

6<sup>th</sup> September 2016

Mr Brendan O'Brien  
Executive Director, Infrastructure, Housing and Employment  
23-33 Bridge Street  
Sydney NSW 2000

Dear Brendan

**Submission to the NSW Department of Planning and Environment on the  
Draft Greater Macarthur Priority Growth Area for:  
BROOKS POINT ROAD PRECINCT - APPIN VILLAGE**

I refer to the Department of Planning and Environment's public exhibition of the Draft Greater Macarthur Priority Growth Area.

Urban Futures Group has prepared this further submission to NSW Government on behalf of Appin Farmers and Auslands Developments, who own developable land on the southwestern edge of Appin village and described as the Brooks Point Road Precinct (Refer to Figure 1).



Figure 1 – This aerial image illustrates the extent of the proposed Brooks Point Road Precinct site, in the context of Appin village. The site is defined by a eastern boundary with Appin Road, a southern boundary with Brooks Point Road, a western boundary with Ousedale Creek and a northern boundary with a planned residential growth area.

Appin Farmers and Auslands Developments support in principle, the vision and objectives of the Greater Macarthur Priority Growth Area. But however, are of the view that there is a need for better guidance and clarity to frame the future growth of and change of Appin and other villages.

The following comments are made as recommended amendments to the future planning strategy for the Greater Macarthur Priority Growth Area.

## Greater Macarthur and Wilton Community Update brochure

For existing villages, the Greater Macarthur and Wilton Community Update brochure states:

### **Existing villages**

*Wollondilly Council and the State Government want to maintain the character and setting of the villages of the region, including Appin Village, Menangle and Douglas Park. This means that the villages will have green space separating them from bigger urban areas. The green space will be a mix of rural land and open space.*

*Small scale expansion will be considered on its merit where:*

- *existing infrastructure can cope with only minor upgrades*
- *proposals retain a green edge*

### **Recommended amendments**

The use of loose terminology is not helpful and not supported, such as *'bigger urban areas', 'small scale expansion', 'green space' and 'green edge'*.

It is recommended that wording be amended to provide greater certainty to local government, the development industry and community stakeholders.

- The term *'bigger urban areas'* should be replaced with something along the lines of *'future planned urban communities or settlements'*;
- The term *'green space'* should be expanded to include *'rural land, environmental areas and open space'*;
- The term *'small scale expansion'* should be replaced with *'expansion that is consistent with maintaining the scale and character of the village'*;
- The term *'proposals retain a green edge'* should be amended to better define the purpose of a *'green edge'*. It is suggested that *'proposals are required to contribute to retaining or establishing a green buffer to maintain the rural character and setting'*;
- It is suggested that the second sentence be amended to read: *'This means that existing villages will benefit from a buffer of structured green space, comprising rural land, environmental areas and open space, that separate the village from future planned urban communities or settlements'*.

With Ousedale Creek to the west and the Georges River Regional open space to the east, the rural and environmental landscape setting of Appin already provides a natural frame that limits the growth of the village.

This natural frame already creates the buffer of green space referred to in the update brochure and it is recommended that this be reflected in the structure planning for Appin, as part of the Greater Macarthur Priority Growth Area.

