

**SUBMISSION ON THE PLANNING PROPOSAL TO REZONE
THE APPIN (PART) PRECINCT FOR URBAN DEVELOPMENT
No: PP-2022-3979 – Gateway Implementation**

Thank you for the chance to speak out about the planning proposal prepared by Walker Corporation dated 14 Nov 2022. Despite the short notice (once more) to the residents who would be impacted by this development, I will put my case as best I can in the time allowed. In short, I am opposed to the Government's rushed plans for Appin Precinct and the unsympathetic approach to the residents of Appin.

THE PEOPLE

There are *people* who will be directly affected by this proposal, mainly the residents who live on Macquariedale Road and surrounds. The proposed road seems to take a path right over our newly-built home and the homes of our neighbours. We have homes we love, businesses that are based out of these homes, animals who need the space our homes provide. We are hard-working, ordinary people. We are volunteers and part of the Appin community. We cannot replace what we already have within this area, so would be unable to relocate locally, the place we call home. Please do not take our beautiful homes.

WILDLIFE/KOALAS

Everyone is only too aware of the plight of the koala population, particularly since the devastation of the 2019-20 bushfires. We are also very aware of the fact, that the area that is set for urbanisation, is home to one of the healthiest koala populations left (many recent sightings on Macquariedale Road and in Appin). The thin strip of koala corridor that is edged on one long side by the proposed East-West Connection Road is not enough.

The proposed East-West Connection Road (4-lanes) runs almost the entire edge of one long side of the koala corridor, how can this possibly be a good idea?

If the East-West Connection Road does not go through Macquariedale Road, this would not only remove the obvious dangers from the presence of a road, but it would also give the koalas a bigger and safer area to thrive in, buffered only by rural properties.

The current plans only endanger the koala population further, no-one could agree that they are being protected.

THE ROAD

This alignment (through Macquariedale Road) of the proposed East-West Connection Road has already been deemed as a *Fail* in the OSO2 Sector 1 Corridor Options Report published in Nov 2022. This Report would therefore seem to support that to replace the OSO2 with another road would also not be a viable option. It has already been stated by the Dept of Transport that diverting any more traffic to the already congested Mount Ousley, which is constrained by the Illawarra Escarpment, is a bad idea.

INFRASTRUCTURE

Without the supporting infrastructure in place, no new homes should be introduced to Appin. The proposed plan states that any infrastructure would be delivered "in line with development, when

required". When will this be? Only after so many homes are built? This should happen *before* any homes are built. This is only a part of the infrastructure that was declared unaffordable by the Government less than 10 years ago, on a site with significant environmental constraints and I believe nothing has changed since.

HOUSING

We understand there is a need for homes and welcome the growth in our area, but why remove people from their own homes by putting a road in that would clearly cause more issues. Our home was only built in 2015 and is a great example of a modern eco-designed home on a 2600m² block. A beautiful family home at risk of being lost to me, my family and future families to come.

I implore the government to leave a little something of true rural living in Appin. Allow the small pockets of private land to remain in private hands, before all is lost. Allow the koalas more room to roam. We are only a very small part of a large area that is already owned by developers. Let the developers land be used for urbanisation, but consider the volume of homes that are planned to be built on that land. Let the developers, who for years have land-banked without being subject to any uplift taxes, make a little less return on their investment. They owe that to the government and the people of New South Wales.

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