

22 February 2023

Michael Cassel  
Secretary  
NSW Department of Planning and Environment  
Locked Bag 5022  
Parramatta NSW 2124

**CONFIDENTIAL**

Attn: Lance Collison, [Lance.Collison@planning.nsw.gov.au](mailto:Lance.Collison@planning.nsw.gov.au)

Dear Mr. Collison,

**RE: SINSW SUBMISSION – APPIN PART PRECINCT PLANNING PROPOSAL (PP-2022-3979)**

School Infrastructure NSW (SINSW), as part of Department of Education (the Department), welcomes the opportunity to provide comments on the Planning Proposal for the Appin Part Precinct (the draft Proposal). SINSW note that the Appin Precinct has been subject to the Technical Assurance Panel pilot program. SINSW wishes to thank the Department of Planning and Environment (DPE) for its continued engagement to date on this Precinct and the broader development of the Greater Macarthur Growth Area (GMGA).

SINSW understand that the draft Proposal relates to a portion of the Appin Precinct and seeks to amend the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (WPC SEPP)* via a new Appendix. The proposal will rezone the site from RU2 – Rural Landscape to Urban Development Zone (UDZ), C2 – Environmental Conservation and SP2 – Infrastructure (amongst other amendments). The proposed new zones are accompanied by a structure plan for the site which outlines the indicative intended land uses. The rezoning of the Part Precinct will result in a total of 12,000 residential dwellings. This is to be staged, with the first delivering approximately 3,500 dwellings.

SINSW notes that the draft Structure Plan identifies school sites as a potential use in three locations of the part-Precinct; these being in the south-west, south-east and northern portions, within the nominated 'mixed-use centres' (refer Attachment A below). The specific location and details of these sites will be the subject of ongoing discussions between SINSW, DPE and the developer as detailed planning progresses for the Precinct. SINSW note that additional indicative location for schools have also been identified in the wider Precinct, as per the Appin and North Appin Precincts Indicative Plan.

For DPE's reference, SINSW has undertaken a detailed investigation of the long-term service need in for the areas within the GMGA. This has identified appropriate solutions to accommodate future projected enrolment demand in this corridor and ensure that existing schools are fully utilised before new schools are considered.



SINSW has reviewed the planning package in detail and has provided additional commentary in Attachment B below. SINSW welcomes the opportunity to engage further on the draft Proposal and request a meeting with DPE to discuss the content contained in this submission.

Should you require further information about this submission, please contact the SINSW Strategic Planning Team on [Strategicplanning@det.nsw.edu.au](mailto:Strategicplanning@det.nsw.edu.au)

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebecca Willott'.

**Rebecca Willott**  
**A/Executive Director, Infrastructure Planning**

**ATTACHMENT A –POTENTIAL SCHOOL LOCATIONS – APPIN PART PRECINCT**

**Figure 1: Draft Structure Plan – Part Precinct**



**LEGEND:**

- |   |   |   |
|---|---|---|
|  Appin & North Appin Precincts Boundary    |  Easements (Potential for active and passive recreation)                 |  East-West Connection Road   |
|  Appin (Part) Precinct Boundary            |  Green Links   |  Public Transport Corridor   |
|  LGA Boundary                              |  Riparian Corridor   |  North-South Connection Road |
|  Waterways                                 |  Planned State Heritage Listing Sites                                    |  Appin Bypass                |
|  C2 Conservation Land                      |  Heritage Items  |  Road Connection - By Others |
|  Existing Road within C2 Conservation Land |  Residential   |  Collector Roads             |
|  District Open Space                       |  Excluded Land   |   |
|  Regional Open Space                       |  Mixed Use Centres (including retail/commercial, schools and open space) |   |

**Source: Urbis Pty Ltd (2022)**

## **ATTACHMENT B – SINSW SUBMISSION – APPIN PART PRECINCT PP**

### **Demand for Educational Facilities**

The draft Proposal seeks to deliver a total of 12,000 residential dwellings, with the first release area delivering approximately 3,500 dwellings. As stated above, SINSW has previously provided preliminary feedback on the service need impact of the wider Appin Precinct as part of the TAP Pilot Program (June 2022). SINSW note that this advice has been incorporated into the recommended social infrastructure provision for the wider Precinct, which proposes the following:

- Stage 1 – Primary School (1.5ha)
- Stage 2 & 2A - Primary School (1.5ha) and K-12 Community School (4ha)
- Stage 3 - K-12 Community School (4ha)
- Stage 3A - K-12 Community School (4ha)
- Stage 5 - Primary School (1.5ha)

Noting the location of the subject proposal within the Greater Macarthur Growth Area and its close proximity to other major development projects (North Appin, Gilead Stage 2), SINSW can confirm the Departments previous advice that the combined impact of the draft Proposal and surrounding development will generate enrolment demand on the area's existing school facilities that is beyond the scale of which would reasonably be met through expansion or upgrade of the existing schools. It is likely that the proposed dwelling yield will result in a requirement for at least three additional primary schools and two high schools, with the first primary school to be delivered within the first stages of development. This demand may potentially increase based on development 'creep' and rising government share, since non-government schools are not required to expand as a residential locality develops.

Based on the above, SINSW support the provision of school sites within the study area, as well as delivery of additional education infrastructure within the wider Precinct. This will be subject to funding being secured via either a State Planning Agreement (SPA) or capital allocation from NSW Treasury (as well as the matters listed below).

Please note, these comments are based on the projected population and dwelling yields for the Part Precinct and highlight the minimum number of required sites rather than a maximum. DPE and Council have a joint obligation to monitor growth in the precinct and ensure future sites are made available if/when development yield exceeds the approved numbers.

Separate to the above, SINSW notes that different dwelling yields are reported across the exhibition package. It is requested that these are confirmed prior to finalisation.

### **Zoning of Potential School Site**

While SINSW's preference is for school sites to be zoned SP2 Infrastructure (due to its impact on land value; a key driver for state government agencies) the proposed

zoning for the 'mixed use centres' areas identified in the draft Structure Plan is the 'Urban Development Zone'. SINSW understand that this is a broad zone being pursued in the WPC Growth Areas, which permits a range of uses by exclusion. The UD Zone is not identified as a prescribed zone under Chapter 3 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, despite this, SINSW note that educational establishments are captured as permitted development within the current land use table.

Noting the above, SINSW welcome additional consultation with DPE and the proponent regarding the safe-guarding of sites for future educational facilities in the absence of defined zoning and detailed timeframes with which to guide the SINSW site selection process within the Precinct.

### **Notation and Imagery in Reporting and on Plans**

SINSW has reviewed both the draft Structure Plan and draft Precinct Indicative Plan for the study area and request that any commentary and/or mapping within the proposal package which addresses the potential school sites be amended to refer to this site as:

*"Potential education facilities"*

The above amendments will account for any required amendments to the proposed school sites locations as planning progresses for the Precinct.

### **Assessment of Potential School Locations & Selection of Preferred Sites**

As stated above, the draft Structure Plan identifies school sites as a potential use in three locations of the Part Precinct; these being in the south-west, south-east and northern portions, within the nominated 'mixed-use centres'. The specific proposed location and details of these sites have not been provided, given the high-level nature of the draft Structure Plan.

SINSW's 'School Site Selection and Development Guidelines' outline the site-based requirements for any new school site. These have been previously provided to Council and DPE for the proponent's consideration and are also available at:

<https://www.schoolinfrastructure.nsw.gov.au/news/2021/03/guidelines-for-school-site-selection-and-master-planning-.html>

Consideration of these guidelines will ensure that any future educational establishment in the site can operate in an acceptable manner.

In order to progress the detailed investigations required for site selection, SINSW require Due Diligence reporting for the precinct. SINSW can provide greater certainty on the appropriateness of potential sites once due diligence reports are provided and appropriate mechanisms are identified to make these locations suitable for school development.

