

Our Ref: 151118LDoPE_SC

18 November 2015

The Secretary
Department of Planning & Environment
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design+
PLANNING

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Dear Madam

RE: GREATER MACARTHUR LAND RELEASE INVESTIGATION – SUBMISSION ON BEHALF OF THE GILEAD LANDOWNERS GROUP

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

The Gilead Landowners Group Ltd submitted a Planning Proposal to Campbelltown Council in November 2013 promoting rezoning of the land for urban development.

The Gilead Landowners Group Ltd wish to congratulate the NSW Government and the Department of Planning & Environment on the initiative to investigate the Greater Macarthur area and establish a clearer direction for the delivery of housing for growing Sydney.

1.0 THE SUBJECT SITE

The subject site encompasses a number of landholdings owned by 6 landowners who have formed the Gilead Landowners Group Ltd. The landowners control approximately 867 hectares in the Gilead locality which extends from the land on the eastern side of Appin Road to the Nepean River in the West (Refer Figure 1).

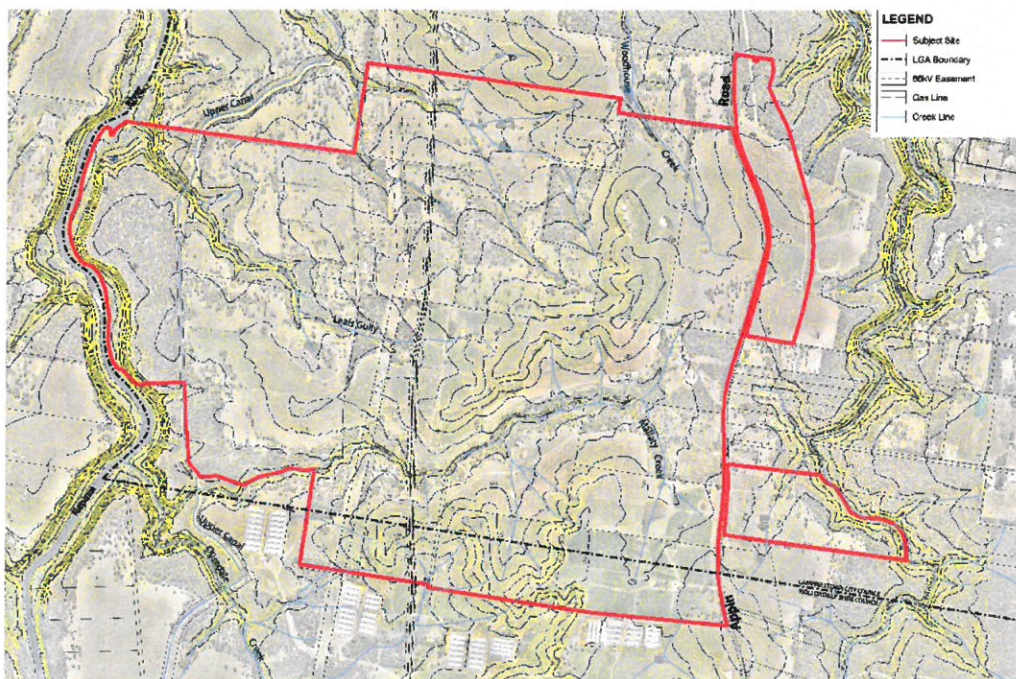


Figure 1: Locality Plan

2.0 THE GREATER MACARTHUR LAND RELEASE INVESTIGATION

The Department of Planning & Environment (DP&E) has led recent investigations into the potential for urban development in the Greater Macarthur area. The investigations involved studying the local environment, mining and coal seam gas operations. The work undertaken has “identified land that is suitable for urban development, the infrastructure required to support growth, and how Greater Macarthur would be connected to jobs and other services in other parts of metropolitan Sydney.” (DP&E 2015).

The Government has identified the ability to deliver 35,000 homes in the Menangle Park and Mount Gilead area and a new town at Wilton. The DP&E is promoting the following to implement the vision for Greater Macarthur:

- Amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and include Menangle Park, Mount Gilead and Wilton as Priority Growth Areas.
- Investigate declaring Menangle Park, Mount Gilead and Wilton as Special Infrastructure Contribution Areas.
- Continuing to work closely with Wollondilly Shire Council, Campbelltown City Council, and NSW Government agencies to deliver new communities with homes, jobs, infrastructure and services, while protecting the environment and natural resources.

