relevant demographic data. This included data from the Australian Bureau of Statistics 2016 Census, HealthStats NSW and the Bureau of Crime Statistics and Research.

The census data relied upon in this form was provided from the Social Infrastructure and Open Space Assessment prepared by Urbis. This assessment commenced prior to the release of the 2021 Census data and therefore relies on data from the 2016 Census. It also relies upon the expected dwelling yield and likely incoming population numbers outlined in the Social Infrastructure and Open Space Assessment.



Targeted technical report review

A high level review of relevant and available technical reports was undertaken to identify the likely social impacts and appropriate mitigation measures of the proposal. This will be completed in full for the comprehensive SHIA, given some of the reports may change to reflect any necessary structure plan revisions.

3. ASSESSMENT OF IMPACTS

The following section outlines the likely positive and negative impacts of each assessment category set out in Council's SHIA Comment Form.

Population change

Briefly describe how the development will impact on population change

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. It is expected that approximately 12,000 of these dwellings will be located in the structure plan and approximately 3,500 dwellings within Release Area 1.

The proposal is aligned to state and local level strategic planning for the Greater Macarthur Growth Area.

Positive impacts

As of the 2016 ABS Census, Appin was home to a small population of approximately 3,188 people, representing 6% of the Wollondilly LGA. The existing population is characterised by a young adult population with a fifth (23%) of residents aged 20 – 34 years. Most of the population are also born in Australia (88%) and live in family households (83%).

Appin is expected to experience considerable urban development and population change over the coming years. The Appin area has been identified as a key land release precinct within the Greater Macarthur 2040 Interim Plan (2018) and is expected to accommodate approximately 20,000 new homes over the next 20 years. The overall intention of the precincts within the Greater Macarthur Growth Area is to “provide substantial housing and employment growth for the Western City District” (2018; p.9). The implementation of the proposal is therefore expected to positively increase the population of Appin, aligned strategic planning directions. The proposal is also expected to be developed over eight stages, enabling the growth of the area to occur in a managed way.

The Social Infrastructure and Open Space Assessment prepared by Urbis outlines the expected age profile of the incoming proposal population, based on leading housing trends and development contexts in similar growth precincts. It is expected the Appin & North Appin Precincts Indicative Plan will introduce a predominately family population, with 28% of the incoming population anticipated to be children (0 – 17 years) and 24% adults aged 34 – 49 years. A representative proportion of this age profile is expected to be accommodated in the structure plan and Release Area 1. This age profile is largely aligned to the characteristics of the existing Appin community.

Given experience in other new growth areas and the likely form of development in the structure plan, it is likely that the future community will be more culturally diverse than the existing community.

Negative impacts

There can be negative impacts associated with population growth and change, including pressure on social infrastructure supply, access and delivery. This is most likely when population growth is unplanned, resulting in a growth that is not supported by appropriate social infrastructure and services.

The Social Infrastructure and Open Space Assessment anticipates that the needs of the incoming structure plan and Release Area 1 population can be accommodated on site or through planned regional infrastructure provision. The incoming population is therefore unlikely to create unmet pressure on social infrastructure supply.

Describe the proposed measures you have/will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts resulting from population change

The following measures have been undertaken to help reduce potential negative impacts resulting from population change:

- Participation in the Technical Assurance Panel (TAP) since 2021 to regularly keep key infrastructure and planning agencies informed of the proposal and enable infrastructure delivery to align with population needs. This has included consultation with agencies including Council, the Department of Planning and Environment, Transport for NSW and the Department of Education.
- Development of a Social Infrastructure and Open Space Assessment to understand the expected needs of the community and identify how these needs can be accommodated holistically across the Appin & North Appin Precincts Indicative Plan, with consideration to placements within the structure plan and Release Area 1. As part of the TAP process, the assessment is being provided to Council and relevant agencies for review to confirm the intended approach to social infrastructure and open space delivery and enable refinement to the structure plan as needed.

The following measures are proposed as part of the proposal:

- Continue to consult with key agencies to ensure the infrastructure needs of the incoming population are met and reflect the staged approach to development.

Healthy lifestyles

Briefly describe how the development will impact on healthy lifestyles

Planning for the structure plan aligns with the guidance contained within the Government Architect of NSW's (GANSW's) draft Greener Places Design Guide, with the structure plan providing range of open spaces to support the recreation and social needs of the incoming population.

Positive impacts

Health data from the South Western Sydney Local Health District (where Appin is located) indicates that rates of physical activity are decreasing in children, down from 27% in 2011 to 14% in 2020. The number of overweight or obese adults has also increased by 10% in the district during this period.

