



19th August 2016



To whom it may concern
Department of Planning
Housing Land Release,
GPO Box 39,
Sydney NSW 2001

Dear Sir/madam

RE: GREATER MACARTHUR PRIORITY GROWTH AREA

On behalf of Dahua Group (Dahua) the new major land owner in Menangle Park, APP has reviewed the Greater Macarthur Land Release Investigation documents currently on exhibition. These documents summarise the findings of the consultation process that occurred in 2015 and identify how key issues have been addressed.

Process for rezoning of Menangle Park

Dahua is pleased that the Consultation Update paper confirms that Menangle Park will be identified as a Growth Area in the Growth Areas SEPP. It notes that the rezoning of Menangle Park is a priority and is anticipated for 2017. The paper also notes that the Department of Planning and Environment is working with Campbelltown City Council to progress the merits of active post-exhibition rezoning proposals to enable delivery of homes at Menangle Park by 2018.

This is a positive step towards rezoning a site that has been on the Metropolitan Development Program since 2001. Dahua intends to commence development of the Menangle Park project immediately upon rezoning and deliver housing and community infrastructure to market at the earliest time.

Coal Mining

In their previous submission, Dahua raised concerns about the potential for coal mining to significantly delay urban development at Menangle Park. This has not been fully addressed in the Consultation Update.

The Preliminary Strategy outlined a preference for a staged approach to managing the co-existence of coal mining and urban development. Whilst it is noted that there is a high quality coal deposit underneath a substantial portion of the Menangle Park site, the timescales for mining is unspecified (30 years plus). As such, the argument for stalling urban development to accommodate future mining at Menangle Park is not convincing and Dahua seek certainty that urban development be given priority over coal mining.

It is noted that a Government agency working group will be set up (including the Department of Planning and Environment, Department of Industry, Mine Subsidence Board and relevant

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stakeholders including proponents of urban development and mining companies). Being a major land holder in Menangle Park, Dahua would welcome the opportunity to participate in the working group or be kept up to date on key developments.

Coal Seam Gas Operations

Menangle Park currently has two operational coal seam gas wells on site. Dahua sought clarity from the Department as to the necessary setback from the existing wells to residential development. This issue has not been addressed in the latest exhibition documents.

In their previous submission, Dahua identified the *Department of Infrastructure, Planning and Natural Resources: Locational Guidelines – Development in the vicinity of operating coal seam methane wells, May 2004*. This document clearly notes that separation distance to residential uses need be no more than 10 metres. Dahua request that setback be confirmed to reflect this advice.

Rail Connectivity

The Consultation Update provides no further detail as to where new rail connections will occur in the region. In their original submission, Dahua noted support for the following proposals which were being investigated:

- the proposed extension of the South West Rail Link into Menangle Park; and
- the electrification of the existing Southern Highlands Rail Line.

Dahua continue to support both of these options and seek commitment from Government to their funding. Improving rail access to the Menangle Park Precinct would create the opportunity to develop a high density community, with a mix of uses around a railway station. This would support one of 'A Plan for Growing Sydney's' key actions for Campbelltown of '*providing capacity for mixed use development*'

Special Infrastructure Contribution

The Consultation Update confirms that a Special Infrastructure Contribution (SIC) is being investigated for each growth area to secure private funding and delivery of necessary enabling infrastructure.

Planning for Menangle Park is considerably more advanced than the remainder of the Greater Macarthur Investigation Area. The Consultation Update suggests that a SIC will be allocated to each growth area rather than one SIC across the whole investigation area. In order to avoid delay in the finalisation of infrastructure delivery for Menangle Park, Dahua seek confirmation that a separate SIC will be applied to Menangle Park which will not be delayed by a SIC for the wider investigation area.

Dahua would welcome the opportunity to discuss any of these items with you further.

Yours sincerely

APP CORPORATION PTY LIMITED



ZOE MELIS

Project Director