

From:

Address:

Email:

Mobile

RECEIVED

21 OCT 2015

Deputy Premier's Office

To:

The Hon. Troy Grant, MP
GPO Box 5341
SYDNEY NSW 2001

Please send your submission by Wednesday 4 November 2015 to: www.planning.nsw.gov.au/greatermacarthur

And cc a copy of your submission to:
Robert Stokes, NSW Minister for Planning:
office@stokes.minister.nsw.gov.au

Michael Baird, premier for NSW:
<http://www.nsw.gov.au/your-government/contact-premier-new-south-wales>

Russell Matheson, Federal Member for Macarthur:
Russell.Matheson.mp@aph.gov.nsw.au

Jai Rowell, Member for Wollondilly:
http://nsw.liberal.org.au/local_liberal/hon-jai-rowell-mp

Greg Warren, Member for Campbelltown
<https://www.parliament.nsw.gov.au/.../members>

I am writing to seek your support for my campaign to overturn the state government's decision to proceed with the Greater Macarthur Preliminary Land Release Strategy, south of Campbelltown.

I believe this is a bad decision for the following reasons:

From a planning perspective it makes no sense to commence a new growth centre in south-west Sydney when the South West Growth Centre exists with under utilised land, and road and rail infrastructure already in place. Now that the new rail line to Leppington has been built, at enormous cost to taxpayers, it needs to be fully utilised to justify its building, maintenance and operation costs and to reduce the numbers of cars and improve air quality in south-west Sydney. The Hume Highway, as the southern entrance road to Sydney, should be both attractive and readily accessible. A congested Hume Highway with an industrial area at Maldon will detract from this vision and indicates **urban sprawl**. Developers need to fund and build road infrastructure for their developments and not rely on existing national roads, such as the Hume Highway.

From an employment perspective there is little employment for residents in the local area with Picton and Campbelltown having few employment opportunities. **"Campbelltown was a weak job provider"** David Borger, western Sydney director, *The Sydney Business Chamber*, SMH Wednesday 23, September 2015, P3, and "Unless there is some remarkable turnaround or huge public investment, recent history would suggest those areas are not very good at generating employment growth." Peter Phibbs, *Professor of Urban Planning, University of Sydney* SMH Wednesday 23, September 2015 Pg3 Recent refusals by the state government to fund necessary upgrades to Campbelltown Hospital, TAFE, electrification of the Macarthur to Menangle Park rail line or keep the Motor Registry in Campbelltown, all suggest that there is no public investment planned for the area.

From an air quality perspective South Macarthur has been recognised since the early 1990's (Hyde et al.1991) as **having the worst air quality** in the Sydney Basin with the Menangle-Douglas Park airshed acting as a "sink" for Sydney's pollution. It is the nature of the air-shed that pollutants tend to be concentrated in this area. The introduction of unleaded petrol, technological changes and regulations kept some emissions in check but ozone and nitrogen dioxide increased to unacceptable levels and it was concerns about air quality that caused the NSW government to decide to limit housing development in the south-west. (Sharon Beder, *The Nature of Sustainable Development*, 2nd ed. Scribe, Newham, 1996, pp.161-3)

From a water quality perspective the Nepean-Hawkesbury river system was already under severe stress from urban development in the 1990's.(Sharon Beder 1996 pp.161-3). Later developments at Appin have further reduced water quality, so swimming at Menangle is now no longer possible and any further development will exacerbate water quality problems in the Upper Nepean and downstream. Indeed in 1994 the Water Board informed Nexus Environmental Planning Pty Limited, who were undertaking an Environmental Assessment of Mount Gilead, that it could not sewer Mount Gilead release area because of the danger of sewage overflows from sewage systems into the class "P" Nepean River and it's tributaries, contrary to the Clean Waters Act, 1970.

