

[REDACTED]

6<sup>th</sup> September, 2016

**Submission** for the Department of Planning and Environment

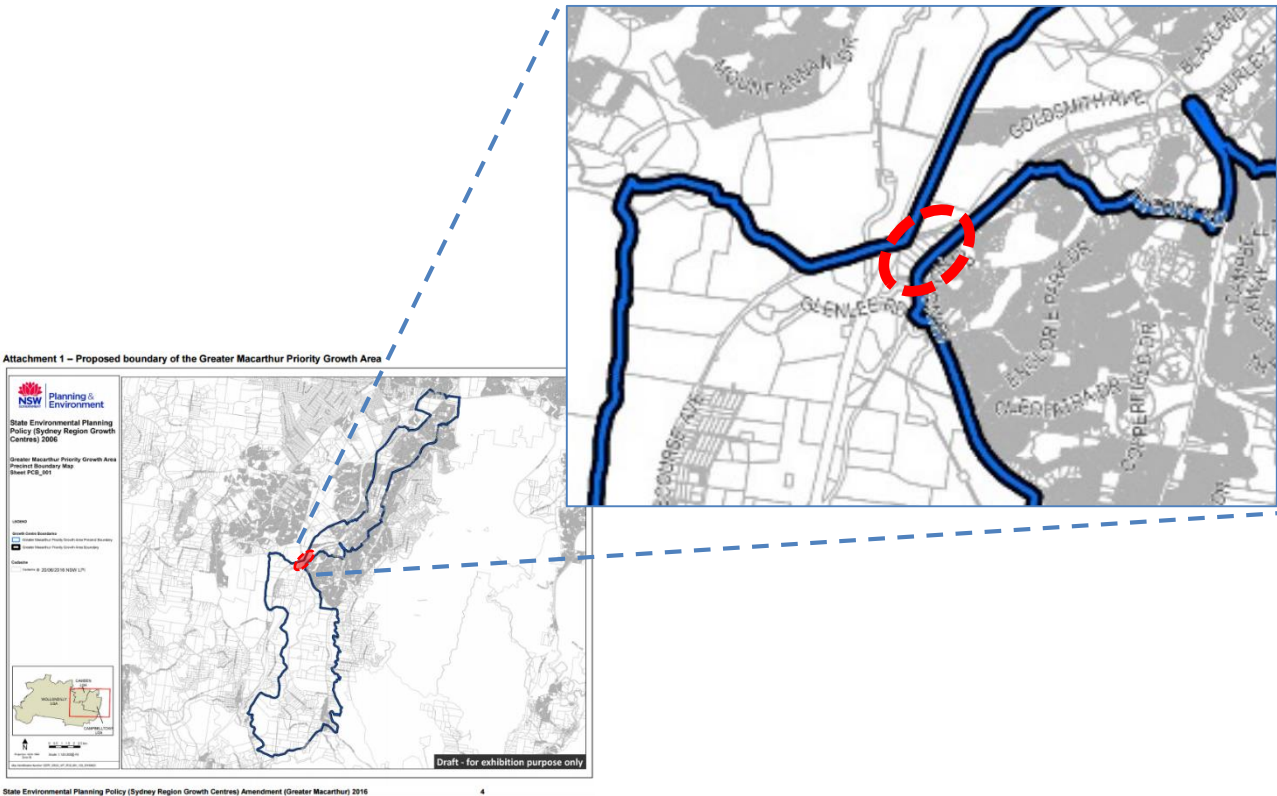
**Greater Macarthur Priority Growth Area**

On behalf of the landholders of properties [REDACTED] I am requesting for these properties to be included in the Land Use and Detailed Infrastructure Strategy planning for the Menangle Park precinct of the Greater Macarthur Priority Growth Area.

We believe that incorporating the properties at [REDACTED] [REDACTED] into the scope of the Land Use and Detailed Infrastructure Strategy planning for the Menangle Park precinct is fully consistent with the objectives of the Greater Macarthur Priority Growth Area.

