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Draft Western District Plan

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Submission content: Please refer attached electronic submission by Country Garden Australia on the draft Western Sydney District Plan.

Number of attachments: 1

15 December 2017

Greater Sydney Commission
PO Box 257
PARRAMATTA NSW 2124

ATTENTION: GEOFF ROBERTS

Dear Geoff,

**GREATER SYDNEY COMMISSION - WESTERN SYDNEY DISTRICT PLAN - SUBMISSION
FOR CAWDOR**

1. INTRODUCTION

This submission has been prepared by Country Garden Australia (CGA) in response to the recently released Western City District Plan (draft District Plan).

CGA is multi-national development company with over 20 years' experience in delivering high quality and diverse communities in China, Malaysia and now Australia. Since its establishment in 1992, Country Garden has grown its reputation as one of the most trusted developers in China and Malaysia, providing a diverse range of quality housing and community facilities to over 3 million people. A key principle of CGA is to create better communities through good urban design that works with nature, the delivery of quality housing outcomes for future residents and provision of the necessary infrastructure and services that benefit the wider community. CGA is seeking to apply these principles in Western Sydney.

CGA is the owner of 364 hectares of a 429-hectare site located on the southern side of Cawdor Road at Cawdor (the site) (refer Figure 1). The nature of the site allows for the provision of new housing development that is built upon sound principles of place making and community, with the opportunity for a new local town centre and K-6 public school. CGA has an excellent development track record and is committed to delivering a well-designed, high quality residential community that is responsive to its environmental and topographical context.

CGA commends the Greater Sydney Commission (GSC) for preparing the draft District Plan to guide planning and infrastructure delivery outcomes across Western Sydney. CGA believes that the coordination and integration of planning and infrastructure at a District level will be vital for the delivery of new homes to accommodate the growing population and connecting Sydney's south west to the opportunities of the future new Western City and the broader metropolitan area with planned infrastructure.

This submission highlights the development potential of the site, its strategic location and the important role it plays in the delivery of short to long term (0-20 year) housing supply in the district. As such, the site represents significant opportunity to generate additional housing supply in the south west.

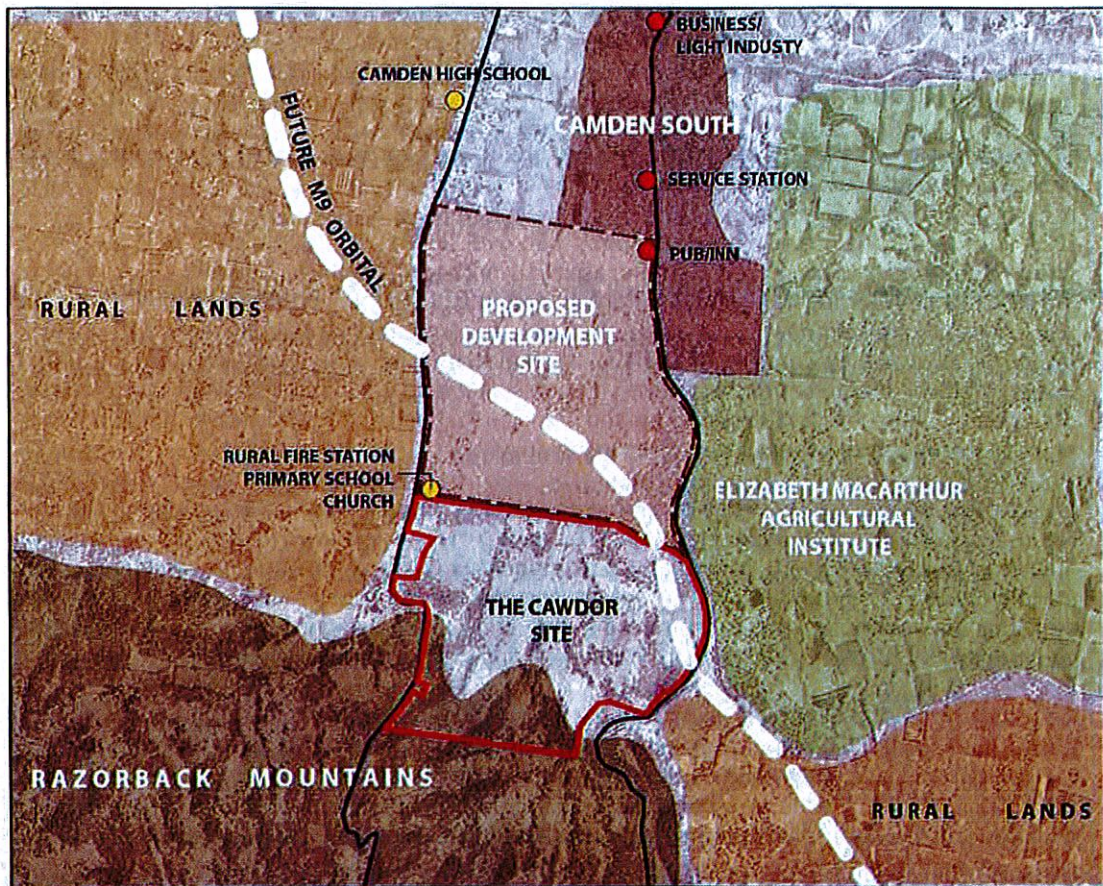
2. THE SITE

The site is approximately 429 hectares in size and is located within the Wollondilly local government area. The Cawdor site is located within the Macarthur Region and is nestled at the base of the Razorback Ranges. The site is bound by Cawdor Road to the north, the

Remembrance Drive to the east, Old Razorback Road to the west and private land holding to the south. The site is generally clear of vegetation and has been historically used for agricultural grazing and produce farming over several decades.