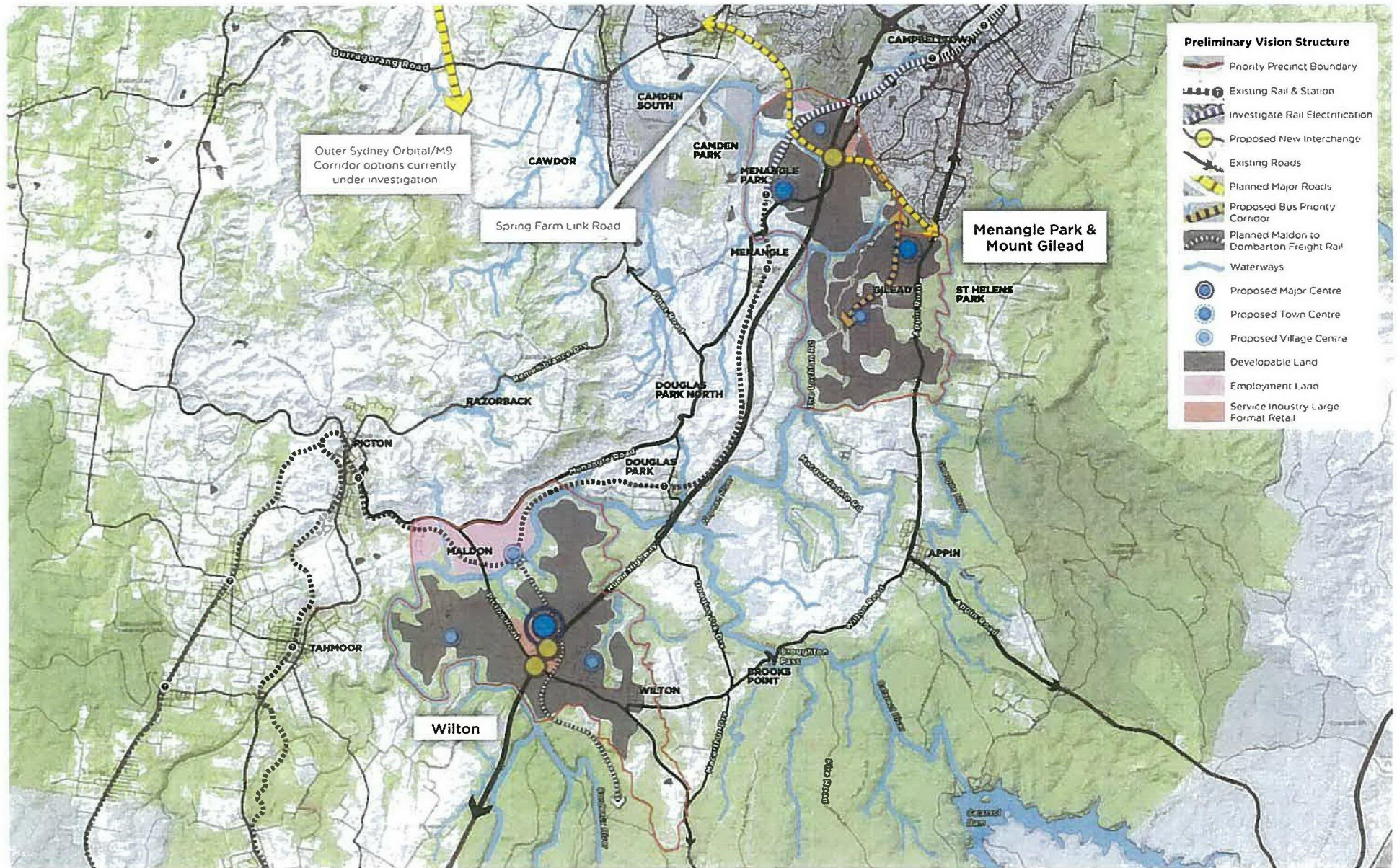
From an environmental perspective there are **nationally important corridors and habitats** that will be adversely impacted and the area to be developed first is **the narrowest point between the Georges and Nepean Rivers**, the two major river systems of the Sydney Basin. The Nepean/Georges River Wildlife Corridor has been long recognised by Campbelltown Council and NP&WS and the EPA as worthy of protection. The Appin Road is the **only public road currently transecting this corridor** and impeding free movement of wildlife between the two river systems

From a heritage perspective there is no recognition or attempt to preserve the rich indigenous heritage or the early colonial European heritage of Mount Gilead, an **original, intact land grant, dating back to Governor Macquarie's era**.

From a green space and agricultural perspective Mount Gilead, the **last, large-scale, viable farming enterprise** within the Campbelltown LGA will be decimated.

For all these reasons send a **SUBMISSION** to www.planning.nsw.gov.au/greatermacarthur by **4 NOVEMBER 2015** & say that The Greater Macarthur Land Release **SHOULD NOT PROCEED**.

Greater Macarthur Preliminary Land Release Strategy



26 NEWS

Your say

► JOIN THE CONVERSATION

FACEBOOK

TWITTER

letter of
the week

The most desirable suburbs in the outer regions of the Macarthur area are the ones that offered a village atmosphere. Camden was the prize.

