

Our Ref: 321103\_LEO\_001\_Final

19 December 2022

Department of Planning, Industry and Environment  
Attention: Sydney Western District Team  
Locked Bag 5022  
PARRAMATTA NSW 2124

To whom it may concern,

## **SUBMISSION ON APPIN (PART) PRECINCT PLANNING PROPOSAL**

This submission has been prepared on behalf of Mir Group of Companies ('Mir Group') in response to the public exhibition of the draft Appin (part) Precinct Planning Proposal (**the draft PP**).


Mir Group are landowners of land located in Appin, within the Wollondilly Local Government Area. Collectively the land is known as the Brooks Point Site. It has an area of 246.6ha and is a key site within the Greater Macarthur Growth Area. **Attachment A** to this submission shows the strategic context of the Brooks Point Site within the November 2022 Greater Macarthur Structure Plan.

Mir Group congratulates the NSW Government on its initiative in having the Department of Planning assess / progress the Appin (Part) Precinct and Gilead Stage 2 Planning Proposals. These are positive steps towards unlocking housing supply and relieving housing affordability pressures.

Having said this, Mir Group was surprised and to some extent disappointed that these proposals (and the impending North Appin Planning Proposal) have been selected as 'pilot' projects to kickstart land release of the Appin Road growth corridor without the same participation opportunity afforded to Mir Group.

The relationship of the Brooks Point Site to the Appin (part) Precinct lands presents a unique opportunity, in to integrate land use and infrastructure planning over a substantial part of the Greater Macarthur Growth Area to deliver housing. **Attachment B** to this submission shows that relationship.

As you may be aware, Mir Group contributed to a substantial body of technical studies and reports to inform land use planning of the Brooks Point Site as part of previous land use planning investigations for West Appin, covering matters including land capability, ecology and transport, water, sewer and social infrastructure requirements and urban design. A separate planning proposal request for the Brooks Point Site was submitted to Wollondilly Shire Council but was subsequently withdrawn as a result of the Council's policy response to Department of Planning directions on so-called 'legacy' planning proposals.



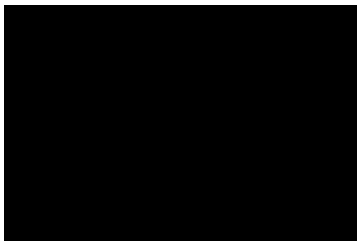
Mir Group acknowledges the recent announcements about the state assessed planning proposal pathway and is currently considering its eligibility to apply. We note the most recent advice from the Department of Planning that projects may be submitted for sites where a previous planning proposal was lodged but withdrawn, subject to demonstration that the project submitted is 'new'.

[Rezoning Pathways program - \(nsw.gov.au\)](https://www.nsw.gov.au/rezoning-pathways-program)

Mir Group is well positioned to quickly advance further urban land release in the Greater Macarthur Growth Area and is prepared to commit to doing so if given the opportunity.

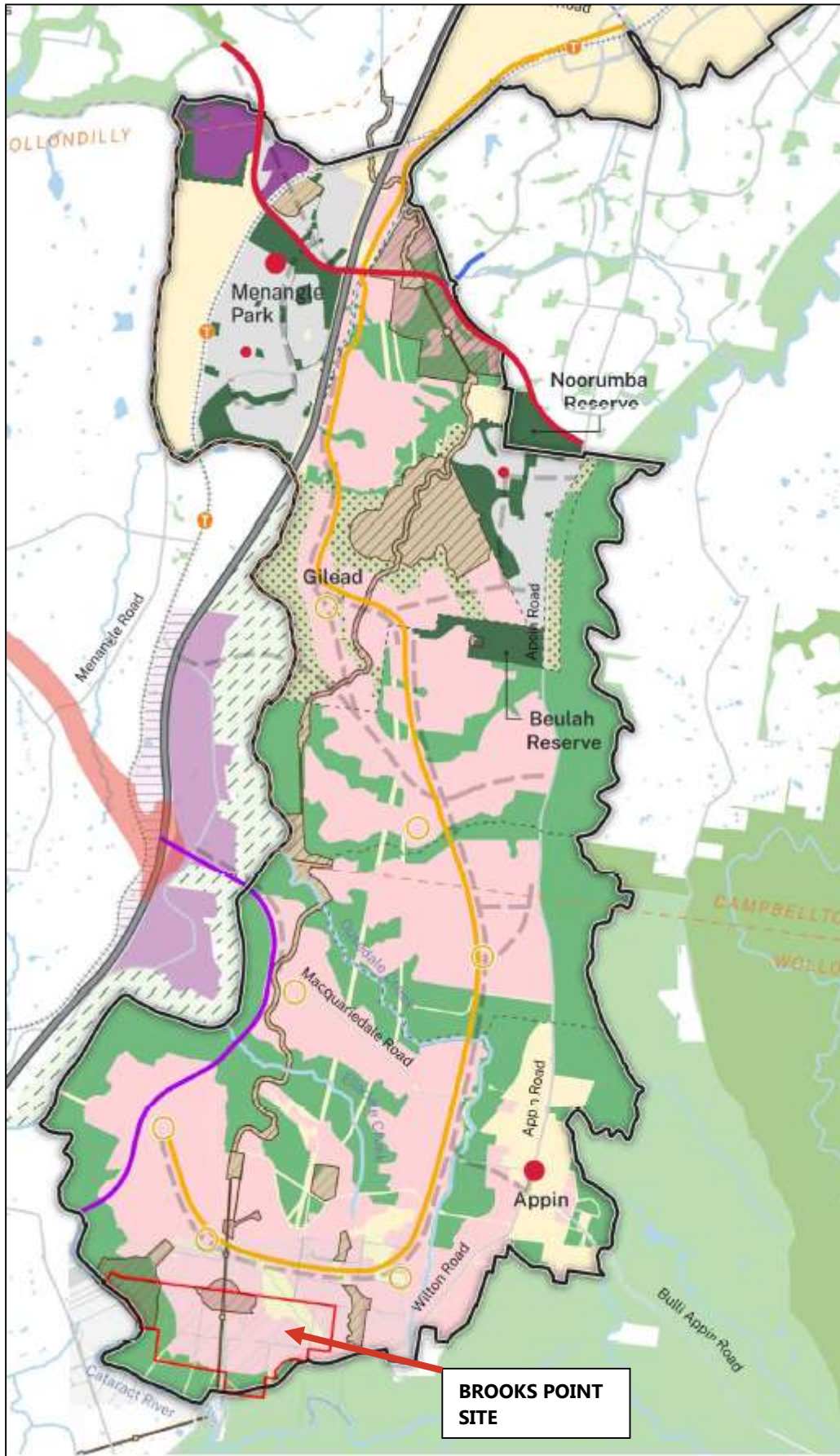
Mir Group would be happy to meet with the Department of Planning to discuss the above. Should the Department wish to meet or if it has any questions concerning the above, please do not hesitate to contact me.

Yours sincerely



**Attachments**

ATTACHMENT A – STRATEGIC CONTEXT OF BROOKS POINT SITE





ATTACHMENT B – RELATIONSHIP TO APPIN (PART) PRECINCT