SINSW request any due diligence conducted in relation to the precinct including but not limited to:

- Topographic Surveys of proposed school sites (including site boundary details and dimensions)
- Foreshore setbacks
- Contamination Reports
- HIPAP 10 Land Use Safety Planning (and any associated reports)
- HIPAP 6 Hazard Analysis
- Traffic and Transport Assessment Report/s (including review of heavy vehicle movements and traffic modelling)
- Flood Study + sea-level rise (if relevant)
- Air quality and odour report/s
- Active transport and pedestrian connectivity overlays
- Heritage (European and Aboriginal Cultural Heritage Assessment)
- Ecological Report

In the absence of the above, SINSW request the most recent Due Diligence reports for the above affectations and access to the precinct to conduct relevant due diligence.

Site selection will also be assisted by detailed layout/structure planning for the Precinct. SINSW request that any work in this regard be provided to the Department for review.

SINSW request that further discussions are held with DPE to ensure that the appropriate site configuration can be achieved in accordance with the above requirements, prior to finalisation of the proposal.

In addition to the above, given that pipelines traverse the study area, SINSW request that the relevant risk studies be included within the planning package. These should assess whether sensitive land uses and the land uses in general (as proposed) are acceptable given the proximity to the gas pipelines.

**Review of Social Impact Assessment**

SINSW has reviewed the Social Infrastructure and Open Space Assessment (SIOSA - prepared by Urbis Pty Ltd) and request the amendments noted in the table below. It is noted that this report was discussed with the Department as part of the TAP Process, however, it is preferable that consultants meet with SINSW regarding the content of draft reports prior to exhibition, to ensure consistency with SINSW priorities.

<b>SIA Content</b>	<b>Page</b>	<b>SINSW Recommended Content</b>
Education Facilities	38	
Key Considerations and Shared Use		Insert after “with rising land costs...”  <i>“Opportunities for shared use of facilities should be actively explored with the relevant Government agency”</i>



<p>Summary of Provision Requirements</p>		<p>Please note: SINSW seeks to explore and implement joint and shared-use opportunities with councils where there is a mutual benefit for the school and community. However, this is subject to timing, funding and a Memorandum of Understanding developed between the parties.</p> <p>Remove text (particularly on Appin PS) and insert:</p> <p><i>“To plan for schools, SINSW and the Department of Education considers (amongst other things) long term trends in population growth, the likely uptake of new housing by those with school aged children, the ratio of government and non-government school attendance and the size and location of existing schools. New schools will only be established where there are no other options available and budget approval has been given. Where new schools are required, the Department of Education will negotiate with housing developers and consult with local councils to place them near transport and town centres and encourage the use of shared amenities including sports fields and halls.</i></p> <p><i>SINSW will continue its ongoing engagement with Council and the NSW Department of Planning and Environment (DPE) as detailed planning progresses for the study area to ensure schools are responding to the needs of the community”.</i></p>
<p>Summary of Recommended Provision Quantity</p>	<p>45</p>	<p>Amend text as follows:</p> <ul style="list-style-type: none"> <li>• Stage 1 primary school: <del>1.5ha</del> 2ha (minimum)</li> <li>• Stage 2 primary school: <del>1.5ha</del> 2ha (minimum)</li> <li>• Stage 3 co-located primary and high school: <del>4ha</del> 6ha (minimum)</li> <li>• Stage 3a co-located primary and high school: <del>4ha</del> 6ha (minimum)</li> <li>• Stage 5 primary school: <del>1.5ha</del> 2ha (minimum)</li> </ul>

Indicative Location		Remove text and replace with the following:  <i>“Future provision of educational facilities in the Precinct will be subject to SINSW’s ‘School Site Selection and Development Guidelines’, which outline the site-based requirements for any new school site as well as ongoing consultation with DPE and the proponent”.</i>
Recommended social infrastructure	64	As above

**Infrastructure Delivery**

Subject to meeting the above requirements, SINSW’s preference is for any future school site within the study area to be delivered via a Planning Agreement. It is understood that a draft State Planning Agreement (SPA) is currently being prepared by DPE to support the rezoning. SINSW request an opportunity to review the draft agreement, when available.

