

TN CONSULTING PTY LTD

18 December 2012

Department of Planning and Infrastructure
Mining and Industry Projects
GPO Box 39
SYDNEY NSW 2001



Attention: Clay Preshaw (via email: clay.preshaw@planning.nsw.gov.au)

Dear Sir,

RE: STAGE 3 OF THE CAMDEN GAS PROJECT – NORTHERN EXPANSION (09_0048)
Exhibition of Response to Submissions and Amended Development Application

Submission on behalf of landowners of Lot 4 DP 260703
Properties: Lot 4, 190 Raby Road Gledswood Hills

Reference is made to the Stage 3 of the Camden Gas Project – Northern Expansion (09_0048) prepared on behalf of AGL which has recently been on Public Exhibition.

On behalf of the Landowner, Steven Chambers, we are seeking to make a submission to the Exhibition of Response to Submissions and the Amended Development Application, in particular objecting to any potential impacts associated with the proposed Gas Well location CU 22 and CU 31 and any potential impacts associated with the proposed well sites position, the proposed access road within the subject land, and the proposed access to the well sites across the subject land.

We act for the Landowners of Lot 4 DP 260703 include;

- Steven Chambers

The subject Land, Lot 4 DP 260703 is currently being assessed by Camden Council for a proposed rezoning of the Lands to General Residential, Low Density Residential and Large Lot Residential.

The Planning Proposal for amendment to the Camden LEP has been submitted to Camden Council to provide Residential housing within the subject land within the Camden Municipality.

The Planning proposal additionally provides a road connection from the Draft LEP 151 to the proposed extension of Gregory Hills Drive adjoining St.Gregory's College. This road connection will include pedestrian and cycleway and will provide valuable access for new residences within the Draft LEP 151 East Side lands to Gregory Hills Drive, Campbelltown, and Gregory Hills Estate, Schools, Shopping centres, and recreational facilities.

Camden Council officers have to date supported the proposal, which when approved by the Camden Council will be seeking a Gateway approval.

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Department of Planning
Received
20 DEC 2012
Scanning Room

2. Private Access Road from Raby Road

In relation to proposed well sites (CU22 and CU31) it is suggested an alternative location be considered for both the proposed Well sites. The proposed access to the well sites runs through the subject Landowners land along a Private Road.

The Landowners categorically state, they do not give permission for the applicant to cross their lands for vehicular or pedestrian access.

An alternative location for both well sites could either be further to the North on the Macarthur Grange Golf Course, or further to the East on the eastern slopes of the Scenic Hills within the Rural zoned land within Campbelltown LGA. Access could then be obtained from Campbelltown LGA.

3. Surrounding Land Uses are now residential estates.

The entire surrounding area within the Camden Council LGA has been or is in the process of being rezoned for residential living.

The current Minister for Planning and Infrastructure, Mr Brad Hazzard, has stated the area is suitable for residential development.

The initiation of the current government to undertake major infrastructure works in the local area, such as the Upgrade of Camden Valley Way, construction of the East Leppington Rail Line SW Rail Link, major upgrades of Sydney Water Sewer and Water supply, reinforces the government commitment to providing a variety of affordable residential housing in the Camden Municipality.

The landowners are concerned with the exhibition of this Amended Development Application and the location of the Gas Wells CU22 and CU 31 will impact on the existing rural residential dwellings and future residential development of the subject property.

The Landowners intend to lodge Development Applications for Residential Development in Early in 2013, with construction of the residential to commence late 2013, or early 2014.

The concern is that any potential residential purchasers will be affected by the Gas Well locations and the 200m buffer that may adversely affect the sale of residential lots.

On behalf of the Landowners, we are seeking assurance that Gas Wells CU 22 and CU 31 should be relocated in a northerly or easterly direction to be sited further away from proposed Residential Zoned land in areas identified as the Scenic Hills in Campbelltown LGA, well away from the proposed residential and rural residential zoned land.

Yours faithfully,
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It has come to our attention that as part of the Amended Development Application - Gas Project that the proposed position of surface gas wells identified as CU 22 and CU 31 are situated on the subject property known as Lot 4 DP 260703, 190 Raby Road Gledswood Hills.

The owner Steven Chambers, does not consent to the proposed position of Gas Wells CU 22 and CU 31, or the proposed use of the Private access road from Raby road, or the use or the proposed access track linking the two sites, or the proposed gas connection lines to the connection main located within Sydney Catchment Authority Lands.

