



**Developer: Walker Corporation 1,284-hectare site for over 12,000 homes. Appin (part) Precinct**

<https://pp.planningportal.nsw.gov.au/ppr/under-exhibition/appin-part-precinct>

**WAG objects to the fast tracking and rezoning of Appin Village and surrounding areas for more than 12,000 homes for the following reasons.:**

**Summary of our concerns:**

- **No plans for any protection of endangered species including koalas**
- **Massive impact of the Outer Sydney Orbital re routing and impact on Appin and surrounding property, areas and roads**
- **Destruction of critically endangered Cumberland Plain woodland**
- **No explanation of provision of critical water and wastewater infrastructure and avoidance of impact on local water ways.**
- **No concern for how climate change potential will impact this development**

**WAG concerns in detail:**

**1. will destroy part of the critically endangered Cumberland Plain Woodland and negatively impact Koalas as well as other threatened species.** The Koalas in Campbelltown are the largest recovering koala population in NSW and we want to secure continued growth for the Koalas of Southwest Sydney.

**2. is underpinned by the CPCP which has not adequately incorporated the advice of the NSW Chief Scientist.** The CPCP has only designated one east-west koala habitat corridor between the Georges and Nepean Rivers. This is in direct contradiction to The Chief Scientist's Second Koala Report, which states "**the overall east-west connectivity should not rely on one corridor. Multiple corridors must be protected.**"

**No 425m corridors have been included.** This proposal should be rejected as there is no guarantee that The Koala corridors mapped as part of the CPCP will be adequately protected. In fact, The Niche Biodiversity Assessment documents the fact that ***approximately 9.56 ha of non-certified land associated with the proposed SP2 Infrastructure zone occurs within a mapped Koala corridor. (p.38).***

**3. does not consider the uplisting of the koala to endangered status in NSW.** This planning proposal should be resubmitted in the light of this up listing and the plans amended to include much stronger koala protections and improve connectivity.

**4. puts other Threatened species at risk.** As well as koalas, the future of the following threatened species are at risk with the size and scale of this and future planning proposals for Appin: **Plain Land Snail, Grey-headed Flying Fox, Dusky Woodswallow, Powerful Owl, Large Bent-winged bat, Koala, Southern Myotis and Varied Sittella.** (Threatened fauna records obtained from BioNet).

**5. will endanger the water running into the Nepean and Georges Rivers and drinking water catchments** through potential pollution into the Ousedale Creek from stormwater runoff and other human impacts. **Ousedale Creek as mentioned previously is the preferred Koala habitat corridor by the Chief Scientist.** Pollution will not only seriously jeopardize the future of the Koalas but human health as well.

**6. Has no explanation on how sufficient potable water will be provided or how waste water will be treated. We have significant climate risks going forward that will further compromise water supply (flood, fire and drought all impact heavily on the ability to supply water, as does peak demand on heat wave days etc) - this has not been fully evaluated. We cannot be confident that the proposed new Appin community will have adequate access to water supply at this current point in time. Water NSW already submitted on previous rezonings "subject to augmentation" but no detailed analysis or plans were forthcoming. When the drought resumes after El Nino returns, the developer and the DPE may well be standing in stunned amazement at how rapidly the local water supply shrinks as it did in 2019, This will no doubt trigger even greater calls to stop this demented development which is totally disconnected from the climate shifted constraints of the real world in which the rest of us live.**

For a vision of what could happen here see the recent ABC Foreign Correspondent report on the impact of a mega 20 year drought in the US South West and the dangerous shrinking of the Colorado River

<https://www.youtube.com/watch?v=ooGeK4hP0NQ>

The most recent report on this mega drought is the high risk of the Colorado reaching 'dead pool' the impact which would mean unimaginable water restrictions and the termination of hydro power supply to the US South West. In other words the collapse of society as we know it. And it is now very close.

