Tuesday, 13 December 2022 7:00 AM Neala Gautam Appin planning objection

The whom it may concern

This whole process has been disgraceful.

>> Such a rushed consultation period.

>> The fact that the State Government Technical Assurance Panel (TAP) has designed this behind closed doors with developers & locked out councillors and other land owners is dreadful.

>> The proposed home sites are far too small & not in keeping with our rural township.

>> The roads that will result from this proposed development will be devastating for Appin.

>> The koala bushland is already being diminished and the proposed Transit lane alongside Ousedale creek and the koala corridor is beyond belief.

>> Appin residents already spoke out in huge volumes against the OSO2 yellow route & the East-West connection road is in the same path. We did not want the yellow route & we do not want this re-named road along the same route.

>> The diminished bushland buffer zone that would result will cause noise, pollution, vibration & dangerous emissions.

>> We say NO to this proposal.

Monday, 12 December 2022 4:36 PM Neala Gautam Appin Development Proposal

To whom it may concern

> This submission is regarding the Appin (Part) Precinct Planning Proposal Ref: PP-2022-3979.

> The whole process has been disgraceful.

> Such a rushed consultation period.

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> The diminished bushland buffer zone that would result will cause noise, pollution, vibration & dangerous emissions.

> We say NO to this proposal.

Resident of 30 years

Sent from my iPhone

Thursday, 8 December 2022 10:44 PM Neala Gautam Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

To Planning,

As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Regards

.....

Appin Resident

Monday, 12 December 2022 4:37 PM Neala Gautam Fwd: Development Proposal Appin

TO WHOM IT MAY CONCERN

This submission is regarding the Appin (Part) Precinct Planning Proposal Ref: PP-2022-3979. >> The whole process has been disgraceful.

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Get Outlook for Android

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> This submission is regarding the Appin (Part) Precinct Planning Proposal Ref: PP-2022-3979.

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> We say NO to this proposal.

Resident of 30 years

Sent from my iPhone

Friday, 9 December 2022 6:32 AM Neala Gautam Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

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Regards

Appin Resident

Sent: Wednesday, 21 December 2022 12:33 PM To: DPE Metro West Mailbox <<u>metrowest@planning.nsw.gov.au</u>> Subject: Bypass

This submission is in regard to the Appin (Part) Precinct Planning Proposal Reference PP2022-3979.

This proposal should definitely not be approved. We protest against the roads travelling through private property & homes. Roads such as the East-West Connection road & the transit corridor should only travel through developer owned land, not privately owned land.

Existing residents should not have to make way for developer profits.

Monday, 28 November 2022 1:44 PM Neala Gautam Appin Precinct Proposal

Follow Up Flag: Flag Status: Follow up Flagged

Hi Neala,

I am reading on the website regarding the Appin proposal as well as the MacArthur proposals and am curious about my current suburb of Douglas Park.

We are an extremely underdeveloped area and some infrastructure and planning in our suburb would be greatly appreciated also. Are there any plans currently being arranged for this area and surrounds?

I am very supportive of the work in Appin and believe it is such a great initiative by NSW Gov to invest in south western Sydney, due to the extent to which inner Sydney has become impractical to survive in financially.

Thanks for your time,

Sent: To: Subject: Attachments: Tuesday, 6 December 2022 3:01 PM Roberts_Office_Email Nathaniel Smith - Ministerial Representation image001.png

The Hon Anthony Roberts Minister for Planning

Dear Minister

I have received correspondence from regarding proposed development at Appin.

Would you please investigate this matter and let me have your advice as soon as possible?

Sincerely

Nathaniel Smith MP Member for Wollondilly

1/117 Remembrance Drive Tahmoor NSW 2573 Phone: (02) 4683 2622 www.nathanielsmithmp.com.au



Sent: Saturday, 26 November 2022 3:25 PM To: ElectorateOffice Wollondilly <<u>ElectorateOffice.Wollondilly@parliament.nsw.gov.au</u>> Subject:

Hi Nathaniel

I know there are other ways to express my concerns but I am severely concerned with the proposed development at Appin by walker corporation.

To have something the size of Oran park/ Harrington park essentially a whole new town/ city dumped out here where there are minimal services and no real plans for ones to go in apart from a proposed road to connect to the Hume highway is irresponsible.

It is out of character for the area, bigger then the current wilton developments. of which still have no public transport plans in place and at a minimal should have a deviation from the train line if not minimal a station built somewhere near maldon and electrification extended.

It's concerning to see this as a possible rush to approve something before the next state election.

