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23/01/2019

Mr. Bruce Coleman,
Director, Land Release,
Department of Planning and Environment,
320 Pitt Street,
SYDNEY. 2000

Dear Bruce,

Re: APPIN VILLAGE BY PASS, HUME HIGHWAY LINK, WEDDERBURN RE-ZONING AND SUBDIVISION

You and I met at the Appin Road Safety Improvements Community Information Session, at Rosemeadow on 05/12/2018 and after lengthy discussions, you suggested I present my information to you.

All of my following information can be verified however, my suggestions will be just that.

We discussed:

1. The possible by-pass of Appin Village to the east of Appin Road.

This by-pass could begin from Appin Road near Steggle's Chickens, travel south easterly through mainly Crown land, join with Lysaght Road thence proceed along this road in a southerly direction, to connect with the Appin Bulli Road.

This route 'cuts off a corner', thus preventing Appin Village from being a thoroughfare and returns it to a destination. It could also alleviate the need for further upgrade of Appin Road, where it travels through the residential and retail areas of Appin.

2. We did not discuss the possibility of a link road from the Hume Highway to Appin Road.

This link road could begin north of where the Hume Highway crosses the Nepean River (no need for a bridge) and travel in a south easterly direction to connect with the suggested beginning of the proposed Appin Village By-pass.

Joining the suggested Hume Highway Link Road with the suggested Appin Village By-pass would create an 'express way' from the Hume Highway ending on the Appin Bulli Road, near the turn off to Cataract Dam.

I have enclosed marked up maps of these concepts, indicating as best I can, in order for you to have a clearer understanding of what I am suggesting.

3. Re zoning of Wedderburn to allow subdivision.

a. Suburb Description

Wedderburn, established c1880, is a redundant, overgrown fruit growing area of 2500h, owned by 186 persons, as at 2014. It is adjacent in an easterly direction to Appin Road and is 10-15 minutes travelling time to Campbelltown City.

Property sizes are erratic, ranging from 2h upwards.

Wedderburn has been excluded from town planning and now has little of the benefits enjoyed by nearby suburbs.

There is no town water, sewerage, well surfaced line marked roads, shops or bus shelters. In short, Wedderburn needs a 'make over' to bring it up to acceptable modern day standards.

Wedderburn does not have all weather access. The only access is northerly via a causeway which floods, thus trapping residents either within, or preventing them from returning home.

After much lobbying by residents to Campbelltown Council, requesting a new bridge to replace the causeway, Council secured finance via Government's Bridges Renewal Programme and this bridge is almost complete.

The causeway has been Wedderburn's only access since 2001, due to the secondary southerly access Lysaght Road, being closed by Government at that time.

b. Lysaght Road History

Lysaght Road was created and opened in 1930. Previously it had been a track through the bush, used by residents travelling to the Appin Bulli Road and thence to the South Coast. The road travels partly within Campbelltown City and partly within Wollondilly Shire.

In 2001, when a section of the portion of Lysaght Road in Wollondilly Shire Council's jurisdiction was closed, Wollondilly Shire Council stated that they did not want the financial burden of maintaining and removing dumped cars etc.

Obviously Wollondilly Council had no concerns that their thoughtless actions would cause Wedderburn's residents great inconvenience and in extreme weather conditions, danger.

Since Lysaght Road's closure, Wedderburn's residents and members of NSW Sports Aircraft Club located on Lysaght Road, have vigorously approached Government Ministers, RMS and Councils requesting the road be re-opened, without success.

Campbelltown Council have been supportive of such requests, however, the closed section of Lysaght Road is not in their jurisdiction. They have, on several occasions, communicated with Wollondilly Shire Council regarding this matter and have received communication from them stating, 'they now have no objection to Lysaght Road being re-opened, so long as they are not burdened financially'.

Underlying all the problems with Lysaght Road, is its incorrect location on road maps. What is now shown as Lysaght Road, is an old short timber road.

The true Lysaght Road location was unknown when I spoke to RMS Dubbo. During a phone call to them, they decided to check their aerial maps and were astounded when its existence became evident.

I have copies of old Wollondilly Shire Council Minutes, reporting location, progress and Government Grants etc. for the construction of Lysaght Road. These are available to you, if required.

Furthermore in 2001, when Wollondilly Shire Council closed Lysaght Road, they only closed a northern portion of the true Lysaght Road, which was in their jurisdiction. Apparently, this was to prevent access to an old timber road to the west, which they incorrectly determined to be Lysaght Road. On its closure, DP1035120 7017 was created and the land remains vested in the Crown.

The result is, the majority of the true Lysaght Road is still open. Unfortunately the closed portion prevents access to it. This is a ridiculous situation and desperately needs to be corrected, immediately.

c. Survey and Results

In 2014, I carried out a survey of every landholder in Wedderburn, to establish if subdivision was wanted. The result was 90% in favour of subdivision. These results were presented in support of the request for re-zoning and subdivision, at a relevant Council Meeting, but Council ultimately declined subdivision.

Reasons given were no all weather access (as noted previously, the bridge to correct this situation is almost complete) and no second access (again, something it is hoped you can remedy, by re-opening Lysaght Road).

Campbelltown City Council also stated that fire could be an issue. However, other suburbs, namely Long Point, Minto Heights, Kentlyn, Airds and St. Helens Park have the same topography and are juxtapose to the same military reserve, with the same risk of fire as Wedderburn could be, yet it does not seem to be an issue with the development of those suburbs.

Many residents have raised issues and requested action with various Government departments, as to why Wedderburn's growth has been so neglected and when improvements would occur. It is not acceptable for these issues to continue to be ignored. Surely, there is a duty of care to let landholders know the suburb's future, so that personal decisions regarding life needs and futures may be made.

However, it is hoped that you are the person with the authority, to make positive decisions that are needed, regarding requests for re-opening Lysaght Road and re-zoning to allow sub-division and land release within Wedderburn.

Without overall town planning now, Wedderburn's future looks bleak.

Wedderburn's area, existing infrastructure and proximity to Campbelltown City, make it ideal for subdivision, and could contribute greatly to the ever growing housing needs in the area.

I do request an interview with you, to discuss these matters more fully and to present any maps and documentation you deem necessary.

Regards,