**Subject Area**

The ten properties at [REDACTED] Glen Alpine are included within the boundary of the proposed Greater Macarthur Priority Growth Area and are centrally located between the proposed Menangle Park Town Centre and the Macarthur Precinct:

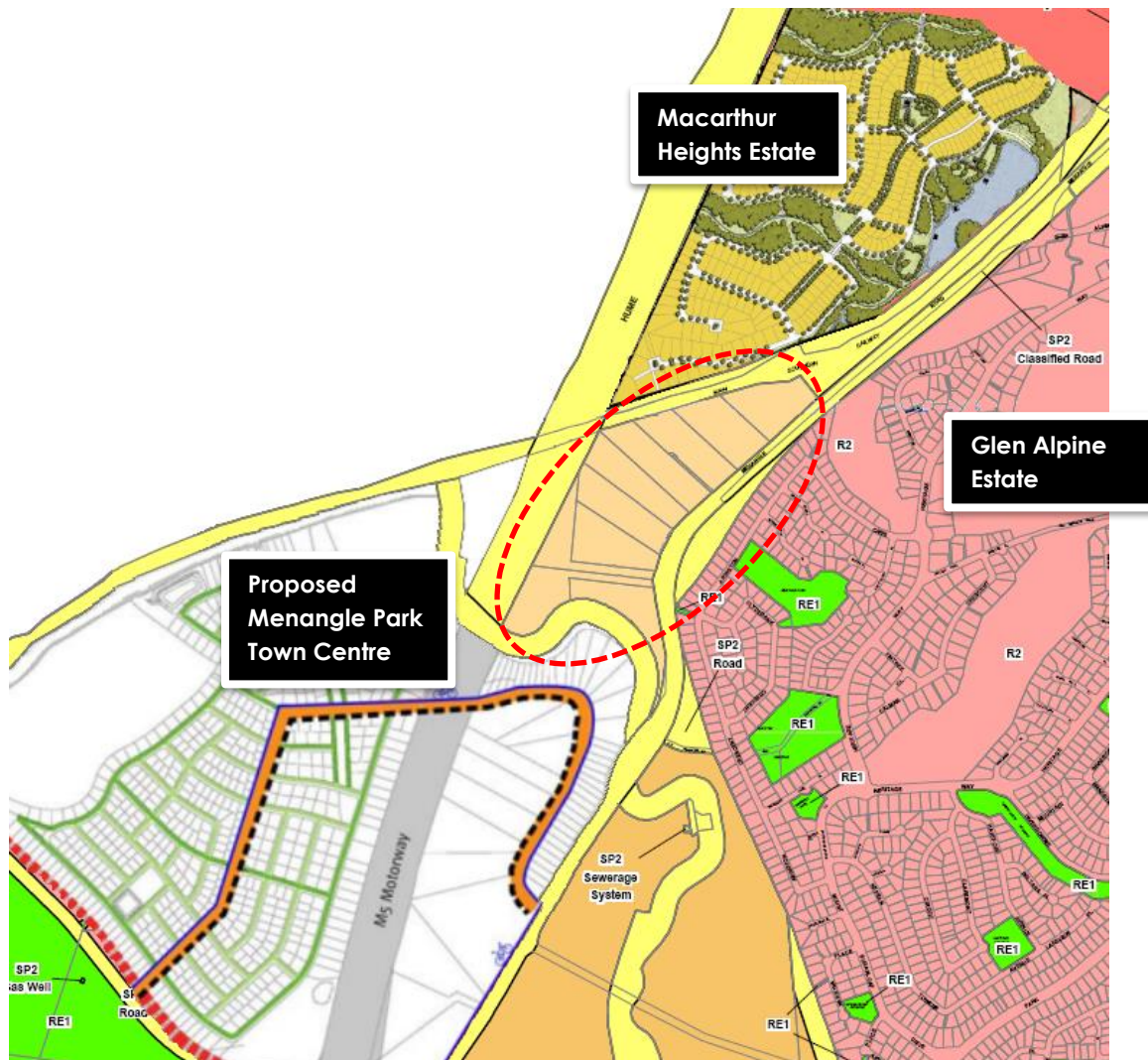


**Figure 1: Location within Greater Macarthur Priority Growth Area**

These properties are bounded:

- To the west by a major national highway and the main southern rail line
- To the east by the Glen Alpine Estate
- To the north by the new Macarthur Heights Estate
- To the south by the proposed Menangle Park Precinct and town centre

Please see figure 2 below as a visual representation of the subject area and surrounds.