Regards

Sent:Friday, 9 December 2022 8:19 AMTo:Neala GautamCc:mick holderSubject:Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban
Development

As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Regards

Appin Resident

Sent from my iPad

Thursday, 8 December 2022 9:31 PM Neala Gautam Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

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Regards

Appin Resident

Sent from Mail for Windows

Thursday, 8 December 2022 9:52 PM Neala Gautam Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

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According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Please consider our families and the infrastructure that is needed in our town NOW. This is BEFORE any development is approved. Our kids deserve better. We deserve safe roads, education opportunities for our kids, better water pressure, electrical station upgrades, bigger green spaces with more facilities just to name a few. We've seen it happen before. It gets approved with the hopes and plans for infrastructure to be upgraded and it never happens, APPIN DESERVES MORE!

Regards

A very concerned resident.

Appin Resident Sent from my iPhone



Subject: Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

TO WHOM IT MAY CONCERN

I am a long term resident of Appin and I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

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My other concerns are regarding

- A. Wildlife: Koala's are already being forced to cross the roads in dangerous locations as their habitat decreases in size. Since we have a thriving, chlamydia free population in Appin this is of great concern. Koalas are sighted almost every day and many are killed by the current traffic let alone a massive increase. Many other animals including, wombats, wallabies, snakes, geckos etc etc also live in and around the area, it is vital their habitat and safety is maintained. The developers have a history of decimating rare species such as the turtle that was wiped out when Appin Valley was developed
- B. The environment: Appin has a large water catchment area and large scale development will damage water quality plus the pollution in the air and the extreme levels of dust

- C. Fire: The town has been under risk of fire a few times since I have lived here, once being virtually surrounded. If we all needed to evacuate it would be impossible with an increased population and the current road
- D. Wellbeing of the current residents will be severely damaged by the development, noise, dust, large trucks and a major increase on vehicle exhaust.
- E. Traffic congestion: It is near impossible to get out of Macquariedale Road, Koolahs Rd, King St, the shops and service station on man occasion throughout the day. On a weekend when people are travelling to the beaches that issue occurs all day.
- F. Aboriginal heritage: The Massacre site has recently been listed as a State Heritage Site and there are several other important sites of cultural significance in the area
- G. The new roads proposed will destroy homes and land. The road to Bulli has Dharwal land on one side and catchment area on the other. Any changes to the road in this direction will impact both those important areas.
- H. The proposed development plans are always released just prior to Christmas which appears to be a tactic designed to ensure minimal people will oppose the plans due to time constraints.
- I. Schools: If there is no infrastructure being provided until a certain number of lots sold or houses built then where will kids got to school, once small school in town for primary kids. There would have to be several extra buses each day to get high school children to school
- J. Crime: A large increase in population with no infrastructure will lead to unsocial behaviour and an increase in crime. It takes police a long time to get here is anything happens in this regard

Thanks for taking the time to read this.

Regards,



Friday, 9 December 2022 5:48 AM Neala Gautam Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

Good morning,

As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases.

In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Regards



Sent: Sunday, 18 December 2022 6:12 PM

To: Wollondilly Shire Council < <u>council@wollondilly.nsw.gov.au</u>>

Subject: This submission is regarding the Appin (Part) Precinct Planning Proposal Ref: PP-2022-3979.

This submission is regarding the Appin (Part) Precinct Planning Proposal Ref: PP-2022-3979.

- The whole process has been disgraceful.

- Such a rushed consultation period.

-The fact that the State Government Technical Assurance Panel (TAP) has designed this behind closed doors with developers & locked out councillors and other land owners is dreadful.

- The proposed home sites are far too small & not in keeping with our rural township.

-The roads that will result from this proposed development will be devastating for Appin.

- The koala bushland is already being diminished and the proposed Transit lane alongside Ousedale creek and the koala corridor is beyond belief.

- Appin residents already spoke out in huge volumes against the OSO2 yellow route & the East-West connection road is in the same path. We did not want the yellow route & we do not want this re-named road along the same route.

-The diminished bushland buffer zone that would result will cause noise, pollution, vibration & dangerous emissions.

- We say NO to this proposal.



To:	Neala Gautam
Subject:	Appin Draft proposal.
Date:	Thursday, 8 December 2022 5:05:15 AM

The submission regarding the Appin (Part) Precinct Planning Proposal Ref: PP-2022-3979.The whole process has been disgraceful.

The consultation period has been rushed and also while its a very busy time of year. Why has the State Government Technical Assurance Panel (TAP) has designed this behind closed doors with developers & locked out councillors and other land owners is dreadful. The proposed home sites are far too small & not in keeping with our rural township.

