



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 the Elyard Gardens project and is in response to the exhibition of material for public comment proposing the Greater Macarthur Priority Growth Area.

Elyard Gardens is a future mixed use and residential apartment site located at Elyard Street, Narellan. The site is over 4 hectares in size and has significant development potential. This site is also located immediately adjacent to the rapidly expanding Narellan Town Centre regional shopping centre.

Dart West Developments is managing the planning and development of the site on behalf of the four landowners, two of whom also own Dart West Developments.

Elyard Gardens is strongly supportive of the urban renewal of Narellan in response to the expansion of Narellan Town Centre and the proposed location of a railway station in Narellan as part of the proposed South West Rail Link extension. Planning for the Elyard Gardens development is now underway, and the vision for the project is to deliver a high quality residential apartment complex and other commercial uses in close proximity to the future station site.

The Elyard Gardens project 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 Elyard Gardens 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.

The ability of the Elyard Gardens project to contribute to the broader planning objectives of the NSW Government to see centres grow will substantially depend on the delivery of rail services to Narellan. 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.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Taylor', written in a cursive style.

David Taylor
General Manager – Property