**Figure 2: Subject Area and surrounds**

## **Subject Area Character**

The subject area consists of approximately 50 acres of prime rural residential land in Glen Alpine and only 2km from:

- ✓ Macarthur Station
- ✓ Macarthur Square Shopping Centre
- ✓ Campbelltown Library
- ✓ Western Sydney University
- ✓ Campbelltown TAFE
- ✓ Campbelltown Public Hospital
- ✓ Campbelltown Private Hospital
- ✓ Public Schools (Ambarvale Public, Thomas Reddall High School)
- ✓ Private School (Broughton Anglican College)
- ✓ Access to M5 Motorway

The subject area has significant existing infrastructure in place to accommodate an increase in housing supply:

- ✓ Public Transport – Bus services and ready access to rail network
- ✓ Town Water
- ✓ Town Sewage
- ✓ NBN
- ✓ Main Road Access – Menangle Rd
- ✓ Parklands – existing facilities and cycling tracks within walking distance in neighbouring estates

The subject area shares the same environmental factors as the immediately adjoining areas of Macarthur Heights, Glen Alpine and Menangle Park:

- **Water Management** – The properties have the same general characteristics with regards to water flows and depths as per the adjoining Macarthur Heights estate. The area has a small number of overflow tributaries due principally to the stormwater run-off from Menangle Road. This will be alleviated via the future upgrade to Menangle Road with improved stormwater management. Additional measures could easily be incorporated into subsequent subdivision planning to better manage any remaining stormwater overflow tributaries within the subject areas. This would be in accordance with the current approach for the management of Bow Bowing creek in the Macarthur Heights estate which the above mentioned tributaries flow into. Bow Bowing creek is being realigned over a significant length within the Macarthur Heights estate in order to accommodate new development in the area.

- **Ecology** - The properties have been subject to past extensive clearing practices and there is a significant amount of African Olive infestation. As per previous studies conducted by the Department of Planning ([http://planspolicies.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7263](http://planspolicies.planning.nsw.gov.au/index.pl?action=view_job&job_id=7263). ) it has been determined that the subject land does not have any endangered ecological communities. This report also does not recognize the land as a red flagged area.
- **Acoustics** – The subject area is in close proximity to the M31 Hume Freeway, Menangle Road and the Main Southern Railway. The associated noise impacts are the same as those for the Macarthur Heights estate and the proposed Menangle Park Town Centre.
- **Easements** - Many of the existing access easements are in the process of being approved to be released back to the landholders as they are extremely old and no longer required.

Given the above noted characteristics of the subject area and the current level of existing and planned development immediately adjoining the properties, there needs to be urgent consideration regarding how best to utilise this prime land for residential development.

### **Submission Request**

With the remaining stages of the Macarthur Heights development and the proposed development of the Menangle Park precinct these subject properties will no longer be part of the 'urban fringe'. They will be hemmed in from all sides by houses on suburban blocks of land. Neither Campbelltown nor any of the other neighbouring Local Government Areas have any other precinct that consists of 50 acres of unutilised developable land surrounded on all sides by residential dwellings. This type of anomaly would be considered a significant oversight for a priority growth area.

Confidence is held that a detailed study would confirm that the subject area could with minimal effort be rapidly progressed to provide housing in accordance with the objectives of the Greater Macarthur Priority Growth Area. Appropriate planning would result in a level of residential development consistent with the neighbouring areas of Glen Alpine and with what has been set out in the Master Plan for the adjoining area of Macarthur Heights and the proposed Menangle Park Precinct.

**For the above listed reasons, we are requesting that properties [REDACTED] [REDACTED] Glen Alpine be included in the Land Use and Detailed Infrastructure Strategy planning for the Menangle Park precinct of the Greater Macarthur Priority Growth Area.**