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Your submission for this review:

Thank you very much for your time. I am a home owner and resident in Appin 2560 NSW. I found it very enlightening reading your draft report on the Appin growth area contributions plan I find it very reassuring that an independent government department is overseeing and advising the local shire council ( Wollondilly) but also praising them as well. I have read your report over several days and have the following questions, if they are answered in your report please feel free to point me in the relevant area. 1. The total estimated cost is 1.535 billion dollars which equates to \$ 84.933 per average dwelling, is there structure within the plan to ensure that the moneys are paid in full before each block is developed / sold. 2. The cost of actual infrastructure is mentioned ( library and meeting places ) but I found no mention of critical infrastructure such as fire ,police and ambulance, not just the buildings but staffing levels as well. 3. Paragraph 5.2.1 makes mention of errors in the cost of road infrastructure and transport, there is no indication that current ratepayers will not be charged via a rate increase to compensate for the required infrastructure,( current infrastructure and transport needs for residents are covered). 4. 10.1 There is an expectation the State Government will pay up to 95% of infrastructure costs however departments like Sydney water have stated that they have no plans to update/ renew there infrastructure for a number of years and I would suspect other agencies would be of the same opinion. I have personal concerns of the storm water infrastructure due to the close proximity of the Nepean river catchment area, as mentioned before Sydney water wont have a budget for water supply until 2030 at the earliest and water supply to some areas of Appin can be problematic presently. I thank you for your time. Regards Graham Bedwell