Overall, our major concerns with the proposed locations of CU 22 and CU31 are;

- Firstly, the proposed location of CU 22 and CU 31 within the subject land is not acceptable and the landowner does not consent to their proposed location within the subject land.
- Secondly, the vehicular access proposed to both the well sites CU 22 and CU 31 proposed locations suggests access through "Private Property" to utilise the existing Private Access Road. The Landowner does not give permission for access across the private access road.
- Thirdly, the proposed access road connecting CU 22 and CU 31 suggests access through the entire length of the subject land. The landowner does not consent to access across or through the subject land.
- Fourthly, the proposal suggests Gas Gathering Lines to cross the subject land to access the Gas Connection Mains located in the Sydney Catchment Authority canal. The Landowner does not give consent to the laying of gas gathering mains across the subject land.
- Fifthly, the Landowner has previously lodged with Camden Council a Building Application and received Building Approval, BA No 838 /1980 for a two storey residence in the south eastern corner of the site. The residence was "Physically commenced" and the approval is current.
- Sixthly, the entire surrounding area in Camden Council is undergoing substantial transformation and change of use from Rural Residential to Residential Estates. The proposal for the Camden Gas Project to be nearby residential development is not acceptable, and any well location should be moved towards the east into the Campbelltown Local Government area within the existing Rural Zoned lands.

ISSUES WHICH THE DEPARTMENT OF PLANNING AND INFRASTRUCTURE NEEDS TO HAVE THE APPLICANT ADDRESS IN THE AMENDED DEVELOPMENT APPLICATION:

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slopes of the Scenic Hills within the Rural zoned land within Campbelltown LGA. Access between the Well Sites could then be contained within Rural Zoned land from Campbelltown LGA.

4. Proposed Gas Gathering lines within the subject land

The proposal suggests the Gas Gathering Lines for CU 22 and CU 31 run through the landowners land to give access to the proposed Gas Connection Mains proposed within the Sydney Catchment Authority Upper canal.

The Landowner categorically states, he does not give permission for the applicant to lay Gas Gathering Lines across his lands.

5. Building Approval 838 / 1980

The landowner submitted a Building Application in 1980, to construct two residences on the subject land, one in the South eastern corner of the site, the second, in the north eastern corner of the site.

The Building Approval was issued on 9th January 1981, and construction of one of the dwellings was commenced in early 1981. The concrete footings and lower brickwork of the dwelling was "Physically commenced" in 1981, Camden Council records of inspection of the footing dated 10th December 1981.

The approval for the two storey dwelling is current and the Landowner does not consent to any Gas Infrastructure to be constructed within his land, and near the proposed residence.

6. Surrounding Land Uses are now Residential Estates.

The entire surrounding area within the Camden Council LGA has been or is in the process of being rezoned for residential living.

The current Minister for Planning and Infrastructure, Mr Brad Hazzard, has stated the SW Sydney area is suitable for residential development.

There is significant strategic support for the subject and adjoining lands to be rezoned for residential purposes. The Strategic Directions of the metropolitan Plan for Sydney 2036 and the Draft South West Sub- regional strategy both recognize that adequate supply of land for residential purposes is required to meet Sydney's growth.

Sites for new homes should be within 30 minutes of public transport to jobs and services in a major centre and should be located where there is available planned public transport. The subject site and the adjoining release areas meet these directions.

The initiation of the current government to undertake major infrastructure works in the local area, such as the Upgrade of Camden Valley Way, construction of the East Leppington Rail Line SW Rail Link, major upgrades of Sydney Water Sewer and Water supply, reinforces the government commitment to providing a variety of affordable residential housing in the Camden Municipality.

The landowner is concerned with the exhibition of this Amended Development Application and the location of the Gas Wells CU22 and CU 31 will impact on the adjoining existing rural residential dwellings, the future development of the adjoining lands, and future residential development of the subject property.

The concern is that any potential residential purchasers will be affected by the Gas Well locations and the 200m buffer that will adversely affect the sale of residential lots.

On behalf of the Landowner, we are seeking assurance that Gas Wells CU 22 and CU 31 should be relocated in a northerly or easterly direction to be sited further away from proposed Residential Zoned land in areas identified as the Scenic Hills in Campbelltown LGA, well away from the proposed residential and rural residential zoned land.

Yours faithfully,

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Signed By Landowner

Steven Chambers