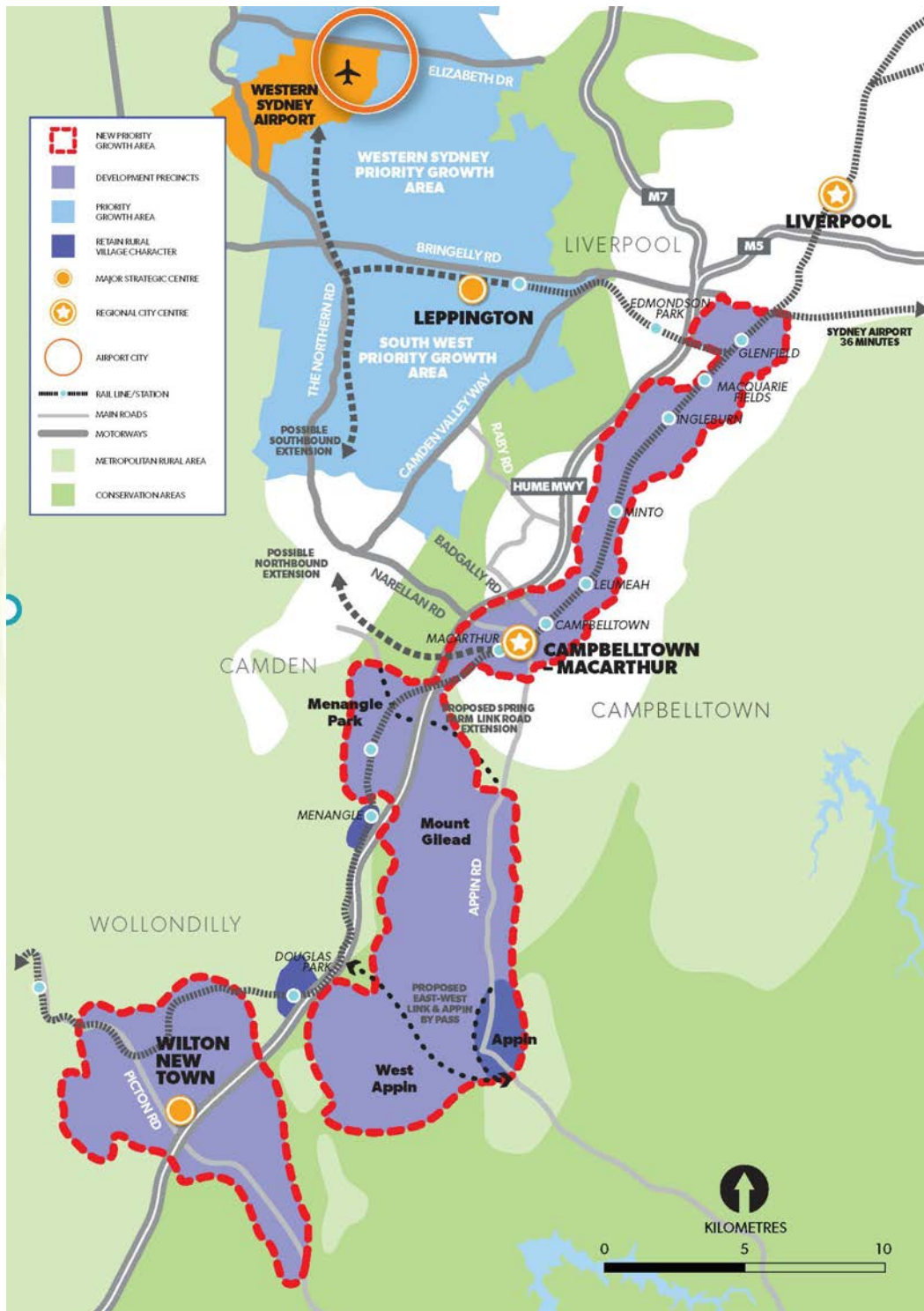


Figure 2 - illustrates Appin in the context of the amended growth area map for the Greater Macarthur Priority Growth Area.



