

**Our Ref:** 2022\_18\_Dec\_Appin (Part) Precinct Submission

18 December 2022

The Department of Planning and Environment  
4 Parramatta Square  
Parramatta NSW 2150

**Submission via:** the NSW Planning Portal

**By email:** [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)

To Whom It May Concern

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

My name is Howard Blight. I am a Trustee of Bendaree Pty Ltd, Trustee of the **Blight Family Trust** and I am writing on behalf of the **Blight Family Trust** in response to the above planning proposal and associated Western Parkland City SEPP Precinct Plan Amendment.

The Blight Family Trust is owner of approximately 277 hectares of land at 460 Brooks Point Road, Appin NSW 2560 – an integral landholding within the broader Appin Precinct.

We note that the planning proposal and associated SEPP amendment seek to rezone part of the Appin Precinct for approximately 12,000 dwellings, open space and conservation lands, was lodged by the Walker Corporation Pty Ltd in November 2022, and is on public exhibition until Monday 19 December 2022.

In short, this submission:

- Provides in principle support for the State-led rezoning process of the broader Appin Precinct.
- Provides in principle support for the planning proposal to rezone the Appin (Part) Precinct for approximately 12,000 dwellings, open space and conservation lands, lodged by the Walker Corporation (the **Walker Planning Proposal**).
- Puts forward that the Walker Planning Proposal underestimates the development potential of the Blight Family Trust landholding (at 1,559 new dwellings) and suggests the Department of Planning and Environment (**DPE**) should assume a higher yield (in the range of 2,000 – 2,500 dwellings) given it is the location where the proposed Outer Sydney Orbital and Public Transitway connect, providing the logical location for housing diversity and increased development density.
- Suggests there is an alternative sequence for development for the Blight Family Trust landholding, compared with the one identified in the Walker Planning Proposal - Staging Plan, and
- Requests that the DPE actively engage with the Blight Family Trust to: help determine the site's potential yield; help confirm the infrastructure required to support that level of development; and help resolve the sequencing of development, so that the Appin Precinct can be planned comprehensively.

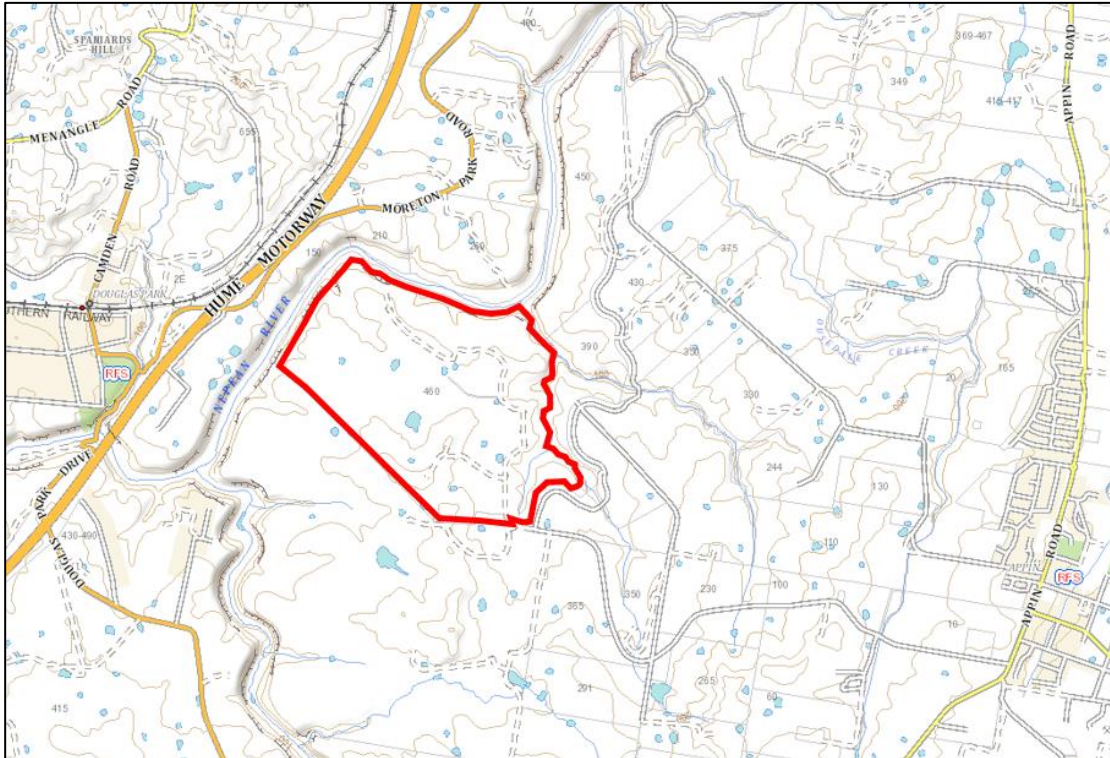
### **Background**

The Blight Family Trust owns approximately 275 hectares (equal to approximately 680 acres) of land at 460 Brooks Point Road, Appin NSW 2560. The landholding is made up of three individual parcels:

- Lot 50 in DP 1161552 (measuring approximately 124 hectares in area)
- Lot 24 in DP 1101016 (measuring approximately 114 hectares in area)
- Lot 25 in DP 1101016 (measuring approximately 37 hectares in area)

The landholding comprises agricultural land and bushland with the Nepean River forming the site’s western and northern boundaries and the Elladale and Simpsons Creeks forming the sites eastern boundaries. Refer **Figure 1** and **Figure 2** below.

**Figure 1:** Location of Blight Family Trust landholding



Source: SixMaps

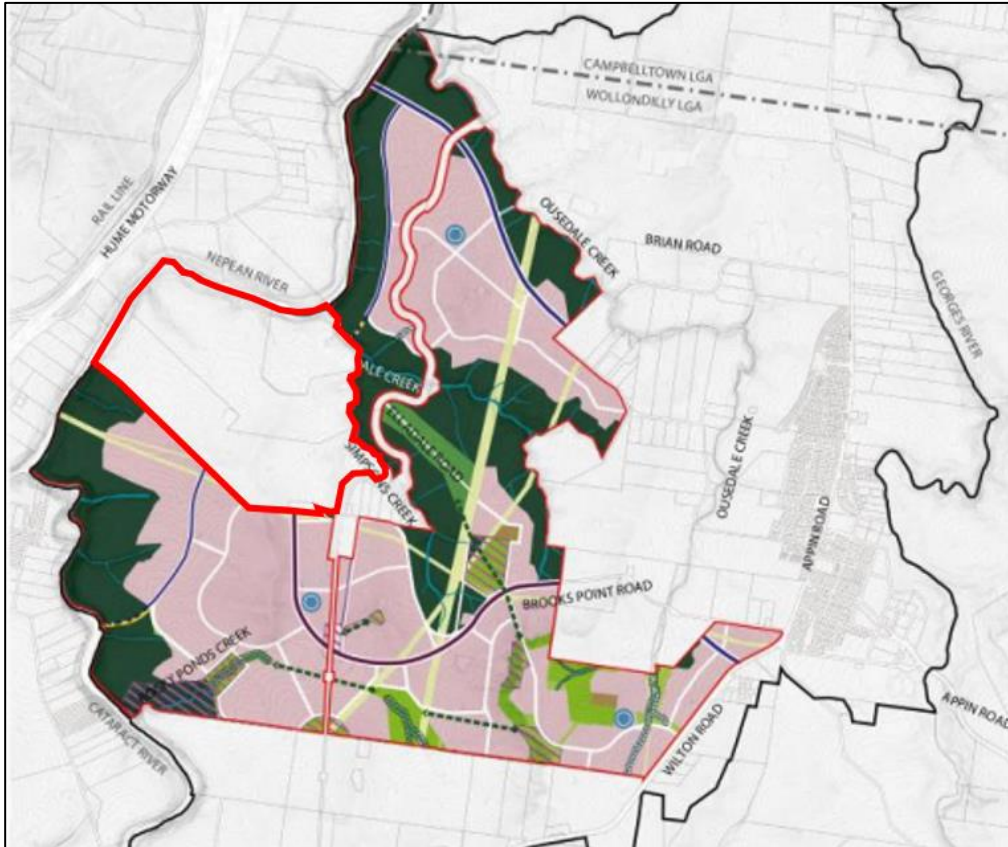
**Figure 2:** Location of Blight Family Trust landholding



Source: SixMaps

The location of the Blight Family Trust land in relation to the Appin (part) Precinct and associated WPC SEPP Precinct Plan Amendment – Structure Plan (Version 2) is set out below in **Figure 3**:

Figure 3: The Blight Family Trust landholding within the Appin (Part) Precinct – Structure Plan



Source: DPE and Walker Corp/Urbis/Hatch

We note that the Blight Family Trust landholding comprises over 90% of “Release Area 5”, as identified in the Walker Planning Proposal. Refer **Figure 4** below.