To help promote healthier lifestyles in the region, Council's Local Strategic Planning Statement (LSPS) outlines a key planning priority to embed health and wellbeing considerations into land use planning. This includes providing access to nature and open space (including opportunities for physical activity) and active transport opportunities.

As outlined in the Social Infrastructure and Open Space Assessment, the structure plan is likely to provide a network of accessible, well distributed and diverse open spaces and recreation facilities. All residents are expected to be within 2km of a district open space, with most sportsfields located on the public transport corridor and near the proposed schools to maximise accessibility.

The structure plan also provides approximately 120ha of open space; an amount that is considered to meet the required quantity provision standards of the incoming population. This open space will be distributed within a network of regional, district and local spaces. The assessment considers that the open space areas across the structure plan and Release Area 1 can support a diversity of structured and unstructured recreation activities, including spaces to play, socialise and gather. This will be achieved through various recreation settings including parks, sportsfields, linear trails, playspaces and multipurpose courts.

The provision of open space is therefore likely to support accessible and varied opportunities for recreation activities and positively contribute to the formation of healthy lifestyles across the incoming population.

Negative impacts

The design of the structure plan (at this current planning stage) is not expected to create a negative impact on the incoming population's ability to engage in recreation opportunities.

Recommended mitigation measures are proposed below to help embed the delivery of recreation and open space areas throughout the structure plan during subsequent detailed planning stages.

Describe the proposed measures you have/will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts to support a healthy lifestyle

The following measures have been undertaken to help reduce potential negative impacts and enhance potential positive impacts:

Development of a Social Infrastructure and Open Space Assessment to understand the expected needs of the community and identify how this can be accommodated within the Appin & North Appin Precincts Indicative Plan, with consideration to placement within the structure plan and Release Area 1. This

included a detailed assessment of open space provision against the GANSW performance criteria, including accessibility and quantity standards.

During detailed planning stages, the following measures are recommended as an initial starting point. It is expected these will be developed in full during subsequent planning stages and in SHIA's which may accompany future development proposals.

- All landholders should follow the performance standards outlined by the GANSW to guide open space planning and delivery, particularly with regard to the provision of local open spaces. This includes locating most residents within 400m walking distance to a local open space of a minimum of 0.5ha.
- Implement the recommended provision of recreation facilities in the Social Infrastructure and Open Space Assessment, in consultation with Council, NSW Government agencies and the community.

Healthy communities

Briefly describe how the development will impact on the overall health of the community

The structure plan is designed around a neighbourhood model, where most public transport, essential services and infrastructure is accessible and central to the population it serves.

Positive impacts

Council's LSPS contains a number of health and wellbeing priorities to help guide the delivery of healthy built environments and liveable places. This includes the development of environments and places that can (amongst other criteria):

- Support and encourage physical activity
- Provide transport choice and accessibility
- Support access to employment and education opportunities
- Enable access to healthy food.

The structure plan's ability to support physical and active lifestyles is addressed in the previous impact of Healthy Lifestyles.

In regard to access, the structure plan has been designed around a neighbourhood model to help maximise residents' connection to services and transport. This includes the provision of one local centre (located in Release Area 1) and five neighbourhood centres. Areas of higher residential density will be concentrated around each centre, locating incoming residents within walking distance to a range of retail, employment and education services. Most centres are located on the proposed public transport corridor to help increase incoming residents' access to services in the Wollondilly and Campbelltown LGAs. The walkability of the structure plan will also be supported through the provision of a network of walking trails, with key district open spaces to be located with the centres.

The Retail and Employment Study undertaken by Urbis anticipates that the proposed local centre within Release Area 1 could support two full line supermarkets and a range of mini-majors, retail specialities and non-retail uses. The incoming population of Release Area 1 is therefore likely to be supported with access to a range of fresh food retailers and essential health services (i.e. medical centres).

Negative impacts

The proposed structure plan outlines the intended location of key services and the development intent of the area. Planning for detailed service delivery, such as fresh food outlets, does not occur at this stage of the planning process.

The timely delivery of services, transport and social infrastructure will be critical for the structure plan to enable residents with the necessary means to support healthy lifestyles as soon as they move to the area. Recommended measures are proposed below to help embed the delivery of infrastructure and services within the structure plan during detailed planning stages.