The roads that will result from this proposed development will be devastating for Appin. The koala bushland is already being diminished and the proposed Transit lane alongside Ousedale creek and the koala corridor is beyond belief.

Appin residents already spoke out in huge volumes against the OSO2 yellow route & the East-West connection road is in the same path. We did not want the yellow route & we do not want this re-named road along the same route.

The diminished bushland buffer zone that would result will cause noise, pollution, vibration & dangerous emissions.

We say NO to this proposal.

Regards

To:	Neala Gautam
Subject:	Appin Precinct (Developer: Walker Corporation): 1,284-hectare site for over 12,000 homes.
Date:	Thursday, 8 December 2022 10:40:19 PM

I strongly object to the fast tracking and rezoning of Appin Village and surrounding areas for more than 12,000 homes. This development will destroy part of the critically endangered Cumberland Plain Woodland and negatively impact Koalas and other threatened species, as well as endangering the water running into the Nepean and Georges Rivers and drinking water catchments.

The planning principle for the Greater Macarthur Growth Area is the conservation of biodiversity for koala population yet this planning proposal fails to adequately conserve biodiversity and the Planning Minister cannot be confident the Endangered Species like Koala will survive long term

This planning proposal is underpinned by the Cumberland Plain Conservation Plan (CPCP) currently being assessed by the federal Department of Climate Change, Energy, the Environment and Water.

The Chief Scientist identified one Koala Corridor across Wilton Road south of Appin Village and Ousedale Creek within the Village. The Chief Scientist was also concerned about whether the CPCP's preferred east-west koala habitat corridor - Ousedale Creek - could be properly set aside as a workable koala habitat corridor, noting that its function is dependent on land purchases and restoration that will take an indefinite time to deliver.

I note there are NO provisions for any infrastructure which should be built BEFORE any homes are built. Wildlife corridors should also be provided BEFORE any Development begins. The Nepean and Georges River are both Primary Corridors but no 425m minimum wide corridors have been included in this planning proposal. The majority of advice given to DPE by the NSW Chief Scientist has not been adequately incorporated in the CPCP.

The CPCP Assessment Report acknowledges that only approximately 13 percent of the pre-1970 extent of native vegetation in the Cumberland Plain subregion remains intact, with an additional 12 percent occurring as heavily degraded communities (e.g. scattered trees) in disturbed areas. The CPCP will impact 1,753.6 hectares of threatened ecological communities including Cumberland Plain Woodland, Shale Sandstone Transition Forest and River-Flat Eucalypt Forest. Alarmingly, the CPCP also notes that "biodiversity loss significantly increases once habitat fragmentation by clearing exceeds 70 per cent of the landscape." This threshold has already been passed and will accelerate if the CPCP is implemented in its current form.

The importance of the Aboriginal heritage has been identified by the listing of the Massacre Site on the NSW State Heritage Register but will the NSW State Government protect the site from development?

In their petition, No development at Appin Massacre Area, the Dharawal and Gundungurra family groups are calling on the NSW Government to protect the Appin massacre site from future development. "This area should never be built on. It's a place of trauma, great sorrow and death. Development on this land will yet again trigger that trauma for our communities." Appin and North Appin are now being considered as Priority Precincts, according to Minister Roberts (Daily Telegraph Dec 5th) which means the CPCP has grossly underestimated the amount of dwellings and the accompanying impacts on Endangered and Threatened Species including the Koala.

I would also be interested to learn the incentives that Walkers are providing the Government with to have this Development approved. Whilst unsure if any money has changed hands I would be confident that "incentives" by way of giving the Government useless land, providing substandard or useless infrastructure or offering to maintain footpaths and gardens for a specific period.

I am also interested to know how, with the increased traffic on Appin Road, people who live in the Village or Appin Valley will be able to get out of their estates given that there are minimal access and egress roads. There has also been NO MENTION OF A PROPER BYPASS to alleviate congestion in the village itself.

This proposal is the usual crock of shit to dump things in the West or Southwest. I am sure with

some engineering know how you could level large areas of forest NORTH of the Harbour to provide land for housing.



Sent from Mail for Windows



23rd November 2022

Mr Anthony Roberts MP Minister for Planning and Homes

Mr James Griffin MP Minister for Environment and Heritage

Dear Ministers,

RE: Greater Macarthur Growth Area Planning Proposal to Rezone The Appin Precinct for Urban Development 14 November 2022

On the 21st November 2022, the Department of Planning and Environment advised a deadline to the 19th December 2022 for submission on the above planning proposal prepared by Walker Corporation Pty Ltd.

