



26 August 2016

NSW Department of Planning and Environment  
Housing Land Release  
GPO Box 39  
Sydney NSW 2001

Submitted via web portal

Dear Sir/Madam

**Re: Greater Macarthur Priority Growth Area**

Dart West Developments is a property development company based at Gregory Hills in the Camden area of south west Sydney. We are currently involved in the following projects:

- Gregory Hills – a 2,670 lot masterplanned residential community;
- Central Hills Business Park – a 45 hectare business park located at Gregory Hills;
- Narellan Town Centre – a regional shopping centre based at Narellan; and
- Elyard Gardens – a proposed apartment and mixed use development located at Narellan.

The projects have a combined end value of more than \$2 billion.

This submission is being made on behalf of Narellan Town Centre and is in response to the exhibition of material for public comment proposing the Greater Macarthur Priority Growth Area.

Narellan Town Centre (NTC) is a regional shopping centre currently undergoing a \$200m expansion which will see the centre reach 72,000m<sup>2</sup>. Upon completion in the coming years, the centre will reach 95,000m<sup>2</sup>. NTC serves as the primary shopping centre for the rapidly growing Camden LGA, including the various developing precincts in the southern portion of the South West Priority Growth Area. The centre also has a catchment extending into parts of Wollondilly and Campbelltown LGAs.

The centre is located at the intersection of Camden Valley Way, The Northern Road and Narellan Road, all of which have undergone or are undergoing major upgrades to cater for the centre's expansion and growth in background traffic. The centre is also located adjacent to the proposed Narellan Railway Station as identified in draft plans released by Transport for NSW in 2015.

Narellan Town Centre supports the formation of the Greater Macarthur Priority Growth Area. Coordinated planning of further stocks of residential land is essential for the long term growth of Sydney. Renewal of railway station precincts on Glenfield to Macarthur rail network is also appropriate as existing housing stock ages.

It is recognised that Narellan Town Centre is not directly impacted by the proposed Greater Macarthur Priority Growth Area. Our submission is focused primarily on one aspect of the draft structure plan contained in the exhibition material. This plan shows a representation of the proposed South West Rail Link extension project with arrows running north-south from Leppington/Bringelly towards Oran Park and from Macarthur towards Narellan. There is, however, a gap on the plan between these two sections of railway.

We understand that this may simply be a graphic design issue, but nonetheless we wish to emphasise the importance of the South West Rail Link extension project and the proposed station at Narellan. We believe that a fully connected link from the Western Sydney Airport through to the Macarthur – Campbelltown regional centre via stations at Oran Park and Narellan is absolutely essential, and will in time be a significant contributor to the urban renewal of the wider Narellan town centre, which in turn will provide a wide range of services to the growing communities of the region.

We understand that the NSW and Commonwealth Governments are continuing to investigate corridor options for the South West Rail Link extension. We look forward to the completion of this planning process, and the next phase of the Greater Macarthur Priority Growth Area. As the planning process moves into its more detailed phase, we would welcome confirmation of the Government's intention to deliver rail services to Narellan at some point in the future.

Should you require more information, please contact me on 4648 5511 or [david.taylor@dartwest.com.au](mailto:david.taylor@dartwest.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Taylor'.

**David Taylor**  
**General Manager – Property**