Describe the proposed measures you have/will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on community health and wellbeing

The following measures have been undertaken to help reduce potential negative impacts and enhance potential positive impacts:

- Design of the structure plan around a neighbourhood model, with residential density concentrated around local centres to help support walkable and healthy communities.
- Continue to consult with key agencies as part of the detailed planning for subsequent stages to align infrastructure delivery with population growth.
- Look to implement a shared service model for the delivery of health services within community or civic spaces, in consultation with Council and the South Western Sydney Local Health District.

It is expected these will be further developed during subsequent planning stages and in SHIAs which may accompany future development proposals.

Social cohesion and sense of belonging

Briefly describe how the development will impact on community identity and/or sense of belonging in the locality/Shire

The structure plan has been designed to reflect and celebrate the natural surrounds, which are highly valued by the existing local community. It also contains provision for different types places and spaces which bring people together and help create a sense of community.

Positive impacts

Council's LSPS contains a vision statement for Appin, stating it "will be home to a community that celebrates its natural and historic assets" (2020; p.50). The LSPS also identifies a number of community values for Appin. This includes protecting Appin's natural surroundings and koala habitats, and supporting groups and community facilities that bring people together and add to a sense of community.

As the area grows, it will be important that these values are protected and enhanced to support positive social cohesion between existing and new residents.

The structure plan has been designed to reflect and celebrate the natural surrounds. As outlined in the Urban Context Report, this includes retaining over 3.5km of koala corridors, approximately 432ha of bushland conservation areas and various areas of cultural significance across the Indicative Plan. The structure plan does not propose additional development in the Appin Village, in alignment with community values.

Community facilities are integral to supporting social cohesion by providing spaces for people to socialise, connect and create with others. In new communities, schools are often the first place residents meet each other (such as through school pick up/drop off, assemblies and events) and start forming social connections. The structure plan includes provision for multiple types of social infrastructure, including one district multipurpose community centre, three local multipurpose community centres and six school sites. The Social Infrastructure and Open Space Assessment considers this will be an appropriate level of provision to meet the needs of the incoming population. The provision of these community centres and school sites is expected to contribute to positive social cohesion outcomes.

Negative impacts

The development of any new communities can create tensions between existing and incoming residents, particularly in relation to actual or perceived changes in character and distribution of services. This can create an 'us' versus 'them' mentality where existing residents are concerned about the number of people living in an area and the impact on resident lifestyles. These impacts can be particularly noticeable when large scale development occurs within rural or semi-rural areas.

As noted above, the structure plan does not propose additional development in the Appin Village. Communication of this approach is likely to assist in reducing community concerns from existing residents of Appin Village about the proposal and associated change to the area.

The structure plan also proposes a wide range of social and public transport infrastructure to support the needs of incoming residents. This infrastructure will be available and accessible to existing residents, which will help promote integration between the communities.

It is also important existing residents are provided with proactive and accurate information about development to help them understand how they might experience the change. This can help to reduce fear about change, build trust and equip people with the information to make informed decisions.

There has not yet been community consultation on the development of the structure plan. While the strategic growth direction of the Greater Macarthur Growth Area have been public for some time, the proposal represents a significant change to the community and fear of the unknown is expected to be high. This fear is expected to be particularly prevalent among long term residents who may not want change in the area. Recommendations have been made below to help address this.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on community cohesion and/or sense of belonging

During the detailed planning stages, the following measures are recommended as a starting point:

- Develop and deliver a community engagement plan during the detailed planning stages to guide information sharing and consultation methods with the existing Appin Village community. It is recommended Council and relevant landholders communicate with each other during this time to help reduce potential for conflicting information or consultation fatigue within the existing community.
- Continue to integrate key community values into the design of the precinct, in consultation with the community and local groups. There may be significant opportunities for this during the detailed design stages, such as through place naming and in the design, delivery and access to community facilities, open spaces and natural environments.
- Engage with potential service providers early in the planning for new social infrastructure to provide spaces which are aligned to community and service delivery needs.
- Prepare a Community Development Plan which supports the existing and incoming communities to meet new people and forming social ties. This could include opportunities to hold community events, such as open days, neighbourhood meets and scheduled community activities, where people are encouraged to explore their neighbourhoods and meet new people.

It is expected these measures will be further developed during subsequent planning stages and in SHIAs which may accompany future development proposals.

Housing

Briefly describe how the development will impact on housing diversity in the locality and/or Shire

The structure plan proposes approximately 21,865 dwellings of different typologies, supporting the vision of the Greater Macarthur 2040 Interim Plan to increase housing supply and diversity in the region.

