

14 December 2022

NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Submitted only online: <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Greater-Macarthur-Growth-Area>

Dear Sir/Madam

Submission: Planning Proposal Appin (part) Precinct – On Exhibition until 19 December 2022

We would like to thank the NSW Department of Planning and Environment (DPE) for the opportunity to make this submission to the Planning Proposal Appin (part) Precinct.

We make this submission in relation to the land our client has interest in known as 875 Wilton Road, Appin (Lot 3, DP 249286), hereinafter referred to as the “Subject Site”. We have also consulted the landowners Mr Everard and Mrs Deidre D’Arcy.

The Subject Site is noted on the Planning Proposal as land holding marked as Private Ownership. Refer to below Figure extracted from the Planning Proposal, specifically Item 9 as circled.

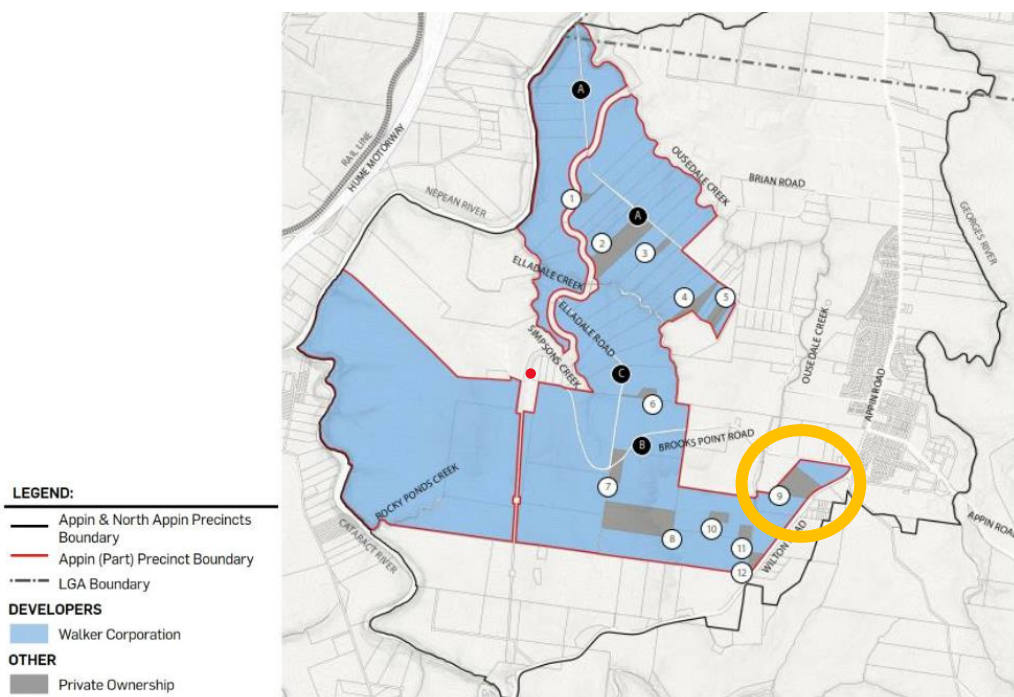


Figure 6: Land Ownership – Appin (Part) Precinct (Source: Urbis & the Proponent)

The Subject Site is in order of 25 acres, located approximately 400m south-west of the existing residential township of Appin and is directly accessible to existing road infrastructure being Wilton Road (road frontage of approximately 200m).

The Subject Site is part of the Release Area 1 in the Planning Proposal. It forms a critical part of the planning proposal to enable orderly development and delivery of the Strategic Road Network. Specifically, the Subject Site has been proposed to contain a segment of the East-West Connection road through the Macquariedale Road precinct. This land has been identified as SP2 Infrastructure within the proposed Land Zoning Mapping. We make these initial observations and at the time of this submission, we are not able to make a detailed assessment of the planning proposal to provide a detailed submission.

We request an extension to make a further submission after the exhibition period expiry date of 19 December 2022. We will require more time to properly review and consider the extensive amount of documents contained with the Planning Proposal. We are required to obtain specific expert advice on matters that affect the Subject Site. Due to availability of our experts, we will not be able to confer until January 2023 and seek to make a further submission by 3 February 2023. We reserve our rights to make a further submission and consult with DPE.

We look forward to making contact with you in the new year. Should you have any questions, please do not hesitate to call me on 0404 476 200.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Alloggia', written in a cursive style.

Rick Alloggia

Managing Director