Figure 4: The Blight Family Trust landholding within the Appin (Part) Precinct – Staging Plan



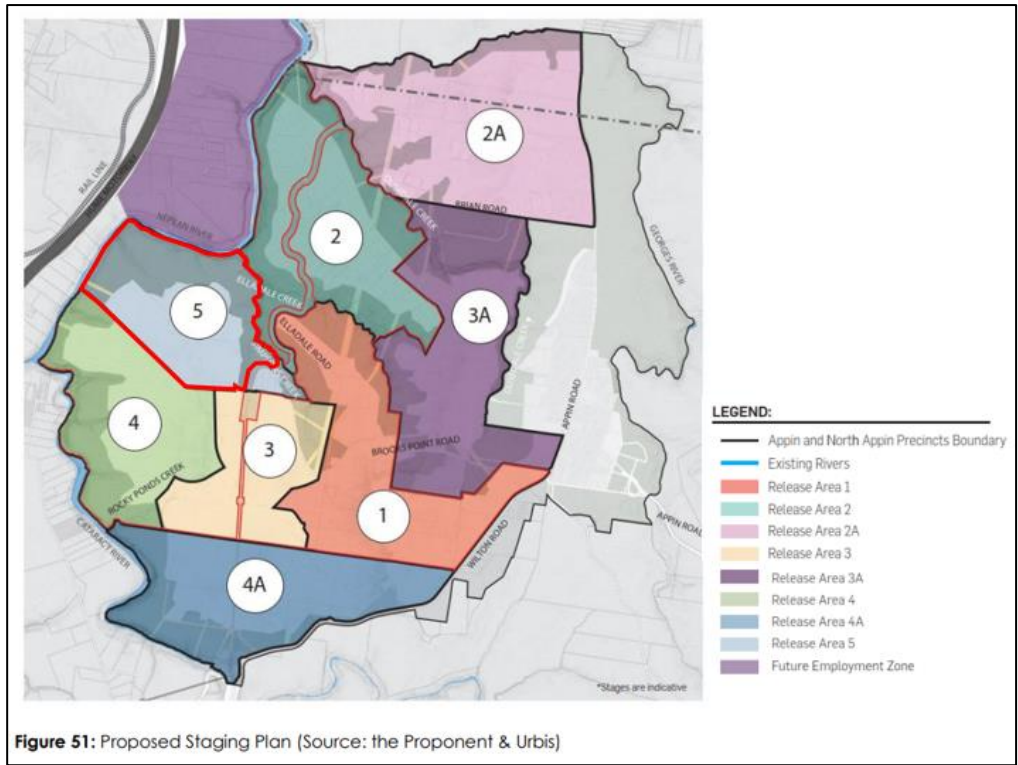


Figure 51: Proposed Staging Plan (Source: the Proponent & Urbis)

Source: DPE and Walker Corp/Urbis/Hatch

We also note that in relation to the proposed public transport network and proposed mixed use centres, the Blight Family Trust landholding occupies a significant location. Refer Figure 5 and Figure 6 below.

Figure 5: The Blight Family Trust landholding within the Appin (Part) Precinct – Public Transport Network