<https://phys.org/news/2022-12-dead-pool-colorado-river-drought.html>

And if you doubt any of this could happen in good old South West Sydney and Australia check this out and think again:

<https://www.abc.net.au/news/rural/2022-02-24/ice-cores-show-drought-risk-could-be-worse-than-thought/100853224>

**7; Finally, although it may seem a remote possibility to Walker Corp, the Council and DPE, but climate change is something that has to be now considered for development decisions. See this advice from Tier One law firm Minter Ellison on this subject:**

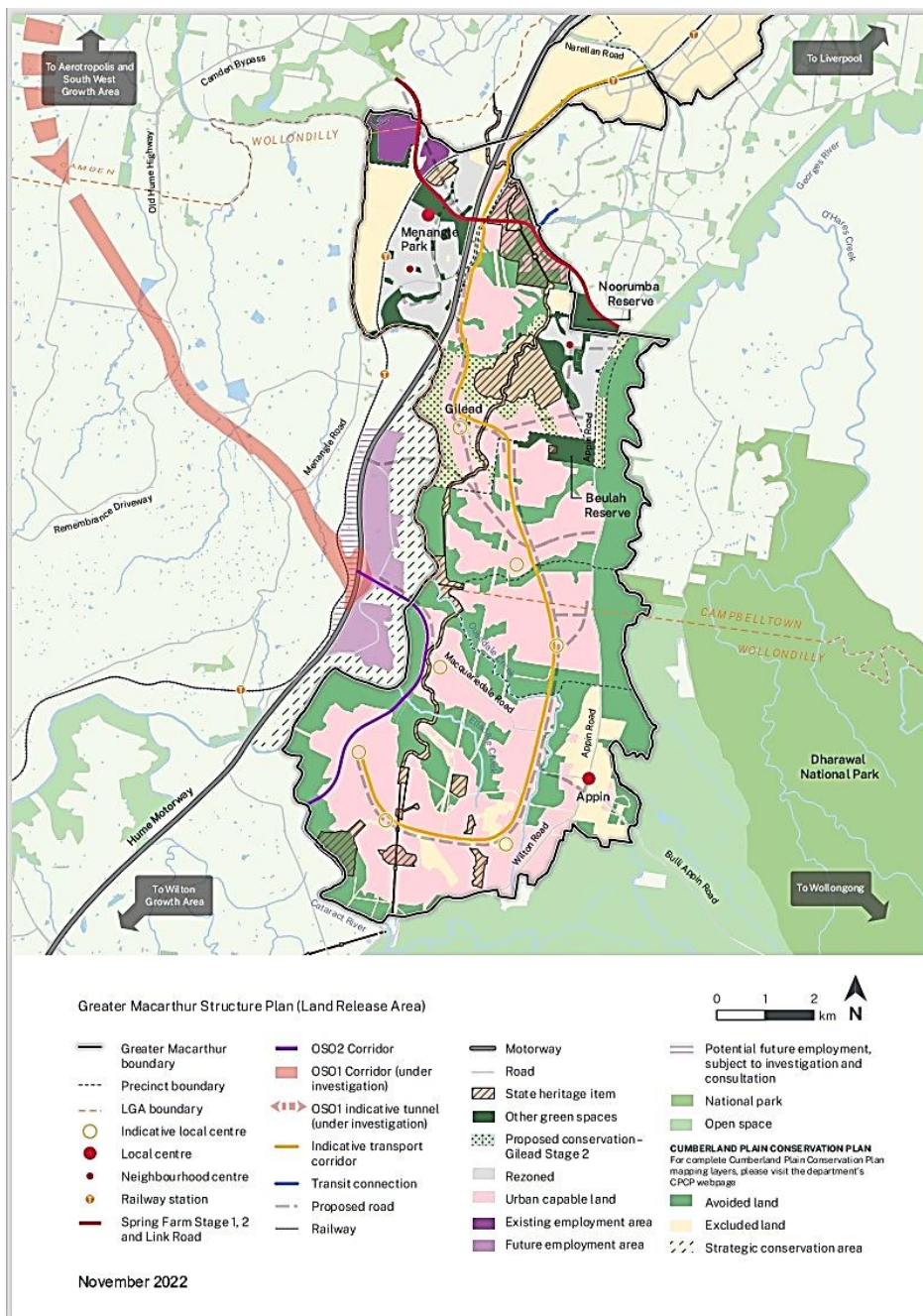
<https://www.minterellison.com/articles/climate-change-risks-for-local-governments>