We consider 28 days' notice just prior to the Christmas season holidays to be grossly unfair and unjust as it is inconceivable that anyone who received the proposal for the first time and without any prior information would be able to complete their due diligence with reference to town planning, environmental, heritage and legal professional advice.

We respectively request that you instruct your Department to extend the deadline to at least the 31st March 2023. This facilitates a fair and equitable period of approximately 60 days from the conclusion of the Festive and school holidays to allow the Appin Orbital Motorway Support Group and other affected Appin residents to prepare and lodge submissions.

Yours sincerely



c.c. Mr David Burge Dept. of Planning and Environment.

I strongly object to the fast tracking and rezoning of Appin Village and surrounding areas for more than 12,000 homes. This development will destroy part of the critically endangered Cumberland Plain Woodland and negatively impact Koalas and other threatened species, as well as endangering the water running into the Nepean and Georges Rivers and drinking water catchments.

The planning principle for the Greater Macarthur Growth Area is the conservation of biodiversity for koala population yet this planning proposal fails to adequately conserve biodiversity and the Planning Minister cannot be confident the Endangered Species like Koala will survive long term.

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The Nepean and Georges River are both Primary Corridors but no 425m minimum wide corridors have been included in this planning proposal. The majority of advice given to DPE by the NSW Chief Scientist has not been adequately incorporated in the CPCP.

The CPCP Assessment Report acknowledges that only approximately 13 percent of the pre-1970 extent of native vegetation in the Cumberland Plain subregion remains intact, with an additional 12 percent occurring as heavily degraded communities (e.g. scattered trees) in disturbed areas.

The CPCP will impact 1,753.6 hectares of threatened ecological communities including Cumberland Plain Woodland, Shale Sandstone Transition Forest and River-Flat Eucalypt Forest.

Alarmingly, the CPCP also notes that "biodiversity loss significantly increases once habitat fragmentation by clearing exceeds 70 per cent of the landscape." This threshold has already been passed and will accelerate if the CPCP is implemented in its current form.

The importance of the Aboriginal heritage has been identified by the listing of the Massacre Site on the NSW State Heritage Register but will the NSW State Government protect the site from development?

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Development on this land will yet again trigger that trauma for our communities."

Appin and North Appin are now being considered as Priority Precincts, according to Minister Roberts (Daily Telegraph Dec 5th) which means the CPCP has grossly underestimated the amount of dwellings and the accompanying impacts on Endangered and Threatened Species including the Koala.



Sent: Monday, 19 December 2022 5:29:15 AM (UTC) Coordinated Universal Time To: Neala Gautam <<u>Neala.Gautam@planning.nsw.gov.au</u>>; Neala Gautam <<u>Neala.Gautam@planning.nsw.gov.au</u>> Subject: Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

TO WHOM IT MAY CONCERN

I am a long term resident of Appin and I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done.

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- B. The environment: Appin has a large water catchment area and large scale development will damage water quality plus the pollution in the air and the extreme levels of dust
- C. Fire: The town has been under risk of fire a few times since I have lived here, once being virtually surrounded. If we all needed to evacuate it would be impossible with an increased population and the current road
- D. Wellbeing of the current residents will be severely damaged by the development, noise, dust, large trucks and a major increase on vehicle exhaust.
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To:	Neala Gautam
Subject:	Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development
Date:	Friday, 9 December 2022 8:01:35 AM

Hello,

As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Regards



Get Outlook for iOS

Neala Gautam
Oppose - Planning Proposal to rezone the Appin Precinct for Urban Development
Monday, 12 December 2022 1:59:20 PM

Dear Neala,

As a fairly long-standing resident of Appin, I wish to oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. This is simply unacceptable and roads need to upgraded before any further development is approved. In 2013, Infrastructure costs were at a combined cost of \$379 Million (part only) for North Appin (Appin Vale) and Brookes Point Road development alone and that was 11 years ago. So my question is how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be majorly detrimental to the residents and area in general. Over the summer months with the volume of people travelling to Wollongong beaches, the trip from Rosemeadow / St Helens Park to Appin can take upwards of 30-45 minutes – a trip which should take no more than 15 mins.

