



GILEAD PLANNING REPORT

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Gilead Planning Proposal

Lot 2 in DP 1218887, Lot 2 in DP 249393, Lot 2 in DP 603674, Lot 1
in DP 603675 and part of Lot 5 in DP 1240836
Appin Road and Medhurst Road, Gilead

Prepared for



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Executive Summary

This Planning Report relates to the remainder of Lendlease Communities (Figtree Hill) Pty Ltd (Lendlease) significant landholding at Gilead, specifically Lot 2 in DP 1218887, Lot 2 in DP 249393, Lot 2 in DP 603674, Lot 1 in DP 603675 and part of Lot 5 in DP 1240836. This land is located within the Greater Macarthur Growth Area under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)* and has been identified as being capable of urban development by the Department of Planning and Environment (**DPE**) since 2015 as part of the Greater Macarthur Land Release Investigation with the overall structure plan refined over time through the adoption of the *Greater Macarthur 2040: An Interim Plan (Greater Macarthur 2040)*.

Since taking a controlling interest in the land, Lendlease has been working with DPE to progress the rezoning of the land for urban development in line with Greater Macarthur 2040. In preparing the preferred draft Gilead (part) Precinct structure plan (**draft Structure Plan**), Lendlease has put the establishment of biodiversity conservation outcomes at the forefront of the design having submitted, through Campbelltown City Council, an application to biodiversity certify the land to the NSW Government in July 2019. During this period, Lendlease has continued to refine the draft Structure Plan to reflect the conservation and habitat reconstruction over the land in line with their Koala Conservation Plan and recommendations of the Chief Scientists' Campbelltown Koala Report.

In addition to progressing the biodiversity certification application and securing conservation outcomes over the land, the land has been nominated in DPE's pilot program for the Technical Assurance Panel (**TAP**) process that commenced in October 2020. As part of the TAP process, Lendlease has been able to engage with State agencies and Campbelltown City Council (**Council**) to confirm the strategic direction for the development of the land and further refine the draft Structure Plan to respond to key place shaping considerations including biodiversity, Indigenous heritage, infrastructure, transport and define the land capable of urban development.

In response to the many site considerations and suite of technical studies, the preferred draft Structure Plan is able to provide for the delivery of the first 3,300 new homes in the Greater Macarthur Growth Area and make a significant contribution to housing supply in the broader south Campbelltown region. In support of the planned housing, the draft Structure Plan makes provision for a town centre, public school and identifies the higher order elements of the planned open space network.

In addition to the development outcomes, the draft Structure Plan provides for the conservation of significant areas of existing vegetation and restoration of cleared grazing land for fauna habitat that will put in place the first biodiversity corridors in Campbelltown that will link fauna communities from the Georges River in the east to the Nepean River in the west in line with Greater Macarthur 2040 and Lendlease's Koala Conservation Plan. In addition to the biodiversity conservation outcomes that will be secured, the draft Structure Plan also serves to provide for the ongoing protection of sites of Indigenous cultural significance through conservation lands and future urban design refinement.

At present, the existing rural uses of the land can continue with no improvement to biodiversity and fauna corridors being achieved. In order to ensure both the conservation outcomes and development footprint over the land are able to be delivered, it is necessary to establish appropriate land use controls for the land. This Planning Proposal has been prepared in response to the conclusion of the TAP process in September 2022 and associated recommendations. The proposal seeks approval to amend the WPC SEPP to establish the appropriate land use zoning and controls over the land. Specifically, the amendment to the WPC SEPP includes:

- The requirement to prepare of a final Structure Plan for the Gilead (part) Precinct (**final Structure Plan**)
- The establishment of a Precinct Plan for the land under Chapter 3 of the WPC SEPP as a new appendix, Campbelltown Greater Macarthur Precinct Plan similar to other Growth Area precincts
- The adoption of the UD Urban Development Zone for land identified for future development, consistent with other rezonings that have occurred within the Wilton Growth Area. This is an open zone that provides for a broad range of development types and will be supplemented by specific site provisions in the WPC SEPP and a future Development Control Plan.
- The adoption of the C2 Environmental Conservation Zone for land that contains existing vegetation to be conserved as well as for land identified for habitat recreation in line with the Biodiversity Certification application that will establish a series of BioBanks.
- The adoption of the SP2 Infrastructure Zone for the location of the vehicle crossing of Menangle Creek that will provide the northern entrance to the development.
- The inclusion of provisions to establish a maximum development yield of 3,300 lots and the different dwelling types that can be utilised to deliver different density outcomes.
- The inclusion of a provision to establish a minimum lot size for subdivision for C2 Environmental Conservation land to allow for the registration of Biodiversity Stewardship Agreements inline with the Biodiversity Certification application.
- The inclusion of a provision to limit the height of buildings that can be erected on the Urban Development zoned land.
- The inclusion of a provision to limit retail gross floor area to 5,200m² in line with the Retail Demand Assessment to facilitate the first phase of retail development on the Site.
- Identification of the land as an Urban Release Area in recognition that satisfactory arrangements need to be made to contribute towards regional infrastructure. In this regard, Lendlease intend to enter into a Planning Agreement with the Minister for Planning to deliver various infrastructure works and dedicate land to fulfill this obligation.
- The inclusion of a provision to require the preparation of a Development Control Plan to be adopted by Council prior to the development of the land for residential purposes.
- The inclusion of a provision to provide for the protection and management of fauna corridor A and B in line with the advice received from the Office of the Chief Scientist and Engineer.
- The adoption of a provision to require the delivery of affordable housing as part of medium density developments.

A planning proposal is not a mandatory requirement for the preparation of an amendment to a State Environment Planning Policy, the rezoning pathway however is still to be determined by the State Government. This Planning Report has been prepared on the basis that an amendment to the WPC SEPP is used to secure the conservation outcomes and development footprint for the Site in response to the feedback and recommendations received as part of the TAP process.

Following the lodgement of this rezoning request, to support the adoption of land use zones and development standards for the land under the WPC SEPP, Lendlease intend to work with Council on the following supporting documents:

- Final Structure Plan for the Site.

- An amendment to the *Campbelltown (Sustainable City) Development Control Plan, Volume 2* to include a new part specific to Gilead. This will include a detailed masterplan and development controls required to guide future development of the land.
- Preparation of an Infrastructure Services Delivery Plan to identify the range of local infrastructure (roads, transport, stormwater management, open space and community facilities) required to support residential development of the land. It is intended that this plan will define a schedule of land and works that will inform an offer to enter into a Planning Agreement to deliver these works on behalf of Council.

In support of the proposed rezoning, Lendlease has made an irrevocable offer to the State Government to enter into a Planning Agreement with the Minister for Planning that would provide for the delivery higher order roads, biodiversity protection measures and land for an education facility with a combined value of nearly \$224M. It is intended that the Planning Agreement would make satisfactory arrangements for State public infrastructure for development at both Figtree Hill and Gilead and provides a value in excess of the contribution than would be levied under the draft Special Infrastructure Contribution.

Whilst amendments to State Environmental Planning Policies are not bound by the traditional process to amend Local Environmental Plans, this Planning Proposal has been prepared generally in line with DPE's *Local Environmental Plan Making Guideline* (December 2021) with the exception that the TAP process fulfils Stage 1, a non-statutory stage that deals with scoping and pre-lodgement matters.

The rezoning of the land for urban development and conservation purposes aligns with the strategic direction and priorities set in the Western City District Plan noting the land is identified as Greater Macarthur as a Growth Area and led to the adoption of Greater Macarthur 2040. It also follows the update to Greater Macarthur 2040 in December 2021 and DPE's nominated koala corridors, in particular the east and west corridors, identified in response to the advice provided by the Office of the Chief Scientist and Engineer. The proposal also aligns with Council's strategic planning policy including the Local Strategic Planning Statement and Local Housing Strategy that identifies the land as a Proposed Land Release Area.

On the basis that an amendment to the WPC SEPP is required to facilitate both the conservation and development outcomes over the land and that the proposal aligns with key strategic directions that apply to Greater Macarthur, it is therefore recommended that DPE progresses the amendment of the WPC SEPP to public exhibition. Pending the outcome of public exhibition and consideration of any submissions received, the Planning Proposal and amendment to the WPC SEPP should be further recommended for making to the Minister for Planning.

Introduction

The Site forms part of the broader Gilead Precinct in the Greater Macarthur Growth Area. It was first identified as a land release area by the State Government through *A Plan for Growing Sydney* and broader south Campbelltown land release investigation area in 2014. Lendlease took a commercial interest in the land in 2015 and has been working with Council and State Government to progress the rezoning of the land for urban development. During this time, DPE has continued to confirm and refine the suitability of the Site and broader area for urban development with the release the *Greater Macarthur Land Release Investigation Area* and finalisation of *Greater Macarthur 2040* in 2018 that sets the structure and vision for urban development. This led to the declaration of the Greater Macarthur Growth Area in 2018 via an amendment to the then *State Environmental planning Policy (Sydney Region Growth Centres) 2006*.

This Planning Report has been prepared by GLN Planning Pty Ltd on behalf of Lendlease. It relates to their significant landholding at Gilead, specifically Lot 2 in DP 1218887, Lot 2 in DP 249393, Lot 2 in DP 603674, Lot 1 in DP 603675 and part of Lot 5 in DP 1240836. This land is located within the Greater Macarthur Growth Area under the WPC SEPP and has been identified as being capable of urban development by DPE since 2015 as part of the Greater Macarthur Land Release Investigation with the overall structure plan and vision for the Growth Area being refined over time through the adoption of Greater Macarthur 2040.

The key functions of this Planning Report are as follows:

- Allow parts of the Site to be conserved and developed in line with the vision identified in Greater Macarthur 2040 and other key strategic policy positions.
- To put in place a zoning regime to secure both the conservation of existing vegetation and provide for the habitat reconstruction works over land previously degraded by agricultural uses. These conservation areas and management works will provide the first meaningful, and fully funded, extension to fauna corridors in the Greater Macarthur Growth Area and based on the Biodiversity Certification application adopted by Council in December 2020. Without this Planning Proposal, there is no other mechanism to drive the retention and improvement of existing vegetation and habitat on the Site.
- For land that is suitable for development in the draft Structure Plan, adopt a zone that provides certainty of the acceptable development footprint whilst providing flexibility for the delivery of future housing and supporting State and local infrastructure.
- Secure key planning outcomes for the urban development areas of the Site including a yield of up to 3,300 residential lots, retail centre of up to 5,200m² of gross lettable area and housing typologies that can be used to deliver different density outcomes.
- Provide certainty to Council regarding the preparation and refinement of a final Structure Plan and Development Control Plan before residential development commences.

This Planning Report has been finalised in response to the conclusion of the TAP process and associated recommendations for the Minister for Planning's consideration. It accompanies a request to amendment *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* to be made by the Government under Section 3.29 of the *Environmental Planning and Assessment Act 1979*. Specifically, the Planning Proposal seeks to fulfill the Precinct Planning Process for part of the Gilead Precinct and amend the WPC SEPP as follows:

- Establish an appendix for the Greater Macarthur Growth Area, specific to the land in the Gilead Precinct that is within the Campbelltown Local Government Area, through amendment to Clause 3.10 in Part 3.2 of Chapter 3 of the WPC SEPP;
- The specific appendix is to be modelled on Appendix 7 that applies to the South East Wilton Precinct in the Wilton Growth Area. Key provisions specific to the Gilead Precinct and the Site include:
 - The amendment is to apply to the Site controlled by Lendlease with the remainder of the Gilead Precinct to remain unchanged until separate Planning Proposals are progressed to rezone the land. This will be specified in clause 1.1 of the Appendix.
 - Adopting the UD Urban Development zone, C2 Environment Conservation zone and SP2 Infrastructure zone in the land use table to be provided in clause 2.3 of the Appendix. The land uses will be consistent with the South East Wilton Appendix with the addition of drainage works being permissible in the C2 Environment Conservation zone.
 - Adopting a provision that allows the maximum building height of 9m to be exceeded to a maximum of 12m for certain types of residential development to encourage opportunities for housing diversity in locations that benefit from proximity to public transport routes and open space amenity. It anticipated that this provision will form part of clause 4.3 of the Appendix.
 - Adopting a provision that permits a yield of up to 3,300 residential lots from the Site and specify the housing typologies that can be used to deliver different density outcomes. This will be specified in clause 4.3A of the Appendix.
 - Adopting a provision that provides for a maximum retail premises gross lettable area of 5,200m² across the Site. This will be specified in clause 4.3B of the Appendix.
 - Identifying the Site as an Urban Release Area in clause 6.1 of the Appendix and include provisions to require satisfactory arrangements to be entered into for State public infrastructure in clause 6.2 of the Appendix.
 - Adopting a provision for land identified as an Urban Release Area to require a Development Control Plan to be adopted prior to residential development being approved.
 - Adopting a provision to provide for the protection and management of koala corridor A and B in line with the advice received from the Office of the Chief Scientist and Engineer.
 - Adopting a provision to require the delivery of affordable housing as part of medium density developments.
 - Adopting a provision to require the Planning Secretary to adopt the final Structure Plan prior to residential development occurring.
- In support of the new Appendix, amend the WPC SEPP to adopt the following planning maps:
 - Land Application map that the Appendix will apply to identifying the Site controlled by Lendlease.
 - Land Use Zoning map that will apply the C2 zone to land to be conserved or revegetated, the UD zone to land to be developed and the SP2 zone to land that will provide for the northern road and transport entrance to the Site that crosses Menangle Creek.

- Height of Building map that apply a maximum building height of 9m to the majority of land zoned UD with land identified for the local centre and immediate surrounds being identified with a maximum building height of 12m.
- Urban Release Area map that will identify the Site as an Urban Release Area for the purposes of requiring satisfactory arrangements for State public infrastructure and adoption of a Development Control Plan prior to residential development being approved.
- Clause Application map to identify parts of the Site that will form Koala Corridor A and B and where concurrence from the Planning Secretary is required.
- Additional Permitted Use map to identify parts of the C2 Environmental Conservation zoned land that do not form part of the biodiversity corridors where appropriate additional uses can be undertaken.

In addition to the amendments to the WPC SEPP, minor amendments to *State Environmental Planning Policy (Exempt and Complying Codes) 2008* are requested to enable the ability to use complying development to deliver a range of housing typologies.

A planning proposal is not a mandatory requirement for the preparation of an amendment to a State Environment Planning Policy, the rezoning pathway is still to be determined by the State Government. This Planning Report has been prepared on the basis that an amendment to the WPC SEPP is used to secure the conservation outcomes and development footprint for the Site in response to the feedback and recommendations received as part of the TAP process.

Technical input and consultation

The TAP process commenced in October 2020 with the intention to provide a whole of government response to development of the Site in line with greater Macarthur 2040, confirm the planning pathway to rezone the land and guide the preparation of a Planning Proposal to allow the Site to make the first contribution to housing supply in the Gilead Precinct.

Outside of the TAP process, Lendlease has had continual engagement with various organisations and groups in the preparing the draft Structure Plan and through the preparation of technical studies. Key organisations and groups include:

- Schools Infrastructure NSW
- Water NSW
- NSW Rural Fire Service
- APA Group
- Jemena

This Planning Proposal is supported by a suite of technical studies that form appendices to this report as follows:

Table 1. Summary of technical studies

Appendix	Technical Study	Key Findings
A	Urban Design Report (Urbis)	Details key site opportunities and constraints identified from the technical studies that have been used to inform the preferred draft Structure Plan and associated land use regime.
B	Aboriginal Cultural Heritage Report (GML Heritage)	<p>Based on engagement with Registered Aboriginal Parties and extensive site survey, the report identifies key themes in the cultural landscape and ways Indigenous people used the land and identified areas of archaeological sensitivity.</p> <p>It further identifies area and items of Aboriginal significance to be conserved as part of the Planning Proposal and recommendations for the preparation of the future detailed masterplan and Development Control Plan.</p>
C	Biodiversity Certification Application and Strategy (Ecological Australia)	<p>The Site is not considered in the draft Cumberland Plain Conservation Plan on the basis Council has supported the Biodiversity Certification of the land with the application continuing to be under consideration by DPE since December 2020.</p> <p>The Biodiversity Certification Strategy builds on Lendlease's Koala Conservation Plan, Greater Macarthur 2040 corridors and the Chief Scientist and Engineer's Report into Campbelltown Koala. It provides for the conservation of significant areas of existing native vegetation and provides for the reconstruction of ecological communities and fauna habitat cleared from historical agricultural uses of the land. The strategy is based on being able to offset impacts on threatened species and communities on site and minimising the need for external offsets.</p> <p>The scale and shape of the conservation areas has been a critical element to the refinement of land use zones and the draft Structure Plan.</p>
D	Employment Demand Assessment (Macroplan)	<p>The assessment considers current and forecast demographics trends and anticipated residential yield of the Site and scale of the local centre to be delivered.</p> <p>It concludes that development of the Site will generate opportunity for approximately half of the anticipated employment demand to be satisfied on Site through a combination of centre, construction, work-at-home and work-from-home based jobs. Another third of the employment demand will be satisfied by external tradeable jobs in the immediate area of the Site.</p> <p>The report identifies opportunities to meet the remaining employment demand and include:</p> <ul style="list-style-type: none"> Expansion of non-retail based employment in local centres 30-minute city job opportunities provided by the delivery of public transport connections and planned growth in Macarthur Square and Campbelltown CBDs Confirmation of strategic employment investigation areas <p>As part of the detailed masterplan to be prepared with Council, Lendlease intend to progress further work on employment strategy to assist in creation of additional opportunities over the life of the project.</p>

Appendix	Technical Study	Key Findings
E	Flood Assessment (Preliminary) (Rhelm)	<p>Earlier Flood Assessments that DPE relied on to inform the preparation of Greater Macarthur 2040 identified limited flooding constraints on the Site.</p> <p>Preliminary flood modelling of the post development scenario do not identify any significant constraints on development of land to be zoned for urban development with the majority of the 1% Annual Exceedance Probability event and Probable Maximum Flood levels being contained within land to be zoned for environmental conservation.</p> <p>An overland flow path in both events traverses the southern portion of the Site. The report anticipates that these flows are not of a significant depth and that would generally be able to be conveyed through the road and pie drainage networks.</p>
F	Gas Pipeline Quantitative Risk Assessment Response (SMEC)	<p>Following the release of DPE's Gas Pipeline Qualitative Risk Assessment, Lendlease commissioned a review of the approach to development interfaces with the gas pipelines that traverses the site from north to south.</p> <p>The draft Structure Plan largely limits development between the two gas corridors.</p> <p>The review of the QRA has resulted in the identification of site specific recommendations to manage interfaces with the gas pipelines, rather than establishment of blanket buffers, that respond to the gas pipeline operator's operational guidelines and Australian Standards.</p> <p>These recommendations would see the preparation of a Safety Management Study following specific workshops with Jemena and APA prior to the adoption of notional buffers to development in order to prepare an appropriate and site-specific design response. It is intended that the study would commence as part of the detailed masterplan development and Development Control Plan preparation with Council. The draft Structure Plan has since been discussed with Jemena and APA and Lendlease has received specifications and guidance from both organisations.</p>
G	Geotechnical Assessment (Douglas Partners)	<p>The Assessment concludes:</p> <ul style="list-style-type: none"> • there are not any significant constraints regarding hillside/slope instability over the Site. • future bulk earthworks design needs to respond to shallow rock depth. • the presence of erodible soils on Site doesn't present a significant constraint to development. • there were no significant evidence of saline soils were identified on the Site. • aggressive soil conditions can be managed by appropriate construction measures • sodic soils can be managed by appropriate construction measures.
H	Historical Archaeological Assessment (GML Heritage)	<p>The Assessment identifies known State and local heritage items on adjoining properties that include the Upper Canal and Mount Gilead Estate and Beulah.</p>

Appendix	Technical Study	Key Findings
		<p>It also identifies Glen Lorne which is a local heritage item on the part of the Site located on the eastern side of Appin Road that is to be conserved as a Biodiversity Stewardship site.</p> <p>Following an extensive literature review and site survey, areas and items of heritage significance of potentially State and/or local importance were identified. Items and areas of significance include quarries associated with the construction of the Upper Canal, sandstone processing areas, drywalls, chimneys associated with rock shelters and former cottages, timber fence lines, sandstone bridges/dams and weirs, potential homestead sites, agricultural areas and road locations</p> <p>The vast majority of these items occur along the incised creek lines that traverse the Site and in areas to be conserved as Biodiversity Stewardship sites.</p> <p>The identification of any additional heritage items is intended to occur as part of the detailed masterplan process to be undertaken with Council with management recommendations prepared to inform this next phase of works.</p>
I	Infrastructure Servicing Strategy (Enspire)	<p>Key utility providers are still refining their servicing strategies for Greater Macarthur.</p> <p>Based on consultation with Sydney Water as part of the TAP, the strategy identifies a series of options for the reticulation of potable water and sewer connections. Short term options involve the continuation of services from Lendlease's Figtree Hill development that provide for approximately 600 lots and represents both a logical and orderly appropriate to staging of development of the Site. Beyond this capacity, more significant wastewater infrastructure will be required incorporating a series of trunk mains and pumping stations.</p> <p>A preferred option for the reticulation of electricity to the Site has been nominated and includes the delivery of a zone substation. Based on earlier discussions with Endeavour Energy, a suitable site has been identified and Lendlease will recommence negotiations to secure this Site.</p> <p>The report confirms the ability to continue the rollout of the Natural Broadband Network by Lendlease's delivery partner Opticomm.</p> <p>Whilst gas services are available to be augmented, Lendlease's global commitment to 'net zero' carbon emission developments preclude the connection to natural gas.</p>
J	Mine Subsidence Impact Assessment (BG&E)	<p>The Site is located in the South Campbelltown Mine Subsidence District.</p> <p>Greater Macarthur 2040 does not identify the Site as being subject to completed long wall mining or long wall mining planned over the next 15 to 30 years.</p> <p>Portions of the Site are identified as being part of a Regional Coal Reserve. These areas are contained along the banks of the Nepean River that are identified for conservation and of limited size.</p> <p>An Exploration Licence for coal resources applies to the Site. However the Site is subject to geological faulting that limits the viability of mining of the Site. Notwithstanding, the assessment provides for appropriate measures for future development to be undertaken should the Site be mined.</p>

