

There has been insufficient time allowed to process and discuss with our council the implications of this plan – an extension through to February is necessary to give effect to community participation in this large-scale proposal.

Within this extended timeframe DPIE should also provide localised workshops to outline the implications of the rezoning and transport arrangements.

The rezoning should not be supported at this stage for the following reasons:

- The detailed material is extensive and time consuming for community to understand the rationale for the development and rightly have an informed say in the proposal.
- Council's analysis of growth needs does not see Appin being rezoned until 2036
- Releasing the scale of growth is not supported by any evidence of housing demand for this region.
- Wilton plans will be eroded by competing developer demands closer to the Sydney Basin and metro services.
- Sydney Water, are unable to service the permanent infrastructure required for existing land releases, in a timely fashion.
- The OSO extension has been revised without input from community, and appears to provide a benefit to the developer. The infrastructure should come first and not work around developer proposals.
- Infrastructure for the OSO2 must be committed up front, and the associated costs to government included in the consultation material.
- The Upper Nepean potable water supply does not have the carrying capacity to service the expanding urbanisation. Sydney Water is yet to provide the community with evidence of a long-term water supply solution that will exceed demand. No further rezoning should be permitted without this supply and demand report, and funding of a viable solution.
- According to our Council, the development does not contain a development yield. This is exploitation of rights to the developer. The development should contain a very low yield provision on land exposed to bushfire and flood risks.
- The heavy reliance on roads to access major services and employment, is not supporting sustainable development and addressing climate change. 70% of Wollondilly's population leave the shire for school and employment. This has not changed despite the growth in Wilton.
- Public transport, public schools, hospital services are devoid in the current master-planned housing models and this must be properly addressed to ensure social equity.
- Koala protection measures should demand the highest controls as specified in the Chief Scientists report, not the Bioses Report.
- Recycled water is needed to address drought proofing of this drought prone land. The capital cost of a recycling plant and associated infrastructure must be funded to be the developer and ongoing maintenance and renewal subsidised by the State Government. The poorer people of the west should not continue be subject to high rates for servicing these estates beyond the capacity of community to pay rates, and mortgage stress.
- An independent economic study of infrastructure burdens to Council, community and state is required so that Council can be assisted with its long-term financial planning.
- DPIE / Treasury need to look deeper in the current housing subdivision and housing forms on the impact these designs are having on families, communities, environment and small local governments. We cannot be expected to keep paying higher rates for sub-standard housing for the locational disadvantaged western suburbs people. A new standard in urban

morphology for the western suburbs is necessary to break the cycle of disadvantaged and improve resilience to the shocks and stressors of western suburbs life.

- As we have seen with all the Wilton housing releases, the developer, Walker Corporation is likely to on-sell the land following rezoning. Appin should not be rushed through to benefit the market.