



## Old Mill Properties Pty Limited

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The Secretary  
NSW Department of Planning & Environment,  
23-33 Bridge Street,  
Sydney NSW 2000

### **GREATER MACARTHUR LAND RELEASE INVESTIGATION SUBMISSION IN RESPONSE TO EXHIBITION OF DOCUMENTS**

We represent Mt Gilead P/L, the owner of a large landholding in the north of the Greater Macarthur Land Release Investigation Area (GMLRI area, including some within the Mt Gilead MDP land).

We have previously submitted a response to the earlier to the GMLRI documentation in late 2015. We note that there has been no change on the matters raised in our submission. Our submission therefor repeats these points of our earlier submission.

We have prepared this submission in response to the revised documents exhibited for the Greater Macarthur Land Release Investigation. The submission focusses on the implications of proposals within the documents on the MDP area. Separately, we understand, Lendlease (who have an interest in the broader Mt Gilead lands), will make a submission on the overall Mt Gilead land.

It should be noted that the proposal for rezoning of the MDP land through the Gateway process with Campbelltown City Council (CCC) is at an advanced stage, having progressed further since our last submission. In particular:

- The Planning Proposal (with the accompanying detailed technical studies as required under the Minister's Gateway Determination of 7 September 2012) were completed and submitted to CCC (19 September 2014);
- The Planning Proposal has been publicly exhibited and consultation held with relevant agencies (28 April to 30 June 2015);
- Submissions have been received and reviewed and we believe that CCC has modified the proposal and instrument amendments where appropriate;
- A Regional VPA offer was made to the department, primarily covering necessary upgrades to Appin Rd (7 August 2015). A letter was received from the department on 16 March 2016, rejecting the offer. A further proposal was submitted on 3 August 2016 and we are waiting for a response;
- A draft Local VPA offer (submitted September 2015) has been accepted in principle by CCC. A Local VPA is now being finalised for formal acceptance by CCC for public exhibition ;
- Applications for two bio banks within the MDP land, to ensure self-contained vegetation offsets for development, have been submitted to Office of Environment & Heritage (OEH, 29 October 2015). The biobanks applications have been accepted and agreement documentation is now being reviewed by our client prior to execution;
- Application for a biodiversity certification agreement for the MDP land is with CCC for submission to OEH; and
- EPBC referral for the MDP land has been submitted (29 October 2015) and negotiations to finalise documentation for public exhibition is now underway.

The advanced stage of progress will hopefully allow rezoning in early 2017 and registration of subdivisions and housing construction in 2018 if the current Gateway process for rezoning and the execution of Regional and Local VPA's is allowed to proceed unhindered by the GMLRI process. This would not preclude the later incorporation of the MDP land into GMLRI area.

The concept of GMLRI area is supported by our client with the suggested amendments as noted in the accompanying documents.

Thank you for receiving our submission.

Yours sincerely  
OLD MILL PROPERTIES PTY LTD



DARRYL KITE  
DIRECTOR  
6 September, 2016