- Betty Yewen

Write to us

ONLINE: macarthurchronicle
EMAIL: editor@macarthurchronicle.com.au
POST OR DELIVER: Campbelltown

Letters should be no longer than 100 words (only the suburb is published) and be concise and relevant to the Macarthur area. NewsLocal Newspaper reserves the right to license third party content for all election comment is the

Outgrowing itself

SO WE are to have another growth centre in southwest Sydney, with houses being built at Mt Gilead, Menangle, Wilton Junction, Appin, and the seven highrise suburban developments from Glenfield to Campbelltown.

Sounds good. Except:

1. Where are residents of Greater South Macarthur Growth Area going to find employment, given that there is little employment in the local area?

Picton and Campbelltown have very few employment opportunities.

BlueScope Steel made 500 employees redundant at Port Kembla and 7000 refugees are about to arrive in southwest Sydney.

2. Will the newly completed South West Rail Link to Leppington remain under-utilised as Greater South Macarthur Growth Area residents clamour for rail electrification to Menangle Park

and upgrades to already congested roads, parking and public transport?

3. Indeed, will there be sufficient infrastructure resources for building at the same time the Greater South Macarthur Growth Area, the South West Growth Centre and high rise?

One has to ask, who is benefiting from this duplication of growth centres?

Clearly it is the developers hoping to cash in and be gone before the reality of no government funding for upgrades to Campbelltown Hospital, TAFE, schools and sporting facilities becomes apparent.

SUE GAYE, Appin

Insensitive 'upgrade'

I HAVE been struggling to find the words to express how I feel as I see our historic little hamlet of Camden experiencing a facelift.

Having spoken to family, friends and new residents, and each tell

me they are feeling in some way a loss.

The upgrade for Camden by our Liberal Mayor Lara Symkowiak and her supporters has taken away something very special from us older residents, Camden Community Alliance members and the younger families that have invested and moved to Camden.

A study I read showed the most desirable suburbs in the outer regions of the Macarthur area are the ones that offered a village atmosphere.

Camden was the prize.

I would like to believe that same feeling of nostalgia will be present for all of us when the works are completed for Light Up Camden next month.

BETTY YEWEN, Camden

Quilt show success

ON BEHALF of the Stonequarry Quilters, I would like to thank your newspaper for promoting our re-



ne in five parents keep their children in car seat child restraints longer than the legal minimum age requirement of seven, a new study has shown.

The finding, in an independent survey commissioned by Slater and Gordon, also revealed that 20 per cent of mums and 17 per cent of dads used safety restraints beyond seven years of age.

Slater and Gordon has helped many parents put their lives

was t-boned by a stolen car that had run a red light.

Even though the vehicle directly hit her four-year-old son's car door, he was unharmed. His mother certain his booster seat saved his life.

Her eight-year-old daughter was not so fortunate. She was sitting in a booster seat when she broke her pelvis.

After helping her through a tough recovery, the



CAMPBELLTOWN CITY COUNCIL

CIVIC CENTRE, QUEEN STREET
P.O. BOX 57, CAMPBELLTOWN, N.S.W. 2560
TELEPHONE (046) 20 1510
DX5114, FAX (046) 20 1496

9 July 1992

FILE 000W

Mr S Smith
Royal National Parks and Wildlife Services
P.O. Box 44
SUTHERLAND 2232

Dear Sir,

RE: WILDLIFE CORRIDOR

Council at its meeting held on 16 June 1992 resolved to prepare a local environmental plan to identify a wildlife corridor between the Nepean and Georges River in the vicinity of Mt Gilead/Beulah/Browns Bush.

The Nepean/Georges River Wildlife Corridor was identified as environmentally sensitive land in the draft Regional Environmental Plan Macarthur Rural Lands.

Council also resolved to liaise with the Department of Planning, the National Parks and Wildlife Service and the owners of the land involved regarding the preparation of the local environmental plan.

Council seeks guidance in the preparation of the plan. In this regard, it is proposed to arrange a meeting of qualified personnel at the earliest possible opportunity.

In this regard would you please contact Council's Manager Environmental Planning Keith Richardson by telephoning (046) 201 565 to arrange a suitable time and place for an initial meeting.

Yours faithfully

I S Porter
GENERAL MANAGER

Enquiries: K Richardson
F51886 (June30.sae)

ffl

Postal Address:
P.O. Box 557,
Liverpool NSW 2170

Mr. J Gorzanelli
Tel: (02) 828 8573
30 th March 1994

DX 5054 Liverpool

Ref:223910FB

Mr.N. Kennan
Nexus Environmental Planning Pty. Ltd.
P.O Box 244
DURAL NSW 2158

Dear Sir,

RE: Environmental Study - Mount Gilead

Refer to your letter dated 3(3/94 and offer the following comments on servicing of the proposed release area .