The work undertaken has “*identified land that is suitable for urban development, the infrastructure required to support growth, and how Greater Macarthur would be connected to jobs and other services in other parts of metropolitan Sydney.*” (DP&E 2015). A Preliminary Vision Plan (Refer Figure 2) was also prepared that provides an understanding of the location of the developable land, employment land, the position of centres and alignment of required strategic infrastructure items (roads, interchanges and a bus priority corridor).

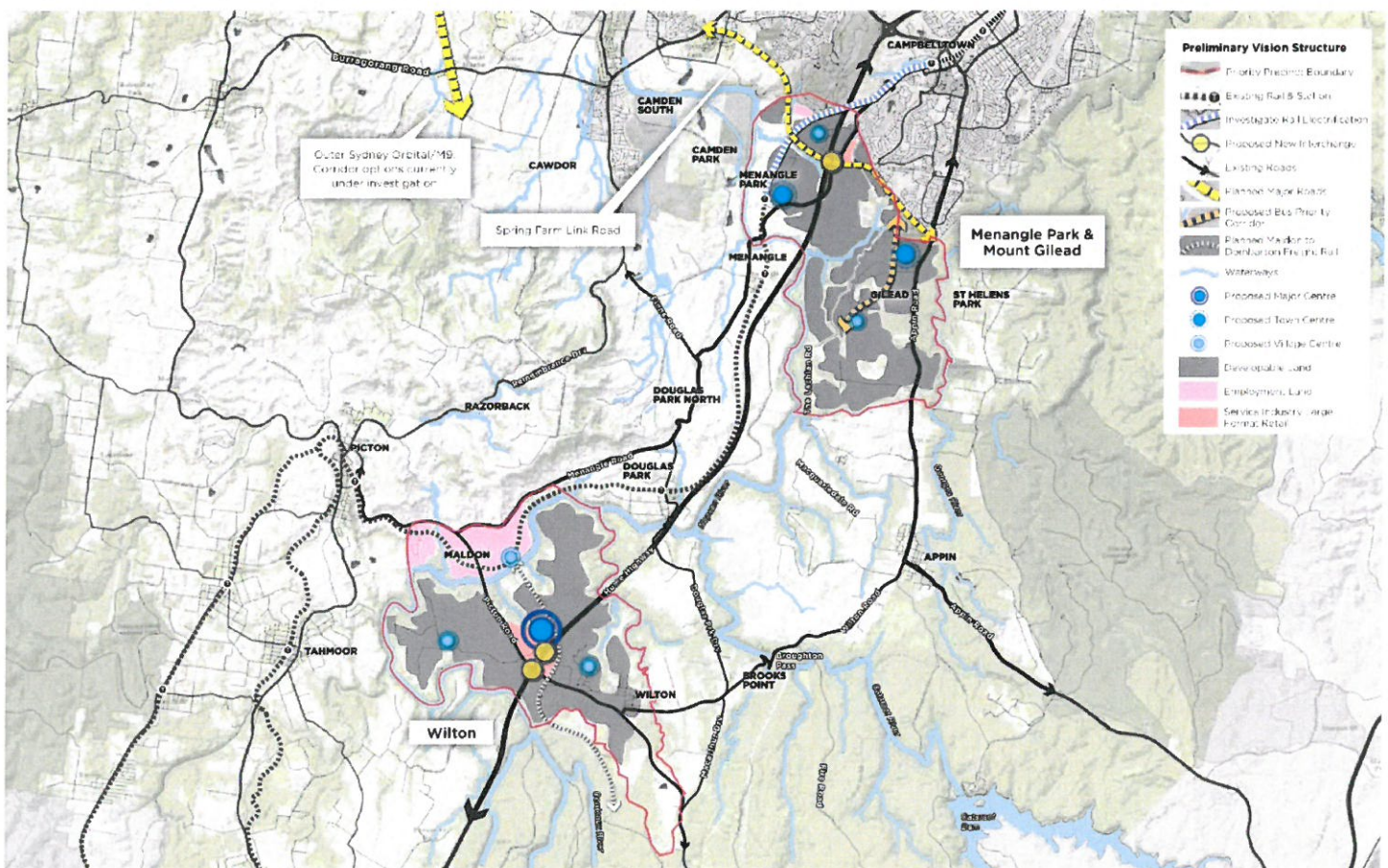


Figure 2: Greater Macarthur Preliminary Land Release Strategy (Source: Department of Planning & Environment)

