

The Department of Planning and Environment

Your Ref: PP-2022-3979

Submission: Appin (Part) Precinct Planning Proposal

Thank-you for the opportunity to provide a submission pertaining to the Greater Macarthur Growth Area Planning Proposal to rezone the Appin (Part) Precinct for Urban Development dated 14th November 2022 (the Proposal).

The Department of Planning and Environment (the Department) letter dated the 21st November 2022 mistakenly identifies us as a “nearby landowner and/ or resident to the proposed area”. We are directly affected by the Proposal. Our land at Lot 4 DP 209113 is captured within the Proposal (refer to page 36 of the Proposal).

We had not received any consultation with Walker Corporation Pty Ltd and Walker Group Holdings Pty Ltd (the Proponent) or any pre-notice from the Department pertaining to this proposal.

Whilst we are not opposed to the Appin precinct development (including the rezoning to UD), we take exception to the Proponent proposing that a portion of our privately owned land be rezoned C2.

We refer to the Cumberland Plain Conservation Plan (CPCP) that was finalised in August 2022. The CPCP 2022 was the result of substantial consultation with affected landowners and stakeholders (including those in Appin) pertaining to the draft CPCP 2020, in which the Department had proposed to rezone Avoided Land as Environmental Conservation (E2) – now known as C2 Conservation Zone.

The NSW Environment and Heritage Minister (the Minister) has approved the CPCP 2022 which confirms that C2 zoning will not apply to Appin and other areas and will instead use planning controls on Avoided Land to provide flexibility around uses, while still protecting important biodiversity.

It is inconceivable that after more than two years of study, a substantial amount of taxpayer’s resources consumed on the CPCP and in less than three months after the Minister finalised the CPCP 2022, that the C2 partial zoning of our land (and others) is being sought by the Proponent. Furthermore, it could be reasoned that sanctioning the C2 rezoning request may have devastating and irreversible erosion of public confidence in the government.

To reiterate, **we object to the Proponent proposing that a portion of our privately owned land be rezoned C2 and instead support UD rezoning with the overlay of Avoided Land criteria as per the CPCP 2022.**

Amanda and Ian Choudhury
Landowner and Resident
260 Macquariedale Road Appin NSW 2560
14th December 2022