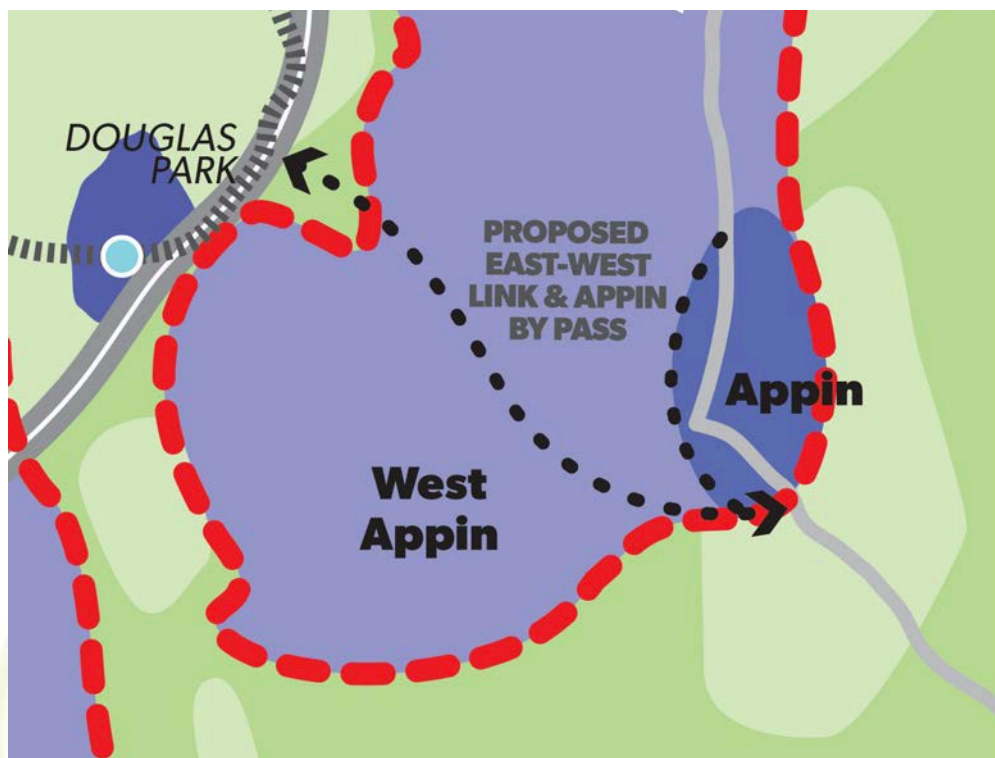


Figure 3 – zooms into the detail for Appin village from the Greater Macarthur Priority Growth Area map.

### Proposed new road infrastructure

The latest Greater Macarthur Priority Growth Area map (refer to Figures 3 and 4), for the first time, illustrates Council's proposed 'Appin Bypass', along with the first mention of a proposed 'East West Link'.

The 'Appin Bypass', as mapped by Council, is a north south link parallel to Appin Road that bisects the Brooks Point Road Precinct. The location, width and impact of the Appin Bypass has been factored into the concept master plan for the site that supports the Brooks Point Road Precinct planning proposal.

However, what is not clear from the map in Figure 3 is the scale and impact of the proposed 'East West Link' that is shown to skirt the southern edge of Appin Village. This link is shown to connect with the Hume Motorway, in what can only be assumed to be as a grade separated intersection at the western end and connect with Bulli Road at the eastern (Appin) end. It can only be assumed that the 'East West Link' may well form part of the Outer Sydney Orbital at some point in the future.

If this is the case, the 'East West Link' will have significant ramifications for the design and structure of the Brooks Point Road Precinct and the scale and character of Appin that government is seeking to maintain.

Given the significant impact on development potential and local village character of both the 'Appin Bypass' and the proposed 'East West Link', it is requested that government provide more detail on the proposed roads. Specifically, this additional information should provide:

- the alignment and scale / size of both the 'Appin Bypass' and the proposed 'East West Link';
- design details on where and how the 'Appin Bypass' and the 'East West Link' intersect;
- design details how they achieve local access into Appin Village and existing local roads and on which local roads will need to close;
- demonstration of how the 'East West Link' and its intersection with the 'Appin Bypass' will maintain the character of Appin village; and
- clarification on timing of the two proposed roads and means of funding mechanisms



Research - Strategy - Design

Given the likely significant impact of these proposed new roads on the design and development potential of the Brooks Point Road Precinct, Appin Farmers / Auslands Developments will be requesting a meeting with the department to discuss these issues.

Should you require clarification on this submission, please do not hesitate to contact me.

Yours sincerely

Grahame Edwards  
**DIRECTOR - URBAN FUTURES GROUP**