The issues remain the same, they have not changed and have not improved, if anything will create further significant delays impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues MUST be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Kind Regards

Appin Residents

Get Outlook for Android

To:	Neala Gautam
Subject:	Oppose planning proposal for Appin precinct
Date:	Monday, 12 December 2022 10:49:05 PM

Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Regards

••••••

Appin Resident

Sent from my iPhone

To:	Neala Gautam; Neala Gautam
Subject:	Oppose-Planning Proposal to Rezone The Appin (Part 1) Precinct For Urban Development.
Date:	Thursday, 8 December 2022 11:08:21 PM

For residents wanting a quick submission in relation to the rezoning of the Appin Precinct. This is only one issue but an important one. Ask all members of your household to submit a submission via email. Feel free to copy paste, don't forget your details at the bottom and email to:

neala.gautam@planning.nsw.gov.au

Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable. Regards



Appin Resident

Get Outlook for Android



As a resident of Appin for the last 6 years, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases, which is higly diplorable. Why should us as the residence be put out. The infrastructure or at least 50% should be built before a single house even goes in.

In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brooks Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? it makes me think that the government doesn't care about the people already living in the area.

Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything we will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable. Regards

Subject:

Fw: Appin (Part) Precinct Planning Proposal Exhibition

Follow Up Flag: Flag Status: Follow up Flagged

Good afternoon,

I am asking for your support in the following:

After receiving notification as an affected home-owner in Macquariedale Road , I respectfully request an extension to the deadline for the above Planning Proposal.

Notification from the Department of Planning and Environment was received on 25th November 2022 with a deadline for responses by 19th December 2022. This is hardly sufficient time for ordinary, working people (in the run up to Christmas) to have time to state their case for keeping their homes. The proposal has 41 documents, on top of other things that need to be considered. I think it is perfectly reasonable to be given more time.

This is the second time such notice has been given just before Christmas, to proposals that affect peoples livelihoods. The first time, we were granted an extension. This problem of poor communication was also raised in the Portfolio Committee No 6, Report 17 in August 2022. Please look favourably on this request.

Any support for the subsequent submissions from the residents of Macquariedale Road would also be gratefully received.

Kind regards,





Subject: Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

TO WHOM IT MAY CONCERN

I am a long term resident of Appin and I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

My other concerns are regarding

- A. Wildlife: Koala's are already being forced to cross the roads in dangerous locations as their habitat decreases in size. Since we have a thriving, chlamydia free population in Appin this is of great concern. Koalas are sighted almost every day and many are killed by the current traffic let alone a massive increase. Many other animals including, wombats, wallabies, snakes, geckos etc etc also live in and around the area, it is vital their habitat and safety is maintained. The developers have a history of decimating rare species such as the turtle that was wiped out when Appin Valley was developed
- B. The environment: Appin has a large water catchment area and large scale development will damage water quality plus the pollution in the air and the extreme levels of dust
- C. Fire: The town has been under risk of fire a few times since I have lived here, once being virtually surrounded. If we all needed to evacuate it would be impossible with an increased population and the current road

- D. Wellbeing of the current residents will be severely damaged by the development, noise, dust, large trucks and a major increase on vehicle exhaust.
- E. Traffic congestion: It is near impossible to get out of Macquariedale Road, Koolahs Rd, King St, the shops and service station on man occasion throughout the day. On a weekend when people are travelling to the beaches that issue occurs all day.
- F. Aboriginal heritage: The Massacre site has recently been listed as a State Heritage Site and there are several other important sites of cultural significance in the area
- G. The new roads proposed will destroy homes and land. The road to Bulli has Dharwal land on one side and catchment area on the other. Any changes to the road in this direction will impact both those important areas.
- H. The proposed development plans are always released just prior to Christmas which appears to be a tactic designed to ensure minimal people will oppose the plans due to time constraints.
- I. Schools: If there is no infrastructure being provided until a certain number of lots sold or houses built then where will kids got to school, once small school in town for primary kids. There would have to be several extra buses each day to get high school children to school
- J. Crime: A large increase in population with no infrastructure will lead to unsocial behaviour and an increase in crime. It takes police a long time to get here is anything happens in this regard. As an elderly woman living alone this is incredibly scary.

Thanks for taking the time to read this.



Cc: <u>matt.gould@wollondilly.nsw.gov.au</u> <<u>matt.gould@wollondilly.nsw.gov.au</u>> **Subject:** Resident submission ref PP-2022-3979

Dear Neala Gautam

I have submitted the below through the Department portal as requested, however, due to the restriction of file type (pdf) & 1 file allowed I have attached other files to this email.

I have listed my concerns below in regards to the proposed development ref PP-2022-3979.

1. The scale of the provided zoning map is not clearly defined and difficult for existing Appin residents and the general public to gauge and understand the proposed development. It also fails to display the existing township.