Appendix	Technical Study	Key Findings
K	Noise Impact Assessment (RWDI)	<p>Identifies impacts associated with road traffic noise from the Hume Highway and future higher order road network that will traverse the Site as well as existing quarry and gas extraction activities to the north of the Site.</p> <p>The report identifies appropriate noise mitigation measures, specifically building construction standards, that are readily able to be applied to residential development.</p>
L	Preliminary Site Investigation	<p>A Preliminary Site Investigation has been prepared for the Site and identified 13 Areas of Environmental Concern. These contaminants are considered to be typical of greenfield release areas that have previously been used for agricultural purposes.</p> <p>The investigation confirms that the Site has low potential for broadscale contamination and is suitable for the proposed land uses subject to further detailed investigations being undertaken prior to bulk earthworks and residential subdivision occurring.</p>
M	Retail Demand Assessment (Location IQ)	<p>The report includes an assessment of current and forecast demographic trends and community make up and associated retail spend to define the scale of centre required to support development of the Site. It also considers the pipeline for expansion of centres in the region and confirms that the retail hierarchy that underpins Greater Macarthur 2040 remains valid.</p> <p>The report concludes that there will be demand for a local centre that will have capacity to grow as residential development is delivered and population established. The first phase of the local centre has capacity for up to 5,200m² of gross lettable retail space with supporting commercial and community uses. This centre is anticipated to grow up to 13,500m² of gross lettable area over the life of the development with supporting no-retail uses. A provision has been made for a land area of approximately 3.9ha to accommodate this retail demand and supporting uses.</p> <p>The analysis also confirms the suitability of the location for the local centre, positioned on the southern side of the higher order road network.</p>
N	Riparian Plan (Ecological Consultants Australia)	<p>Based on extensive site survey, the report validates the locations of watercourses on the Site and classifies stream orders for each in line with the Natural Resource Access Regulator's guidelines.</p> <p>The plan confirms that the majority of watercourses are clearly defined through incised channels.</p> <p>The plan iteratively considered the development of the preferred draft Structure Plan and alignment of the proposed stormwater management infrastructure and approach as well as creek crossings to confirm the ability to comply with NRAR's guidelines for works on waterfront land.</p>
O	Social infrastructure Assessment and Housing Demand (Preliminary) (Urbis)	<p>The Assessment provides a series of benchmark provision rates to inform the delivery of social and community infrastructure.</p> <p>It confirms the suitability of the higher order open space facilities identified in the draft Structure Plan and provides principles for the remaining hierarchy of open space required to support residential development of the Site. These principles cover matters such as order of</p>

Appendix	Technical Study	Key Findings
		<p>open space, locational attributes, sizes and uses that will be used to inform the detailed masterplan with Council.</p> <p>The assessment confirms the demand for educational facilities in the region. As part of the detailed masterplan, Lendlease will continue to engage with the Department of Education to define an appropriate Site to meet this demand on-site or as part of the Figtree Hill development.</p> <p>In line with demographic assessments undertaken in other technical studies and Greater Macarthur 2040, the assessment confirms that there will be a prevailing demand for detached housing in Greater Macarthur.</p>
P	Stormwater Management Strategy (Enspire)	<p>The Assessment considered pre-development conditions to establish a baseline for post development flood and drainage conditions to be measured against.</p> <p>To ensure that post development flows do not significantly alter upstream and downstream conditions, the strategy identifies the locations and indicative sizes of stormwater detention and treatment facilities across the Site that have been incorporated into the draft Structure Plan. The final locations and design of these facilities are to be confirmed through the subsequent preparation of a detailed masterplan and Development Control Plan with Council.</p>
Q	Strategic Bushfire Study (Building Code and Bushfire Hazard Solutions)	<p>The report considers existing vegetation conditions as well as the additional areas to be revegetated for fauna habitat.</p> <p>The report concludes that appropriate bushfire protection measures can be implemented to achieve compliance with <i>Planning for Bushfire Protection 2019</i>. Specifically, the report identifies a regime of Asset Protection Zones that can be delivered through a combination of local roads, stormwater infrastructure and on lot setback to ensure defensible spaces are provided. The report also confirms that the preferred draft Structure Plan provides for appropriate responses to bushfire events including the ability to shelter in place and ability to evacuate.</p>
R	Strategic Transport Review (Pentelic Advisory)	<p>Due to limitations on access to Transport for NSW's (TfNSW) modelling, the Strategic Transport Review confirms the draft Structure Plans consistency with Greater Macarthur 2040 and capacity of the road network to support the intended development.</p> <p>In line with TAP discussion, the report confirms that a further Traffic and Transport Assessment will be required as part of the final Structure and development assessment process to confirm the finer grain road network. The review identifies the intended framework for the Traffic and Transport Assessment's preparation and the scope will continue to be refined with TfNSW to include the preparation of a Transport Management and Accessibility Plan.</p>

Structure of the Planning Proposal report

Whilst state led projects and amendments to State Environmental Planning Policies (**SEPP**) are not bound by the traditional process to amend Local Environmental Plans, this Planning Proposal has been prepared generally in line with DPE's *Local Environmental Plan Making Guideline* (December 2021) with the exception that the TAP process fulfils Stage 1, a non-statutory stage that deals with scoping and pre-lodgement matters.



This Planning Proposal adopts the following structure to respond to the key requirements of the Guideline:

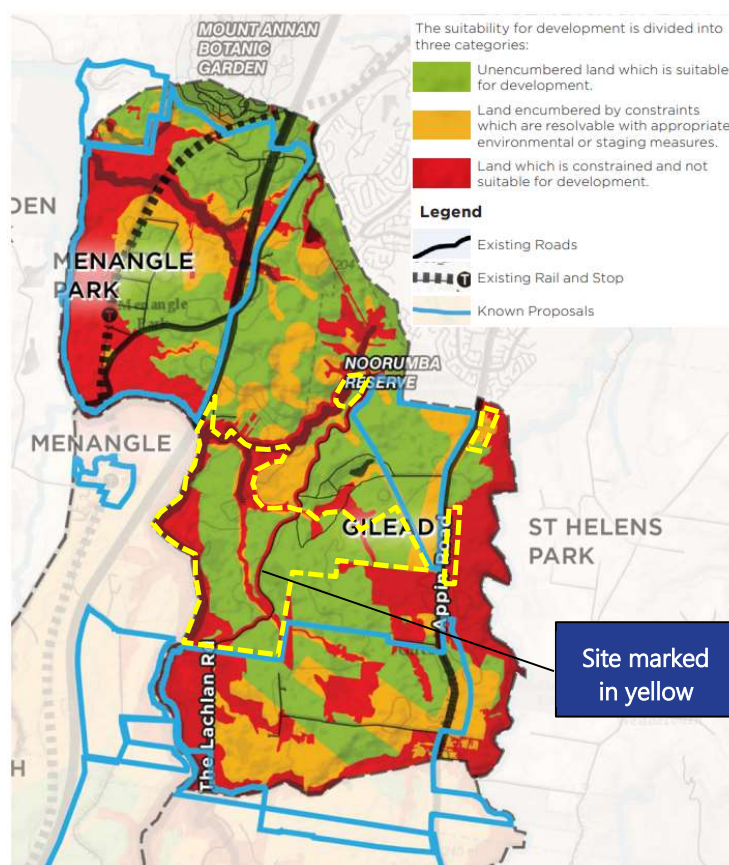
- **Executive Summary**
- **Introduction** – Provides an overview of the Planning Proposal, background, outline of technical studies and structure of the report.
- **Site Description and Planning Context** – Describes the Site, surrounds and regional context
- **PART 1 Objectives of the Planning Proposal** – Provides a statement of the objectives and intended outcomes of the amendment to the WPC SEPP and other SEPPs.
- **PART 2 Explanation of provisions** – Provides for a plain English explanation of the key amendments proposed to the WPC SEPP and other SEPP.
- **PART 3 Justification** – Provides justification and strategic merit of the proposed amendment to the WPC SEPP and alignment with Strategic Planning policy.
- **PART 4 Maps** – Details the relevant planning maps to be adopted in the WPC SEPP.
- **PART 5 Community consultation approach** – Outlines the anticipated approach to community and stakeholder engagement that will be refined and specified by DPE.
- **PART 6 Project timeframe** – Provides an indicative timeframe for the completion of the rezoning based on discussions through the TAP process.
- **Glossary** – List of abbreviated terms used in the report.
- **Appendices** – Includes supporting technical studies and indicative drafting of the amendment to the WPC SEPP.

Site description and planning context

This section of the report provides a description of the Site, it's physical characteristics and adjoining lands to establish the planning context to support the Planning Proposal.

Strategic planning background

A Plan for Growth Sydney was released in December 2014 and identified the Greater Macarthur Land Release Investigation Area. Following this designation, DPE carried out a land capability assessment that culminated in the release of the Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan (**GMLR Plan**) and associated structure plan in 2015. This plan provided the initial framework for future development in the region and identified the capability to accommodate an additional 35,000 new homes between Menangle Park, Gilead and Wilton and associated regional infrastructure. It also provides the pathway for developer led rezonings and development in the area on the basis there is no 'additional' cost to Government. Specific to the Site, it identified the majority of the land as unencumbered land that was suitable for development (refer to **Figure 1**) with a structure plan that provided for urban capable land aligning with unencumbered areas based along a centre transit corridor that traversed the site from north to south and location of two retail centres.



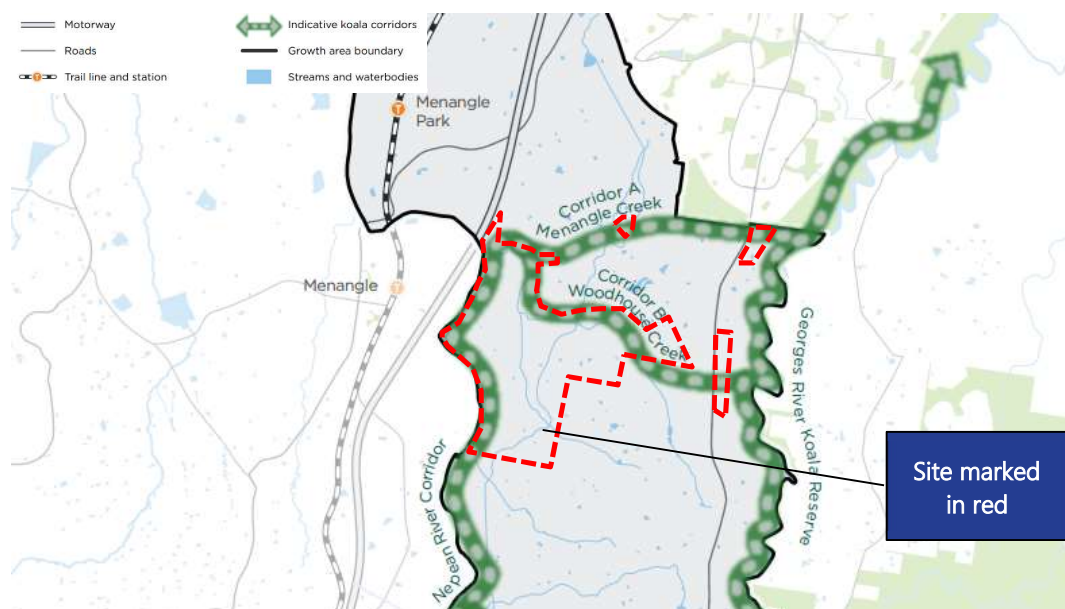
Source: DPE, 2015

Figure 1. Greater Macarthur Land Release Site suitability for development

Following the finalisation of the Greater Macarthur Land Release Investigation Area, DPE progressed the preparation of *Greater Macarthur 2040- An interim plan for the Greater Macarthur Growth Area* that was released in November 2018. Greater Macarthur provides more detail on the vision for the Great Macarthur Priority Growth Area and key objectives for place, landscape, built form, land use and movement to guide future rezonings and development of the growth area. Specific to Gilead, identified the capacity of the land to supply approximately 15,000 new homes to the region. It also provides updated thinking on the high-level structure plan as shown later in **Figure 10**.

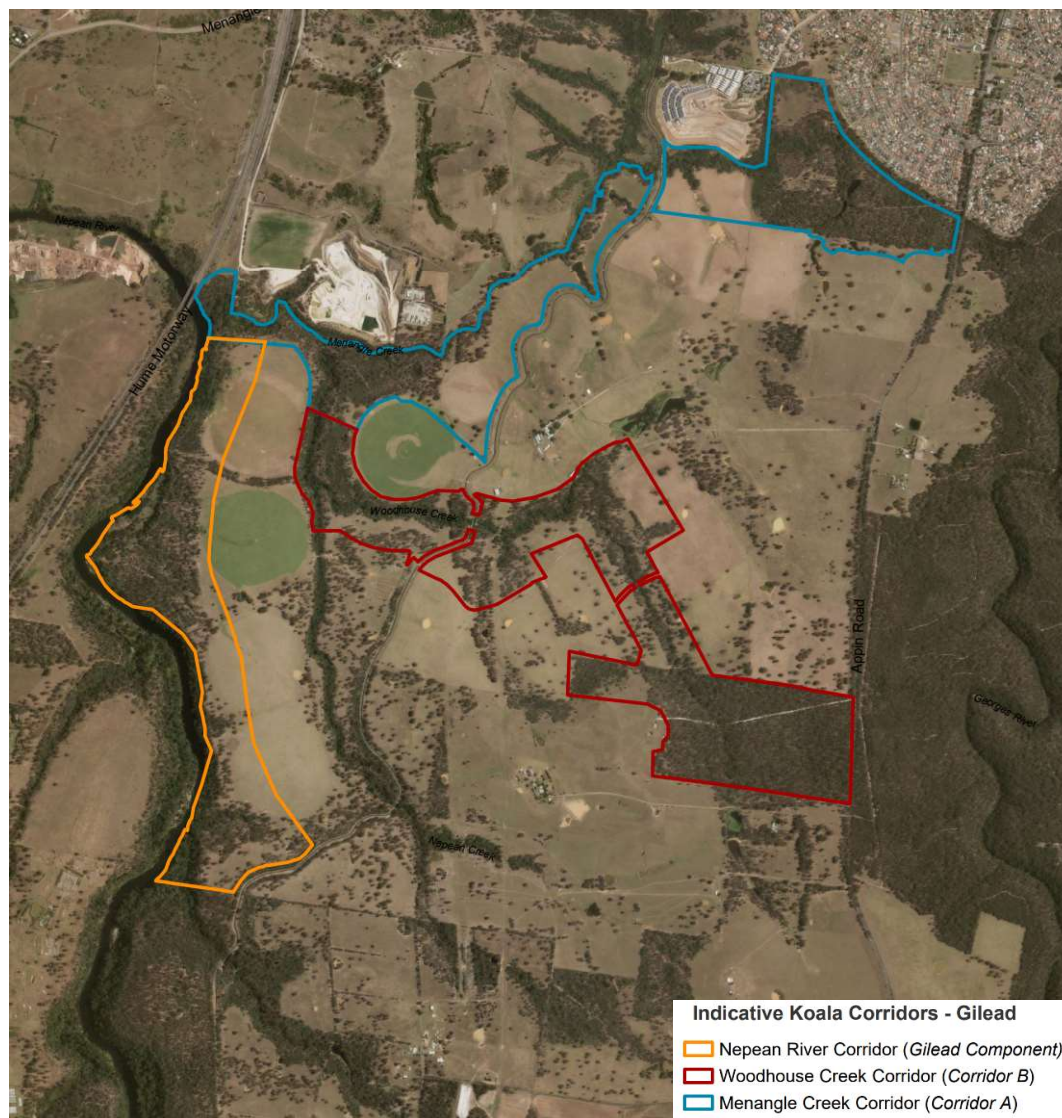
Greater Macarthur 2040 continued to identify a north-south transport corridor over the Site and location of a local centre at the southern portion of the Site leaving future Planning Proposals to quantify the need for smaller scale centres in line with the Greater Macarthur and Wilton Retail Market Analysis commissioned by DPE in 2016. The extents of urban capable land generally remained comparable with the original Greater Macarthur Land Release Investigation. The release of Greater Macarthur 2040 resulted in the formal declaration of Greater Macarthur as a Growth Area by an amendment to the then *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* in December 2019.

Following the approval of Council's Comprehensive Koala Plan of Management in 2018 and publishing of the *NSW Office of the Chief Scientist and Engineer's Campbelltown Koala Report (CSEK Report)* in August 2020, a community update to Greater Macarthur 2040 was released in December 2021 to confirm the State Government's position on koala corridors through the region. Relevant to the Site, key corridors run north/south along the eastern side of Appin Road and along the western bank of the Nepean River with Corridor A running along Menangle Creek at the northern end of the Site and Corridor B continuing from Beulah along Woodhouse Creek. Refer to **Figure 2**. The corridor extents, specific to the Site, DPE has progressed early investigations to apply the advice from the Office of the Chief Scientist and Engineer as shown in **Figure 3**.



Source: DPE, 2021

Figure 2. Update to biodiversity corridors in Greater Macarthur 2040

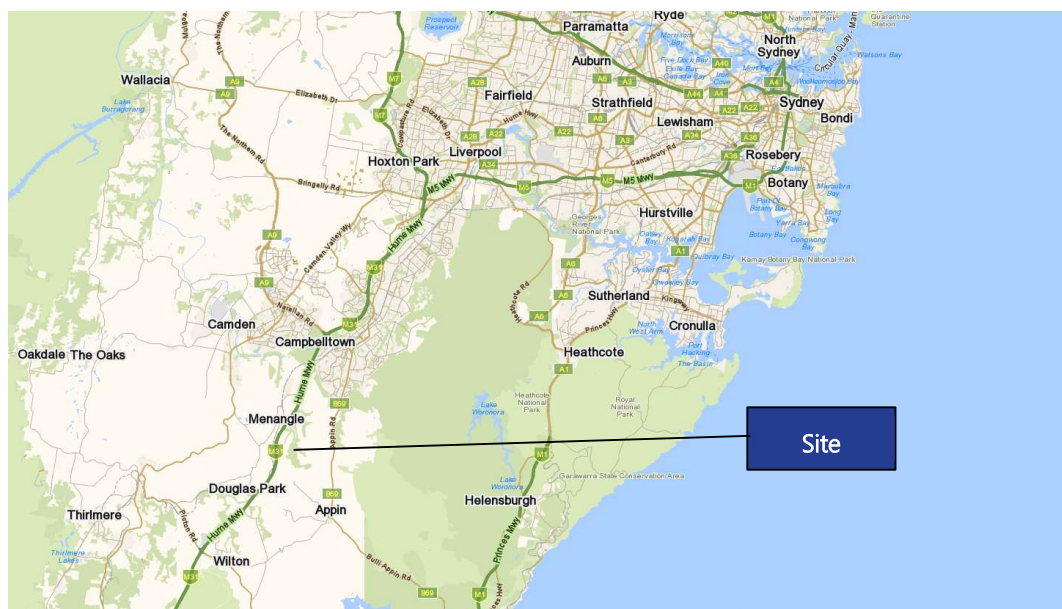


Source: DPE, 2022

Figure 3. Preliminary biodiversity corridors for Gilead

Site location

The Site is located between Appin Road and Hume Highway and the Nepean River. It is located in the suburb of Mount Gilead and forms the south of end of the Campbelltown Local Government Area (**LGA**). It is located approximately 47km to the south west of the Sydney CBD (refer to **Figure 4**). The nearest centres are at Macarthur, Narellan and Camden. The Site forms part of the Gilead Precinct identified in Greater Macarthur 2040 and the WPC SEPP that is intended to make a contribution of 15,000 lots towards the supply of new housing in the region.



Source: Whereis, 2022

Figure 4. Site location in Greater Sydney

Site description

The Site consists of five properties including Lot 2 in DP 1218887, Lot 2 in DP 249393, Lot 1 DP603675, Lot 2 DP603674 and part of Lot 5 in DP 1240836 that have a combined area of 495ha. Refer to **Table 2** for a breakdown of areas and **Figure 5** for the location of each of the lots that comprise the Site.

Table 2. Summary of Site property details

Legal Property Description	Area	Intended Use
Lot 2 in DP 1218887	448.9ha	Conservation and urban development
Lot 2 in DP 249393	4.203ha	Conservation and urban development
Lot 1 in DP 603675	26.07ha	Conservation
Lot 2 in DP 603674	8.052ha	Conservation
Lot 5 in DP 1240836	7.662ha	Conservation



Source: Urbis, 2022

Figure 5. Aerial of the Site and lot boundaries

The Site has been subject to significant clearing and used for cattle grazing. Intact stands of vegetation are generally contained within the creek lines that traverse the Site including the Menangle Creek, Nepean Creek and Woodhouse Creek and along the Nepean River. Outside of these areas, vegetation consists of pastureland and scattered paddock trees.