Positive impacts

There are currently low levels of housing diversity in Appin, with 96% of the population living in separate houses in 2016. Council's Housing Strategy and the Greater Macarthur 2040 Interim Plan outline a need to provide housing choice in the area to support the needs of the growing population. This may range from multi-storey apartments to townhouses and individual homes, providing housing which can appeal to people of all life stages, backgrounds and different budgets. The Greater Macarthur 2040 Interim Plan also notes Appin should support higher density residential development around future centres and along the transport corridor.

The structure plan proposes to increase the availability and diversity of housing in the area. It proposes a dwelling mix consisting of approximately 12,000 dwellings of both low and medium density dwellings. This is likely to consist of housing of varying lot sizes such as attached housing (under 200sqm), traditional lot residential (between 200 – 600 sqm approximately) and large lot residential (greater than 600sqm).

This will contribute to the provision of broader range of housing typologies and help support a diversity of living arrangements. The medium density dwellings are proposed to be located around the local centre and five neighbourhood centres, near green and blue spaces and along the public transport corridor.

Housing affordability measures are typically considered at the detailed planning stages, rather than at the planning proposal stage. Housing affordability outcomes associated with the structure plan have therefore not been assessed as part of this SHIA. It is expected that housing affordability will be addressed during subsequent planning stages and/or at the development application stage.

Negative impacts

The provision of housing in the structure plan is aligned to the strategic housing vision for the area. It is not expected to have a negative impact on housing provision or supply.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on housing diversity

- Assess the project's impacts on housing affordability during subsequent planning stages and/or at the development application stage.

Accessibility and mobility

Briefly describe how the development will impact on physical access to and from places, spaces and transport

The structure plan proposes significant road and public transport infrastructure to provide connections throughout the Precinct and surrounding areas.

Positive impacts

The structure plan is underpinned by the development of two regional corridors; the proposed public transport corridor and the east-west arterial that connects to the Hume Highway.

A network of local roads, pedestrian paths and cycling infrastructure is proposed to link existing and incoming residents to these regional corridors, as well as to key roads such as Appin Road and Wilton Road. Two of the three centres in the structure plan, are proposed to be located along the public transport corridor, with residential density concentrated around each. As outlined in the Traffic Report prepared by WSP, this will enable existing and incoming residents to be more accessible to areas of employment and essential services and encourage active transport modes.

Negative impacts

The Traffic Report considers that, over the short and longer term, the planned road network will likely support the structure plan and the existing community. A number of new roads and upgrades will be required to achieve this, including to existing roads which connect to the Appin Village.

The Traffic Report provides several options for road upgrades for consideration, in consultation with relevant agencies and broader regional infrastructure planning. These options are detailed in full within the Traffic Report to enable for comment and refinement during the agency review period.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on accessibility

The following measures are proposed as part of the proposal:

- Implement the recommended road upgrades outlined in the Traffic Report
- Continue to plan for and refine public transport and road corridors across the Structure and Indicative Plan, in consultation with relevant stakeholders. This should also include consideration to existing Appin Village residents and how they are likely to experience potential changes to the existing road network.

Community safety

Briefly describe how the development will impact on crime and safety (including perceived) in the locality and/or Shire

The structure plan and design of Release Area 1 outline the intended locations of residential areas, centres, regional and district open spaces and significant transport infrastructure. From a safety perspective, the location of these areas generally aligns with safety principles, including co-location of activity generators, including shops, schools and key open space, and siting of centres in prominent locations along major transport infrastructure

There is limited further assessment that can be undertaken at present, as the design of the urban environment and interface with surrounding areas are necessarily at a high level.

An assessment of the likely impacts of the proposal would therefore be better suited to the detailed design stages.

Describe the proposed measures you have/will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on crime and feelings of safety

- Undertake community safety assessments during detailed design phases, which identify the way in which each proposal incorporates community safety principles and reduces safety risks.
- Consult with NSW Government agencies responsible for emergency services and policing to confirm servicing arrangements as planning progresses.

Access to employment and training

Briefly describe how the development will impact the quantity and/or diversity of local employment opportunities (temporary or permanent) or increase/decrease opportunities to access local training and further education

The structure plan proposes to increase the amount of permanent employment opportunities in the Appin Precinct and locate incoming residents with access to a range of employment and education facilities.

Positive impacts

The Greater Macarthur 2040 Interim Plan aims to transform the area into a thriving residential and employment community. To help achieve this, the Interim Plan recommends that employment opportunities should be provided within each precinct, including Appin.

