

31 January 2019

Department of Planning and Environment

320 Pitt St,

Sydney NSW 2000.

RE: Greater Macarthur 2040 – An Interim Plan for the Greater Macarthur Growth Area

I am the owner of land within Appin Village on the Eastern side of Appin Road, opposite the new Appin Valley development. Our land joins a consortium of land owners within the proposed “Appin East” precinct.

I am writing to express my concerns regarding the Interim Plan for the Greater Macarthur Growth Area and more specifically the proposed planning changes that have occurred regarding our land since the Consultation Update (2016) and Preliminary Strategy. The Preliminary Strategy and Consultation Update identified our land within the proposed Appin East precinct as potential future residential.

As is the case with most properties adjacent to us, our land is essentially clear of vegetation, fully serviceable (utilising existing infrastructure) and presents an opportunity to grow Appin Village. This can be done whilst ensuring that the village character is maintained and any Environmental issues or requirements are addressed.

Landowners on the Eastern side of Appin road have already lost large portions of their land. All vegetated land with any significant environmental value along the Georges River within the Appin Village area has been acquired over the years under the compulsory acquisition process. It is rather concerning and unreasonable that now, even our cleared land is possibly needed to meet open space requirements within the growth area. Even more concerning is the fact that at the same time, a large developer has been given the green light to clear and develop a significant area of heavily vegetated land within a protected corridor (Ousedale Creek), which is also adjacent to Appin Village (Macquariedale Road area). It is difficult not to feel that the smaller private land owners (some who have owned property for over 50 years) have been made the sacrificial lambs in this process so that the larger developers can develop their land.

In conclusion, I believe that our land is suitable for Urban Development within the Growth Area. Our land is cleared, fully serviceable and its unique location within and adjoining Appin Village should be taken into consideration. I also believe that protecting the environment is a high priority, but this can co-exist with Urban Development through careful planning in this location. I appreciate the opportunity to provide feedback and hope that our concerns are given due consideration.

Kind Regards,

Nildo Deluka