Access to the Site is provided by a battle axe handle on the eastern side of Lot 2 in DP 1218887 that connects to Appin Road. Access to the Site is also provided via an easement over land to the east that will be formalised through public roads being delivered by Lendlease as part of their Figtree Hill development. A minor portion of the Site (Lot 2 in DP 249393) has frontage to the Hume Highway and is accessed from Medhurst Road.

Rural properties boarder the southern boundary of the Site including Beulah Reserve which contains a State Heritage Item and a registered BioBank. The Nepean River forms the western boundary of the Site with Menangle Creek forming the majority of the northern boundary of the Site.

The Upper Canal is a State Heritage Item that traverses the Site from South to North and there are a series of electrical transmission line and gas pipeline easements that traverse the central park of the Site from North to South.

The Site sits to the south and west of the Mt Gilead Homestead Estate that is a State Heritage Item and is contained within Lot 1 in DP 1218887. The Site also adjoins Beulah that is a State Heritage Item that contains a BioBank to the south east.

Surrounding land

The Site is buffered from land uses to the north by Menangle Creek. There is an existing quarry located to the immediate north of the Site that's operational life is drawing to a close. This land and adjoining parcels have steeper topography and is understood that a Planning Proposal is to be lodged with Council in the near future to pursue a residential zoning of the land. The suburb of Rosemeadow is located to the north east of the Site with settlement of a low density residential in nature with a significant retirement village.

The Mount Gilead Estate is a State Heritage Item and is located to the immediate east of the Site and is buffered from the Site by significant vegetation along the common boundary. Lendlease's Figtree Hill is located further east of the Site and is currently being developed with approvals in place for over 330 out of the total 1,700 lots anticipated from the development.

Beulah is a State Heritage item located to the south east of the Site and contains a BioBank over the significant vegetation. It will serve as a key connection for fauna corridors that will link the bushland on the eastern side of Appin Road through to Woodhouse Creek that runs through the Site.

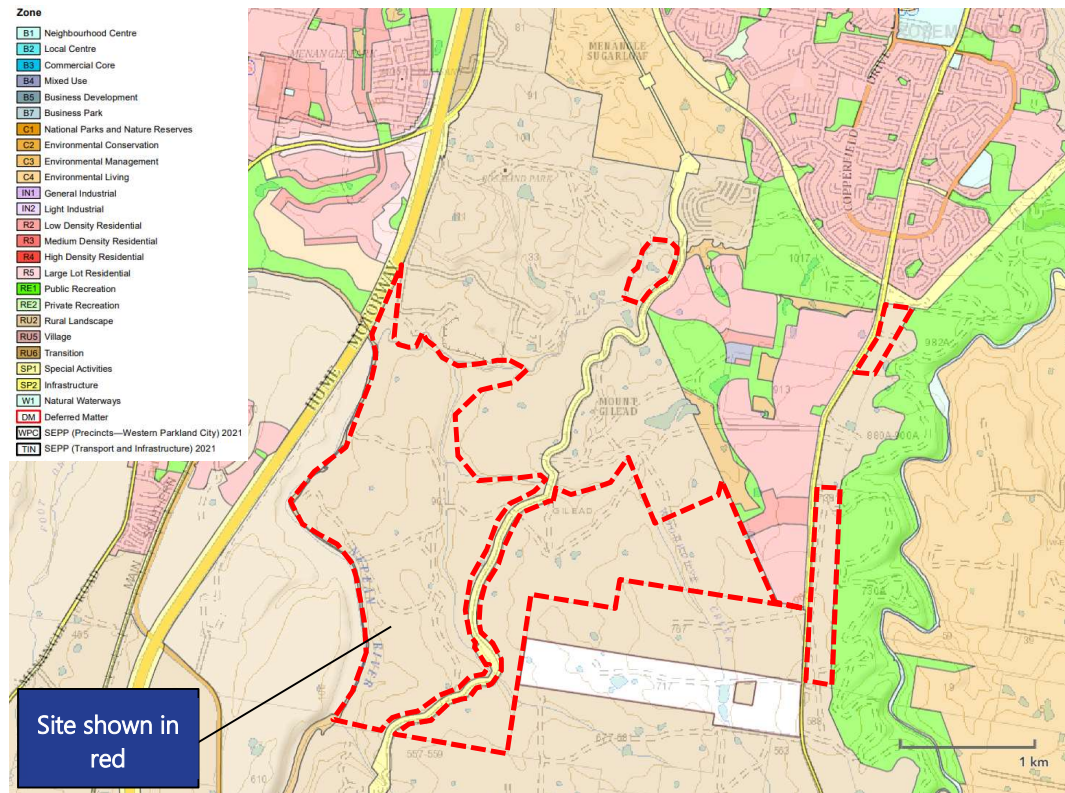
To the south of the Site the land continues to be used for agricultural purposes and is identified for future urban development in Greater Macarthur 2040.

The Nepean River and the Hume Highway separates the Site from land uses to the west. Land to the west forms part of the Menangle Park release that is currently being developed and transitioning from rural uses to an urban residential environment.

Existing zoning

Despite being identified as part of the Gilead Precinct under the WPC SEPP, *Campbelltown Local Environmental Plan 2015 (LEP)* currently establishes land use controls for the Site. As shown in **Figure 6**, the majority of the Site is zoned RU2 Rural Landscape that provides for a range of rural and agricultural land uses.

The LEP also provides additional relevant planning controls to guide future development of the Site including maximum heights for buildings, floor space ratios and minimum lot sizes for subdivision. The LEP clauses and maps relevant to the Site and this Planning Proposal are detailed in **Table 3**.

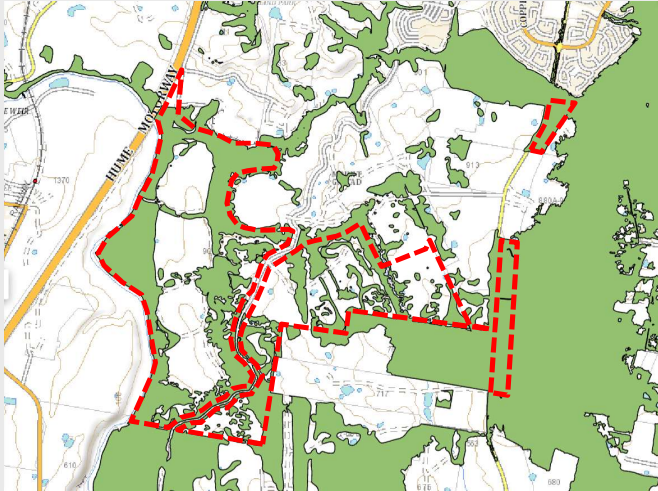


Source: DPE, 2022

Figure 6. Current zoning of the Site

Table 3. Current LEP controls relevant to the Site

Planning Control	Requirements and Map
Clause 4.1 Minimum subdivision lot size	A minimum lot size of 100ha applies to the subdivision of the Site.
Clause 4.2 Rural subdivision	This clause allows land zoned RU2 to be subdivided below the minimum lot size provided it is for primary production purposes and no additional dwelling entitlements are created.
Clause 4.3 Height of building	A maximum building height of 9m applies to the Site.
Clause 4.3A Height restrictions for certain residential accommodation	In addition to a maximum building height, this clause specifies that various dwelling typologies can only be a maximum of 2 storeys.
Clause 5.21 Flood planning	This clause requires Council to consider flooding conditions on the Site prior to granting development consent.
Clause 7.5	This clause prevents the relocation of soil and bush rock external to the Site but does allow for relocation on Site.

Planning Control	Requirements and Map
Preservation of the natural environment	
Clause 7.20 Terrestrial biodiversity	 <p>Part of the site that is to be retained and revegetated under the Biodiversity Certification Agreement and strategy is identified as a Terrestrial Biodiversity area (shown in green). In lieu of the Biodiversity Certification Agreement being finalised, interim development needs to be carried out outside of these areas and avoid impacts on these areas.</p>

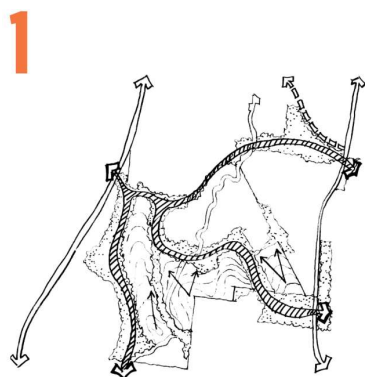
Place proposal

Lendlease has a proven track record of delivering award winning master planned communities across Australia and has a long development history and investment in the Campbelltown LGA. The Site at Gilead presents a unique place proposition for a residential community given the generally flat and cleared topography that sits perched above a series of incised and heavily vegetated watercourses that contain a rich history of the indigenous and later agricultural uses of the land. In response to the unique setting, Lendlease and Urbis has identified six guiding principles that have been used to support their vision for the Site outlined over the page.

These guiding principles has served to create an overarching vision for the Site at Gilead:

Inspired by the beauty and wisdom of country, Gilead is surrounded by protected natural bushland, framing wide open green spaces, with plenty of places to explore. With parks designed for adventure, and street designed for connection – this is a place to put down roots and build your life. And with a commitment to the future, sustainable living comes naturally here.

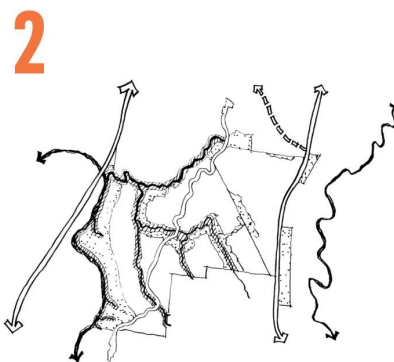
Gilead is a unique and welcoming place, offering a new way of living. Connected to the region's most stunning beaches, foodie hubs, education institutions and outdoor adventures – you can build an incredible life with endless possibilities here.



CELEBRATING THE NATURAL ASSETS

Embrace and celebrate the natural assets provided by the interwoven creek lines, tributaries and unique landscape offerings to enrich the leisure and recreational opportunities at Gilead.

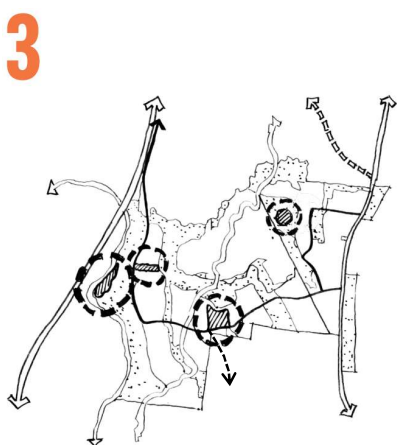
Leverage the undulating topography characteristics to provide visual connections within the Site and to key features such as the Upper Canal, Figtree Hill, Mount Gilead and The Homestead Lot.



SEAMLESS INTEGRATION WITH THE BLUE GRID

Blurring the edges of a carefully managed blue network to provide residents and visitors usable park space and the ability to connect and engage with water.

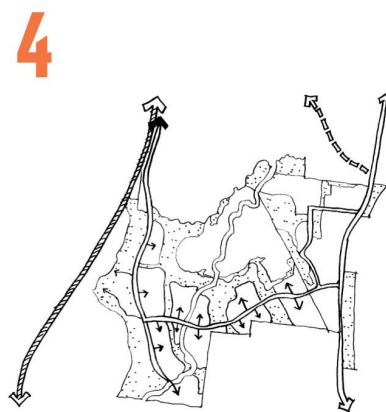
Reinforcing the ephemeral nature of these site features and the richness along such interfaces enhances the distinctiveness of the place, whilst promoting a healthier, liveable and sustainable environments for future communities.



CELEBRATING THE CULTURAL LANDSCAPE

Gilead has long established itself as a place of bounty and recreational pursuits for First Nations people and settlers.

With a new community to call this place home, there is an opportunity to work with traditional owners to unlock the local heritage and leverage a narrative through the rich history of the Site and celebration of the cultural landscape.



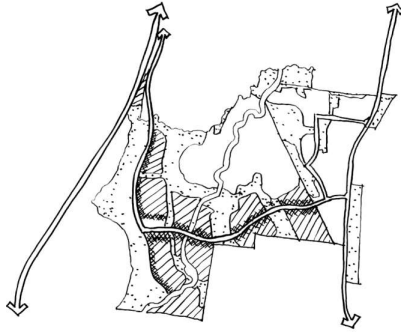
A CONNECTED COMMUNITY

A connected-community lies at the heart of Gilead.

Community services and facilities are anchored along key public transport corridors to allow for ease of access and encourage more sustainable modes of travel.

There will be an integrated series of streets and active transport networks to support healthy neighbourhoods and connecting residents to the abundance of open space corridors.

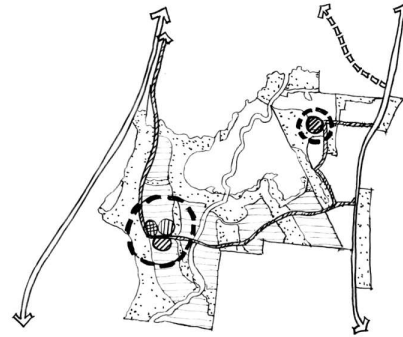
5



LOCAL IDENTITY AND HOUSING OFFER

Gilead will create a community that focuses on people, lifestyles and functionality. There will be a mix of housing typologies for all ages and wages that are close to the village centre precinct, key active transport routes as well as open space amenity to support a diverse community.

6



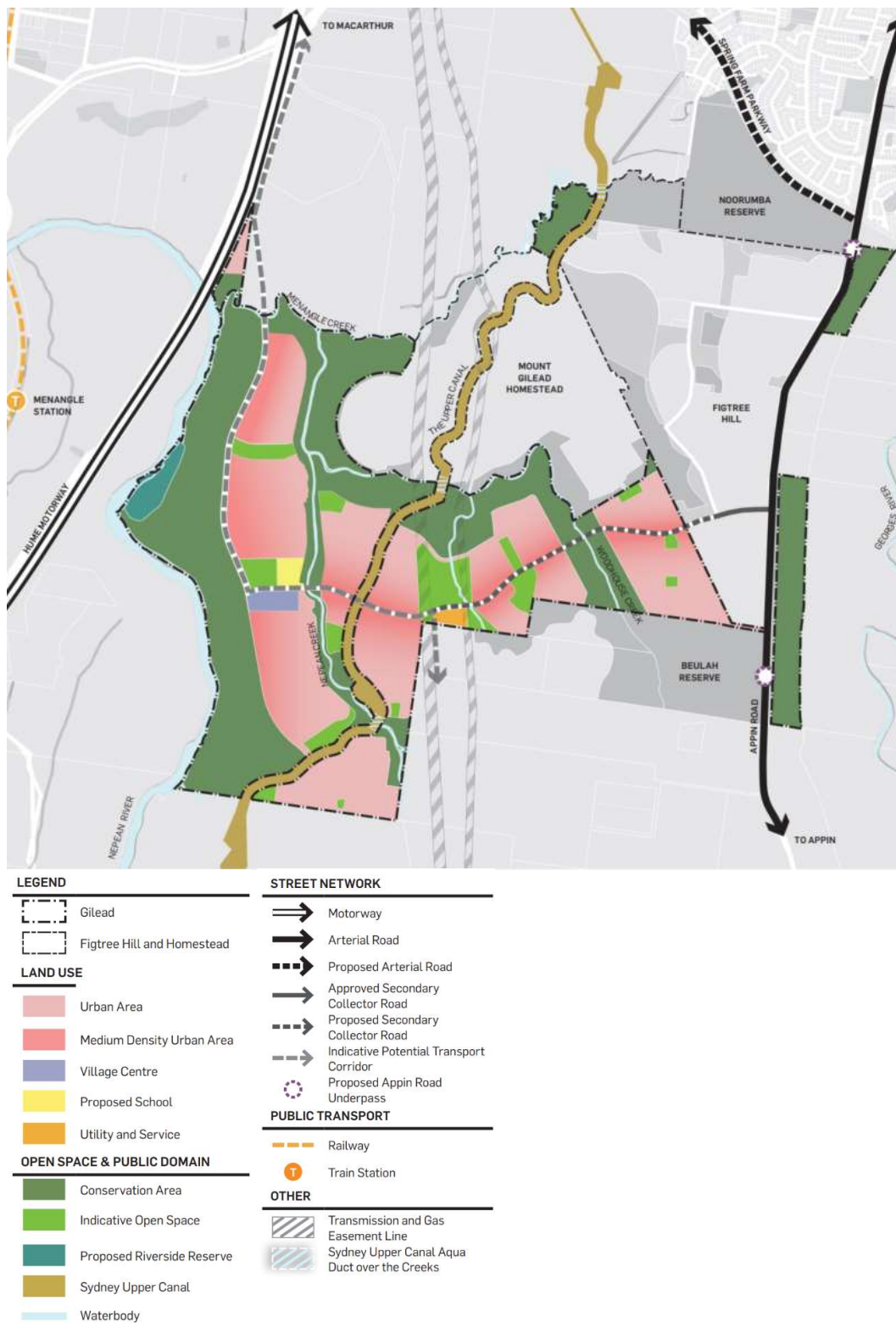
ACTIVATING PLACES FOR PEOPLE

There will be a strong sense of activation and vibrancy that is generated through the arrangement of built form and public spaces. There will be a concentration of elements to create critical mass and a lively experience to allow people to connect with each other and feel a part of an engaged community.

Identifying and locating key activity nodes along integrated open space networks will provide a rich programme of spaces and places for people.

To assist in the crystallisation of this vision, Urbis has worked with Lendlease and the consultant team to prepare a preferred draft Structure Plan. The draft Structure Plan has been iteratively developed with the establishment of protection for existing vegetation and recreation of fauna habitat corridors as the basis and refined as a greater understanding of the cultural landscape was obtained through the ongoing site survey and engagement with the Traditional Owners and Registered Aboriginal Parties. Lendlease's preferred draft Structure Plan is illustrated in **Figure 7**. The draft Structure Plan provides for:

- Allow parts of the Site to be conserved and developed in line with the vision identified in Greater Macarthur 2040 and other key strategic policy positions.
- Secure both the conservation of significant areas of existing vegetation and provide for habitat reconstruction works over land previously degraded by agricultural uses. These conservation areas and management works will provide the first meaningful, and fully funded, extension to fauna corridors in the Greater Macarthur Growth Area.
- Defines a footprint for urban development that can deliver a yield of up to 3,300 residential lots, retail centre of up to 5,200m² of gross lettable area and housing typologies that can be used to deliver different density outcomes.
- Establishes the higher order road network from the northern entrance of the Site with a link out to Appin Road to the east to provide functional transport corridor that can be expanded to the south in the future if warranted.



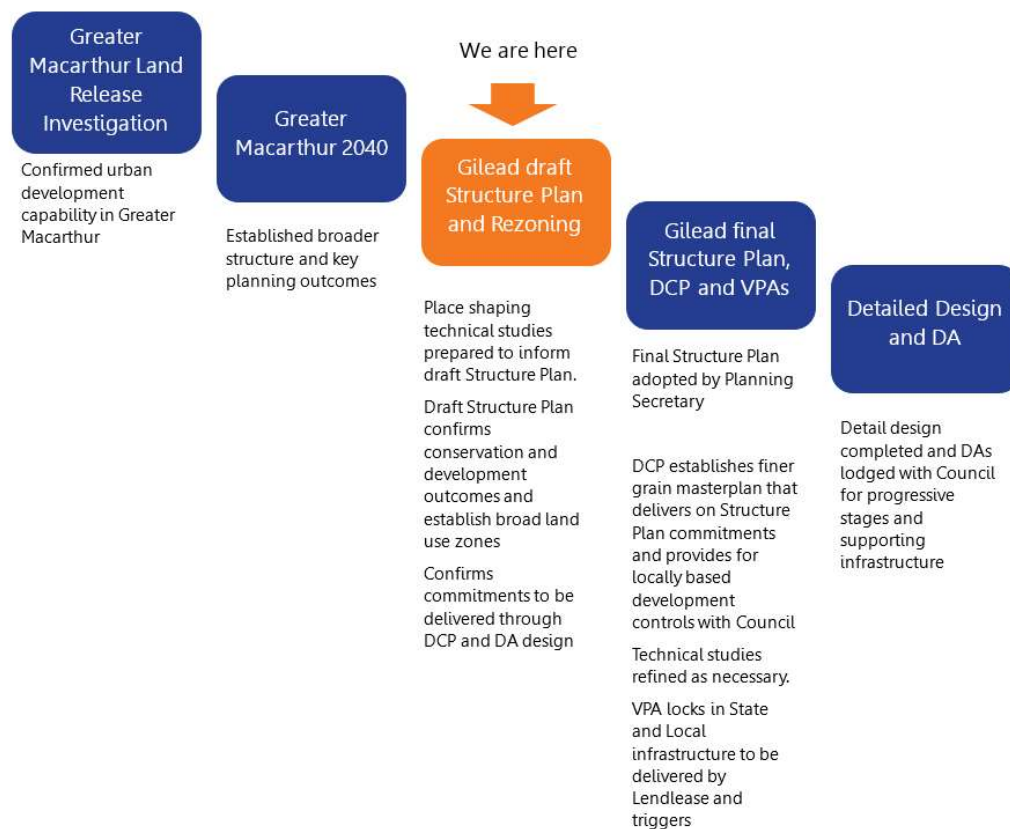
Source: Urbis, 2022

Figure 7. Lendlease draft Structure Plan for the Site

The draft Structure Plan is supported by an Urban Design Report (refer to **Appendix A**). The Urban Design Report identifies a series of strategies to embed the vision for the Site in the future preparation of the final Structure Plan and Development Control Plan with Council. These strategies focus on:

- Ecology and Green Infrastructure
- Water Cycle Management
- Open Space and Public Domain
- Access and Movement
- Housing Mix
- Social Activation

Following the lodgement of this Planning Proposal, Lendlease intend to commence working with Council to prepare and refine a detailed masterplan that will be used to inform a site specific Development Control Plan. Further, Lendlease intend to enter into a Planning Agreement to deliver the local infrastructure required to support residential development as it is delivered. **Figure 8** provides an outline of the process ahead to achieve an Urban Development and Conservation zoning of the Site and next steps to refine the detailed masterplan and Development Control Plan before residential development can occur:



Source: GLN Planning, 2022

Figure 8. Approach to planning certainty and detail for Gilead



Connecting with Country

The Government Architect NSW released *Draft Connecting With Country* in 2020 to establish a framework for developing connections with Country and the Indigenous community through the planning design and delivery of built environment projects in NSW. The framework includes a series of strategies and seven Statement of Commitment and principles for action as follows:

1. We will respect the rights of Aboriginal peoples to Indigenous cultural intellectual property, and we will support the **right of Country to be cared for**.
2. We will prioritise Aboriginal people's relationship to Country, and their **cultural protocols**, through education and enterprise by and for Aboriginal people.
3. We will prioritise **financial and economic benefits** to the Country where we are working, and by extension to the Traditional Custodians of that Country.
4. We will share **tangible and intangible benefits** with the Country where we are working, and by extension the Traditional Custodians of that Country, including current and future generations.
5. We will respect the diversity of Aboriginal cultures, but we will prioritise the local, place-specific **cultural identity of the Country** we're working on. Aboriginal people will determine the representation of their cultural materials, customs, and knowledge.
6. We will prioritise recognition and **responsibility of Aboriginal people**, supporting capacity building across Aboriginal and non-Aboriginal communities, and across government project teams.
7. We will support Aboriginal people to continue their practices of managing land, water, and air through their ongoing **reciprocal relationships with Country**. We will create opportunities for traditional first cultures to flourish.