The structure plan proposes to significantly increase the number of employment opportunities in the Appin Precinct. The Retail and Employment Study undertaken by Urbis anticipates 12,800 jobs could be generated over the long term across the broader Indicative Plan area as a result of the proposed development. This includes approximately 4,550 jobs within the proposed local centre and the neighbourhood centres, and approximately 10,000 jobs in the Moreton Park Road Enterprise Area, located directly adjacent to the structure plan. Services in the proposed public transport corridor will also increase incoming residents' connectivity to employment centres in Campbelltown CBD and along the Ingleburn – Macarthur rail corridor.

Incoming residents will be well supported with access to education opportunities. The Indicative Plan contains six schools sites (of which two are located in the structure plan area), which the Social Infrastructure and Open Space Assessment expects to meet the needs of the future community. The structure plan will also be accessible to tertiary education, with the Campbelltown campus of Western Sydney University and TAFE NSW located approximately 17km from the site and the University of Wollongong approximately 21km from the site.

Negative impacts

The structure plan will not decrease the quantity or diversity of employment or training opportunities available to the existing or future community and is therefore unlikely to create a negative employment impact.

Describe the proposed measures you will use to avoid, reduce, or mitigate any negative impacts on the local employment and education and training opportunities

- None identified

Local economy

Briefly describe how the development will impact on the local economy

The structure plan is expected to create employment and business opportunities for existing and incoming residents. These opportunities will be aligned to the economic priorities of the LGA, with the precinct unlikely to detract from the emerging economy of Wilton.

Positive impacts

Providing opportunities to work closer to home is a key aim for the growth precincts, as identified in the Greater Macarthur 2040 Interim Plan and Council's LSPS.

The Retail and Employment Study undertaken by Urbis indicates there is a need to provide more local jobs in the Wollondilly LGA. The study identifies that the number of local jobs in the LGA cannot match demand from resident workers. This has resulted in people leaving the LGA for work, in industries that could be supported within the local area. The study notes that this gap is prevalent in the retail industry, with the gap between jobs and resident workers increasing by 15% from 2011 to 2016.

The structure plan is expected to support approximately 4,550 jobs within the local and neighbourhood centres. These jobs are expected to be predominately in the retail and commercial sectors.

The Appin Precinct is also located adjacent to the Moreton Park Road Enterprise Area, providing potential employment opportunities for the incoming population within the logistics and warehousing sectors.

Negative impacts

The Wilton Town Centre is located approximately 10km from the Appin Precinct and is intended to be the regional centre for the Wollondilly LGA. Given this proximity, there may be concern that the development of the Appin Precinct will detract from the development and/or success of the Wilton Town Centre.

The Retail and Employment Study considers that the proposed retail and commercial centres within the Appin Precinct will not impede on the scale, mix, role or function of the Wilton Town Centre.

The development of the area in accordance with the structure plan is therefore unlikely to create a negative impact on the economy development of Wilton Town Centre or employment opportunities in the LGA.

Describe the proposed measures you will use to avoid, reduce, or mitigate any negative impacts on the local employment and education and training opportunities

During the detailed planning stages, the following measures are recommended as a starting point:

- Develop an employment strategy for the structure plan area to prioritise the employment of local workers and partnership opportunities with local businesses. This should consider opportunities to partner with local Aboriginal groups to deliver site specific job opportunities (in consultation with them) as well as the needs of other specific groups, such as people with a disability and young workers.

It is expected this measure will be further developed during subsequent planning stages and in SHIAs which may accompany future development proposals.

Cultural and community significance

Briefly describe how the development will impact on items or places of cultural or community significance

The structure plan is located on the land of the Dharawal Aboriginal peoples and has considerable Aboriginal significance through numerous landscape features, cultural heritage sites and found objects. It also contains site elements of the Appin Massacre that occurred in the early 1800's.

The structure plan seeks to protect and respectively integrate the existing cultural values of the area.

Positive impacts

The structure plan has been developed with consideration of the GANSW's Designing with Country and Connecting with Country Frameworks. It has also been prepared based on ongoing consultation with local Aboriginal groups, Heritage NSW and relevant cultural advisors.

As identified in the Urban Context Report, this has resulted in a layered structure plan that identifies areas to be wholly protected from development, as well as areas which could be sensitively integrated within development or open spaces (subject to ongoing consultation and planning). This includes measures such as the protecting the Appin Massacre site, reinforcing traditional gathering spaces and maintaining sight lines.

