



6th December 2022

Department of Planning and Environment (DPE)
Parramatta NSW 2150

Appin (part) Precinct Planning Proposal (Ref PP-2-22-3979)

Thank you for the opportunity to provide feedback regarding the Appin (part) Precinct Planning Proposal.

We appreciate you taking the time to consider our points of concern outlined below.

Why now for Release Area 1?

In the Greater Macarthur 2040 Interim Plan it states:

Appin-

Rezone and release land for urban development in the long term. Deliver around 15,000 new homes in the longer term.

In the Planning Proposal document "Infrastructure (Infrastructure) Phasing Report- Rev D (1).pdf Section 2.1" the development staging of Release Area 1 is proposed to be delivered in 2026-2029.

The delivery of Release Area 1 in 3 -6 years is not long term. What has changed to make the land release in Appin a priority?

The amount of infrastructure required to make Release Area 1 possible and liveable for 3,500 homes and 10,000+ people will take years of planning and construction. Including a zone substation, sewerage pump station, reliable water supply, increased capacity at the local Public School and a wider Appin Road.

Also, the Federal Government's Housing Accord states "an initial, aspirational national target of delivering a total of one million new, well-located homes over 5 years from 2024."

Release Area 1 cannot be called "well-located" due to the infrastructure needed as stated above.

With Wilton Town Centre nowhere near completion, why is there a need for extra housing at Appin at this early stage?

Environmental concerns

There is more than just Koalas located in this area. There are wombats, echidnas, sugar-gliders, bandicoots, possums, turtles, goannas, kangaroos, wallabies and more.

Wildlife corridors located within a residential area will need to be fenced to keep domestic dogs and cats out. Otherwise, what is the point of having the corridor.

However, fencing will create another problem if/when there is a bush fire. There will be nowhere for the animals to go.

Medium density housing and wildlife don't mix.

Lack of or Delay in public consultation

On pages 36-37 of the Appin (part) Precinct Planning Proposal Report is a list of 12 private landowners that are directly affected by the planning proposal to rezone. These landowners (with some landowners nearby) were advised in writing of the planning proposal on the 25th of November. The letter was dated the 21st of November. The 20 days to respond should start when the letter is received, not when it was written.

ALL residents of Appin will be impacted by this proposal. Some have found out via word of mouth. Some may still be unaware of what is proposed. They need to be informed of this planning proposal and given a chance to respond.

The deadline should be extended to enable all interested parties time to study the proposal and respond.

In conclusion

We are not opposed to responsible development of Appin in the longer term. However, we believe that the proposed rezoning of Appin (part) Precinct is premature for the reasons mentioned above.

