

**Catherine Van Laeren**  
**Executive Director Western Parkland City**  
Department of Planning and Environment  
12 Darcy Street  
Parramatta NSW 2150

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**Re: Appin (part) precinct Planning Proposal**

14 December 2022

Dear Catherine,

Thank you for the opportunity to comment on the Planning Proposal for the Appin (part) precinct. The Western Parkland City Authority's comments are attached.

If you would like to discuss these comments, please contact Gina Metcalfe, Director, Strategic Planning at [gina.metcalfe@wpca.sydney](mailto:gina.metcalfe@wpca.sydney).

Sincerely,



**Matthew Sherb**  
Executive Director  
Infrastructure and Delivery

### **Appin (part) Precinct Planning Proposal**

Walker Corporation Pty Ltd proposes rezoning of 1,378 hectares of land within the Greater Macarthur Growth Area Appin Precinct. It would deliver 12,000 + dwellings in stages to around 2040.

The proposal was subject to a pilot Technical Assurance Panel process and the Department of Planning and Environment has endorsed it for lodgement.

### **Strengths of the proposal**

The proposal:

- responds to the Cumberland Plain Conservation Plan which identifies areas to be conserved for biodiversity and retains an additional 70 ha of significant vegetation.
- respects the Appin massacre sites and historic heritage.
- proposes to supply homes in tandem with local infrastructure, funded by the proponent.
- includes an active transport strategy linked to a regional open space facility.

### **Issues for resolution**

1. The Transport assessment accompanying the proposal identifies that Appin Road, including the section which bisects Appin Village would accommodate all north south vehicle trips until an east west connection to the Hume Highway is constructed around 2035. There is reference to an Appin bypass but a full route is not mapped. The traffic volumes anticipated, in the absence of reliable and frequent public transport are likely to have a significant impact on Appin Village.
2. A public transit corridor is proposed but without a delivery mechanism through adjoining land holdings to the north on which a functioning service would rely. It is unclear whether an alternate service via Appin Road is feasible given the need for significant road widening.
3. The proposal notes a faster rail proposal for the rail line west of the Growth Area but does not identify a clear route for access to a potential future station on an upgraded line.
4. Key road connections including Spring Farm Parkway extension and Appin Road upgrades between Appin Village and Gilead are unfunded and not yet designed.
5. A more detailed transport staging and funding plan, including contribution from the proponent needs to be developed before rezoning.
6. The infrastructure assessment notes a new wastewater treatment plant is required within 10 years when Glenfield waste water treatment plant reaches capacity. However, a site for the plant has not been identified or acquired within Greater Macarthur Growth area. Planning for the precinct should allow for potential consideration during Sydney Water's intended site selection process in line with the technical studies underpinning the Department's Greater Macarthur 2040 strategy.

7. The plan partially addresses urban heat but proposes residents rely on the proposed Wilton aquatic centre or private pools. Accessible water based recreation should be considered within the precinct.
8. A proposed alignment for the Outer Sydney Orbital stage 2 is identified. However, the plan does not respond to the interface issues likely to be associated with the major transport corridor. This should be addressed in the rezoning.
9. The proposal flags an intention to enter into a voluntary planning agreement for delivery of State and local infrastructure, but this is not exhibited with the proposal. The infrastructure staging proposal accompanying the proposal indicates the proponent will rely on the State Government to deliver key transport infrastructure. This presents a major risk to the implementation of the rezoning and the confidence in the level to which it could contribute to housing supply. The precinct should not be rezoned until a satisfactory agreement has been exhibited and finalised.

The planning proposal to be updated to include a staging and sequencing plan demonstrating the roll out of development and infrastructure is achievable.