2. Why is there no modelling of the proposal in the township of Appin for residents to view.

3. Timeline to view huge amounts of documentation for this proposal for a resident of the Appin township is not feasable for time given.

4. As per the 2021 census data. The township of Appin has an approximate population of 3230 residents with 1050 dwellings. As it stands there is insufficient infrastructure & resources for this amount of residents.

5. The proposal is suggesting an addition of 12,000 dwellings. This would equate to an approximate population increase of 26000. **8x the current population.** This is a MAJOR concern for the following reasons.

- Appin is surrounded by waterboard / wildlife nature reserve / coalmine / major river sources such as Nepean river, Cataract river.

- Appin road is a known notorious blackspot road. As this road is a one-way in and out road raises a great concern in the event of an emergency. An example of this would easily be seen in the recent bushfires of NSW over the last few years. To make matters worse Broughton pass has been damaged by the recent floods ,still being repaired and is insufficient for high traffic flow or truck access.

6. On your reference map marked Appin the immediate area proposed for development west of Appin soccer oval there is a substantial Bellbird colony among many other animal habitats, i.e. Koala's. What studies & proposals have been done that will ensure it will not affect or cause loss of the native flora & fauna?

7. In recent years with smaller ongoing development in the township has resulted in severe damage to major and minor roads due to transportation of building development materials: What plans will be put in place to ensure this does not occur to the current road infrastructure?

8. Development in Appin already is causing ongoing disruption in electricity and internet supply issues ?

9. In reference to the location of proposed development. Currently there is a major road concern at the Stop and Giveway sign intersection of Appin Rd and Church St. Feel free to observe this during peak time. E.g Weekend afternoons. Now add 26000 residents to this. What road infrastructure plans will be actioned to alleviate already major road and intersection congestion? There is no pedestrian access/crossing on the main road of Church St. This is a safety concern. Especially for young children as there is now a childcare centre on this road.

10. Has high flow through traffic e.g.(large trucks) Appin to wollongong and vica versa been considered in proposed plan ?

My question to you & to the planning team of this proposal in asking for resident feedback is how are these issues & concerns of residents going to be addressed?

- What road infrastructure upgrade will be put in place to manage heavy traffic loads already being experienced. Currently there is only 1 traffic light 1 pedestrian crossing & 2 roundabouts. Increase traffic lights. The current roundabouts currently unsuitable due to heavy truck traffic

- For the last 35 years there have been discussions about an Appin Bypass proposal. Is it finally going to be constructed?

- I have a suggestion, that West of this proposal an on and off ramp should be constructed linking the Hume motor way. Comparable to Wiltons development.

- Police station. It would be interesting to see reports from Picton / Campbelltown in regards to activities in Appin. 2 bordering suburbs that have there own Police station.

- Pedestrian crossings for safety of residents. There is already multiple daily occurrences of speeding vehicles. Appin road south to north 90km zone to 50km. Speed cameras should be installed. The revenue from these would pay for the upgrade road that should also happen.

- Highschool
- Leisure parks and parklands
- Leisure centre/pool/sporting fields
- Appin carpark (existing township & new)
- Upgraded walkways and paths (existing township & new)

- Water pressure within the original township of Appin has dropped since the development of AppinValley. What water infrastructure will be implemented.

- Library service
- Family support service youth & young children
- Communication services. Internet
- Medical facilities
- Reliable township electricity supply
- Animal shelters/dog parks

I have attached a map referencing the area's of concern, please consider these for the future & safety of the residents of Appin Township.

I look forward to a response. Where can I access further information & updates for this proposal?

Sincerely,

> Sent: Wednesday, 9 November 2022 5:23 PM

> Subject: Land (Macquariedale Road)

>

> Steve

>

> Who can I speak with please about ensuring that all land in the same direct precinct (Appin) has the opportunity to leverage of a proposed Walkers Corp development application to change zoning

>

> My understanding is that Walkers have bypassed the LGA process in applying to change zoning around Macquariedale Road and have gone directly to the State Govt (old 3a)

>

> Clearly the department would take a wider brush to zoning 'areas' and not 'pick out' lots on an individual owner basis?

>

> Could you refer me to the right person to have a discussion about this ? (we haven't had much luck to date on Appin Road but want to ensure we are considered off Macquariedale)

>

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Subject:

Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Regards

.....

Appin Resident

Sent from my iPhone

Friday, 9 December 2022 6:14 AM Neala Gautam Oppose Appin Rezone

Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter not after 14,000th lot has been sold, by then the damage will be done and undoable.

