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:  

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 air-shed 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**.
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

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?

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 Greater South Macarthur Growth Area 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 Synkowiak and her supporters has taken away something very special from us. I would like to believe that same feeling of nostalgia will be present.

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Slater and Gordon has helped many parents put their lives back together.

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 back together.

was t-boned by a stolen vehicle directly hit her four-year-old son’s car door, he was unharmed. His mother certain his booster seat was not so fortunate. Slater and Gordon has helped many parents put their lives back together.

After helping her through a tough recovery, the

http://newslocal.newspaperdirect.com/epaper/services/OnlinePrintHandler.ashx?issue=...  8/10/2015
9 July 1992

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)
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 booster station will also be required to supply the area.

Yours Faithfully,

Systems 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 sale of Newspaper House was

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

Lend Lease buys in Mount Gilead

Ifs important that sites like this do-

get redeveloped,” Mr Wynne said.

Here today we have a site that is derel-

ict 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 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 McIntee, who also rejected speculation he was preparing to sell the site once it gained a permit.

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 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 compar-

able 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 since 1988.

“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. Des-

pite being slated for urban development for 30 years, the site still has to be rezoned.

Lend Lease chief Tarun Gupta.

AFR. MAY 2015
5 January 1996

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

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 intransient 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

Mark Latham
Member for Werriwa
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 housing diversification criteria particularly in response 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, Lizzard 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

RELEASE
Greenfield land released for housing and adopted onto the MDP through:
- Annual Land Supply Assessment

REZONING
Greenfield land rezoned to allow housing through either:
- a local plan
- a State Environmental Planning Policy

MEASURED AS TOTAL
MDP RELEASE AREAS
BENCHMARK SUPPLY 15 YEARS

MEASURED AS REZONED
MDP RELEASE AREAS
BENCHMARK SUPPLY 8 YEARS