The Preliminary Strategy & Action Plan acknowledges that the northern part of the Greater Macarthur adjoins the Campbelltown-Macarthur Regional City, and is a logical extension to Sydney's metropolitan urban area (Refer Figure 2). The area is acknowledged to be relatively unencumbered and it has less requirements for substantial transport and utility infrastructure upgrades than other parts of the Greater Macarthur. The area has direct access to jobs, health care and education opportunities, with the extent and density of urban development subject to a further detailed transport assessment.

Actions to deliver growth in the area include:

- Upgrade the Hume Highway between Picton Road and Raby Road;
- Rezoning land for 4,900 homes through the Mt Gilead and Menangle Park planning proposals by the end of 2015, with the first new houses possible within two years;
- Upgrades to Appin Road to provide direct connections to Campbelltown-Macarthur;
- Construction of Spring Farm Link Road and new access ramps to the Hume Highway, to help ease congestion on Narellan Road;
- Provision of a north-south bus priority corridor to promote public transport links to Campbelltown-Macarthur;
- Further investigate the extension of the Sydney Trans electrified rail network to Menangle Park to integrate this area with the suburban rail network;
- Working to release land to provide up to 13,200 homes, in addition to the homes at Mt Gilead and Menangle Park planning proposals.

The rezoning issues identified for the Menangle Park / Mount Gilead Priority Growth Area include:

- Heritage conservation;
- Flooding (mainly around Menangle Park);
- Mining;
- Coal Seam Gas;
- Upper Canal; and
- A detailed transport network assessment.

3.0 COMMENTS ON THE GREATER MACARTHUR LAND RELEASE INVESTIGATION

We have reviewed the work published by the Department of Planning & Environment in relation to the Greater Macarthur Land Release Investigation area and make the following comments:

3.1 Growth Centre Boundary

The boundary of the proposed Menangle Park & Mount Gilead Priority Growth Area as shown on Attachment 1 of the 'Explanation of Intended Effect' shows the boundary generally following the alignment of Mallaty Creek (Refer Figure 3). Based on a more refined understanding of the topography in this location, in particular the proximity of the Campbelltown/Wollondilly Municipal boundary, it would be more logical that the Growth Centre boundary and the Priority Growth Area boundary be aligned along the municipal boundary, which generally coincides with the catchment boundary in this location.

The modification to the Priority Growth Area boundary will ensure that a small remnant portion of land within the Campbelltown LGA is not subjected to a separate Precinct Planning process at a later time, when infrastructure delivery for the Gilead Landowners area can easily service this small additional area of land. This also avoids a

situation where services (eg. Sewer pump stations etc.) need to be duplicated at a later time, rather than services being sized initially to accommodate the entire catchment.

This undesirable situation is evident in the South West Growth Centre where Precinct boundaries are based on roads, cadastral boundaries, and the like, rather than topography (i.e. gravity service catchments). As a consequence, Precincts have been rezoned and some instances are not serviced, therefore cannot be easily or immediately be developed.