These commitments are intended to be implemented over the life of delivery projects and where possible, engrained in the early stages of projects. In line with these commitments, to shape the draft Structure Plan, an Aboriginal Cultural Heritage Assessment has been prepared with extensive engagement with Registered Aboriginal Parties (refer to **Appendix B**). This report and engagement represents the beginning of the reconnecting with the land.

The report recognizes key themes in the cultural landscape and ways Indigenous people used the land that has not previously been documented in the Greater Macarthur region to this detail. The assessment identifies areas that have, or potential to have, archaeological sensitivity and significance that may add to the further understanding of the first uses of the land by Indigenous people. The insight gained from engagement with the Registered Aboriginal Parties has helped provide a greater understanding of the cultural landscape and shaped the draft Structure Plan to provide for the retention of items and area of significance. For the majority of these areas, the draft Structure Plan and Planning Proposal adopts a conservation zone to protect areas that contain high archaeological significance that generally coincide with the watercourses that traverse the Site.

Engagement with community and reconnection with the land will continue following the rezoning through both statutory and non-statutory processes as development proceeds. Given the nature of

the Site, significant opportunities are available to engrain Aboriginal cultural heritage in the planning and delivery of the development. These opportunities could include:

- Working with the Registered Aboriginal Parties to determine the appropriate cultural themes for interpretation and if/how the various areas and items of significance should be presented, accessed or interpreted by the public with reference to *Connection with Country* and *Designing with Country* frameworks.
- Educational and intergenerational learning experiences as part of ongoing archaeological excavations
- Lendlease to progress partnerships with local Indigenous businesses and people in the delivery of the development and conservation works that are to be pursued following the rezoning of the land in line with their *Elevate Reconciliation Action Plan*.

Planning process to date

Lendlease has been engaging with DPE since 2017 to initiate the rezoning of the Site for urban development. Following the establishment of a clearer vision for growth in the region through Greater Macarthur 2040, DPE extended the opportunity to nominate the Site to participate in the Technical Assurance Panel process. The purpose of the TAP process is to guide the preparation of regionally significant re-zoning proposals through the coordinated access and involvement of key State agencies and Council to identify and address relevant issues upfront.

The TAP process formally commenced for the Site in October 2020 with the aim to focus on the following key issues:

- Biodiversity and fauna corridors and identify vital conservation outcomes
- The broader transport network and associated infrastructure
- Approach to the delivery of utility services
- Define an appropriate development footprint and associated lot yield
- Confirming planning pathway for the rezoning of the Site

This Planning Proposal has been prepared in response to the feedback received over the last 18 months for the TAP's review prior to finalising direction for the project.

Integration of TAP advice

Over the course of the TAP process, Lendlease has met with the following agencies:

- Department of Planning and Environment
- Campbelltown City Council
- Transport for NSW
- Sydney Water
- The Government Architect
- Environment, Energy and Science
- Heritage NSW

- Schools Infrastructure NSW
- NSW Rural Fire Service

The TAP process has led to continued refinement of the draft Structure Plan, proposed zone boundaries and development scheme over the last 18 months. Significant changes to the draft Structure Plan that have occurred during this time include the reduction in the assumed development yield and provision for the re-establishment of additional fauna habitat on land previously cleared for agricultural uses. The result of these changes serves to secure a sustainable contribution to housing supply in Gilead as well as facilitate the delivery of the first extensions to fauna corridors in Greater Macarthur to be fully funded by Lendlease.

Following review of the draft Planning Proposal package, the TAP provided a series of recommendations on matters to be addressed prior to formal lodgement and exhibition of the Planning Proposal as well as matters that can be addressed during and after exhibition of the Planning Proposal. On this basis, the Planning Proposal has been finalised to respond to the TAP recommendations to allow the package to proceed to public exhibition prior to the Minister for Planning making a decision to amend the WPC SEPP to rezone the land for urban development and conservation purposes. **Table 4** below provides a summary of Lendlease's response to the TAP's recommendations:

Table 4. Planning Proposal response to the TAP recommendations

No.	Recommendation	Response
Changes prior to lodgement and exhibition		
1	Structure Plan terminology	<p>The Planning Proposal has been updated to adopt the revised terminology to reflect the process of finalising the Structure Plan.</p> <p>The draft Structure Plan has been updated to identify the transport link to the south.</p> <p>Figure 7 has been updated to confirm that the Gilead Homestead and Figtree Hill is not proposed to be rezoned as part of the Planning Proposal. These areas are shown for context and to provide holistic overview of how the Site will connect with these areas.</p>
2	Requirement for final Structure Plan to be adopted by Planning Secretary prior development consents being issued	<p>The proposed amendment to the WPC SEPP has been updated to include a provision that requires the Planning Secretary to adopt the final Structure Plan for the Gilead (part) Precinct prior to Council being able to issue development consent for residential development. The final Structure Plan is to identify various requirements, noting that during the course of the exhibition process, these requirements may change and final provision works may respond accordingly. Refer to clause 5.1A in Appendix S.</p> <p>Following lodgement of the Planning Proposal, Lendlease will continue to engage with Council to confirm the desired open space strategy regarding the locations, size and types of open space that will support the incoming community.</p> <p>Enspire has reviewed the stormwater management strategy and confirmed appropriate contingency has been allowed for in the sizing of the stormwater basins.</p>
3	Riverside Reserve uses	<p>The Riverside Reserve is to be zoned C2 with only select permissible uses (see below) to ensure consistency with the advice from the Office of the Chief</p>

No.	Recommendation	Response
		Scientist and Engineer. The Urban Design Report has also been updated to reflect the revised types of uses that will be permissible. Refer to Appendix A .
4	Core uses in the C2 zone on land that forms part of the biodiversity corridors	As requested, the list of permissible uses on C2 Environmental Conservation land that forms part of the biodiversity corridors has been updated to only include oyster aquaculture, environmental facilities, environmental protection works and flood mitigation works. Refer to the land use table in Appendix S . Additional permitted uses for C2 zoned land that does not form part of the biodiversity corridors is to be enabled by an Additional Permitted Use provision in Schedule 1.
5	Concurrence from the Planning Secretary for development within koala corridors	The proposed amendment to the WPC SEPP has been updated to include a provision to require the concurrence from the Planning Secretary prior to undertaking development of the Site identified within Koala Corridor A and B (refer to Figure 3) to consider the impact of the development on the protection of the Campbelltown Koala Population and maintenance and delivery of Koala Corridor A and B. The provision is also accompanied by a clause application map and is consistent with the provision that applies to Figtree Hill in the LEP. Refer to clause 7.6 in Appendix S and T .
6	Additional uses in the C2 zone on land that do not form part of the biodiversity corridors	Noting that areas of land broader than the biodiversity corridors are to be zoned C2 Environmental Conservation, to reflect appropriate additional uses that can be undertaken in these areas (including building identification signs, business identification signs, eco-tourist facilities, information and education facilities, roads, kiosks, recreation areas and water supply systems), an Additional Permitted Uses map has been prepared and Schedule 1 included in the amendment to the WPC SEPP. Refer to Appendix S and T .
7	Acquisition authority for Menangle Creek crossing	The proposed amendment to the WPC SEPP has been updated to nominate Council as the associated acquisition authority for the crossing of Menangle Creek and northern entry to the Site. Refer to Table 5 and clause 5.1 in Appendix S .
8	Cross sections for Transit Corridors	The Urban Design Report has been updated to include an additional cross section for the wider 'Indicative Transit Corridor' should it be deemed appropriate as part of the development of the Transport Management and Accessibility Plan.
9	Connecting with Country	An additional specific section has been added to outline consideration of the Draft Connecting with Country framework and ongoing opportunities to implement the Draft <i>Connecting With Country</i> framework.
10	Provision of 5% affordable housing in medium density development	The proposed amendment to the WPC SEPP has been updated to include a provision to require a minimum of 5% of affordable housing in medium density developments. The clause has been based upon existing provisions in the LEP and adapted for the greenfield setting. Refer to clause 7.7 in Appendix S .
11	Miscellaneous updates to the Planning Proposal	Addressed as necessary in this report and Urban Design Report at Appendix A .
Matters to be progressed during or after exhibition		
1	Transport Management and Access Plan	When Transport for NSW's modelling is available, Lendlease will continue to refine the scope of a Transport Management and Accessibility Plan as recommended in the Strategic Transport Review at Appendix R .

No.	Recommendation	Response
2	State Planning Agreement	Lendlease has made an irrevocable offer to enter into a Planning Agreement to make arrangements for the delivery of State public infrastructure that is being considered by DPE. Lendlease will continue to work with DPE to progress the Planning Agreement.
3	Local Planning Agreement	Lendlease will continue to work with Council to refine a schedule of land and works in line with the Final Structure Plan to progress a Planning Agreement to provide for the delivery of local infrastructure.
4	Sydney Water servicing options	Sydney Water's program to confirm preferred servicing option is noted. The proposed amendment to the WPC SEPP includes appropriate provisions to ensure utility services are able to be provided prior to the issue of consent for residential development. Refer to clause 7.1 in Appendix S .



PART 1 – Objectives of the Planning Proposal

The objective and intended outcomes of this Planning Proposal are as follows:

- Provide for the delivery of the first 3,300 residential lots and key fauna corridors in the Gilead (Part) Precinct of the Greater Macarthur 2040 in line with the structure plan
- Put appropriate zoning protection (C2 Environmental Conservation) in place for land that contains vegetation to be conserved and land that is to have habitat reconstruction carried out over to deliver fauna corridors consistent with:
 - the Biodiversity Certification application adopted by Council in December 2020 and revised Biodiversity Strategy prepared in response to the public exhibition process;
 - Lendlease's Koala Management Plan;
 - Greater Macarthur 2040;
 - The NSW Office of Chief Scientist and Engineer's Report on Campbelltown Koala Population; and
 - Council's Comprehensive Koala Plan of Management
- Confirm land that is suitable for residential development and supporting uses in line with the structure plan and provide flexibility in land uses to allow the subsequent preparation and refinement of a detailed masterplan with Council through the use of the Urban Development zone.
- Establish supporting development controls over the Site to support the land use regime to guide the delivery of future development including:
 - Maximum heights for buildings;
 - Maximum lot yield across the Site;
 - Specification of housing types to be used to achieve different density outcomes over the Site;
 - Specify the extent of retail gross lettable area over the Site;
 - Requirement to make provision for regional supporting infrastructure; and
 - Requirement to work with Council to prepare and refine a detailed masterplan and Development Control Plan. This will confirm the extent of local infrastructure required to support residential development of the land and guide future development.
 - Requirement to obtain concurrence from the Planning Secretary prior to works within Koala Corridor A and B to ensure their ongoing protection and management;
 - All additional permitted uses within the C2 Environment Conservation zone that is outside of the land identified for Koala Corridor A and B;
 - Requirement for medium density housing development to deliver 5% of homes as affordable housing; and
 - Requirement for the Planning Secretary to adopt the final Structure Plan prior to residential development occurring.
- Confirm the location of the Menangle Creek crossing required at the northern end of the Site for the private vehicle and public transport network and facilitate the future link to Macarthur Square and rail station.

- Make minor amendments to *State Environmental Planning Policy (Exempt and Complying Codes) 2008* to allow the use of the Greenfield Housing Code and Low Rise Housing Diversity Code on the Site that may be excluded by the use of the Urban Development zone



PART 2 – Explanation of provisions

An amendment to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* is required to give effect to the preferred draft Structure Plan and secure the objectives of this Planning Proposal. Specific amendments are proposed to Part 3.2 of the WPC SEPP to establish a specific Appendix for the Greater Macarthur Growth Area that falls within the Campbelltown LGA. The Appendix will in turn be used to put in place the proposed land use zoning regime and supporting development controls.

To reflect the greenfield nature of the Site and opportunities to deliver more diverse housing, minor amendments to the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* and *State Environmental Planning Policy (Housing) 2021* are proposed to reflect the applications of specific sections to land zoned Urban Development.

The following sections detail key amendments to the WPC SEPP and their intended effect. Planning Maps for the various controls are provided in **Part 4** of this Planning Proposal and indicative drafting of the amendments to the WPC SEPP are provided at **Appendix S**.

2.1 Appendix for the Gilead Precinct

Part 3.2 of WPC SEPP is used to establish land use and development controls for Precincts in Sydney's Growth Centres. To date, clause 3.10 has been used to establish specific Appendices for Precincts in the North West Growth Area, South West Growth Area and Wilton Growth Area.

Given the significance of the Site in the broader Gilead Precinct, the Planning Proposal seeks to create a specific Appendix (likely Appendix 9) for the area of the Gilead Precinct that falls within the Campbelltown LGA. As other land in the Gilead Precinct in the Campbelltown LGA is progressed for rezoning and development, it is anticipated that this specific Appendix can be further utilised by DPE and Council to adopt a consistent set of controls. Similar to other Precincts in the North West and South West Growth Areas that span multiple LGAs, it is anticipated that a separate Appendix would be established for the part of the Gilead Precinct that falls within the Wollondilly LGA.

It is proposed that the new Appendix for the Gilead Precinct in the Campbelltown LGA will adopt a similar structure as Appendix 7 that was established by DPE for the South East Wilton Precinct. The following sections provide further details on key provisions. **Appendix S** provides for indicative drafting of the new appendix for DPE's consideration.

2.2 Land Application

The Gilead Precinct is one of the largest Precincts identified in the WPC SEPP. Not all land within the Gilead Precinct is ready to be rezoned for development. In this regard, similar to other Precinct Plan Appendices that only apply part of a Precinct, a Land Application Map is to be adopted and referenced in clause 1.1 of the new appendix to clearly identify that the Appendix only applies to the Site at this time.

As additional land is ready to be rezoned for development under the WPC SEPP, the Land Application Map can continue to be amended to reflect the ongoing release of land and application of zoning and associated land use controls. **Appendix T** includes a draft Land Application Map and provides

the location of where the new WPC SEPP appendix is to apply. **Appendix S** provides initial drafting of the clause 1.1.

2.3 Zoning

In the preparation of this Planning Proposal, analysis of the Site has been undertaken as part of the Urban Design Report to inform the draft Structure Plan (refer to **Appendix A**). The draft Structure Plan provides a macro level vision for the Site to clearly establish the extent of conservation land, fauna habitat reconstruction as well as clear extent for land capable of urban development. The Urban Design Report and draft Structure Plan have been informed by a suite of technical studies to confirm the capability of land, approach to infrastructure, place shaping attributes and importantly, the Biodiversity Certification application that was endorsed by Council in December 2020 and the CSEK Report.

To secure the conservation outcomes and development footprint, a simplified zoning regime is proposed to be used that provides an emphasis on the conservation outcomes upfront whilst providing flexibility in the way the urban capable land is developed in the future to allow the project to be refined over time whilst providing upfront development certainty. The zoning regime and permissible uses are outlined in **Table 5**.

Table 5. Land Use Zoning regime

Land Use Zone	Intent	Uses
C2 Environmental Conservation	<p>To identify land to be protected in the Biodiversity Certification application</p> <p>To identify existing vegetation to be conserved and managed</p> <p>To identify areas for habitat reconstruction to establish fauna corridors</p> <p>Limit the forms of development that are permissible to ensure it is sympathetic to the intended conservation outcomes and implement the recommendations of the advice of the Office of the Chief Scientist and Engineer</p>	<p>Closed zone that is to be used to reflect the conservation outcomes committed to in the Biodiversity Certification application. Proposed to only permit the following uses:</p> <p>Environmental facilities: Environmental protection works; Flood mitigation works, Oyster aquaculture (mandatory use in the zone).</p> <p>Where land is zoned C2 Environmental Conservation that is outside of Koala Corridor A and B, Schedule 1 will be used to permit additional, and appropriate uses.</p>
Urban Development	<p>To identify a clear area capable of urban development</p> <p>To provide flexibility in the type of residential and supporting uses that can be undertaken. This will allow for refinement in the detailed masterplan to be prepared with Council and evolve over time</p> <p>To provide flexibility in the alignment of the higher order</p>	<p>Open zone that permits residential accommodation, recreation facilities, stormwater management infrastructure, roads, retail uses and commercial uses over the Site to be refined in the detailed masterplan and Development Control Plan.</p> <p>Proposed to prohibit the following uses that are not compatible with conservation and residential development outcomes:</p> <p>Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional</p>

Land Use Zone	Intent	Uses
	road network and supporting regional and local infrastructure	centres; Crematoria; Depots; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Mooring pens; Moorings; Open cut mining; Port facilities; Resource recovery facilities; Rural industries
SP2 Infrastructure	To secure the location of the Menangle Creek crossing required for the northern entrance to the Site and public transport corridor	It is intended to specify the use of this land for the Menangle Creek crossing as a Classified Road. Following advice from TfNSW, Council is proposed to be nominated as the acquisition authority in clause 5.1 of the Appendix.

Appendix T includes a draft Land Use Zoning map that indicates the location of where the proposed land use zones are to be applied. This approach is consistent with DPEs framework adopted for the recent rezoning of the South East Wilton Precinct.

2.4 Height of buildings

Consistent with the Figtree Hill development to the immediate east of the Site, it is proposed to establish a maximum height of buildings of 9m to the majority of the land to be zoned Urban Development. The land identified in the draft Structure Plan for the local centre and along the opposite side of the public transport road is proposed to have a maximum building height of 12m. Refer to the Height of Building map in **Appendix T** for the location of the proposed maximum building heights. This approach is consistent with DPEs framework adopted for the recent rezoning of the South East Wilton Precinct. It is anticipated that this provision will form clause 4.3 in Part 4 of the specific appendix in the WPC SEPP that will apply to the Site.

In addition to the establishment of a maximum height of building map, an exemption clause is also proposed to be established to foster opportunities to deliver medium density housing outcomes as identified in the draft Structure Plan. In this regard, it is intended to allow the maximum height of buildings to be exceeded to a maximum of 12m where the following housing types are used to deliver dwelling densities between 25 and 45 dwellings/ha:

- Attached dwellings
- Multi dwelling housing
- Residential flat buildings
- Mixed use development

Appendix S provides initial drafting of the clause.

2.5 Residential density

Based on the draft Structure Plan, footprint of the Urban Development zone and supporting regional and local infrastructure, the Site has capacity for approximately 3,300 residential lots and will provide for a variety of lot sizes and housing types. The draft Structure Plan generally provides for the delivery

of low density housing outcomes across the Site with opportunity areas identified to deliver medium density housing outcomes.

On this basis it proposed to include a provision to limit the yield of the Site to 3,300 residential lots. It is also intended to use this provision to establish what housing types can be used to deliver different density outcomes generally in line with Greater Macarthur 2040 as follows:

Table 6. Housing typologies to be used to deliver different density outcomes

Density Character	Density Outcome	Housing Types controlled in Density Outcome
Low Density	15 to 25 dwellings/ha	Dwelling houses, dual occupancy, attached dwelling
Medium to High Density	25+ dwellings/ha	Dwelling houses, dual occupancy, attached dwelling, multi dwelling housing, manor home, manor house, mixed use development, residential flat building, shop top housing

This approach is consistent with DPEs framework adopted for the recent rezoning of the South East Wilton Precinct. It is anticipated that this provision will form clause 4.3A in Part 4 of the specific appendix in the WPC SEPP that will apply to the Site. **Appendix S** provides initial drafting of the clause.

