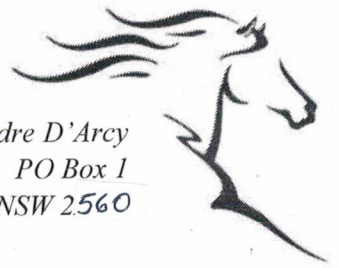


Everard and Deidre D'Arcy
PO Box 1
APPIN NSW 2560



6 February, 2019

NSW Department of Planning
PO Box 39
Sydney NSW 2000

Via email: planning.nsw.gov.au/greatermacarthur

Dear Sir / Madam,

Submission

Greater Macarthur 2040 – An interim Plan for the Greater Macarthur Growth Area

We are writing in response for submissions during the exhibition of the **Greater Macarthur 2040 – An interim Plan for the Greater Macarthur Growth Area** (“plan”) released in November 2018.

We understand there is further planning work to be undertaken in the North and West Appin precincts as compared with the urban renewal areas of the structure plan for the northern areas of the growth area. However, the plan does identify that West Appin may deliver around 15,000 new homes in the longer term.

We are land owners in the West Appin precinct. Our property is known as North Hamptondale Estate and is approximately 5 acres in area. Our land is currently zoned RU2 (Rural Landscape).

It appears our land has been identified in the plan as “future capable land” but may be also subject to the “Final Cumberland Plain Conservation Plan”.

We are generally in favour of the plan.

However, we note no time frames are given for the roll out of the southern precincts of the plan. Also, the SIC seems high at approximately \$45,000 per lot and we ask whether this may be reduced through the introduction of federal and state infrastructure grants or the introduction of private investment and end user distance based tolling (similar to the M7) for major roads,

We note this plan encourages us to consider uses for our land with some small scale residential uses or dwelling houses within an environment that promotes community and recreational spaces in keeping with its historical origins as an equine training facility.

We wish you all the best with your endeavours for the plan.

Yours sincerely,

Everard and Deidre D'Arcy