



7 September 2016

RJC:MW\15-267

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

Attention: Bruce Colman
Director of Land Release

bruce.colman@planning.nsw.gov.au

Dear Bruce,

Re Department of Planning's proposals for the Greater Macarthur Precinct Growth Area
Submission prepared on behalf of Al Maha Pty Ltd, owner of "Meadowvale",
717 Appin Road, Gilead

This submission has been prepared on behalf of Al Maha Pty Ltd ("Al Maha"), the owner of "Meadowvale", being Lot 1 in DP 602888, and known as 717 Appin Road, Gilead.

Lot 1 is of substantial proportions, having an area of 70.19 hectares with a frontage to Appin Road of almost 400m.

Al Maha welcomes the material which has been made available for public comment as part of the Department of Planning's proposals for the Greater Macarthur Precinct Growth Area and supports the inclusion of its property within the Menangle Road and Mount Gilead Precinct and the Menangle Road and Mount Gilead Growth Centre.

Al Maha supports the proposed SEPP (Sydney Region Growth Centres) Amendment (Greater Macarthur) 2016 so as to identify the proposed priority growth area, of which its property forms an important and strategically significant part.

Al Maha also supports identification of the western part of its property as "developable land" – as shown on the "Preliminary Vision Structure Plan" released in September/October 2015 – but makes the following observations on key aspects of the draft strategy:-

- there appears to be no logical reason why the 'proposed Village Centre' intended to serve this part of the Priority Precinct should not be located in part of Lot 1 and in part of Lot 20 in DP 1132444 to the north (ie the village centre should be 'shared' between the two adjoining properties rather than being wholly on one);

- the land surrounding the village centre should be identified for medium to high density housing, noting that a significant proportion (around one third) of the western (rear) part of our client's property is affected by various easements thus requiring optimum utilisation of the developable part and especially the developable part in proximity to the village centre; and
- the identification of the eastern (i.e. front) part of Lot 1 predominantly as "land which is constrained and not suitable for development", but also partly as land encumbered by constraints which are resolvable with appropriate environmental or staging measures" is a matter which requires more detailed assessment: optimising the efficient use of the developable land on the front part of our client's land points to the need for consideration to be given to medium to high density housing in this location.

Clearly, these are detailed matters yet to be resolved as part of the on-going detailed planning of the Priority Precinct. In particular, the precise location of the planned Village Centre as the extent of the constrained land and lot are matters requiring further assessment and resolution.

To the extent that more detailed planning for the part of the precinct growth area in which our client's property is located may be underway, our clients request an opportunity to review the detailed studies, particularly those that led to the delineations on the strategy map exhibited in 2015. Following any such review that our client carries out or has carried on on their behalf we will then:

- arrange to meet with any relevant Department representatives to discuss the detailed studies; and/or
- prepare a supplementary submission addressing the detailed studies.

Thank you for the opportunity to comment on the Department's draft proposals on this strategically significant area.

Yours faithfully

BBC Consulting Planners



Robert Chambers

Director

Email bob.chambers@bbcplanners.com.au