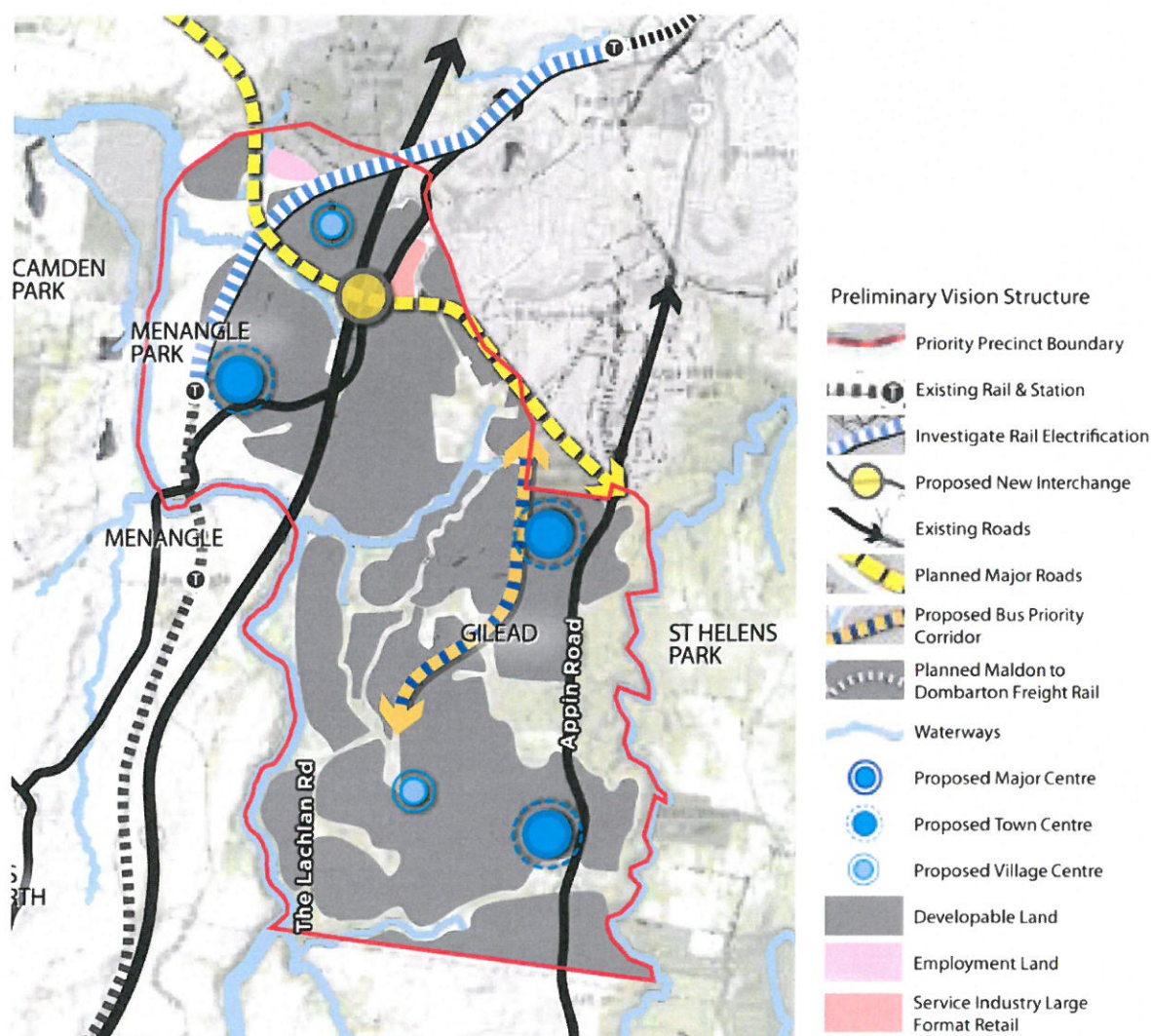


Figure 3: Suggested Growth Centre and Priority Precinct Boundary – Municipal Boundary

In order to ensure that the capital expenditure on riparian corridor management, stormwater quality and detention and wastewater infrastructure is maximised it is essential that the land to the south that also drains to Mallaty Creek is included in the Priority Growth Area.

Taking into account the topography along the Municipal boundary between Campbelltown & Wollondilly Councils (Refer Figure 4), it might be more logical to position the boundary of the proposed new Menangle Park & Mount Gilead Priority Growth Area to align with the catchment boundary. Figure 5 shows the resultant boundary of the Priority Growth Area and the developable area as a consequence of utilising the catchment boundary.