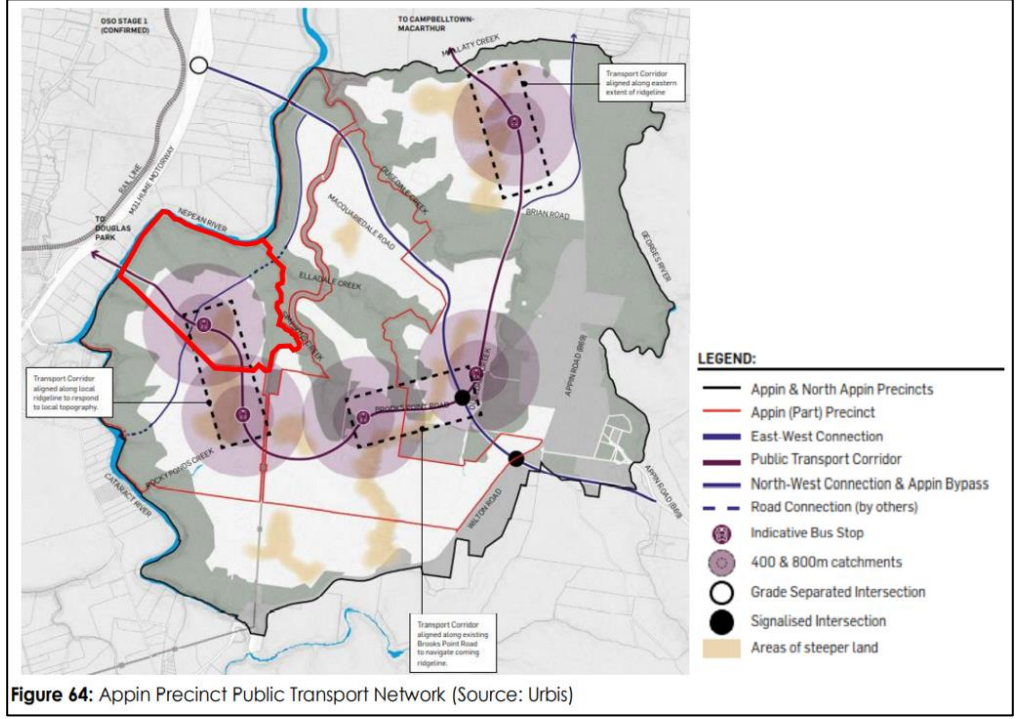


Figure 64: Appin Precinct Public Transport Network (Source: Urbis)

Source: DPE and Walker Corp/Urbis/Hatch

Figure 6: The Blight Family Trust landholding within the Appin (Part) Precinct – Staging Plan

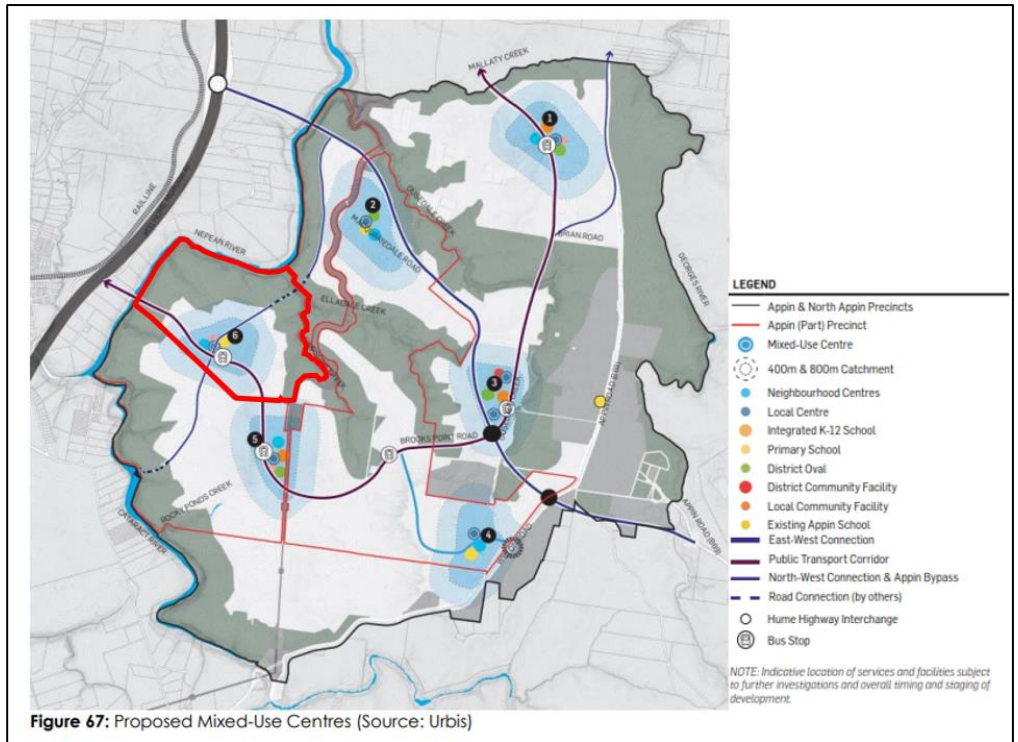


Figure 67: Proposed Mixed-Use Centres (Source: Urbis)

Source: DPE and Walker Corp/Urbis/Hatch

The Walker Planning Proposal assumes a development yield of 1,559 dwellings on the Blight Family Trust landholding (refer Walker Planning Proposal Figure 63 and the associated table on page 144). We believe this significantly under-estimates the development potential of the lands, given it is the location where the proposed Outer Sydney Orbital and Public Transport Corridor connect (refer Figure 5 above), and a new neighbourhood centre is proposed (refer Figure 6 above), providing a logical location for housing diversity and increased development density. At this stage, we believe the Blight Family Trust lands have the potential to deliver **between 2,000 – 2,500 dwellings**, subject to further testing with DPE.

So that the Appin Precinct can be planned comprehensively, we request that the DPE actively engage with the Blight Family Trust to:

- determine the site’s potential yield;
- confirm the infrastructure required to support that level of development; and
- resolve the sequencing of development,

Should you require any additional information, please do not hesitate to contact me at any time.

Yours sincerely

Howard Blight for the Blight Family Trust