In regards to European heritage, the structure plan also contains two locally listed heritage items and adjoins two items of state significance. All items will have site specific parameters and curtilage within the structure plan to protect and preserve these heritage values for future generations.

Negative impacts

The preparation of the structure plan is the first of many stages of planning and development for the broader Appin and North Appin Precincts. The continued protection and enhancement of the area's Aboriginal cultural values therefore does not stop at the development of the structure plan.

As outlined in the Aboriginal Cultural Heritage Assessment Report, the assessment of significant sites in the structure plan is ongoing, as is consultation with the Aboriginal community. Further detailed planning for the structure plan and Appin and North Appin Precincts will need to continue to respond to the assessment of sites and consultation with the Aboriginal community to ensure cultural values are appropriately protected, integrated and enhanced throughout the development.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on items or places of cultural or community significance

The following measures are proposed as part of the proposal:

- Delivery of recommendations contained within the Aboriginal Cultural Heritage Assessment Report
- Development of a Designing with Country Framework to inform the intangible cultural values of the structure plan landscape. The framework is intended to assess areas of significance and provide future management and mitigation recommendations for future interpretation and development strategies.
- Continued investigation into the suitability of a community cultural centre in Release Area 1, in consultation with the local Aboriginal community and Council.

- Delivery of recommendations within the Statement of Heritage Assessment to integrate site-specific management measures for the protection and integration of European heritage items during the detailed planning stages.

Arts and creative activities

Briefly describe how the development will impact on existing and/or future arts and creative activities in locality/Shire

The proposed structure plan will generate the need for a range of community facilities which are capable of supporting spaces and places for community arts and creative expression.

Positive impacts

Council's LSPS identifies a need to enhance the provision of creative spaces across the LGA, particularly as supporting these activities can create opportunities for cultural and creative expression. Community consultation undertaken as part of the LSPS highlighted that the community would like more places to socialise and engage in cultural opportunities, particularly in the evening. This may include places like function centres, live music venues, bars and outdoor dining precincts.

The Indicative Plan includes one district multipurpose centre (with library space) and three local multipurpose community centres, of which one is proposed for the structure plan area. As discussed in the Social Infrastructure and Open Space Assessment, there is potential for at least one of these three centres to have a strong community arts focus, with spaces designed to support activities such as ceramics, needlecraft, painting, sculpting and/or woodworking. There is also potential for one of the centres, potentially located near a public high school, to provide spaces for the creation and recording of music and other performing arts.

These spaces would be available for use by existing and future residents of Appin Village and the entire Appin and North Appin precinct, as well as residents from other parts of the Wollondilly LGA.

This network of community facilities will also be supported by the development of local centres, each capable of supporting a range of retail and food outlets. It is expected these centres will have potential to contribute to the night time economy of the area and provide more opportunities for socialising into the evening.

Negative impacts

The Social Infrastructure and Open Space Assessment identifies ways for creative spaces to be incorporated into the development of the Appin and North Appin Precincts Indicative Plan, including the structure plan and Release Area 1. The assessment finds that these facilities are likely to accommodate the needs of future residents for local and district level cultural and creative spaces space.

As a result, at this stage of the planning process, the structure plan is unlikely to negatively impact on the community's ability to engage in cultural opportunities.

As planning for the broader Appin & North Appin Precincts progresses, there will likely be additional opportunities to integrate creative arts and cultural expression into the development, such as through the provision of public art. This should continue to be investigated and incorporated into the development during detailed planning.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on arts and creative activities in the locality/Shire

The following measures are proposed as part of the proposal:

- Continue to consult with Council and relevant stakeholders around the configuration of the proposed community centres to support community arts and creative activities.

- Continue to consult with SINSW to implement joint use arrangements for various school facilities, such as halls and performing art spaces.
- Implement the recommendations contained within the Social Infrastructure and Open Space Assessment.

During the detailed planning stages, the following measures are recommended as a starting point:

- Develop of a community art strategy, which identifies ways future buildings and public spaces within the structure plan can reflect the community values of the existing and future area.

It is expected these measures will be further developed during subsequent planning stages and in SHIAs which may accompany future development proposals.

Supportive communities and needs of specific population groups

Briefly describe how the development will impact on the needs of specific groups in the community (please list these community groups and the impacts specific to these groups)

The structure plan will facilitate the creation of a new residential community of approximately 38,000 people, which will include a wide range of population groups. The structure plan itself is unlikely create positive or negative impacts for specific population groups beyond those discussed in other impact areas for the broad community.