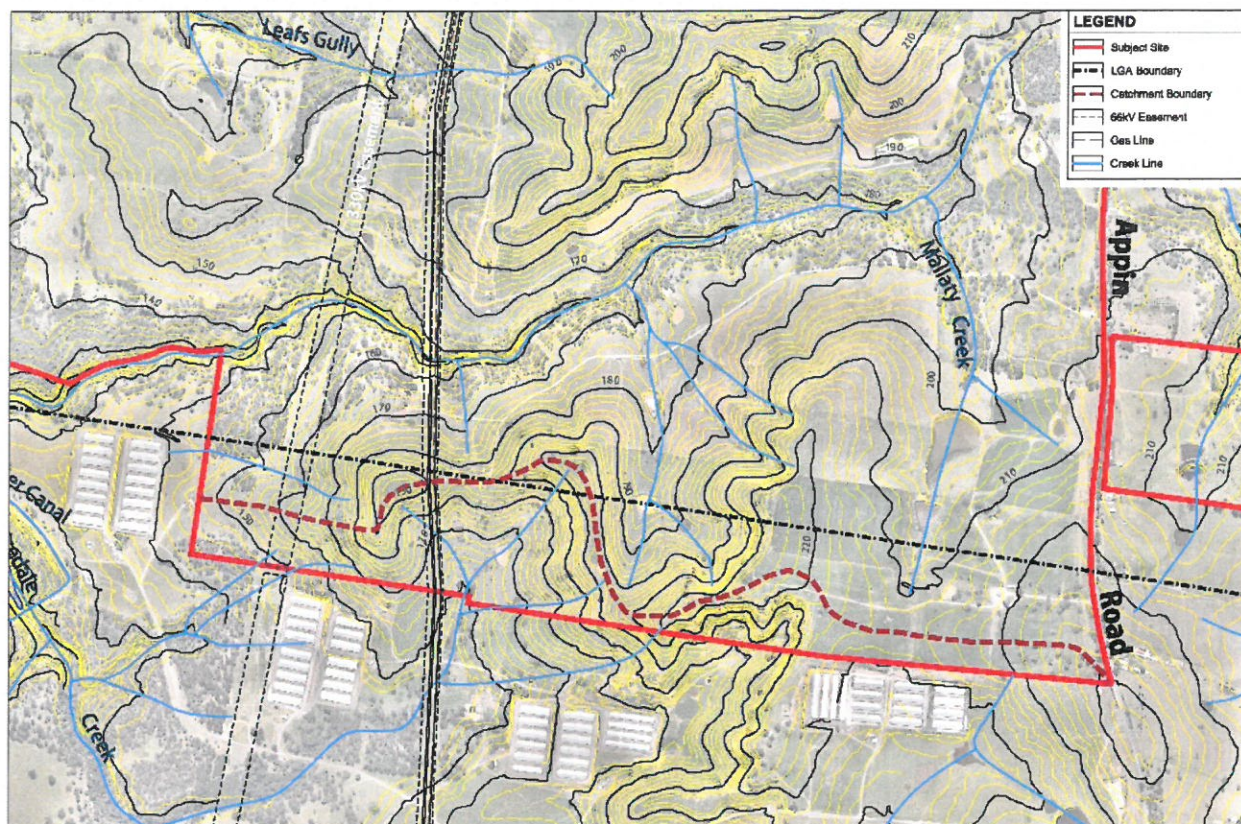


Figure 4: Existing Catchment Boundary adjacent to the Municipal boundary

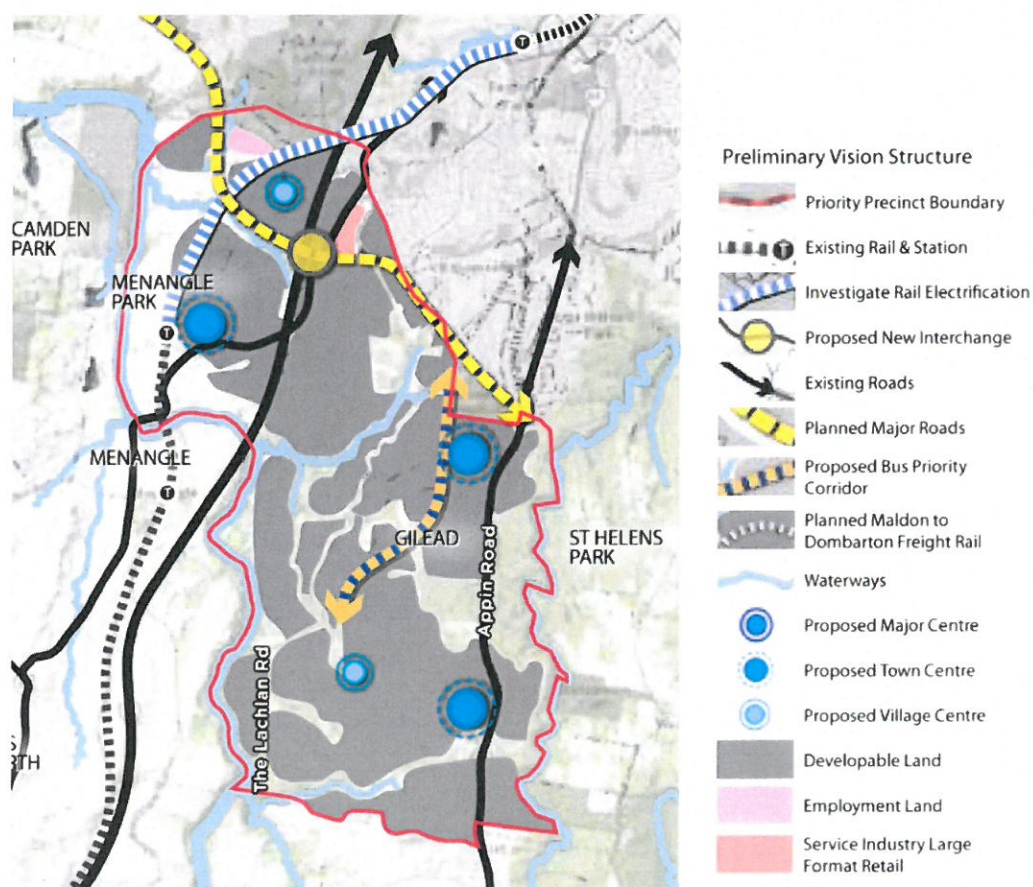


Figure 5: Suggested Growth Centre and Priority Precinct Boundary – Catchment Boundary

Efficient infrastructure expenditure to support housing supply is essential for the timely provision of affordable housing. Indeed, the Plan for Growing Sydney recognises this in Direction 1.11.6, stating that:

"Adopting a subregional approach to planning the delivery of infrastructure will help align effort across all levels of government to identify the infrastructure needed to support local growth and change."

Furthermore, it is noted that the boundary of the developable land does not accurately reflect the actual developable land area that can be developed.

The Gilead Landowners Group Ltd submit that the ultimate boundary of the proposed Menangle Park & Mount Gilead Priority Growth Area should extend to either the Mallet Creek catchment boundary or in the alternate, at least to the Municipal boundary, which is wholly contained within the Mallet Creek catchment. Both alignments provide a logical extent of development and can both be easily serviced to deliver housing in a timely manner to fulfil the Government's housing supply objectives.