**8. threatens Aboriginal Heritage.** In their petition [No development at Appin Massacre Area](#), The Dharawal and Gundungurra family groups state **"This area should never be built on. It's a place of trauma, great sorrow and death. Development on this land will yet again trigger that trauma for our communities."**

**9. is not in the public interest.** The people of NSW do not want to see Koalas become extinct in the wild and, therefore, their protection is in the public interest. A petition to stop the rezoning of Stage 2 of the Gilead development and review the approval of Stage 1 collected **20,977 signatures clearly demonstrating the public concern** over the threats to this important Koala population.

### 10. Outer Sydney Orbital 2 – terrible planning and no concern for community or other stakeholder impacts

There has been no consultation on the changed OSO2 route which now goes through Wilton. In fact, if you read some of the Walker proposal - they favour the Hume Highway/Picton Rd alignment of the OSO2), but recent OSO2 documentation shows a change to loop into the top of the Appin development and down Douglas Park Drive and Macarthur Drive



None of this is reflected in the structure plan, so the exhibition documents are inadequate to communicate what is going on to the community. This proposal is premature and the OSO2 should not be rushed through to effect this rezoning - adequate community consultation should be conducted. There has not been adequate consideration of existing routes and existing infrastructure and upgrades - the route

could follow the Hume Highway and Picton Road, if the proposed Picton Road upgrades consider the increased traffic requirements - this is bad planning to not consider the OSO traffic impact on the Picton/Hume intersection, despite the fact that the OSO1 will likely be completed prior to OSO2 - and the traffic will therefore be funnelled along this route anyway for decades!

The 4 NEW OSO2 options have not had ANY community input, despite "unacceptable to community" ratings being placed on some of those 4 options - how can this be determined without consultation? - that is fraudulent. This is unfair and does not follow due process. The rezoning must not occur as it relies upon this unconsulted OSO2 state road infrastructure likely required for bushfire/disaster evacuation needs of the proposed Appin community - but isn't even supported in the developers own reports?

The report states that it is not OK to have a motorway through the proposed Appin community (despite an approved consulted transport route being already picked - the blue option) flies in the face of the fact that the developers proposed just that with bringing the land at Wilton to the government to rezone - now they don't see its OK to have a motorway through Appin?

Decision makers you really need to wake up and take the community and environmental needs and place them at the VERY TOP of the list of requirements. And actually have the courtesy to ask locals and take on board their concerns and very valuable local knowledge.

Forcing a new motorway through private properties, so that the cost is transferred to the long suffering locals (though permanent loss of land value and unsaleable properties for many decades is unacceptable. It destroys further habitat that is currently adequately managed on rural properties, and it doesn't meet any environmental or community fairness test.

To cap it off, transport needs of the future are likely to be public transport orientated if we are ever to have an impact on limiting climate change. This proposal does not adequately consider provision of such in any usable efficient form. The employment needs of the community are not adequately met by the proposal - further consigning it to be a commuter suburb with flow on poor social and environmental outcomes.

The Department and the Developer should hang their heads in shame at this appalling plan.

WAG submits – For all these reasons - The Appin (part) precinct proposal should be rejected outright.

Brian Williams  
President  
Wilton Action Group  
[www.facebook.com/wiltonactiongroup](http://www.facebook.com/wiltonactiongroup)