As planning for the structure plan progresses, there will be opportunities to consider the needs of a wide range of community groups in the planning and design of housing, neighbourhoods, open spaces and social infrastructure. These groups include children, older people, people with a disability and people from culturally diverse backgrounds.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on the needs of specific population groups

During the detailed planning stages, the following measures are recommended as a starting point:

- Implement inclusive design practices for the development of public spaces, open spaces and social infrastructure to meet the needs of different community groups.
- Consult with representatives from diverse stakeholder groups around the location, configuration and design of the proposed social infrastructure and open spaces to enable them to meet the needs of specific population groups.

It is expected these measures will be further developed during subsequent planning stages and in SHIAs which may accompany future development proposals.

Participation in community life

Briefly describe how the development will impact on opportunities to participate in community life

The structure plan proposes a range of social infrastructure to enable participation in community life.

Positive impacts

Social infrastructure is critical to developing strong community networks. It provides spaces to socialise, create and connect with others, and supports the provision of community, health and social services. This will be particularly important in the structure plan, as most residents will be new to the area and unlikely to have existing local social connections or support.

As discussed in the Social Infrastructure and Open Space Assessment, the incoming population will generate the need for a range of infrastructure. The assessment considers that most of these needs will be accommodated by social infrastructure proposed in the structure plan (and wider Indicative Plan) or in existing or proposed regional infrastructure in locations such as Wilton and Campbelltown. This includes providing the incoming population with a network of community facilities and open spaces, as well as active transport links to the proposed local centres. This is expected to positively impact on incoming residents' ability to participate in community life.

Negative impacts

Given that a range of spaces to support the creation of social ties are proposed to be provided, the structure plan is not expected to negatively impact on incoming residents' ability to participate in community life.

A person's ability to participate in community life is also based on trust and a sense of inclusion. A proposal which may cause anxiety or conflict with the surrounding community may therefore impact on an existing resident's ability to participate in community life.

The structure plan will introduce a population of approximately 38,000 people. This is a significant increase on the existing Appin population of 3,188 people. As discussed in the Social Cohesion and Sense of Belonging impact, this scale of development and arrival of new residents may create tensions with the existing Appin Village community around potential changes to character and access to services. This tension may impact on the existing population's ability to feel supported within their local area and, in turn, participation in community life. This is addressed under the Social Cohesion and Sense of Belonging impact and has therefore not been assessed again here.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on opportunities to participate in community life

- See recommended measures as outlined in the Social Cohesion and Sense of Belonging impact

Impact on amenity (pleasantness) of place and surroundings

Briefly describe how the development will impact on the amenity or enjoyment of the area

The structure plan and design of Release Area 1 propose to provide a high level of amenity for incoming residents. The retention of the area's natural landscapes and provision of social infrastructure will likely bring an element of enjoyment for the new community, while retaining the key values which are central to the amenity enjoyed by other residents of the Wollondilly LGA.

Positive impacts

Currently, the proposed structure plan area consists of semi rural land, mainly in private ownership. The area is therefore largely inaccessible to the public. Places with good amenity encourage people to spend time outside of their homes, helping to increase social interaction and community participation. They can also positively contribute to the mental health and wellbeing of community members.

The delivery of the structure plan is likely to positively contribute to the amenity of the area in a number of ways. As outlined in the previous Healthy Lifestyles and Healthy Community impacts, the structure plan proposes various forms of social infrastructure to support recreation and social activities.

The structure plan is also intended to reflect and celebrate the area's natural surrounds, providing opportunities for people to access areas of bushland while also preserving areas of environmental significance for generations to come. It is expected access to these spaces, as detailed in the Urban Design Report, will encourage the community to experience and enjoy the natural surrounds.

Negative impacts

As outlined in the Urban Context Report, both proposals have been designed to respond to and respect the area's natural features. This includes protecting key sight lines, such as those to the Blue Mountains or Razorback Ranges, as well as protecting significant vegetation areas around the perimeter of the precinct. The retention of these natural landscape features is expected to reduce the visual impact on surrounding land and contribute to the development of a high amenity neighbourhood.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on the amenity of enjoyment of the area

- None identified at this stage of the planning process, beyond those recommended for other impacts.

Impact on urban heat

Briefly describe how the development will impact on urban heat or people's options for dealing with urban heat

The structure plan can be planned and designed for improved heat resilience through the implementation of measures including tree canopy targets, maximising blue infrastructure and utilising cooling materials for hard surfaces.