Regards

Appin Resident

Sent from my iPhone

Tuesday, 13 December 2022 5:18 PM Neala Gautam Bad Appin Planning

Follow Up Flag: Flag Status: Follow up Flagged

ATTENTION Neala,

You may not like what i have to say about development around Appin area and the methods used to push it all through government .

First of all . It doesn't seem to matter what anyone wants or suggest for the best outcome for Appin and Campbelltown areas , you simply ignore everyone and say yes to developer 'friends' ! And then have secret behind closed doors meetings so the public doesn't find out the underhanded crap you come up with. Thats NOT what you are in government for !! You seem to have forgotten that YOU are a public servant and as such are there to serve nsw people NOT to behave like a control freaks shoving what YOU think is right down peoples throats and making up rules as you go along.You and the governments attitude to hard working struggling aussies really and truly makes me very angry !

There are numerous reasons why development should NOT go ahead .

Our roads including Appin road are a mess.

Broughton pass is a dangerous mess with land slides and repairs at present , it's over 200 yrs old and by now there should be a new bridge right over the top , it is 2022 after all, and thats more important than more poorly laid out new developments, with poor quality houses .

And we have all seen what happens to promised infrastructure, and public transport ... nothing !

No decent size blocks of land to allow kids room to play and no room for trees or vegetable gardens, cars parked on kerbs as the streets are way too narrow.

Appin road has not been upgraded in well over 40 years. A by pass was intended from Campbelltown to Bulli Appin rd through Wedderburn, never happened would have saved a lot of trouble now, typical bad government management.

There are no plans to upgrade Appin school which obviously will not cope as it is already full. No plans brought forward to upgrade water and electricity supplies. no mention to fix and widen Appin road. Another 50,000 cars on Appin road is not a good idea. In an emergency how will any ambulance , fire brigade, ses get to Appin with Appin road at a stand still blocked with thousands of cars ??

The theory that you need more houses because of more people coming to the area is wrong. You end up destroying our way of life and driving Australia into worse than any 3rd world country. More people, more houses *then more people more houses* and it becomes like a dog chasing its tail.

Living standards were much better in the 1980's compared to now. Yet there were only 14.6 million people . So more does not mean were going to be better off its utter BS. LESS PEOPLE is whats needed right now .

As we've already seen in a lot of areas in nsw developers don't care about anything except money. There are several examples of them building on flood plains, Marsden park is one of them.That scenario is simply cruel to people.

The people of this area did NOT want the yellow road by pass option. So what have you sneaky lot done ? re named it East west Road !

There are ways of creating quality housing on large blocks of land with up to date infrastructure and high standard of living , but it takes someone with a lot of respect for the people they work for, the public.

And someone who will listen to what the public want. Obviously your lot hasn't the brains or respect or honesty at all in this situation.

If YOU wish to discuss any of this phone me on:

Subject:

Oppose - Planning Proposal to Rezone The Appin (Part) Precinct for Urban Development

Good Morning,

As a resident of Appin, I oppose the current rezoning application on exhibition pertaining to the Appin Precinct.

According to this latest submission, infrastructure will be only delivered after achieving a specific number of residential lots in most cases. In 2013, Infrastructure costs reported were at a combined cost of \$379 Million for the then Appin Vale (Now North Appin -Part Only) and Brookes Point Road development alone and that was 11 years ago. So my question is this, how can state government support the rezoning request based on this alone with the full knowledge that in 2011 as a part of the 'Potential Housing Sites' review undertaken by the State Government, it was determined in that document that there were significant environmental constraints and infrastructure was unaffordable? Putting houses before infrastructure delivery will be detrimental to the area and to residents. The issues remain the same, they have not changed or improved, if anything they will be further impacted by the Mt Gilead development which is currently in progress. There has been community consultation, forums and workshops on the same proposals over the years, the last in 2015. Another round of consultation will not change that. These issues need to be addressed before this is even considered or fast tracked for that matter, not after 14,000th lot has been sold, by then the damage will be done and undoable.

Regards





Wednesday, 7 December 2022 12:01 PM Neala Gautam Appin NSW Fast Tracked Development

Hi Neala,

I am writing to gain more information on the proposed plans for 12,000 homes within Appin NSW 2560 being fast tracked.

I am a current Appin resident, as well as a resident that grew up in Appin in the 90's we still lack in quite a lot of infrastructure.