We also request that the Department of Planning incorporate the mapping to accurately reflect the boundary of the land that is identified as being developable. While we anticipate that the boundaries of the developable land will be more accurately defined during Precinct Planning, based on more accurate specialist investigations and mapping, we respectfully request the mapping as shown on the GMLRI Preliminary Strategy be reflective of the more accurate boundaries as shown on Figure 3. The boundaries shown on Figure 3 have been derived from more up-to-date and accurate aerial photography within the South Campbelltown area.

3.2 Road Infrastructure & Bus Routes

The GMLRI Preliminary Strategy identifies a 'Proposed Bus Priority Corridor' aligned through the Mt Gilead landholding with an arrow indicating an extension into the Gilead Landowners Ltd landholdings. The Gilead Landowners Ltd have no issues and fully support the alignment of the 'Proposed Bus Priority Corridor' across the Mt Gilead Pty Ltd landholding as promoted by the Government.

There has been liaison between Lend Lease and the Gilead Landowners Group Ltd in relation to an alternative alignment of the 'Proposed Bus Priority Corridor'. The Gilead Landowners Group Ltd only support the proposed alternative alignment promoted by Lend Lease on the basis that they:

1. Fully fund the proposed alignment and connection to Menangle Road.
2. Provide a connection to the future Hume Motorway to Appin Link Road as promoted by Government.
3. The proposal is not included in the State Infrastructure Contribution, due to the increase in infrastructure costs associated with crossing Menangle Creek which is not in the current Government alignment.

