

Our Ref: 151116LDoPE_MG



17 November 2015

The Secretary
Department of Planning & Environment
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Dear Madam

RE: GREATER MACARTHUR LAND RELEASE INVESTIGATION – SUBMISSION ON BEHALF OF S & A DZWONNIK

This submission has been prepared on behalf of the S & A Dzwonnik in response to the recently released Greater Macarthur Land Release Investigation Area (GMLRIA) and the proposal to establish a new Menangle Park & Mount Gilead Growth Centre, within which our client's land is located.

S & A Dzwonnik wish to congratulate the NSW Government and the Department of Planning & Environment (DoPE) on the initiative to investigate the Greater Macarthur area and establish a clearer direction for the delivery of housing for growing Sydney. The land owned by S & A Dzwonnik (subject site) is located on Appin Road and comprises an area of 34ha (Lot 61 DP752042). The subject site is located within the Mt Gilead Planning Proposal area which has been advanced by Campbelltown Council over the past 3-4 years. The Planning Proposal is currently awaiting resolution of funding arrangements between the State Government and the landowners to enable the Planning Proposal to be adopted and endorsement for gazettal.

While the Greater Macarthur investigation and strategy work undertaken by the NSW Government and the Department of Planning & Environment is fundamentally supported by the family, they are concerned that the inclusion of their land into a new Menangle Park & Mount Gilead Priority Growth Area will cause unnecessary delays to the finalisation of the Mt Gilead Planning Proposal.

Having reviewed the background studies and the work undertaken by the DoPE, it is noted on the Draft Vision Plan for the proposed Menangle Park & Mount Gilead Priority Growth Area shows a 'Town Centre' (estimated to be between 10,000 – 20,000m²) and a 'Priority Bus Corridor' on their land. In normal circumstances my client would support these initiatives, however, considering the amount of work undertaken (at significant financial outlay) as part of the Mt Gilead Planning Proposal, the family are not in a position to support the proposal in its current form.

S & A Dzwonnik support the notion of a State Infrastructure Contribution (SIC), on the basis that the infrastructure costs are equitable and the contribution amount comparable to the existing Growth Centres. They also request that the Department of Planning & Environment provide Campbelltown Council with direction in relation to funding of Appin Road as part of the SIC funding arrangement to enable Council to adopt and endorse the Mt Gilead Planning Proposal for Gazettal as a matter of priority.

As previously outlined, S & A Dzwonnik support the NSW Government initiative to establish a new Menangle Park & Mount Gilead Priority Growth Area, though respectfully request that the matters outlined in this submission be considered favourably by the Government when finalising the documentation for the new Priority Growth Area.

Should you wish to discuss this matter, please feel free to contact me directly.

Yours faithfully

DESIGN+PLANNING

A handwritten signature in black ink, appearing to read 'N. McAndrew'.

NIGEL McANDREW
DIRECTOR