Positive impacts

Climate change and rising urban temperatures are impacting on the health and wellbeing of communities. Council's LSPS identifies urban heat as one of several 'chronic stresses' that are currently impacting on the health and resilience of the LGA. The LSPS recognises that appropriate measures must be integrated into new communities to ensure residents are equipped with the capabilities to survive, adapt and evolve to these changes. For urban heat impacts, this may include measures such as increasing the tree canopy cover and integrating stronger sustainability measures into the design of buildings and houses.

An Urban Heat Assessment prepared by Cville Pty Ltd assesses potential risk for urban heat within the Appin and North Appin Precincts as a result of the structure plan. The Urban Heat Assessment considers that new communities within the structure plan are likely to be exposed to increasing heat as a result of climate change and will experience an increasing number of hot days (>35°C). The assessment provides measures which can be integrated into the future design of the structure plan to help reduce the impact of urban heat on communities. This includes opportunities such as:

- Targeting a 40% tree canopy target for the area
- Maximising blue infrastructure through measures such as water basins, water play and water sensitive urban design
- Using cool roofs wherever possible, as well as light coloured roofing and permeable paving.

The assessment considers that the structure plan can be planned and designed for improved heat resilience with the implementation of these measures.

Negative impacts

The Urban Heat Assessment contains a number of measures which can be implemented during the detailed design stages to improve heat resilience in the incoming population and reduce potential urban heat impacts. If implemented, these measures are likely to reduce the impact of urban heat to the incoming population and improve heat resilience in the community. Provided these measures are implemented, the development of the structure plan is unlikely to negatively impact on residents' experience or resilience to urban heat effects.

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on urban heat or people's options for dealing with urban heat

- Implement the measures outlined in the Urban Heat Assessment during subsequent detailed design and development stages.

Additional criteria

Will the proposal generate the need for additional community facilities such as:

- Affordable and flexible meeting spaces
- Affordable community office space to support government and non-government services
- Recreational facilities (indoor and outdoor)

A Social Infrastructure and Open Space Assessment was prepared by Urbis to accompany the proposal. This assessment outlines the expected need for community facilities generated by the incoming population (including those outlined above) and how this can be accommodated within the Indicative Plan, structure plan and Release Area 1. This assessment has been submitted with the Planning Proposal and should be referred to in response to this impact area.

Will the proposal generate the need for additional public transport and what measures are proposed to address this demand

As outlined in the Accessibility and Mobility Impact, the incoming population will be supported by public transport infrastructure. The structure plan has been informed by the development of Traffic Report prepared by WSP, as well as input from Transport for NSW. The Traffic Report has been submitted with the Planning Proposal and should be referred to in response to this impact area.

4. OVERALL SUMMARY OF OUTCOMES AND PROPOSED MITIGATIONS

Please provide a summary of findings and proposed mitigations

The planning proposal for the structure plan and Release Area 1 is the first of many planning stages for the precinct. At this stage of the planning process, the social impacts have been appropriately addressed at a high level by suitable social impact practitioners.

As detailed in this comment form, the proposal is aligned to strategic directions for housing and employment growth in the LGA and is likely to contribute to positive social impacts in these areas. The proposal is also likely to accommodate the required social infrastructure and open space areas to support the health and wellbeing needs of the incoming population.

Recommended mitigation measures have been provided where appropriate to help enhance positive social impacts and reduce potential negative impacts during the current planning proposal. Some mitigation measures have also been provided to guide development during subsequent planning stages. These are detailed in full within this report and have been stated as such.

REFERENCE LIST

Demographic, crime and health data

Australian Bureau of Statistics, Census of Population and Housing, 2016, Greater Sydney, Wollondilly LGA (SA3) and Appin (SA2) data.

Bureau of Crime Statistics and Research, 2022, Appin LGA and NSW hotspot maps and crime rates.

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Health Stats, 2022

Policy documents

NSW Department of Planning and Environment, 2018, Greater Macarthur Interim Plan.

Greater Sydney Commission, 2018, Western City District Plan.

NSW Department of Planning, Industry and Environment, 2021, Social Impact Assessment Guideline: State significant projects.

International Association for Impact Assessment, 2015, Social Impact Assessment: Guidance for assessing and managing the social impacts of projects.

Wollondilly Shire Council, 2020, Local Strategy Planning Statement.

Wollondilly Shire Council, 2017, Community Strategic Plan.

Wollondilly Shire Council, 2021, Local Housing Strategy.

Wollondilly Shire Council, 2014, Open Space, Recreation and Community Facilities Strategy.

Wollondilly Shire Council, 2014, Health Needs Assessment.

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