If this pathway is pursued, SINSW request that agreement on the timing of transfer of the school sites be determined prior to the Agreement being finalised, as this will depend on the timing of new dwelling delivery and SINSW’s regional priorities. As stated above, confirmation of school delivery will also be dependant on completion of required site selection investigations.

SINSW have reviewed the draft Infrastructure Delivery Plan (IDP) provided as part of the exhibition package and requests the following amendments:

<b>IDP Content</b>	<b>Page</b>	<b>SINSW Recommended Content</b>
Table 11	28	Amend recommended school provision and sizing as per SINSW comments on the SIOSA.
Location commentary	28	Remove and insert the following:  <i>“Future provision of educational facilities in the Precinct will be subject to SINSW’s ‘School Site Selection and Development Guidelines’, which outline the site-based requirements for any new school site as well as ongoing consultation with DPE and the proponent”.</i>
Paragraph 2	28	Remove and insert the following:



		<i>“Opportunities for shared use of facilities should be actively explored with the relevant Government agency”</i>
<b>Multipurpose</b> outdoor courts	36	As above
Section 5	41 onwards	Confirm proposed school delivery for each stage as this differs between the exhibited documents
Indicative size of proposed school sites		Amend as per the table above.

Further, as part of any local contribution’s arrangements for the proposal, SINSW request that Council consider including requirements for public domain, transport and other infrastructure works required to support government schools in the Precinct in this future plan and that government social infrastructure is expressly excluded from the payment of contributions.

SINSW also request that all necessary servicing and transport infrastructure required to support the school site is provided prior to delivery of any educational establishments in the precinct. Timing of the future school site’s delivery will need to be developed in consultation with SINSW, subject to the above servicing requirements being met.

**Active Transport and Access**

SINSW have reviewed the Strategic Transport Assessment (prepared by WSP) and is generally supportive of the draft Proposal’s intent to provide a network of paths and infrastructure that supports higher use of walking and cycling for a range of local movement within the wider precinct.

Notwithstanding the above, SINSW request that transport planning for the draft Proposal be guided by the NSW Governments Movement and Place Framework (MAPF) and its Built Environment Performance Indicators. These indicators are based on qualities that contribute to a well-designed built environment and should inform the transport infrastructure for the study area.

The MAPF’s core ‘Amenity and Use’ and ‘Primary Schools’ indicators are of particular importance to SINSW, as these encourage urban designers to consider the impact on adjacent places/uses, as well as emphasising movement that supports place. The ‘Primary Schools’ indicator provides two specific metrics to judge the effect of infrastructure on the accessibility of public schools in an area; these being walkability and public transport access. These metrics require designers to assess whether proposed infrastructure facilitates access to primary school facilities (or public transport connections to schools) or whether it exacerbates gaps in the existing network.

Effective transport planning for the study area would include the following measures to promote safety, access and pedestrian prioritisation:

- Preparation of an Access and Movement Strategy
- Physical separation between pedestrians, cyclists and heavy vehicles
- Default lower vehicle speeds (e.g. School Streets)
- Access for all ages and abilities, such as ambulant disabilities and prams
- Kerb outstands and refuges crossings (particularly around schools).
- Pedestrian legs on all approaches to intersections.
- Weather-protected bus departure zones
- For local roads: lower vehicle speeds to 15 km/h in High Pedestrian Activity Areas or 40 km/h within School Zones.

The primary school-focused MAPF amenity indicator can be accessed via the link below:

<https://www.movementandplace.nsw.gov.au/place-and-network/built-environment-indicators/primary-schools>

Further to the above, SINSW request that the wider Precinct utilise a road network design that will allow for efficient and reliable public transport service delivery that can be integrated into the broader transport network for the local government area. This should emphasise bus-capable roads that facilitate access to local schools in the area. Bus servicing along key roads in the Precinct should allow a frequent, all-day service for residents.

The above guidelines are complemented by the above School Site Selection and Development Guidelines, which stipulate appropriate transport and access layouts for school facilities.