Sewerage.

The proposed release area drains to the Nepean river via Menangle and Woodhouse creeks. This section of the Nepean river (including its tributaries) is classified as Class 'P' waters under the Clean Waters Act , 1970. The Act Prohibits overflows from sewerage systems. Therefore a sewerage system could not be provided to the proposed release area under the current Act.

Water

There is a possibility of drawing off water from the 1200 mm watermain proposed to be constructed during 1994 by the Macarthur Water Filtration Plant Consortium. This proposed main will generally follow the route of the Natural Gas Pipeline and will be in close proximity to the proposed release area. A connection to this main will be subject to approval by both the Water Board and the Consortium (temporary owners of the main). Negotiations are proceeding to obtain this connection. A reservoir having a minimum of one maximum day storage and a booster station will also be required to supply the area.

Yours Faithfully,

P. E. ...
Systems Planning Engineer,
South Western Region

"The Chinese, for example, are the biggest per-head spenders on serviced recreational vehicles."

12 months.

That will more than double when German investor SachsenFonds off-

the Australian National University for more than \$32 million.

The sale of Newspaper House was

The Australian Financial Review understands that a major fashion retailer is negotiating to lease the ground-floor space.

proves towers ians Bend

"It's important that sites like this do get redeveloped," Mr Wynne said. "Here today we have a site that is derelict right here on the doorstep of the city, one that is going to revitalise this part of Melbourne."

Two other projects were approved: a \$130 million, 525-unit development on Normanby Road and a \$40 million, 157-apartment project on Salmon Street.

The Fishermans Bend precinct sits by the Yarra River just outside the CBD. Already Australia's largest urban regeneration zone, it was doubled in size last month to 455 hectares when Mr Wynne added a extra swath of riverbank.

Mr Wynne has been under pressure from the development industry to accelerate the approvals process, which has been weighed down with a backlog of applications.

"The decision to issue the Johnson Street permit will be a shot in the arm for the economy," said Vicland's Mr McNee, who also rejected speculation he was preparing to on-sell the site once it gained a permit.

Lend Lease buys in Mount Gilead

Robert Harley

Lend Lease has topped up its pipeline of Australian housing lots with hopes for a 15-year master planned community at Mount Gilead in Sydney's far south west.

The global property and construction group has conditionally acquired a 610 hectare site, sloping down to the Nepean River, seven kilometres south of the regional centre of Campbelltown.

The chief executive of Lend Lease's property business in Australia, Tarun Gupta, said Mount Gilead would be a key contributor to Lend Lease's growing pipeline in Australia.

"This purchase is in line with our national growth strategy to acquire sites selectively in key growth corridors, replenishing our portfolio and expanding our footprint in NSW," he said.

Much of the focus on Lend Lease is on its inner city urban regeneration and apartment operation but the group also has a master planned community business, developing and selling land on the fringes of the big cities, with a pipeline of 55,000 lots that is second



Lend Lease chief Tarun Gupta.

only in size to that of Stockland.

Mr Gupta said that despite the trend to inner-city living in Sydney and Melbourne, 55 per cent of the development stock being sold was still on the outskirts of the big cities.

In the last half, Lend Lease sold 2348 land lots, up 25 per cent on the comparable half in 2014 financial year with one of its western Sydney projects, Jordan Springs, amongst the highest selling

master planned communities in the country.

Mr Gupta said the market was "very good" in NSW. Only in Perth has the volume of sales "moderated."

Lend Lease has been involved in the Macarthur region 1958.

"We look forward to building on this legacy at Mount Gilead and working in close collaboration with Campbelltown City Council, state agencies, and most importantly the local community," Mr Gupta said.

"We want Mount Gilead to set national benchmarks in design, sustainability and community creation to provide an inspiring master-planned community for western Sydney."

"Our vision for Mount Gilead is to deliver a market-leading community, which not only provides homes for people in this growth corridor and much needed future supply to the Sydney market, but also delivers the amenities and infrastructure they need to live, work and play."

Details of the sale, or the structure of the deal have not been disclosed. Despite being slated for urban development for 30 years, the site still has to be re-zoned.