The site is immediately to the south east of the existing urban areas of Camden South and Camden Park, which comprises the Bridgewater Estate. The land to the west and south of the site support rural lifestyle allotments, while the land to the east forms the Elizabeth Macarthur Agricultural Institute and other rural farming activities (refer to Figure 1). To the north of the site is a potential residential development site that is currently with Wollondilly Council for consideration.

Figure 1: Local Context



The site is approximately 9km south-east of Narellan, 23km south-east of the proposed Western Sydney Airport, and 9km west of Campbelltown Town Centre. The site's location to existing and future major centres will offer future residents regional employment opportunities within a 30-minute drive from their homes as well as access to local and regional recreation and leisure activities.

3. RESPONSE TO THE PLAN

The draft District Plan advocates for increased housing diversity, with a variety of housing types needed to support the growth of the District. Coupled with housing diversity is the provision of

affordable housing opportunities. The provision of a diverse range of housing, together with increased supply will have a positive influence and deliver housing affordability. The scale and location of the Cawdor site provides the opportunity for a range of housing types that cater to broader community needs. This is in accordance with *Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities*. CGA is committed to delivering additional housing supply to create affordable, vibrant community's fosters diversity within the District.

The need to provide housing now and into the future is clearly expressed throughout the draft District Plan. The Western City District's five-year target is 39,850 homes, with the Wollondilly Council area responsible for the delivery of 1,550 homes. The capacity of the Cawdor site alone is able to deliver over well above Council's five year targets and provide ongoing supply for the medium to long term (5-20 years). The provision of a diverse range of housing, together with increased supply will have a positive influence and place downward pressure on housing costs. The scale and location of the Cawdor site provides the opportunity to deliver a range of housing types that cater to broader community needs. Further, integrating housing at the foothills of the Razorback Ranges will provide a unique lifestyle opportunity and community. Through the formal identification of the Cawdor site in the final Regional and District Plan, the redevelopment of the land will assist the Greater Sydney Commission in achieving *Planning Priority W5: Providing housing supply, choice and affordability with access to jobs and services*.

The draft District Plan does not identify longer term housing targets; however, it does compel Council's to identify areas that can accommodate increased housing capacity. To deliver improved liveability, the GSC encourages the delivery of more homes in areas with good access to existing or planned transport, employment opportunities, education facilities and recreations activities.

The Cawdor site is well placed to provide housing supply that is well connected to the planned and intended job growth areas within Western City. The Transport for NSW Draft Future Transport Strategy 2056 and Draft Greater Sydney Services and Infrastructure Plan outline the future transport infrastructure needs for the Greater Sydney Region, including the Outer Sydney Orbital motorway (or M9 Orbital). Based on the information available, the current alignment of the M9 Orbital is anticipated to pass through the north-east corner of the site, with a potential for an interchange at Remembrance Drive, providing access to Picton, Camden and the Cawdor site. Access to this major infrastructure will provide future residents of the Cawdor site direct access to employment opportunities at the Western Sydney Airport and south at Wollongong. Establishing a community at Cawdor to take advantage of the planned infrastructure aligns with the District Plan's *Planning Priority W1: Planning for a city supported by infrastructure and strengthens the concept of the 30-minute City*.

The GSC is to be commended for its focus on job creation and for strategically planning industrial and employment lands of the future. CGA is well placed to work collaboratively with all levels of Government to generate additional high-quality housing supply, connected to major planned infrastructure and employment opportunities.

It is recognised that the existing Communities at Camden South and Picton have their own unique characterises which is to be preserved. Future development will be created in the context of the Cawdor area, as distinct from existing villages. This is in accordance with *Planning Priority W6: Creating and renewing great places and local centres and respecting the Districts Heritage*.

There is a recognition that short-term targets (0-20 year), together with medium to longer term (5-10 year) housing delivery pipelines are critical to cater for the forecast population growth in the District. This approach is welcomed and encouraged by CGA, who has the capacity to assist

the Government in the delivery of more new homes, a new local town centre and local public school.

4. RECOMMENDATION

CGA contends that the Cawdor site can form an integral part of Wollondilly Council's ability to meet their short to long term targets and should be clearly identified as part of Council's priorities in addressing housing supply and developing strategies to make provision to meet the five and ten-year housing targets in regard to housing choice and land supply.

As detailed above, the Cawdor site is strategically located to take advantage of future infrastructure investment in the region, as well as good access to employment and recreation facilities. CGA is well placed to proceed with residential housing development in Cawdor and would welcome the opportunity to work collaboratively with Government to deliver additional housing in the District.

For these reasons CGA recommends that the Cawdor site and other suitable adjacent land be identified in the draft District Plan as an 'investigation area' for the purpose of future residential development.

5. CLOSING

CGA commends the GSC for preparing the draft District Plan to guide planning and infrastructure delivery outcomes across Western Sydney and welcomes the opportunity to further discuss the above. Should you have any queries or wish to discuss any matters please do not hesitate to contact the undersigned on [REDACTED].

Yours Sincerely,

Grant McLennan
Head of Development Operations
Country Garden Australia