2.6 Retail floor areas

Consistent with the retail centre hierarchy identified in Greater Macarthur 2040, the Planning Proposal and draft Structure Plan makes provision for a local centre located on the southern side of the higher order road network and public transport route. A Retail Demand Assessment (refer to **Appendix M**) has been prepared to define the appropriate scale and staging for the delivery of the local centre to respond to:

- the primacy of the Campbelltown and Macarthur Square regional and strategic centres
- planned neighbourhood centre at Figtree Hill and centre at Menangle Park
- planned residential development in the local environs

The draft Structure Plan nominates a site of 3.9ha to accommodate the first stage of the local centre with capacity for 5,200m² of retail gross lettable area (**GLA**) and between 2,300m² to 3,330m² of commercial and supporting use GLA. Over the life of the project, it is anticipated that the retail component of the local centre could expand to between 11,500m² to 13,500m² GLA.

The Urban Development zone provides appropriate flexibility for the location and size of the proposed local centre to be refined as the development evolves over time. At this stage, it is proposed to include a provision to limit retail GLA on the Site to 5,200m² at this time with the ability to revisit demand for retail space in the future as the development progresses through a later planning proposal. Given the importance to foster opportunities for employment generation on Site, it is not proposed to limit GLA associated with other commercial and supporting uses.

This approach is consistent with DPEs framework adopted for the recent rezoning of the South East Wilton Precinct. It is anticipated that this provision will form clause 4.3B in Part 4 of the specific

appendix in the WPC SEPP that will apply to the Site. **Appendix S** provides initial drafting of the clause.

2.7 Urban Release Area

At present a Special Infrastructure Contribution does not apply to the Site. Further, it is unclear at this time if the Regional Infrastructure Contribution will apply to the development of the Site in the future. In this regard, it is intended to identify the Site on an Urban Release Area map. Refer to the Urban Release Area map in **Appendix T** for the extent of the land to be mapped.

Identification of the Site on this map will trigger the requirement for Lendlease to enter into Satisfactory Arrangements with the Minister for Planning for regional infrastructure. In this regard, Lendlease intend to enter into a Planning Agreement with the Minister for Planning to provide for a series of land dedications and works to fulfill their obligations. **Appendix S** provides initial drafting of the clause.

The identification of the Site as an Urban Release Area on this map will also be used to trigger a requirement for a Development Control Plan for the Site prior to residential development occurring. Refer to the following explanation in **Section 2.9**.

2.8 Requirement for final Structure Plan to be adopted

A draft Structure Plan has been prepared in support of the Planning Proposal. Following the completion of the TAP process a series of requirements have been specified for the preparation of the final Structure Plan that may be subject to further refinement following the public exhibition process. To provide flexibility and the ability to respond to these process, a provision is to be inserted into Part 5 of the new Appendix that will require the adoption of the final Structure Plan by the Planning Secretary prior to residential development being undertaken on the Site. Key requirements to be identified in the final Structure Plan include:

- Identification of 29.1ha of open space, both active (20.9ha) and passive (8.2ha), excluding biodiversity corridors, subject to agreement with Council
- Areas of medium and low density residential development
- Koala Corridors separate to other areas of environmental conservation
- Local centre location
- School site (if required) location
- Higher order road network
- Koala underpasses at Appin Road
- Transport corridor
- Other information considered necessary by the Planning Secretary

2.9 Requirement for Development Control Plan

The Planning Proposal serves to lock in the key conservation outcomes for the Site and identify a clear extent of land for residential development. The draft Structure Plan provides a macro level arrangement of intended land uses including the higher order road network, local centre location, key elements of the open space network areas of residential development and where there are opportunities for medium density development.



In order to provide certainty to both Council and Lendlease, a specific provision is proposed to be inserted in Part 6 of the new Appendix that will apply to the Gilead Precinct. This provision will require the preparation and adoption of a Development Control Plan prior to the approval of residential development.

Consistent with Division 4.4 of the *Environmental Planning and Assessment Act 1979*, it is intended that a Concept Development Application that includes a detailed masterplan would also be deemed to satisfy this requirement.

It is intended that procedural subdivision (i.e. creation of residue lots) or subdivision to create lots for the registration of Biodiversity Stewardship sites will be exempt from this provision and be able to be carried out in advance of the Development Control Plan being adopted.

Appendix S provides initial drafting of the clause. It is anticipated that this provision will be located in Part 6 of the of the specific appendix in the WPC SEPP that will apply to the Site.

Following the lodgement of this Planning Proposal, Lendlease intend to commence working with Council to prepare and refine a detailed masterplan for the Site and supporting Development Control Plan to adopt site specific provisions to guide development and secure various outcomes identified in strategic policy documents that are not appropriate or readily achievable through statutory instruments. Where necessary, the supporting technical studies will be refined to provide additional details to inform the detailed masterplan and ultimately inform a schedule of local infrastructure to be offered to be delivered under a Planning Agreement with Council.

2.10 Koala Corridors

The Biodiversity Certification Strategy make provision for the protection of existing vegetation and habitat reconstruction that will deliver parts Koala Corridor A (Menangle Creek), Koala Corridor B (Woodhouse Creek) and Nepean River Corridor in line with the advice of the Chief Scientist and Engineer. Similar to the requirements of the LEP for Figtree Hill, a provision is to be included in Part 7 of the new Appendix that will require the concurrence of the Planning Secretary prior to undertaking any development within the Koala Corridors to ensure it provides for the maintenance and delivery of the corridors and protection of the Campbelltown Koala population. The areas that this clause will apply to will be identified in a Clause Application map, consistent with **Figure 3**.

Appendix S provides initial drafting of the clause and map is provided at **Appendix T**.

2.11 5% affordable housing target

In line with the TAP recommendation, a specific provision is to be included in Part 7 of the new Appendix that will establish a requirement for medium density housing development to deliver 5% of the dwellings as affordable housing. The provision will require the delivery of at least 15 affordable housing dwellings across the Gilead (part) Precinct that is equivalent to 5% of the anticipated medium density development. This approach will serve to secure a minimum number of affordable housing dwellings. This requirement is also intended to be included in Lendlease's State Planning Agreement that can include an adjustment mechanism should a greater proportion of medium density development be delivered.



2.12 Additional Permitted uses

The C2 Environmental Conservation zone is to apply to land that will deliver the biodiversity corridors consistent with the advice of the Office of the Chief Scientist and Engineer as well as other land not deemed appropriate for residential development for a range of reasons. To ensure the C2 zone will deliver the biodiversity corridor outcomes that are required, only a limited range of land uses are permissible. This range of uses however does not need to extend to C2 zoned land that does not form part of the biodiversity corridors. These lesser constrained areas are to be identified on an Additional Permitted Use map. So these areas are not unduly constrained and opportunities to deliver appropriate supporting development that will provide for the education and understanding of the biodiversity and cultural heritage values of the Site, Schedule 1 of the of the new Appendix will be used to permit the following uses in the mapped area, consistent with other C2 zones in growth areas:

- Building identification signs
- Business identification signs
- Eco-tourist facilities
- Information and education facilities
- Roads
- Kiosks
- Recreation areas
- Water supply systems

2.13 Other amendments to the WPC SEPP

Chapter 3 of the WPC SEPP has a number of operational provisions that apply to development of land within the Greater Macarthur Growth Area until Precinct Planning is completed. To reflect the completion of the Precinct Planning Process being completed and establishment of the Precinct Plan for the Site in a new appendix, it is proposed to amend the following clause 3.10(1).

Clause 3.10(1) – Identifies what Precinct Plan and appendix applies to development in a growth centre once Precinct Planning has been finalised. It is proposed to insert a new Table 4 to apply to the Greater Macarthur Growth Area, identify the Site as ‘Part Gilead Precinct’ in Column 1 and list the new Appendix number in Column 2. This will further allow DPE and Council to continue to utilise the WPC SEPP for later land rezonings in the Gilead Precinct if deemed appropriate.

2.14 Supplementary SEPP amendments

In addition to the specific amendments to the WPC SEPP, it is intended that the amendment is used to make minor amendments to *State Environmental Planning Policy (Exempt and Complying Codes) 2008* to assist in the delivery of new housing as complying development. These amendments to this SEPP are outlined below:

- **Clause 3B.1(3)** – Enable the use of the Low Rise Housing Diversity Code for Urban Development zoned land in the Gilead Precinct through the inclusion of a new provision.
- **Greenfield Housing Code Area Map** – For the purposes of clause 3C.1, it is intended to amend the Greenfield Housing Code Area Map to identify the Site to allow the use of the

Greenfield Housing Code to provide for consistent housing outcomes with Lendlease's Figtree Hill development and other greenfield release areas in the LGA. The amendments are specific to Campbelltown Local Government Area Map 1 and 2.



PART 3 – Justification

This section of the report provides detailed responses to each of the key questions raised in the Local Environmental Plan Making Guideline and demonstrates a sound justification for the amendment to the WPC SEPP as well as the proposal's alignment with the NSW Government's strategic policy directions.

Section A – need for the Planning Proposal

Q1 Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes. The Planning Proposal has been prepared following the State Government's identification of the land and broader Gilead Precinct as a land release area under the *Western City District Plan (District Plan)* and specific identification of the land as being capable of urban development with supporting conservation areas in Greater Macarthur 2040 and earlier GMLRI Plan. The Planning Proposal aligns with the specific Priorities, objectives and actions identified in the District Plan as outlined later in Section B, Question 3.

The rezoning of the land to facilitate residential development over the land is consistent with Council's endorsed Local Strategic Planning Statement (**LSPS**) that nominates the land and broader Gilead Precinct as a Proposed Land Release area in anticipation of the finalisation of DPE's Greater Macarthur 2040. The Planning Proposal delivers on relevant actions identified in Council's following Planning Priorities through its contribution to housing supply in the region over the next 5 to 15 years that will be supported by appropriate local and utility infrastructure and delivery of biodiversity corridors and habitat recreation over land that has been historically impacted upon by agricultural uses:

- **Planning Priority 1** – Creating a great place to live, work, play and visit
- **Planning Priority 2** – Creating high quality, diverse housing
- **Planning Priority 3** – Embracing our heritage and cultural identity
- **Planning Priority 5** – Embracing our unique landscape setting
- **Planning Priority 6** – Respecting and protecting our natural assets
- **Planning Priority 11** – Striving for increased local employment

The Planning Proposals delivery of key PP actions in the LSPS is detailed further in Section B, Question 4.

Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The current land use provisions under the LEP and WPC SEPP preclude the ability to develop the land for residential purposes as per the intended by the District Plan, Greater Macarthur 2040 and Council's LSPS. An amendment to the WPC SEPP is required to establish appropriate land use zones for development, and conservation, and supporting development standards is required to realise both the development and conservation outcomes over the land.

Section B – Relationship to strategic planning framework

Q3 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal is consistent with the objectives and actions of the key planning strategies and policies as outlined below:

Greater Sydney Region Plan

Since *A Plan for Growing Sydney*, the Greater Sydney Commission has been formed to establish the strategic direction for Sydney to 2056. This has culminated in the release of the *Greater Sydney Region Plan - A Metropolis of Three Cities (Region Plan)* and *Western City District Plan* in March 2018. Both of these plans recognise the strategic importance of the Greater Macarthur region and its contribution to housing supply by declaring the region as a Land Release Area as shown in **Figure 9**.

The Region Plan identifies the overarching directions and objectives to guide growth in the Sydney region. These directions have then been used to provide more specific detail to guide growth and land use decisions in each of the Districts through the relevant District Plans. As outlined below, the Planning Proposal is consistent with the relevant Directions and Actions in the District Plan and therefore is consistent with the Region Plan.

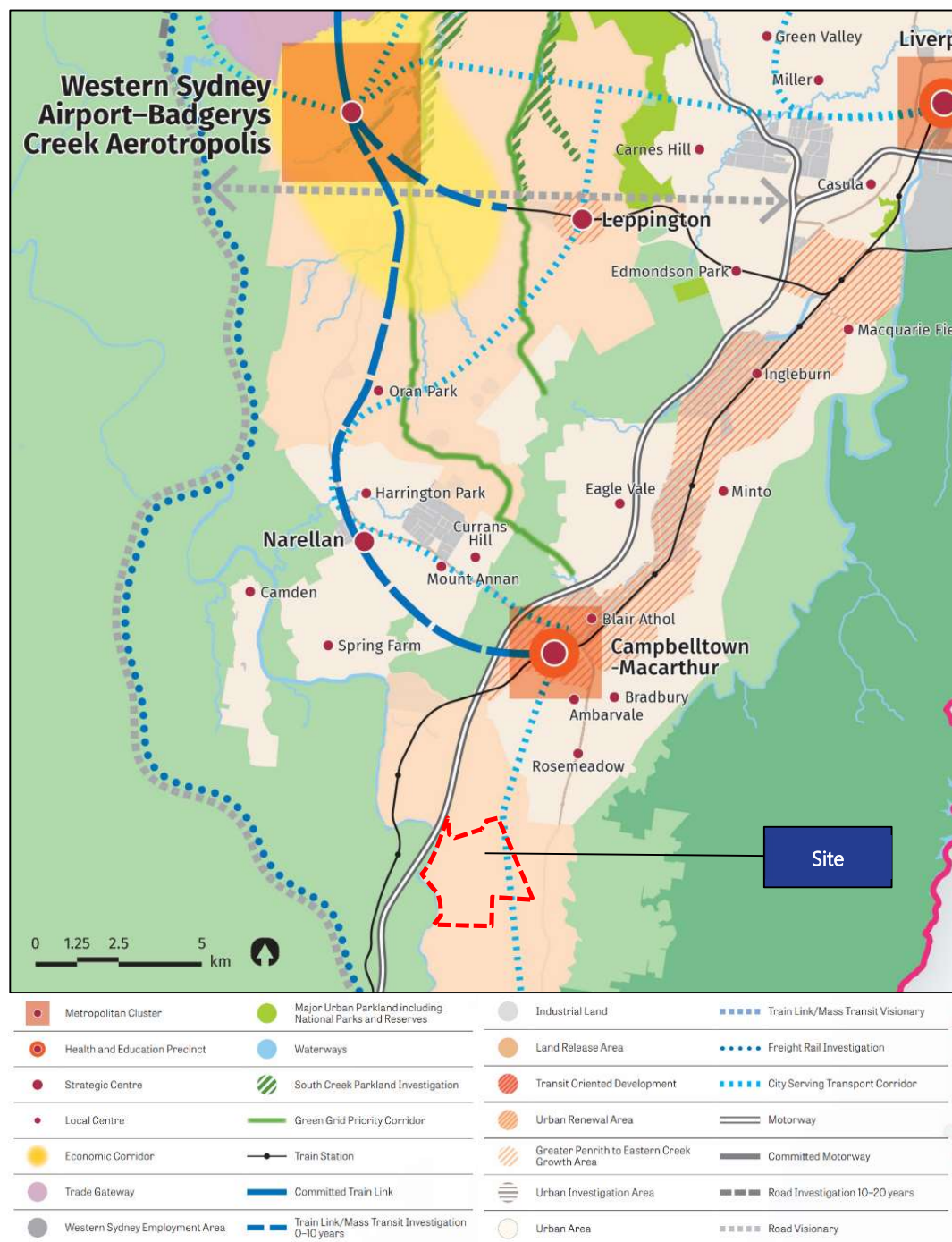
Western City District Plan

Following consultation on the draft District Plan in October 2017, the GSC adopted the District Plan. The purpose of the District Plan is to set Planning Priorities and actions to guide future growth in the district as well as establish the criteria for the 'strategic merit test' for pre-Gateway Reviews of Planning Proposals. Section 3.8 (3) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*:

As soon as practicable after a district strategic plan is made, the council for each local government area in the district to which the plan applies must review the local environmental plans for the area and prepare such planning proposals under section 3.33 as are necessary to give effect to the district strategic plan.

Whilst the making of an amendment to a State Environmental Planning Policy is not bound by the same process as making of Local Environmental Plans under the EP&A Act, the principle of planning proposals being used as soon as possible to implement a direction of the District Plan remains a valid consideration. The Site is identified as a land release area in the District Plan as shown in **Figure 9**.

In this regard, the amendment of the WPC SEPP as proposed in this Planning Proposal will have the effect of facilitating the future development of land for new housing in line with the identification of Greater Macarthur as a Growth Area. **Appendix U** provides discussion demonstrating that the rezoning of the land is consistent with the relevant Planning Priorities of the District Plan.



Source: GSC, 2018

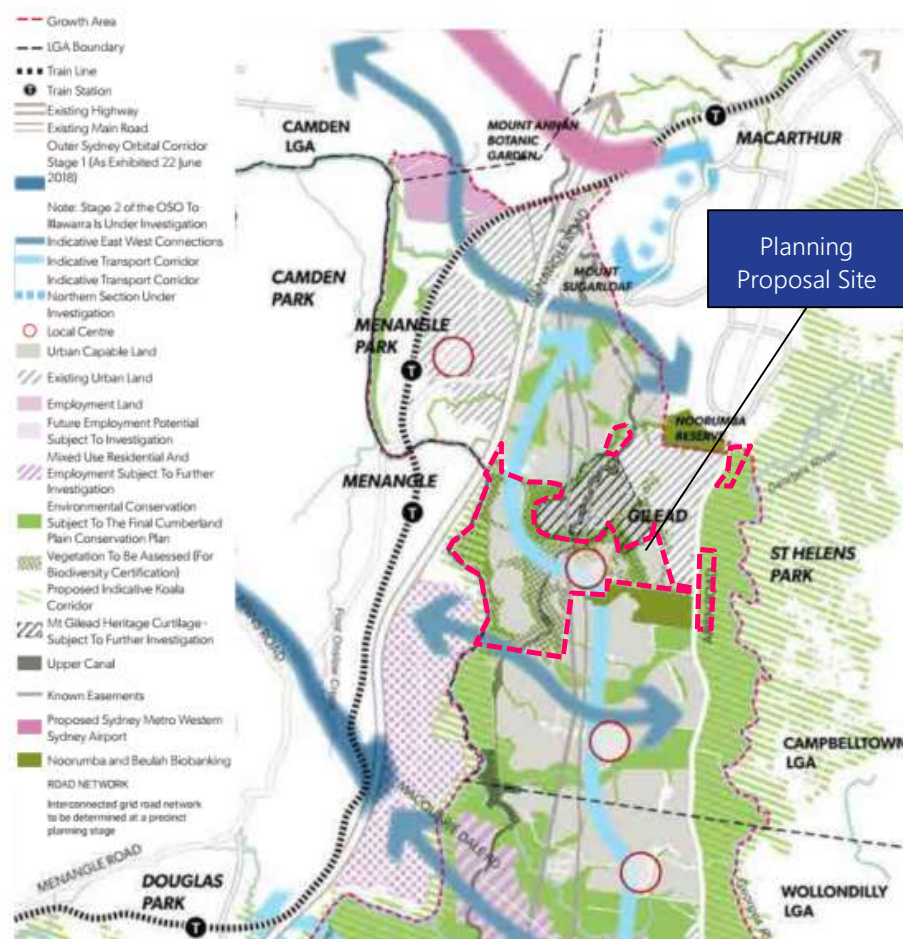
Figure 9. Site in the context of the Region Plan

Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area

Following the completion of the Greater Macarthur Land Release Investigation, DPE progressed the preparation of Greater Macarthur 2040. It provides the land use and infrastructure implementation plan for the Glenfield to Macarthur urban renewal precincts and the urban releases to the south of

Campbelltown, including the Site within the Gilead Precinct. Greater Macarthur 2040 includes a structure plan and vision for the broader Growth Area based on five key themes of Place, Landscape, Built Form, Land Use and Movement. Relevant to the Site, the structure plan (refer to **Figure 10**) identifies:

- **a key north-south transport corridor to connect to Macarthur Square and rail station to the north** – The Planning Proposal and draft Structure Plan provides for the delivery of this transport corridor through the Site through to Figtree Hill out to Appin Road.
- **a local centre** – The Planning Proposal and draft Structure Plan provides for the delivery of the local centre in a Site that is not as constrained by access and utility service easements.
- **vegetation to be assessed for Biodiversity Certification** – The Planning Proposal and supporting Biodiversity Certification application provides for the conservation and fauna habitat reconstruction in excess of the areas shown in the structure plan
- **urban capable land for development** - As a result of the increased conservation and habitat reconstruction the extent of urban capable land is reduced than what is shown in the structure plan.



Source: DPE, 2018

Figure 10. Greater Macarthur 2040 Structure Plan

Appendix V provides a summary of the Planning Proposal and draft Structure Plan's alignment with the five key themes and associated actions for Greater Macarthur:

Q4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another local strategy or strategic plan?

Council has a suite of strategic documents that work together to guide decision making in the LGA. The rezoning of the Site is consistent with these strategies as follows:

Campbelltown 2027 - Campbelltown Community Strategic Plan

The Community Strategic Plan sets the 'big picture' plan for the Campbelltown Local Government Area and sets Council's key priorities and outcomes to be pursued to 2027. Key outcomes that the Planning Proposal will assist Council in delivering are outlined in **Table 7**.

