

Date: 19 December 2014
File: 10400

Ms Carolyn McNally
Secretary
NSW Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

Att: Growth Centres Team, via: community@planning.nsw.gov.au

Dear Ms. McNally,

Draft Leppington Precinct: Submission to Exhibition

We write on behalf of D&AI Pty Ltd, landowner of the Emerald Hills property to the east of the Leppington Precinct, in response to the Department's exhibition of the rezoning proposal for the Precinct.

The Emerald Hills property was rezoned for urban purposes on 19th September 2014. Its Lot and DP numbers are Lot 1 DP: 301830, Lot 10 DP: 1161557 and Lot 10 DP: 1173819. I have attached a map showing the location of the property.

Firstly, we would like to confirm that we do not have any objections to the proposed rezoning.

We do however wish to raise the issue of St Andrews Road. The future of the road was a matter raised by TfNSW during the rezoning of the Emerald Hills property. TfNSW recommended that Camden Council convene a working group to resolve the future intentions of the road.

The part of the road to the east of Camden Valley Way was included in the ILP for the East Leppington Precinct as a local collector road. However, in the current Leppington Precinct exhibition the road is shown as a 4 lane east-west sub arterial connection between the Precinct, areas to the east and the F5.

This is a significant change in role for the road. It is our view, therefore, that there is a strong nexus between the role of the road and the Growth Centre Precincts.



Should the Department proceed to broaden the function for the road, its upgrading should be funded via the State's 'Special Infrastructure Contribution' (i.e., the road should be designated as a SIC Road) with funds gathered from development in the Growth Centres.

We welcome the opportunity of discussing this with you.

Yours faithfully,
MACARTHUR DEVELOPMENTS PTY LTD

Stephen McMahon
General Manager



ATTACHMENT: LOCATION OF EMERALD HILLS PROPERTY.