Example:

Policing, presently we have groups of teenage vandals that continue to ride all over playing fields, setting fires in playground equipment & even at the lengths of destroying personal property of residents. We have been "advised by NSW Police that we are too far from a station to follow up on all activity" so they will come when there are a few things to follow up. Less than 2 weeks ago while a fence was being kicked in on Winton Road police took over 2 hours to attend to protect the residents. How will this work when we are a community nearing 15,000 people but 20 minutes away?

Health, last year I called an ambulance for a child in my care that was having his appendix erupt we waited over an hour for a child in extreme pain & was advised in the end that by the time to ambulance would get to us we were better driving in ourselves. It was lucky we did as we were advised his appendix were toxic & could have had far worse consequences.

Water, while we may have had loads of rain & our dams are full to the brim how much of that water is actually viable for human consumption? If we go through drought again in the future, can we sustain all of these pulling from the same dams? At present Appin residents face very poor water pressure to every home & business as annoy as that is when having a shower, what would happen if we faced a local bush fire?

Environmental, As a kid growing up in our community we have been so fortunate to have to have so much wildlife & far less road kill. Since moving back to Appin 7 years ago we have had lost Koala's roaming heritage Drive in Appin (I have photographs personally taken) how much of the development has considerations for our endangered wildlife especially koalas? They are on both sides of Appin Road & I have witnesses Koalas & their babies in trees at the bottom of Heritage Drive down near the waterboard site exactly where the soccer field building proposal is up for consideration.

Infrastructure, Appin Road is one of the most deadly roads in all of Australia it is like a war memorial with floral wreaths spread all the way along. In my high school years I lost 2 school friends & we continue to know someone that has had a bad accident or deadly accident YET NOTHING IS DONE. You have 2 options on Appin road when in an accident hit a 200 year old gumtree or an oncoming car. I have been back in Appin since the Malcom Turnbull government & every election funds are promised & the best we get in line repair & pot hole fixes.

Given that Wollondilly is the largest LGA in NSW our council does not have the means to correct these safely concerns & repair the rest of the shire. Additionally, this road is the responsibility of 3 local councils are they all going to equally pitch in to ensure we all get home to our families safely every night. I hope Neala that you are spared the feeling of waiting for a loved one to come home & hearing the blasting's of emergency vehicle sirens & finding out of Facebook your loved one has been involved in accident, this is the sad reality of many Appin residents.

Schools, Transport, Commute times onto highways into work, local jobs, I am interested to see how we have made those considerations for 12,000 in Appin. Example of 12,000 home & 20% of these households had school age children that's 2,400 kids into our schools, sports, parks, buses where would be put them? Appin Public school presently has less that 600 kids & is busting at the seems? What considerations have we made?

I appreciate that we have an issue with affordable housing but I am opposed to overdevelopment without infrastructure & environmental considerations & this fast tracking seems very under prepared. I would appreciate a response addressing my concerns.

Many Thanks,

Appin Residents

Grays Disclaimer:

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Monday, 5 December 2022 12:28 PM Neala Gautam Appin (Part) Precinct Planning Proposal Exhibition

Follow Up Flag: Flag Status: Follow up Flagged

>>>>> Department of Planning & Environment & Neala Gautam,

>>>>> We did not receive any notification of the Appin (Part) Precinct Planning Proposal >>>> Ref: PP-2022-3979 until Nov 29th 2022 via mail. There is a limited submission period of 4 weeks until Dec 19th 2022. Our notification gives us less than 3 weeks to respond.

>>>>> We request that the 4 week submission period be extended by the Department of Planning & Environment until at least end of March 2023.

>>>>> This extended exhibition period will allow interested stakeholders & other individuals to make contributions for the DPE to consider.

>>>>> Many landowners affected by this proposal had no notification or very late notification. >>>>> This is grossly unfair as the Department of Planning & Environment states their goal is to create well-planned & liveable communities for EXISTING & new residents & businesses.

>>>> The Department states that these proposals have been through the new Technical Assurance Panel (TAP) process where state agencies, councils & landowners worked together to undertake strategic investigations for these precincts. Councillors were locked out of the loop, as were landowners apart from developers.

>>>>> The impacts of this development proposal on our Appin community & land are too significant for such a short exhibition.

>>>>> The plan incidentally reveals major impacts on other landowners due to transit roads which are indicative but not being directly assessed in this proposal. They will be the fall-out from this proposal & lead to compulsory acquisition.

>>>>> The Government has not been open about their overall plans.

>>>>> The Appin community is predominantly unaware of this new planning proposal & the residents are not being given enough time & opportunity for input.

>>>>> We request that the Department of Planning & Environment extend the submission period until at least the end of March 2023.

>>>> Please assist us in achieving this extension.