Table 7. Consistency with Campbelltown Community Strategic Plan 2027

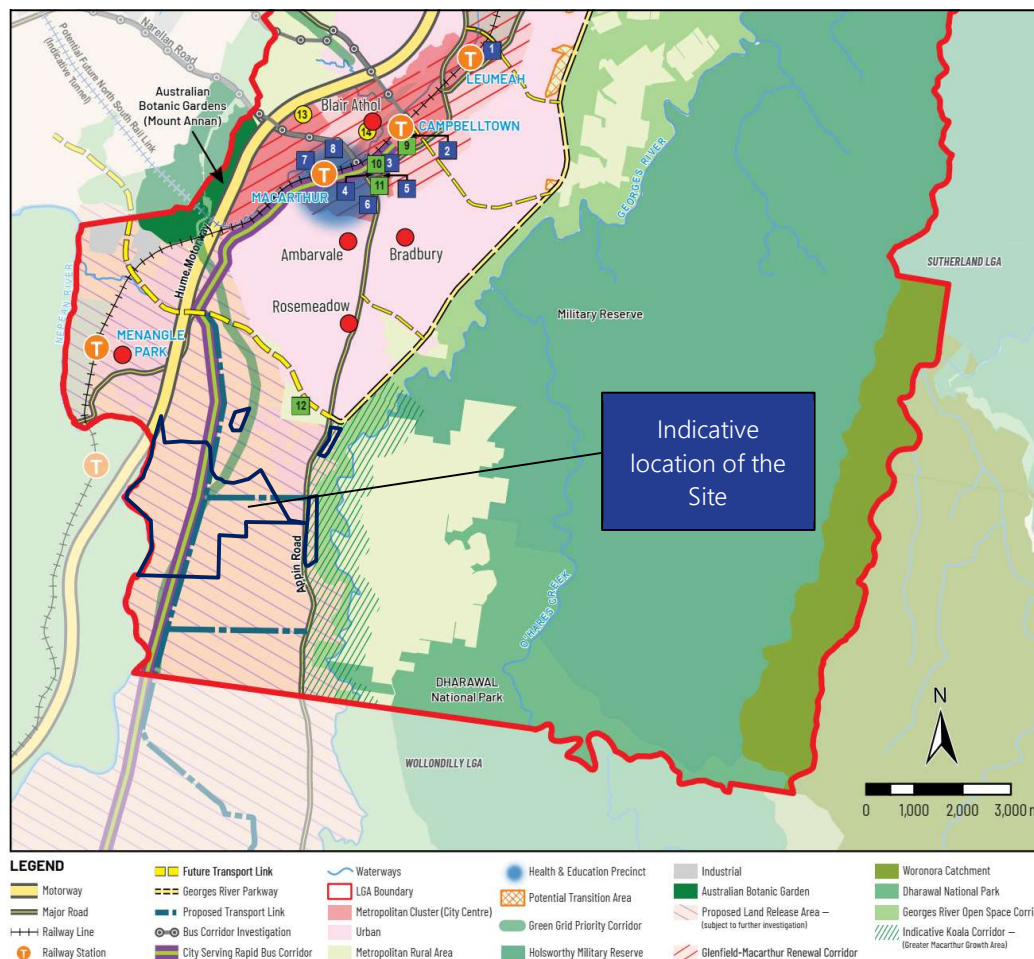
CSP Outcome	Planning Proposal consistency
Outcome 1 A vibrant city	<ul style="list-style-type: none"> The community will be afforded the opportunity to review the Planning Proposal and engage with Council staff and Councillors in the decision-making process. The Planning Proposal is underpinned by a draft Structure Plan that will create great places for the community in the public domain and open space network. Lendlease intend to continue to develop a detailed masterplan with Council that will inform the Development Control Plan and adoption of appropriate controls to guide future development and the delivery of the public domain and open space network. Provide for the interpretation of the first use of the land by the Indigenous people and later agricultural uses. Deliver a significant contribution to supply and provide for greater housing choice and diversity.
Outcome 2 A respected and protected natural environment	<ul style="list-style-type: none"> The Planning Proposal is supported by an application to Biodiversity Certify the land to establish clear conservation and development areas. The Biodiversity Certification will ensure the conservation of existing areas of significant vegetation as well as provide for the reconstruction of habitat and fauna corridors on land that has been cleared for historic agricultural uses that would not be achieved without this land use change. Land to be conserved and reconstructed for habitat purposes is to be zoned C2 Environmental Conservation and funding secured via the registration of BioBank Agreements. The Planning Proposal is consistent with Council's Terrestrial Biodiversity maps and corridors identified in the <i>Campbelltown Comprehensive Koala Plan of Management</i>. In line with Lendlease's current infrastructure in Figtree Hill, Lendlease intend to continue the pursuit of improved sustainability outcomes including: <ul style="list-style-type: none"> delivery of community batteries for homes delivery of charging stations in the public domain where possible the delivery of 'wet' stormwater management facilities that assist in urban cooling

CSP Outcome	Planning Proposal consistency
	<ul style="list-style-type: none"> significantly increasing the canopy cover on the Site to provide for urban cooling utilisation of building materials with lower solar absorbance delivery of smart infrastructure and private lighting network in line with Council's requirements
Outcome 3 A thriving, attractive city	<ul style="list-style-type: none"> Provides for residential and retail growth that is serviced by appropriate infrastructure that will support continued investment in Campbelltown's existing centres and employment areas. Lendlease intend to delivery of local infrastructure on behalf of Council through a Planning Agreement to allow Council to direct funding and infrastructure investment to other critical renewal and release area projects. Provides for an open space network that celebrates the water systems that traverse the Site and present opportunities for increased local and district tourist activity.
Outcome 4 A successful city	<ul style="list-style-type: none"> The Planning Proposal and accompanying draft Structure Plan makes provision for a road network that is capable of delivering the rapid public transport route identified in Greater Macarthur 2040 and also provides connections into Figtree Hill that will also benefit from a bus circuit linking to Macarthur Square and Campbelltown centres to the north and south towards Appin, Wilton and Wollongong. The Planning Proposal and draft Structure Plan responds to the unique biodiversity and heritage values of the land to ensure improved management outcomes are achieved for areas of great value than would otherwise be achieved if there was no land use change. The Planning Proposal is underpinned by a draft Structure Plan that will create great places for the community in the public domain and open space network. The Planning Proposal assists in aligning land use outcomes for the site in line with DPE's Greater Macarthur 2040 and associated structure plan.

Campbelltown Local Strategic Planning Statement

The Local Strategic Planning Statement (**LSPS**) details Campbelltown City Council's plan for the community's social, environmental and economic land use need over the next 20 years. The LSPS provides context and direction for land use decision making within the Campbelltown LGA:

The LSPS responds to the District and Regional Plans and to the community's documented aspirations. Consistent with the State's direction, the LSPS identifies the Site as a '*proposed Land Release Area (subject to further investigation)*' as shown in **Figure 11**. This identification reflects the status of Greater Macarthur 2040 that was still being finalised at the time the LSPS was adopted. The Planning Proposal has been prepared in response to the LSPS and its' alignment with the LSPS is provided in **Appendix W**.



Source: Campbelltown City Council, 2020

Figure 11. Site in Campbelltown LSPS Structure Plan

Campbelltown Local Housing Strategy

Following adoption of Council's LSPS, the Local Housing Strategy (**LHS**) was prepared to identify the current and future housing needs of the Campbelltown community and provide a strategy for the delivery of new housing required to 2036. Consistent with Greater Macarthur 2040 and the LSPS, the LHS nominates the Site as a growth area and the LHS anticipates that broader development in greenfield release areas will contribute up to 19,000 new homes (including Menangle Park, Figtree Hill and Gilead).

The LHS projects that single detached dwellings will continue to be the prevalent housing stock required for the community in a range of lot sizes with minor demand for high density housing. The Planning Proposal and supporting draft Structure Plan is consistent with the Housing Objectives as follows:

Table 8. Alignment with Campbelltown Local Housing Strategy objectives

No.	Objective	Consistency
1	To set out a strategy for meeting the housing needs of the future population noting up to 36,000 additional dwellings will be needed by 2036	The Planning Proposal makes provision for the delivery of approximately 3,300 new homes in an identified growth area over the next 10 to 15 years.
2	To support urban containment, protect the important semi-rural character of the LGA and respect Campbelltown's scenic hills, East Edge Protection Lands, and Aboriginal cultural values by providing housing within the limits of the existing urban area.	The Site falls within land identified as a Growth Area and the Planning Proposal makes provision for the protection of areas of heritage significance.
3	To provide for housing that meets the needs of all households within the Campbelltown LGA community, regardless of size, culture, affluence and physical and mental health requirements	The Planning Proposal provides for the delivery of low density housing that is consistent with the prevalent existing and forecast demand for housing in the LGA. The Planning Proposal and use of Urban Development zone also provides for the delivery of medium density housing outcomes in areas that are supported by transport infrastructure and amenity provided by proximity to the local centre and open space network.
4	To encourage the provision of new housing in locations that support the 30 minute city principle established by the Greater Sydney Commission and the vitality of local centres and Campbelltown regional centre	The draft Structure Plan provides for public transport connections back to Macarthur Square and rail station and supports the premise of a 30 minute city and continued primacy of Macarthur and Campbelltown CBDs.
5	To encourage the planning of housing within neighbourhoods that offer sufficient, high quality and accessible civic, open and community spaces to achieve high liveability and amenity for the LGA's residents	The draft Structure Plan sets the framework for general residential development and higher order open space network. It will be supplemented by a detailed masterplan to be devised with Council that will inform the adoption of a site specific Development Control Plan.
6	Manage the development of greenfield release areas so that new residents are supported by infrastructure delivery and have access to a range of housing options	<p>Lendlease propose to enter into the following Planning Agreements to deliver infrastructure is provided progressively to support the planned residential community:</p> <ul style="list-style-type: none"> Planning Agreement with the Minister for Planning and Housing to make provision for regional infrastructure including key roads, school site and land for emergency services Planning Agreement with Council to make provision for local infrastructure including open space, community facilities, key collector roads and stormwater management infrastructure. This will also likely include conservation works associated with the Biodiversity Certification application similar to Figtree Hill.

No.	Objective	Consistency
7	Facilitate the urban renewal of walkable catchments in the Glenfield to Macarthur Corridor to increase housing diversity and maximise the efficient use of existing infrastructure	The Site falls outside of the Glenfield to Macarthur Urban Renewal Corridor.
8	Support housing growth in the Campbelltown CBD consistent with the vision of Reimagining – Campbelltown City Centre Master Plan	The Site falls outside of the Campbelltown CBD. The Planning Proposal provides for housing of a low density form that does not diminish or detract from the viable of medium to high density housing in the Campbelltown CBD.
9	To plan for incremental growth through infill development in the established urban areas, excluding Campbelltown CBD and the Glenfield Macarthur Urban Renewal Corridor, to meet market demand and the changing needs of current residents	Lendlease will carry out development of the Site in a staged manor. This will provide for the delivery of immediate housing to meet the demands of the current community with the Urban Development zone providing flexibility to allow later stages to respond to mark demand and community needs as/if they evolve over the length of the project.
10	To promote high quality and environmentally sustainable housing design that contributes to a vibrant and liveable Campbelltown.	<p>Sustainable design requirements are not typically engrained within an Environmental Planning Instrument that zones land.</p> <p>As part of Lendlease's global 'net zero' commitment to reduce carbon emissions, Gilead will not be supplied natural gas.</p> <p>Similar, to Lendlease's Figtree Hill development, there will be a greater focus on the delivery of community battery infrastructure in partnership with Endeavour Energy to reduce residential carbon emissions and provide for supply security.</p> <p>As part of the ongoing development of a detailed masterplan and Development Control Plan, Lendlease will work with council to include appropriate provisions to ensure the built form and public domain delivers a high standard of environmentally sustainable housing, similar to recent amendments to the Figtree Hill Development Control Plan.</p>

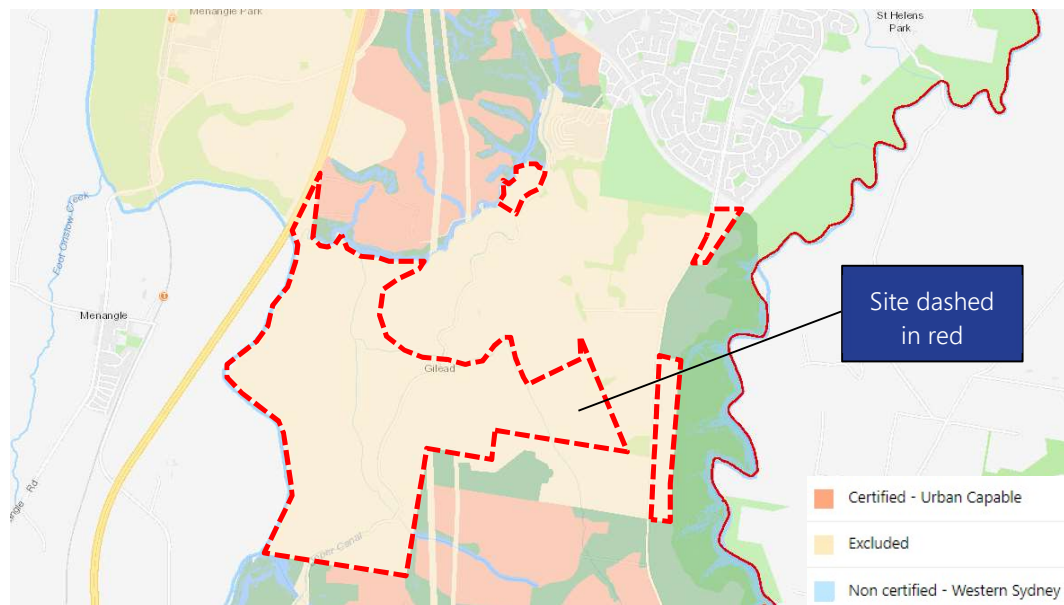
Q5 Is the planning proposal consistent with the applicable State and regional studies or strategies

The Planning Proposal is consistent with key State studies and strategies outlined as follows:

Cumberland Plain Conservation Plan

The Cumberland Plain Conservation Plan (**CPCP**) establishes a conservation program for Western Sydney. The CPCP covers some 200,000ha of land from Windsor to south of Picton and is anticipated to lock in conservation measures to offset impacts to biodiversity that are likely to occur from development and result in the biodiversity certification of the land.

Whilst the Site is included in the overall Cumberland Plain Conservation Plan area, it has been excluded from the biodiversity impact assessment and from the certification. This is on the basis that Lendlease and Council progressed a site specific application to biodiversity certify the Site.



Source: DPE, 2022

Figure 12. Extent of CPCP and Site location

Future Transport Strategy

The Future Transport Strategy includes a suite of strategies to set the 40 year vision, directions and principles for mobility across NSW to guide investment in transport infrastructure. Whilst the network diagrams do not identify specific measures for the Site, Chapter 2 on the future network and Chapter 3 on the delivery of new transport networks are relevant to the Planning Proposal and discussed below:

- **Chapter 2 – Connecting our customers whole lives**

The strategy nominates an indicative Rapid Bus route to the south of the Macarthur Centre and the draft Structure Plan makes provision to accommodate part of this route on Site. This in part will serve to increase connectivity throughout the Campbelltown LGA and also provide for the access to employment and activity opportunities within the context of the '30 minute city'. The Rapid Bus Route is also to be supported by local and regional cycleway and pedestrian links to further define 15 minute neighbourhood connectivity between key activity areas in the draft Structure Plan. These outcomes align with the key Strategic directions of:

C1 Connectivity is improved across NSW

C2 Multimodal mobility supports end-to-end journey

C3 Equitable, accessible and secure transport for all

- **Chapter 3 – Successful places for communities**

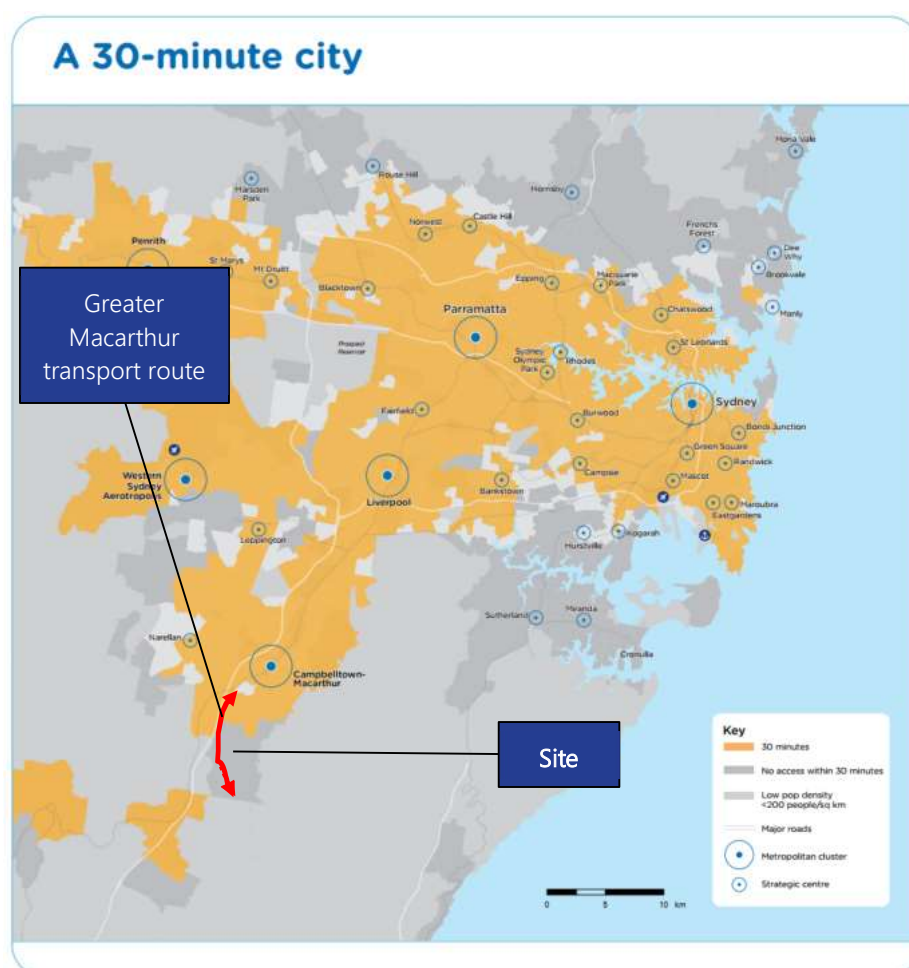
The strategy seeks to support growth around public transport and facilitate new public transport use from day one in new development. Where new transport routes are required,

the strategy also seeks to reduce environmental impacts and maximise opportunities to increase street tree planting in urban environments. The draft Structure Plan identifies opportunities for medium density housing and retail development along the planned Transport Corridor. The Transport Corridor has been located within largely cleared land with minimal impacts to biodiversity. DPE has worked with Transport for NSW to establish an overarching movement and place framework for Gilead as part of Greater Macarthur 2040 and draft SIC. The draft Structure Plan that accompanies this Planning Proposal will put in place the first section of this route and expands on this link by connecting it through to Figtree Hill and Appin Road and to the north to Medhurst Road. These outcomes align with the key Strategic directions of:

P1 Supporting growth through smarter planning

P2 Transport infrastructure makes tangible improvements to places

P4 Transport minimises environmental impacts



Source: Transport for NSW, 2021

Figure 13. Current 30 Minute City access

State Infrastructure Strategy

The State Infrastructure Strategy details the State's needs and strategic priorities for infrastructure over the next 20 years. Of relevance to Greater Macarthur, the rezoning of the Site will align with the following Infrastructure NSW recommendations:

Table 9. Alignment with State Infrastructure Strategy

Recommendation		Alignment
Service growing communities		
10.	Fund and deliver enabling infrastructure to support approved or pending housing supply	Lendlease will work with State agencies deliver development enabling infrastructure to contribute 3,300 lots to housing supply in Greater Macarthur.
Enhance long-term water security		
28.	Increase resilience of Greater Sydney's water supply through a full range of options, including better conservation and more diverse sources	Should the opportunity present itself with Sydney Water to facilitate recycled water infrastructure to the Site, Lendlease can deliver this infrastructure through the road network. Otherwise, the other components of an Integrated Watercycle Management approach are addressed in the Stormwater Management Strategy and proposed infrastructure regime.
Protect our natural endowments		
34.	Expedite development of an NSW Biodiversity Strategy and Biodiversity Holding Fund	Whilst excluded from the draft CPCP, biodiversity certification is being pursued over the Site.
35.	Promote the development of a blue-green infrastructure network across NSW	The draft Structure Plan puts in place the higher order elements of the blue-green grid that will continue to be refined with Council as part of the detailed masterplan and Development Control Plan to be prepared with Council.
Integrate infrastructure, land use and service planning		
44.	Deliver more housing, jobs, amenities and services in locations where there is spare capacity in existing and planned infrastructure	The Site will contribute 3,300 lots to the supply of new housing and be supported by State and Local infrastructure. Lendlease intend to enter into a Planning Agreement with the Minister for Planning to deliver items of regional significance. Lendlease also intend on entering into a Planning Agreement with Council to deliver the necessary local infrastructure required to support the planned community.
45.	Preserve and strategically manage protected corridors for future use	The draft Structure Plan makes provision for the alignment of the higher order road network that will serve to provide a public transport route through the Site connecting Macarthur Square and rail station through the Site out to Appin Road.