The Gilead Landowners Ltd fully support the proposed 'Major Road' in the north of the release area between the existing established development at Rosemeadow, which links from the Hume Motorway to Appin Road. The delivery of this section of roadway is fundamentally significant to the road network and is urgently required to distribute traffic on the broad road network. The benefits resulting from delivering this section of road are:

- Improved connectivity to the existing localities of Rosemeadow, St Helens Park, Glen Alpine, Ambervale and Bradbury. Connections to the proposed link road into Rosemeadow have already planned with the Englorie Park Drive, Glendower Street and possibly at Archibald Crescent;
- Reduce the traffic loads on the Moore-Oxley Bypass and the intersection of Appin Road, Narellan Road and the Moore-Oxley Bypass;
- Reduce the traffic loads on Narellan Road through the Campbelltown CBD and to the interchange with the Hume Highway;

- Reduce the traffic load on the Narellan Road / Hume Highway interchange;
- Reduce the traffic load on the Campbelltown Road interchange; and,
- Avoid traffic 'tailbacks' during the peak hours on the Hume Highway from congestion on the Narellan Road and Campbelltown Road interchanges.

We request that the Menangle Park & Mount Gilead Structure/Draft Vision for the new proposed Growth Centre reflect the alignment through their landholding as illustrated on the Figure 3.

It is noted that the GMLRI documentation promotes the construction of the Spring Farm Link Road and new access ramps to the Hume Highway. This initiative is fully supported by the Gilead Landowner group, though timeframes for the delivery of this essential link road and interchange along with the timing of the link road between the Hume Highway and Appin Road need to be better understood.

3.3 Centre Locations

The Greater Macarthur Vision and the Menangle Park & Mount Gilead Draft Structure identify a Proposed Major Centre (10,000-20,000m² of employment GFA) and a Proposed Town Centre (5,000-10,000m²) within the area east of the Nepean River and west of Appin Road.

Based on anticipated population figures for the Gilead Landowners area, the Mt Gilead property and land to the south within the West Appin area, it is anticipated that an additional centre of approximately 20,000-30,000m² of employment GFA will be required on the Gilead Landowners land as indicated in Figure 3.

The proposed town centre is located along Appin Road to provide good accessibility to the adjoining future residential area and to provide a strategically located centre along Appin Road to attract passing trade.

3.4 Biodiversity

The GMLRI documentation illustrates that DP&E has undertaken an assessment of vegetation mapping in the Greater Macarthur area. The delivery pathway indicates the process required to follow prior to land with biodiversity constraints being rezoned for urban development.

To assist this process, it would be beneficial if the Department of Planning & Environment sought Bio-certification for the broad areas identified as 'Developable Land' on the Greater Macarthur Vision to 2036 (Refer page 3 of GMLRI Preliminary Strategy & Action Plan). This would involve a more detailed and holistic biodiversity investigation by the Government, and could be undertaken in conjunction with rezoning of all or part of the Menangle Park & Mount Gilead Priority Growth Area enabling the Department of Planning to be the proponent.

A pathway which involves a Growth Centre wide Bio-certification, much like the remainder of the Sydney Growth Centres, will ensure the timely delivery of housing within the new Menangle Park & Mount Gilead Priority Growth Area.

3.5 Mining

The GMLRI Preliminary Strategy & Action Plan outlines that mining in the southern portion of the Growth Area will need to demonstrate compliance with the relevant rezoning pathway steps. While these steps may be required for areas where mining is occurring, Attachment 1 to this submission contains correspondence from Illawarra Coal South 32 dated 9 November 2015 advising that all the longwalls under the Gilead Landholders Group Ltd land have been completed and mining in the general area will be entirely completed by January 2016.

Accordingly, the mapping and reference to mining within the Menangle Park & Mount Gilead Priority Growth Area should reflect that mining in this area has ceased and has no impact on urban development.

3.6 Agriculture

a. Poultry Cluster

There are no poultry operations that exist, or have ever existed, or proposed to exist on the Gilead Landowners land.

