



8 February 2019

RJC:18-038A

The Secretary
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

Attn: Bruce Colman
Director, Land Release

bruce.colman@planning.nsw.gov.au

Re: Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area;
Submission prepared on behalf of AI Maha Pty Ltd, owner of "Meadowvale";
No. 717 Appin Road, Gilead

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

By letter dated 7 September 2016, we made a submission on behalf of AI Maha in relation to the Department of Planning's then proposal for the Greater Macarthur Precinct Growth Area in general, and in particular for the Menangle Road and Mount Gilead Precinct and for the Menangle Road and Mount Gilead Growth Centre ("our prior submission"). A copy of our prior submission is provided in **Attachment 1**.

Provided in **Figure 1**, also attached hereto, is a copy of the "Preliminary Strategy and Action Plan" released by the Department in September/ October 2015 on which we have marked the boundaries of our client's land in blue. As you will see from our prior submission, we questioned why the proposed "Village/ Centre" was not more equitably located and discussions were invited with the Department in that regard.

Our client is most concerned now to see on the Greater Macarthur Interim Plan that the planned "Local Centre" which was to be just to the north of our client's land has now been relocated much further to the north onto (what appears to be) land owned by Mount Gilead Pty Limited (see **Figure 2**).

We can find nothing in any of the available documentation to explain the reason for the alternative siting of the "Village/ Local" Centre. Whilst it may well be that what is shown on the Interim Plan is intended to be indicative it clearly appears that a conscious decision of Government has been made to relocate it away from where it was previously shown. Our client requests discussions with the Department in this regard.

Additionally, in the 2015 plan (see **Figure 1**) a road corridor was planned to run around the western side of the “Village/ Local” Centre and enter our client’s land between existing infrastructure easements where it would have limited impact on the main development part of our client’s site. However, as shown on **Figure 2** the planned road corridor has been reconfigured so that it now runs to the east of the infrastructure easement on our client’s site right through the main developable part of our client’s site, including through the existing homestead.

This is illogical and unreasonable and again our client invites discussions with you with a view to achieving a more equitable outcome.

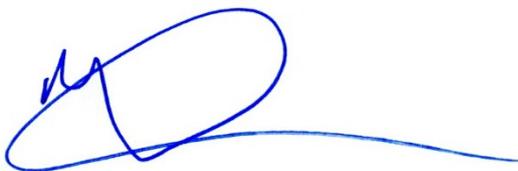
We also raise concern with the identification of the eastern part of our client’s site as being “subject to the Final Cumberland Plan Conservation Area”. To the best of our client’s knowledge, no ecologist acting on behalf of the Department has been to visit this part of the site, which forms part of the actively managed farm.

Our client seeks the opportunity to obtain its own ecological advice and make a further submission in this regard.

Having regard to all of the above, please accept this as an interim submission pending further discussions with the Department about the intent of, and process surrounding, the Interim Plan.

Thank you for the opportunity to make this submission.

Yours faithfully
BBC Consulting Planners



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Director
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