Net Zero Plan

Stage 1 of the State's Net Zero Plan sets four initial priorities to target reduction in emissions across the State and generally focus on the adoption of, or incentivisation, of technology and providing greater empowerment of consumers and business to make more sustainable decisions. It is anticipated that as greater development and housing infrastructure focused innovation is adopted, this will feed into standards for infrastructure design and delivery.

On the immediate horizon, as part of Lendlease's global 'Net Zero' response to reduced carbon emissions, Gilead will not be supplied with natural gas. Continuing on from the infrastructure delivery program at Figtree Hill, Lendlease continue to investigate the ongoing rollout of Endeavour Energy's community battery program.

Greater Sydney Water Strategy

The strategy sets the long term vision, direction and priorities for the delivery of resilient and sustainable water services for greater Sydney. The Strategy does not identify specific projects to the Greater Macarthur Growth Area but it is clear there is a renewed interest in overcoming barriers to the provision of recycled water services to reduce demand for potable water. Should the opportunity to work with Sydney Water to provide for a recycled water network arise in the future, Lendlease can readily adopt the infrastructure delivery rollout.

A number of the priorities don't directly relate to the planning and development process however the principles of Integrated Water Cycle Management are relevant to the Site and the draft Structure Plan for the Site is supported by a Stormwater Management Strategy that aligns with the principles of Integrated Water Cycle Management outcomes identified in this strategy include:

- Provide for the retention and integration of existing watercourses through the development and their rehabilitation
- Adoption of a place-based approach to the design and location of stormwater management infrastructure that responds to the opportunities and constraints of the Site
- Adoption of best practice Water Sensitive Urban Design principles matched with Council's engineering specifications to inform the stormwater management approach and infrastructure
- Provide for a significant increase in vegetation and urban canopy cover than currently present on the Site
- Require the large majority of new homes to incorporate rainwater storage and re-use tanks to reduce potable water consumption

As the detailed masterplan and Development Control Plan is progressed with Council, there will be the opportunity to further explore the use and implementation of other technical solution in addition to the WSUD approach to infrastructure including permeable pavements and Water Smart Wianamatta street trees.

Q6 Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with the relevant SEPPs that apply to the site. A detailed list of the SEPPs and commentary is provided at **Appendix X** within specific commentary on more SEPPs that are most relevant to the shaping of the development and conservation outcomes on the Site provided below:

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This consolidated SEPP also includes Chapter 4 that relate to Koala habitat protection. On the basis that the land will be the subject of a Biodiversity Certification Agreement, as per clause 4.4(3)© of the SEPP, this chapter will not apply to the Site. The SEPP now includes the provisions of *Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River* as Chapter 9. Clauses 9.4 and 9.5 are relevant to the Site and this Planning Proposal in that they require the consent authority to take general and specific planning matters into consideration in the preparation of environmental planning instruments and development controls plans.

- **Clause 9.4 General planning considerations**

The Planning Proposal is consistent with the strategic direction established in Greater Macarthur 2040 that establishes a regional approach to land uses. In support of the draft Structure Plan and Planning Proposal, a Stormwater Management Strategy has been devised to identify the required stormwater management infrastructure and approach that will be required to mitigate impacts (flow, velocity and quality) on receiving watercourses including the Nepean River. This strategy will continue to be refined with Council through the preparation of a detailed masterplan and Development Control Plan. The delivery of the required stormwater management infrastructure will be carried out by Lendlease under a Planning Agreement with Council.

- **Clause 9.5 Specific planning policies and recommended strategies**

The Site forms a significant catchment that conveys water to the Nepean River. As outlined above, the Stormwater Management Strategy considers the future developments impacts on receiving watercourses and identifies appropriate management measures and infrastructure to mitigate impacts on the Nepean River. It is anticipated that under this clause, DPE will specify the public exhibition of the Planning Proposal including referral to downstream adjacent Councils including Camden Council and Wollondilly Shire Council.

The Planning Proposal nominates the establishment of a recreation area on the eastern bank of the Nepean River that was previously sand mined and will provide for its rehabilitation and bank stability. Significant buffers to development are established through the retention of existing native vegetation and additional habitat reconstruction areas. At this time, it has not been determined whether the recreation area will be used to facilitate 'primary contact recreation' with the waters of the Nepean River. This will be determined as part of the preparation of the detailed masterplan and Development Control Plan with Council and other key stakeholders. Specific provision has been made within the Biodiversity Certification Application to provide for access through existing native vegetation (generally along the previous mining access tracks) to the recreation area.

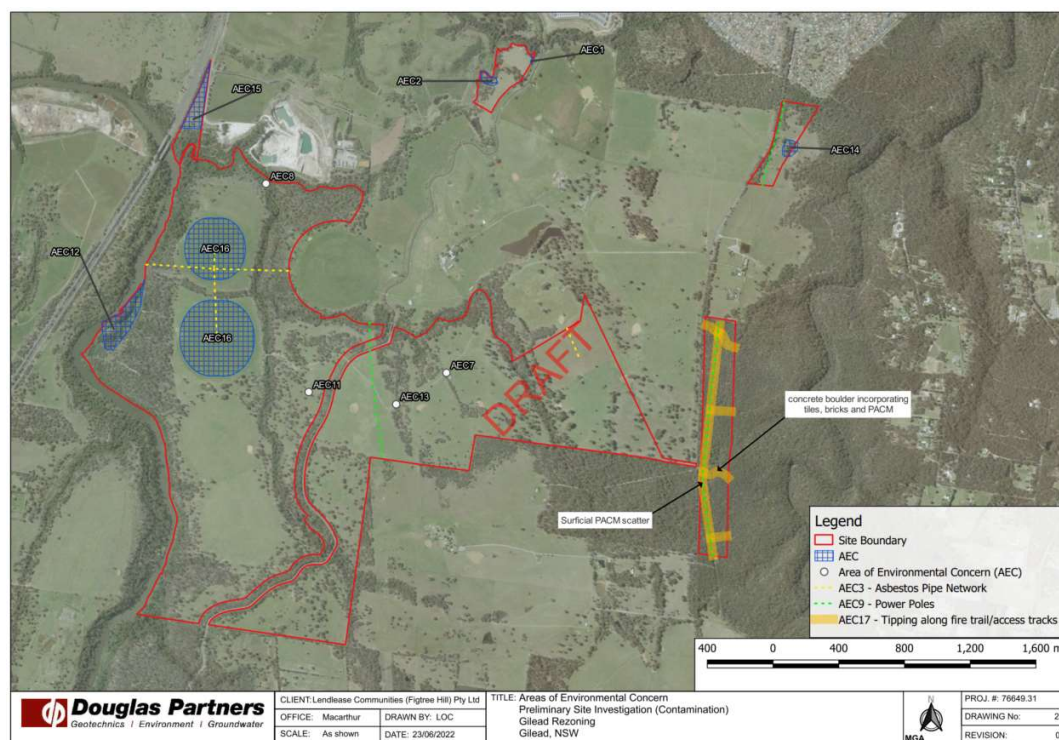
An extensive understanding of the cultural landscape has been established for the Site through engagement with the Registered Aboriginal Parties in the preparation of the Aboriginal Cultural Heritage Assessment. The draft Structure Plan and Planning Proposal adopts a conservation zone to protect areas that contain high archaeological significance that generally consider the watercourses that traverse the Site. Where other areas of sensitivity occur outside of these areas, their retention will be considered as part of the development of the detailed masterplan with Council.

Whilst the development of the Site will involve the revegetation of cleared agricultural land, it involves the delivery of over 2,500 new lots, the Infrastructure Services report identifies the preferred option to augment Sydney Waters existing wastewater infrastructure to provide sewer to the Site. To compliment this approach, the Stormwater Management Strategy identifies appropriate infrastructure to control stormwater discharge to the receiving waters including the Nepean River.

In the preparation of Greater Macarthur 2040, DPE has considered the overall development in the Gilead Precinct and its alignment with the Greater Sydney Region Plan and air and water quality in the region. As part of the preparation of the future Development Control Plan and Development Application, ongoing consideration will be given to waste avoidance and reduction. The Site of development sits considerably higher than the levels of the Nepean River and further refinement of the Stormwater Management Strategy can be undertaken as part of the preparation of the detailed masterplan and Development Control Plan to carry out additional sensitivities to climate change.

State Environmental Planning Policy (Hazard and Resilience) 2021

Relevant to this Planning Proposal, the consolidated SEPP now incorporates provisions relating to the remediation of land. A Preliminary Site Investigation (PSI) has been prepared for the Site (refer to **Appendix L**) and identified 13 Areas of Environmental Concern (AEC) as shown in **Figure 14**.



Source: Douglas Partners, 2022

Figure 14. Areas of Environmental Concern on the Site

The AEC are typical of greenfield release areas that have previously been used for agricultural purposes and include:

- Heavy metals and pesticides from agricultural uses
- Uncontrolled fill material
- Fly tipping
- Buried asbestos pipe network
- Potentially hazardous building materials in locations of former structures
- Total Petroleum Hydrocarbons

The PSI confirms that the Site has low potential for broadscale contamination and is suitable for the proposed land uses subject to further detailed investigations being undertaken prior to bulk earthworks and residential subdivision occurring.

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

As outlined in **Part 2** of this Planning Proposal, it is intended to establish the land use regime for the Site by an amendment to the WPC SEPP to create a specific Appendix to apply to the wider Gilead Precinct located in the Campbelltown LGA. It is proposed to adopt a general Urban Development zone and Conservation zone to lock in key outcomes for the Site and control structure consistent with DPEs recent Growth Area rezonings in the Wilton Growth Area. Additional local provisions are proposed to be adopted to provide certainty to Council regarding the preparation of a detailed masterplan and Development Control Plan prior to residential development being undertaken on the land.

Q7 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The Planning Proposal is generally consistent with the Section 9.1 directions issued by the Minister for Planning. **Appendix Y** provides a statement of consistency against each of the directions. The Planning Proposal does represent an inconsistency with the following directions but considered to be justified in these circumstances in line with the relevant criteria:

Direction 3.2 Heritage Conservation

The Aboriginal Cultural Heritage Assessment (refer to **Appendix B**) and European Heritage Assessment (refer to **Appendix H**) prepared in support of the Planning Proposal identify a series of areas that contain or potential to contain items of archaeological and cultural significance. The majority of these areas occur within lands proposed to be zoned C2 Environmental Conservation with minimal disturbance proposed (i.e. fencing, weed management and areas of revegetation).

Given the significance of these areas, minimal disturbance proposed and potential risk of damage from open access and advertisement of their location, it is not proposed to list the items within the WPC SEPP.

In lieu of formal listing of the areas and items, the following approach is proposed:

- For items of Aboriginal significance, a heritage management framework has been prepared for consideration. This framework covers future engagement with First Nations people, preparation of the detailed masterplan, final land use outcomes, Development Control Plan, conservation of values and future investigations.

- With regard to items and area of European heritage, specific archaeological management and recommendations have been prepared to inform the preparation of the detailed masterplan and Development Control Plan with Council.

Following review of the documentation provided in support of the Planning Proposal, Lendlease will take further direction from the TAP as to the preferred response to identification of items of historical and cultural significance.

Direction 9.1 Rural Lands

As the Planning Proposal involves the rezoning of rural zoned land for residential development, it cannot be consistent with the requirement of this direction to retain rural zoned land. However, in line with the criteria that allows an inconsistency with the direction, the Planning Proposal has been prepared in response to the identification of the Site in the Region Plan and District Plan as a land release area and that a priority of the District Plan was to prepare Greater Macarthur 2040 to guide development in the Gilead Precinct, including the Site, to make a contribution to housing supply and conservation. On this basis the inconsistency is considered to be justified.

Section C – Environmental, social and economic impact

Q8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The majority of the Site has been subject to significant disturbance and clearing owing to historical agricultural uses of the land. Parts of the Site contain areas of vegetation, in various conditions, that are classified as Shale Sandstone Transition Forest, Cumberland Plain Woodland – Shale Plains Woodland and Cumberland Plain Woodland – Shale Hill Woodland that are identified as Critically Endangered Ecological Communities under the *Biodiversity Conservation Act 2016* and *Environment Protection and Biodiversity Conservation Act 1999*. This Site also contains areas of River-flat Eucalyptus Forest that is an also Endangered Ecological Community.

Whilst the development footprint has largely focused on areas subject to significant clearing, there will still be an impact on existing native vegetation that provides habitat for endangered ecological communities and threatened ecological communities including Koala, Squirrel Glider, Cumberland Plain Land Snail and Southern Myotis.

Managing the impact and offset of development impacts has been a paramount consideration in the preparation of the preferred draft Structure Plan with Lendlease working with Council to support an application to Biodiversity Certify the Site in December 2020. The original Biodiversity Certification application was lodged with the then Office of Environment and Heritage in July 2019 and has been actively refined as part of the TAP process in response to:

- Lendlease's Koala Conservation Plan that provides for a funded solution to deliver the first meaningful extension of fauna corridors that will link the Georges River to the Nepean River
- Council's Comprehensive Koala Plan of Management and identified Strategic Linkage Areas
- The koala corridors identified in Greater Macarthur 2040
- The Chief Scientist's Report on Koala

As shown in **Figure 15** the Biodiversity Certification application, strategy and draft Structure Plan provides for:

- Conservation of significant areas of existing native vegetation.
- Fauna habitat reconstruction of heavily disturbed grazing land.
- Two fauna crossings at Noorumba Reserve and Beulah that will establish two of the three fauna corridors between the Georges River and Nepean River identified in Greater Macarthur 2040 and the Chief Scientists' Report on Campbelltown Koala along Menangle Creek and Woodhouse Creek. Noting the third fauna corridor is located further south of the Site in Greater Macarthur 2040.
- Protection of the conservation and habitat reconstruction areas through the use of the C2 Environmental Conservation zone
- Rehabilitation, management and funding for the conservation areas through the registration of Biodiversity Stewardship Agreements
- Secure and retire species offset credits for impacts not able to be avoided or mitigated on Site.

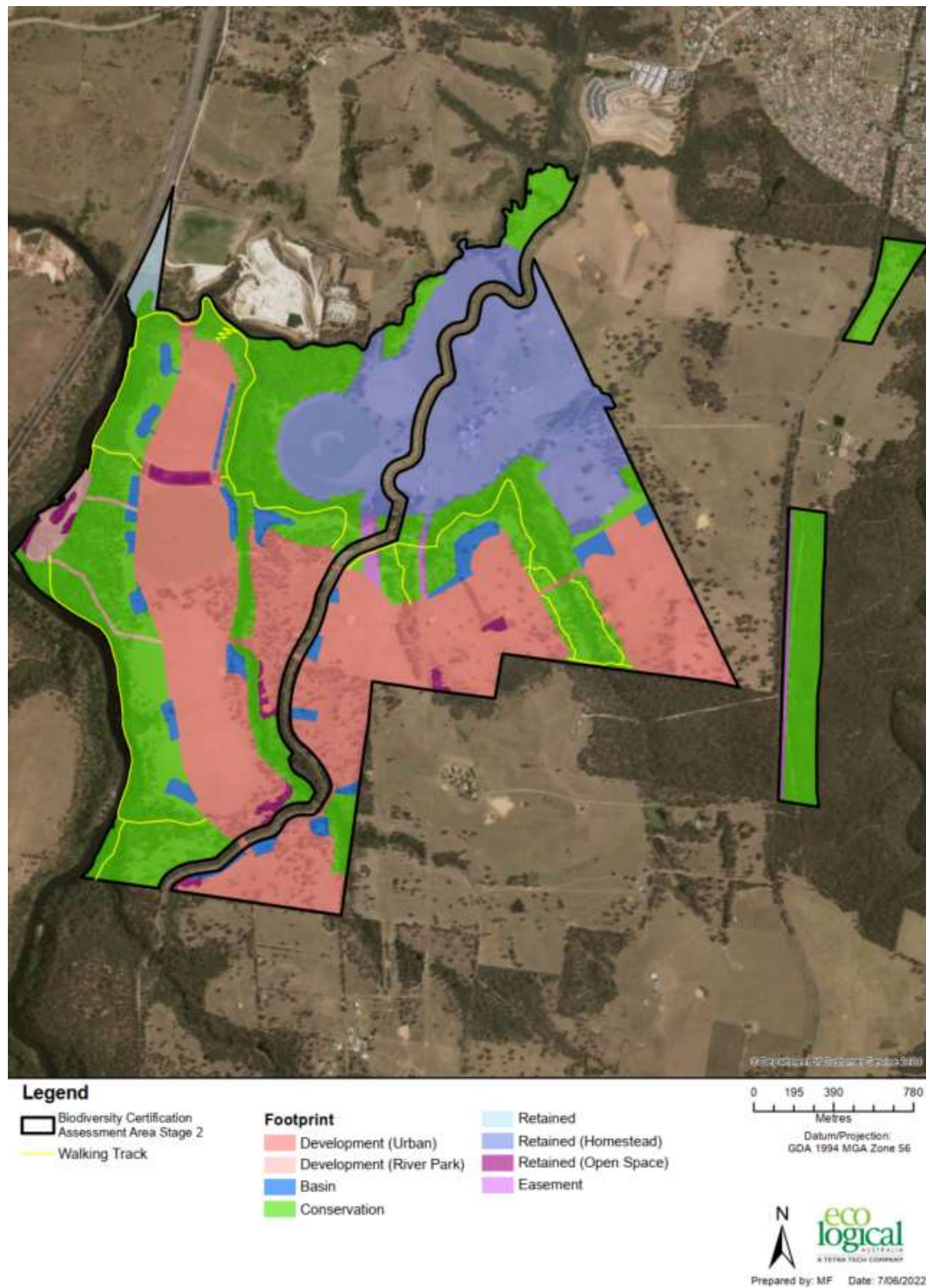
The above measures provide for upfront avoidance of impact followed by on-site mitigation as far as practical. The purchase of offsetting credits have only been relied upon as a last resort where the ability to re-establish the necessary credits would provide a substandard result versus the preservation of intact vegetation. These measures are reflected in the Statement of Commitments provided in the Biodiversity Certification Assessment Report and Strategy (refer to **Appendix C**) as follows:

- Execution of the Biodiversity Certification Agreement by the landowners, Lendlease and Minister for the Environment;
- Progressive completion of conservation works and retirement of ecosystem and species credits in line with the staging of the development;
- Within 30 days of execution of the Biodiversity Certification Agreement, erection of temporary fencing and interim conservation measures until the Biodiversity Stewardship sites are registered and credits retired;
- Active conservation management over the Biodiversity Stewardship sites to ensure the necessary ecosystem and species credits are achieved and retired;
- Preparation of a Construction Environment Management Plan to Council's satisfaction to be implemented throughout the life of the development; and
- Once Biodiversity Stewardship sites are registered, annual reporting of the implementation of management actions, monitoring of condition of vegetation and threatened species.

These commitments provide for a comprehensive conservation outcome in excess of the measures that are required under the draft Cumberland Plain Conservation Plan that has greater flexibility in what offset measures can be utilised.

In tandem with Biodiversity Certification application at a State level, Lendlease has also progressed the preparation of Preliminary Documentation to progress an application with the Federal Government for project approval for actions identified under the *Environment Protection and*

Biodiversity Conservation Act 1999 that also serves to provide an additional layer of security for the delivery of the conservation outcomes over the Site.



Source: Ecological Australia, 2022

Figure 15. Biodiversity Certification outcome proposed for the Site

Q9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Greater Macarthur 2040 establishes Government's position of suitability of development within Greater Macarthur for a range of environmental effects such as loss of agricultural, air quality and extractive industries etc. As outlined earlier, the Planning Proposal and draft Structure Plan seek to establish clear conservation outcomes and development footprint for the Site. Following the lodgement of this Planning Proposal, Lendlease intend to commence working with Council to prepare a detailed masterplan and associated Development Control Plan that will serve to instil appropriate management and mitigation measures for the potential environmental and other land considerations prior to residential development commencing. The following commentary details the findings of specific studies on relevant environmental considerations related to the Planning Proposal and the proposed management measures.

Agricultural land

The Site has been identified as urban development capable land since the original Greater Macarthur Land Release investigation package in 2015 and later Greater Macarthur 2040 with the agricultural value and output not being deemed to be efficient or significant enough to warrant the retention of the existing grazing activities. This is reflected in the following commentary in Greater Macarthur 2040:

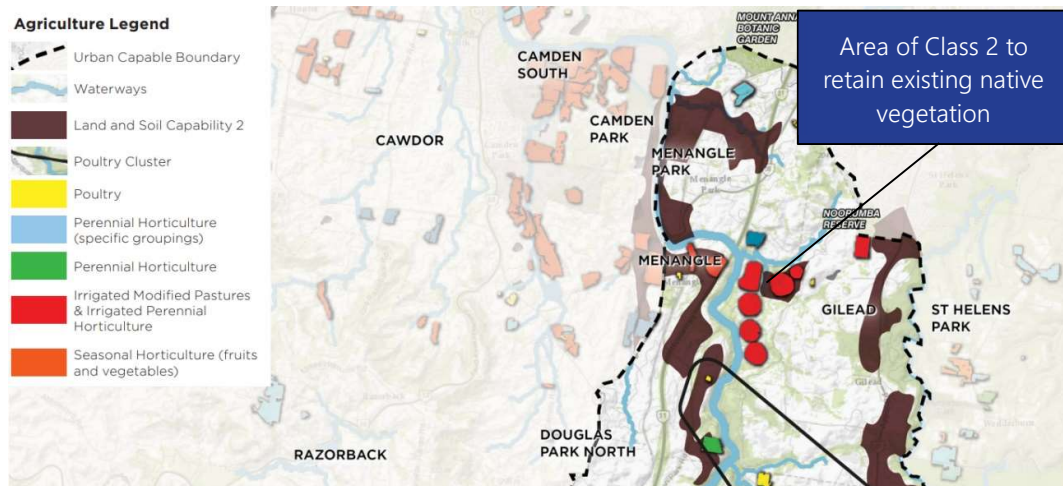
There are several pockets of Class 2 land in the land release precincts of the Growth Area but they are not being used for higher value activities. This reflects the shift away from agricultural production in the area.