The poultry operations to the south of the subject land are located on the southern side of the ridgeline from the proposed edge of the Menangle Park & Mount Gilead Priority Growth Area and is not likely to have any impacts on development of the land contained within the ownership of the Gilead Landowners Ltd. In any event, the Gilead Landowners Group Ltd has been advised that the operation is due to cease in the next few years.

Accordingly, we request that the Poultry Cluster annotation be removed from the Gilead Landowners properties.

b. Land and Soil Capability Assessment

The broad mapping exercise has identified an area of Class 2 under the Land and Soil Capability Assessment Scheme. While this has been mapped, the nature of agricultural activity in these areas at the present time is predominantly livestock grazing (cattle) and little other mainstream agricultural activities. These activities are marginal at best due to the size and nature of landownerships within the area.

As urbanisation of these areas progresses the economic feasibility of maintaining a viable agricultural operation will diminish accordingly.

3.7 SIC Funding Arrangements

The GMLRI Preliminary Strategy & Action Plan outlines that prior to rezoning an appropriate mechanism for infrastructure needed to support growth will be required. The documentation acknowledges that the preferred mechanism is a Special Infrastructure Contribution (SIC), otherwise planning agreements between the Minister for Planning and respective proponents.

To maintain affordability within the Greater Macarthur Region, the Gilead Landowners Group Ltd support the government initiative to establish a SIC, similar to the existing Growth Centres, that provides equitable contribution towards reasonable regional infrastructure items. The Gilead Landowners Group Ltd also support the ability to negotiate delivery of reasonable infrastructure items through 'Works in Kind Agreements' with the Minister for Planning and relevant proponents.

3.8 Rezoning Governance

The land to the east of the Hume Highway within the Menangle Park & Mount Gilead Priority Growth Area is within two major landownerships, Mt Gilead Pty Ltd and Gilead Landowners Ltd.

This is a substantial benefit to Government when undertaking the Precinct Planning process as the delivery of the necessary Precinct Planning documentation and the preparation of a coordinated Indicative Layout Plan can be undertaken easily with two committed developers/landowners.

We foresee immense benefits in a Project Control Group (PCG) arrangement where officers from the Department of Planning & Environment and Campbelltown Council, along with the landowners and their respective planners are able to meet on a regular basis to formulate the urban design and planning outcomes and assist the plan making process with Government. This has successfully occurred in the initial precincts within the South West Growth Centre and these precincts have been delivering housing to assist Sydney's growth over several years.

We suggest that the State Government and local Council establish a PCG meeting regime to ensure that landowner/developers vision and the expectation of Government are able to be aligned to avoid planning work to be re-done after the precinct planning is complete, which merely delays housing supply and exacerbates affordability issues.

On behalf of the Gilead Landowners Group Ltd, we commend the State Government for the strategic work that has been undertaken to date to inform the inclusion of the proposed Menangle Park & Mount Gilead Priority Growth Area into the Growth Centres SEPP. The Gilead Landowners Group Ltd respectfully request that the Government strongly consider the matters raised in this submission.

The Gilead Landowners Group Ltd are keen to work with all levels of Government to deliver housing in the timeframes promoted in the Preliminary Strategy & Action Plan.

Yours faithfully

DESIGN+PLANNING

A handwritten signature in black ink, appearing to read 'N. McAndrew', with a stylized flourish at the end.

NIGEL McANDREW
DIRECTOR

ATTACHMENTS:

BHP Mining Correspondence



9 November 2015

Mr Sam Mir
Gilead Landholders Group
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PRESTONS NSW 2170

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south32.net

Dear Sam,

I write to you to inform you of our current mining operations at the West Cliff Mine and the relationship between your properties.

West Cliff Mine is currently extracting coal from Longwall 38 which will be the last Longwall panel mined in this area before West Cliff's operations are relocated to Appin Area 9 at Douglas Park in January 2016. Longwall 38 is scheduled to be completed in approximately 3 months. A recent survey of Appin Road has indicated that mine subsidence along this road has ceased.

Please see attached map indicated the already mine beneath areas.

If you have any questions please don't hesitate to contact me on 0467 794 412.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lee Perry".

Lee Perry
Community Officer

Illawarra Coal Holdings Pty Ltd
ABN 69 093 657 286

Registered Office: 108 St Georges Terrace, Perth WA 6000 Australia
ABN 84 093 732 597 Registered in Australia