NR AFRGAI A039

WEEKEND

AFR. MAY 2015

PARLIAMENT OF AUSTRALIA • HOUSE OF REPRESENTATIVES

5 January 1996



Mr I S Porter
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

3153

FILE No.	41765.2
SUBJECT	784 901
LOCATION	1010
FOLLOW UP	
FOL.	3100
ENT'D.	msm

Dear Ian

I have received your letter of 4 January conveying the text of Council's resolution on Macarthur South.

In response, I must decline Council's invitation to support its decision. I can not support madness. Indeed, I have made representations to the NSW Minister for Planning arguing that Macarthur South should never proceed.

In so determining, I do not feel intransigent towards Council nor inconsistent. I recall sitting at the NSW Government's air pollution summit in 1991 listening to the then Mayor of Campbelltown describe Macarthur South as pure folly.

My views, then and now, correspond with that speech. That is, how can Campbelltown support another 10,000 homes and more than 20,000 extra residents when we are still trying to catch up with the population growth of the 1980s? Surely Sydney and Campbelltown have grown far enough without extending the urban fringe to Mount Gilead and ultimately Appin.

I have on file correspondence from Council lamenting a shortfall in flood mitigation, child care, public housing and road funding. At meetings with Council staff I have heard them despair at the undersupply of sporting facilities in the local government area. In all their public comments your Councillors have acknowledged the imbalance between the supply of employment, services and opportunities in Campbelltown and the number of people who have moved here since the 1970s.

It is very difficult for Federal and State MPs to argue for and secure extra funding for Campbelltown only to see the Council waste it through the folly of urban sprawl. Moreover, every air pollution report in Sydney has shown that Campbelltown has a particular problem which can only worsen through unrestrained population growth and in particular, more cars on the road.

I can not find any redeeming features in the Mount Gilead proposal. After the homes are completed an additional 10,000 people will join a regional labour market already short of jobs. Every economist in Australia now recognises that the housing market is substantially overbuilt. In any case, land releases in Camden will satisfy detached-home buyers in the Macarthur region for many years to come.

Centre Court

Level 1

101 Queen St

PO Box 609

Campbelltown

NSW 2560

(046) 28 3377

.../Fax (046) 28 3610

Every dollar of public money at Mount Gilead is a dollar better spent on the existing residents of Campbelltown. Why should the NSW Government, as suggested in Council's resolution, electrify the railway line to Menangle Park and upgrade Menangle Park Station when it is yet to complete the Maldon/Dombarton line, start the Glenfield/Kingswood line or complete adequate bridges across the southern line at Campbelltown?

Overall, I can not think of a decision more contrary to Campbelltown's interests than the Council reneging on its long standing opposition to urban sprawl. As ever, public policy makers are better off supporting Macquarie's vision than Macarthur's. Public interest is more important than private profit.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Latham', with a long, sweeping horizontal line extending to the right.

Mark Latham
Member for Werriwa

RECENT LAND RELEASE DECISIONS

Macarthur South

In July 2009, the Government considered urban development in Macarthur South after approaches by several major landowners to release their land for housing. Options ranged from proceeding with the existing Mt Gilead MDP release area for 5,500 dwellings to fully developing the area for up to 62,000 dwellings. The Government decided to suspend investigation of the area primarily due to existing adequate stocks of land available for housing in the South West Growth Centre, prohibitively expensive infrastructure costs, and the high value of resources in the area.

Oxford Falls

In April 2009, the Planning Assessment Commission (PAC) independently assessed four proposals in the Oxford Falls area of Warringah for inclusion on the MDP—Oxford Falls West, Red Hill, Lizard Rock and Cromer Golf Club. The PAC found the sites did not meet sustainability criteria particularly in relation to transport, access, housing diversity and some environmental and land use conflicts. Additionally, the sites were not required in the short term and were considered too small to be release areas. On the basis of the PAC's advice, the Minister for Planning did not include the sites on the MDP.

FIGURE F4 LAND RELEASE CONTEXT

STRATEGIC PLANNING

Greenfield land identified for future urban purposes in:

- *Metropolitan Plan*
- *Subregional Strategy*
- *endorsed local strategy*

MEASURED AS
FUTURE URBAN LAND

PLANNING
HORIZON 25 YEARS

RELEASE

Greenfield land released for housing and adopted onto the MDP through:

- *Annual Land Supply Assessment*

MEASURED AS TOTAL
MDP RELEASE AREAS

BENCHMARK
SUPPLY 15 YEARS

REZONING

Greenfield land rezoned to allow housing through either:

- *a local plan*
- *a State Environmental Planning Policy*

MEASURED AS REZONED
MDP RELEASE AREAS

BENCHMARK
SUPPLY 8 YEARS