This land is not part of the Metropolitan Rural Area or required for food and fibre production.

Greater Macarthur 2040 adopts the following relevant Planning Principle for retention of agricultural land:

consider opportunities to retain rural uses for larger holdings containing Class 2 agricultural land and adjoining flood-free lands outside the primary developable areas

As per the Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan, no Class 2 land is located on the Site, with the only area covered in significant vegetation to be retained as part of the Biodiversity Certification application (refer to **Figure 16**). In addition, DPE's Land and Soil Capability Mapping identifies the Site as having moderate to extreme limitations for sustaining agricultural land uses. On this basis, the Planning Proposal is not considered to have a significant impact on the retention of high quality and productive agricultural land.



Source: DPE, 2015

Figure 16. Land and soil capability of the Site

Air quality

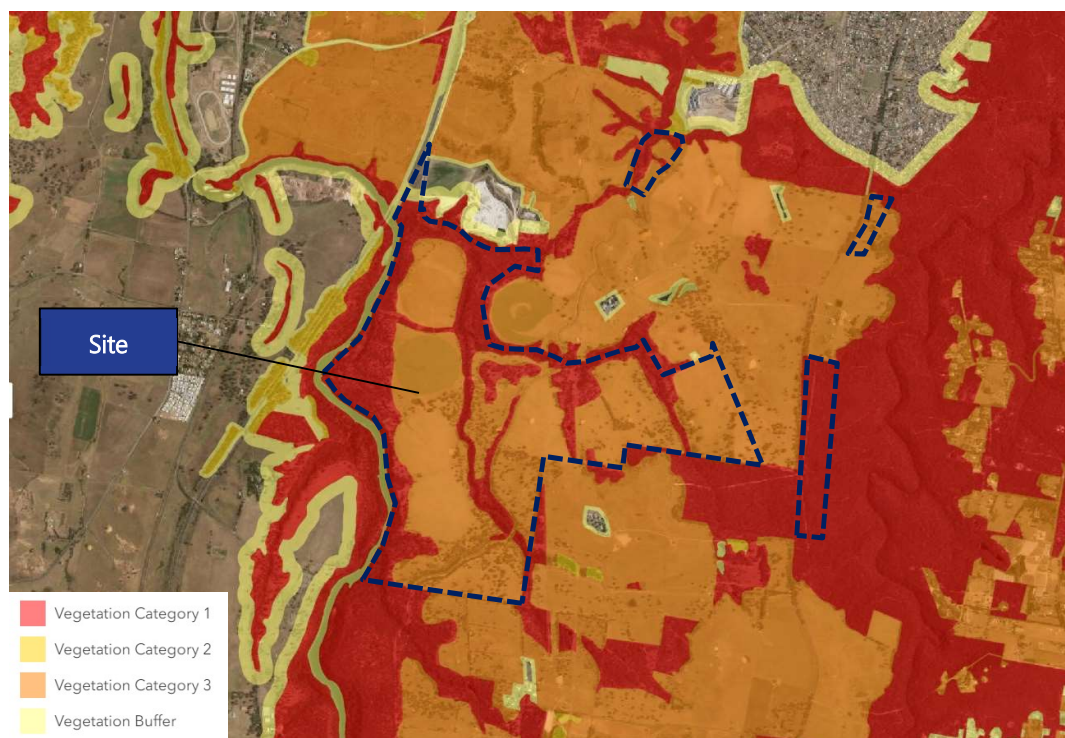
Greater Macarthur 2040 sets Planning Principles relating to air quality with emissions from road traffic being the predominant concern, particularly along major road corridors. In particular a design and development control response is proposed that seeks to limit exposure to sensitive receivers along busier roads through the use of location constraints, setbacks, use of mechanical ventilation and limiting the permissibility of wood fired heating.

Whilst traffic modelling is not yet available from TfNSW regarding anticipated Annual Average Daily Traffic flows, Lendlease intend to work with Council to prepare and refine a detailed masterplan and Development Control Plan prior to the commencement of residential development. This process will be used to adopt appropriate development controls to manage air quality impacts on future residential development.

Bushfire hazard

The Site is identified as containing Bushfire Prone Land including Category 1 and 3 vegetation as shown in **Figure 17**. In support of the Planning Proposal a Strategic Bushfire Study (refer to **Appendix Q**) has been prepared to consider the draft Structure Plan in accordance with the requirements of *Planning for Bushfire Protection 2019*. The study considers existing conditions as well as the changed vegetation and bushfire conditions as a result of additional habitat reconstruction proposed as part of the Biodiversity Certification application.

The study concludes that appropriate bushfire protection measures can be implemented to achieve compliance with *Planning for Bushfire Protection 2019*. Specifically, the report identifies a regime of Asset Protection Zones that can be delivered through a combination of local roads, stormwater infrastructure and on lot setback to ensure defendable spaces are provided. The report also confirms that the preferred draft Structure Plan provides for appropriate responses to bushfire events including the ability to shelter in place and ability to evacuate.



Source: DPE, 2022

Figure 17. Bushfire prone land extents over the Site

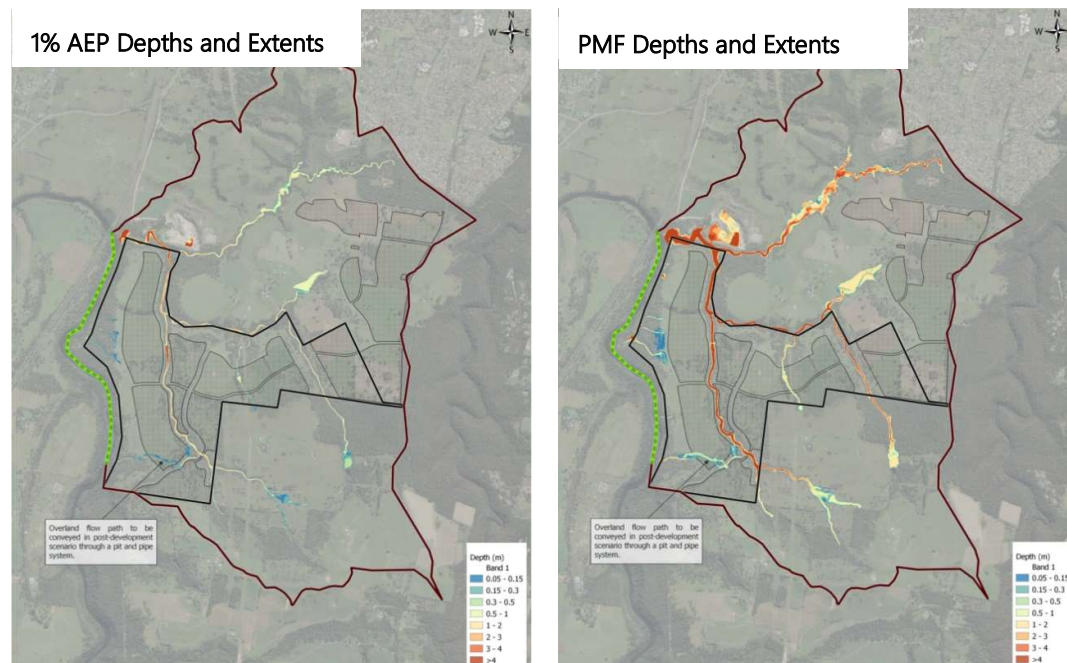
Contamination

Refer to previous discussion on *State Environmental Planning Policy (Hazards and Resilience) 2021*.

Flooding

Earlier Flood Assessments that DPE relied on to inform the preparation of Greater Macarthur 2040 identified limited flooding constraints on the Site. In support of the Planning Proposal preliminary flood modelling of the post development scenario has been undertaken and do not identify any significant constraints on development of land to be zoned for urban development with the majority of the 1% Annual Exceedance Probability event and Probable Maximum Flood levels being contained within land to be zoned for environmental conservation. Refer to **Figure 18**.

An overland flow path in both events traverses the southern portion of the Site. The report anticipates that these flows are not of a significant depth and that would generally be able to be conveyed through the road and pie drainage networks.



Source: Rhealm, 2022

Figure 18. 1% AEP and PMF flood extents over the Site

Geotechnical conditions

A Geotechnical Investigation has been prepared for the Site (refer to **Appendix G**) that included a sampling regime that considered slop instability, soil erodibility, presence of saline soils relative to the parts of the Site that will be able to be developed under the draft Structure Plan. The investigation concluded that there are no significant geotechnical or land constraints that affect the Site that can't otherwise be managed through detailed design and construction management measures.

Interface with gas pipelines

Three gas pipelines traverse the Site from north to south as follows:

- Moomba to Sydney Ethane Pipeline managed by APA
- Central Trunk Main managed by Jemena
- Easter Gas Pipeline managed by Jemena

The draft Structure Plan largely limits development between the two gas corridors to areas of conservation and open space with up to two crossings of the two pipelines. In finalising Greater Macarthur 2040, DPE commissioned a Quantitative Risk Assessment (**QRA**) to consider development in proximity to the pipelines that traverse the entire Greater Macarthur Growth Area and provides a series of recommendations to inform future land use planning including generalised limitation on development in areas, limitations on where sensitive land uses (such as schools, child care facilities and hospitals) are located and dwelling density caps in various proximity to the pipelines.

Following the release of DPE's Gas Pipeline Quantitative Risk Assessment, Lendlease commissioned a review of the approach to development interfaces with the gas pipelines that traverses for the Site

(refer to **Appendix F**). The review of the QRA has resulted in the identification of site specific recommendations to manage interfaces with the gas pipelines, rather than establishment of blanket buffers, that respond to the gas pipeline operator's operational guidelines and Australian Standards.

These recommendations would see the preparation of a Safety Management Study following specific workshops with Jemena and APA prior to the adoption of notional buffers to development to develop an appropriate and site specific response. It is intended that the study would commence as part of the detailed masterplan development and Development Control Plan preparation with Council.

Mine subsidence

The Site falls within the South Campbelltown Mine Subsidence District. Greater Macarthur 2040 does not identify the Site as being subject to completed long wall mining or long wall mining planned over the next 15 to 30 years. Whilst portions of the Site are identified in Greater Macarthur as being part of a Regional Coal Reserve, they are contained along the banks of the Nepean River that are identified for conservation and of limited size.

Exploration Licence AUTH248 for coal resources applies to the Site. In support of the Planning Proposal, a Subsidence Risk Assessment (refer to **Appendix J**) has been prepared for the Site to consider existing and future mining. The assessment notes that the Site is subject to geological faulting that limits the viability of mining of the Site. Nonetheless, the assessment provides for appropriate measures for future development to be undertaken should the Site be mined.

Noise

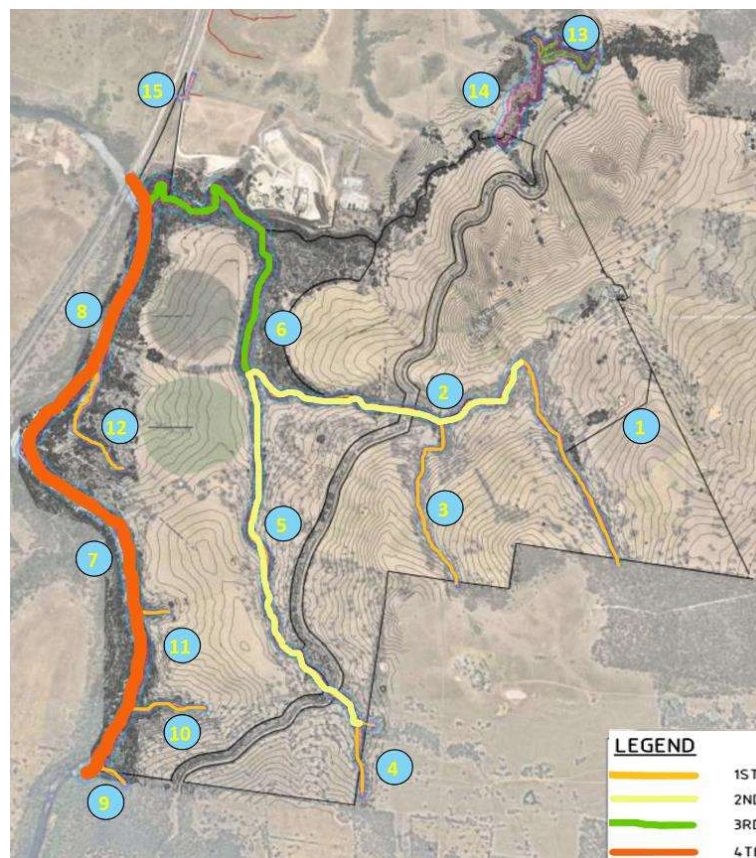
The Site is located to the east of the Hume Highway that generates a degree of road traffic noise. It is also located to the south of an existing quarry. Whilst the quarry operations are understood to be drawing to a close and likely to be the subject of a Planning Proposal in the near future to enable residential development of the land, in the interim it also has the potential to generate noise that may impact on the amenity of the Site. The higher order road network proposed in the draft Structure Plan will serve as a public transport route as well as point of egress for private vehicles and may to generate a degree of noise impacts on future development.

Given these noise sources, a Noise Impact Assessment has been prepared for the Site (refer to **Appendix K**). The assessment concludes that despite the high traffic volumes on the Hume Highway, given the significant distance and vegetation between residential development, it is unlikely to require specific attenuation measures. Similarly, the assessment concludes that the existing quarry operations do not present a significant noise constraint. The assessment assumes the higher order road route that traverses the Site will generate road traffic volumes that will require dwellings on either side of the road to adopt attenuation measures including construction materials and mechanical ventilation to achieve compliance with the relevant amenity standards. These measures can inform the preparation of the detailed masterplan and specific Development Control Plan provisions.

Riparian corridors

The Site is located on the eastern side of the Nepean River with Menangle Creek forming the northern boundary of the Site. Woodhouse Creek and the Nepean Creek and associated tributaries generally traverse the Site from the south east to north west before connecting into Menangle Creek. Extensive survey of these watercourses has been undertaken to accurately map top of bank and

walked to inform stream order classification in line with the Natural Resource Access Regulator's guidelines and shown in **Figure 19**.



Source: Ecological Consultants Australia, 2022

Figure 19. Classification of watercourses that traverse the Site

As detailed in the attached Riparian Plan (refer to **Appendix N**) the higher order streams are incised in nature with these conditions limiting the historical impacts on these areas from agricultural uses. The draft Structure Plan provides for the retention of these watercourses under the C2 Environmental Conservation zone. The Riparian Plan provides the necessary management regime for each of the watercourses to provide for the revegetation and improved health to be undertaken as the land is developed in the future. The Riparian Plan also considers the likely works that will be required in proximity to the riparian corridors such as creek crossings, stormwater management basins and points of discharge to inform the preparation of the detailed masterplan with Council.

Stormwater Management

The Site forms a significant catchment that conveys water to the Nepean River. In support of the draft Structure Plan and Planning Proposal a Stormwater Management Strategy has been devised to identify the required stormwater management infrastructure and approach that will be required to mitigate impacts (flow, velocity and quality) on receiving watercourses including the Nepean River (refer to **Appendix P**). The strategy:

- Provides for the retention and integration of existing watercourses through the development and their rehabilitation;
- Adopts a place-based approach to the design and location of stormwater management infrastructure that responds to the opportunities and constraints of the Site;
- Adopts best practice Water Sensitive Urban Design principles matched with Council's engineering specifications to inform the stormwater management approach and infrastructure;
- Provides for a significant increase in vegetation and urban canopy cover than currently present on the Site; and
- A large majority of new homes will be required to incorporate rainwater storage and re-use tanks to reduce potable water consumption.

This strategy will continue to be refined with Council through the preparation of a detailed masterplan and Development Control Plan. The delivery of the required stormwater management infrastructure will be carried out by Lendlease under a Planning Agreement with Council.

Traffic, transport and access

Greater Macarthur 2040 identifies a higher order road network to support development of the broader Growth Area. Relevant to the Site, the draft Structure Plan identifies a transport corridor that continues through the Site north through to Macarthur Square and rail station. This corridor is to serve as both a public transport route and to provide private access to the north of the Site along Medhurst Road. Greater Macarthur 2040 also identifies an Indicative East West Connection to the north of the Site known as the Spring Farm Parkway extension that will provide a link from the Hume Highway to Appin Road.

The draft Structure Plan prepared to inform this Planning Proposal provides for the delivery of the first section of the higher order road network through to the northern end of the Site over Menangle Creek to connect to Medhurst Road. It also provides for this road to connect east through the Site into Figtree Hill and out to Appin Road that is in the process of being upgraded by Lendlease. In addition to the vehicle capacity, this road is also to provide for shared pedestrian and cycleways to establish the opportunity for regional non-vehicular links through the Site.

We understand that DPE and Transport for NSW are continuing to refine the higher order road network for Greater Macarthur. Whilst modelling is being finalised by Transport for NSW, a Strategic Transport Review has been undertaken and provided in support of the Planning Proposal (refer to **Appendix R**). It considers the previous transport and traffic assessments prepared by DPE to inform the Greater Macarthur Land Release Investigation and Greater Macarthur 2040.

The review confirms that the proposed higher order road network will provide sufficient capacity to support the development of the Site and that development of the Site will not result in adverse impacts on the operational performance of the surrounding road network. The review concludes that the draft Structure Plan provides for a strong emphasis on connectivity between the development, surrounding suburbs and regional centres including Macarthur and Campbelltown through a variety of transport modes.

Following from this review, Lendlease has lodged an irrevocable offer to enter into a new Planning Agreement with the Minister for Planning to deliver regional scale public infrastructure on behalf of the State Government for Lendlease's development at Figtree Hill and Gilead. This offer

includes provides for the delivery of roads, biodiversity protection works and land for a new school with a combined value of nearly \$224M, of which \$192M is identified for road upgrade projects to support the development of the Site and Figtree Hill.

Based on the above, it is considered the draft Structure Plan provides an appropriate degree of detail to support the rezoning of the land with further traffic modelling being required to shape the detailed masterplan and provide a finer grain road network once Transport for NSW's modelling is available. The review provides a framework to the preparation of the more detailed Traffic and Transport Assessment for DPE's and Transport for NSW's consideration.

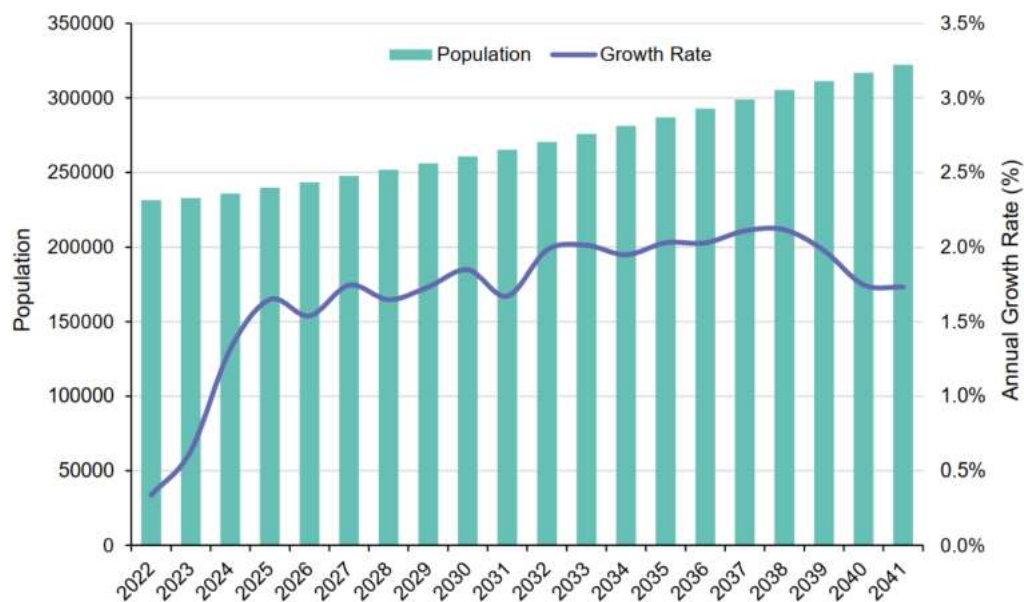
Q10 Has the planning proposal adequately addressed any social and economic effects?

Population

Due to the Site's location, population trends in the Campbelltown and Wollondilly LGAs are relevant to the Planning Proposal and draft Structure Plan. From 2011 to 2021, the population in these LGAs grew from 195,860 to 230,580 at an average annual growth rate of 1.6%. However, during 2019 to 2021, the growth rate fell to 1.1% due to the impacts of COVID-19 with a fall in both net internal and net overseas migration. As detailed in the Housing Demand Assessment (refer to **Appendix O**), looking forward, the two LGAs are expected to grow at a rate of 1.7% per year from 2022 to 2041 with an increase of 90,930 people (see **Figure 20**).

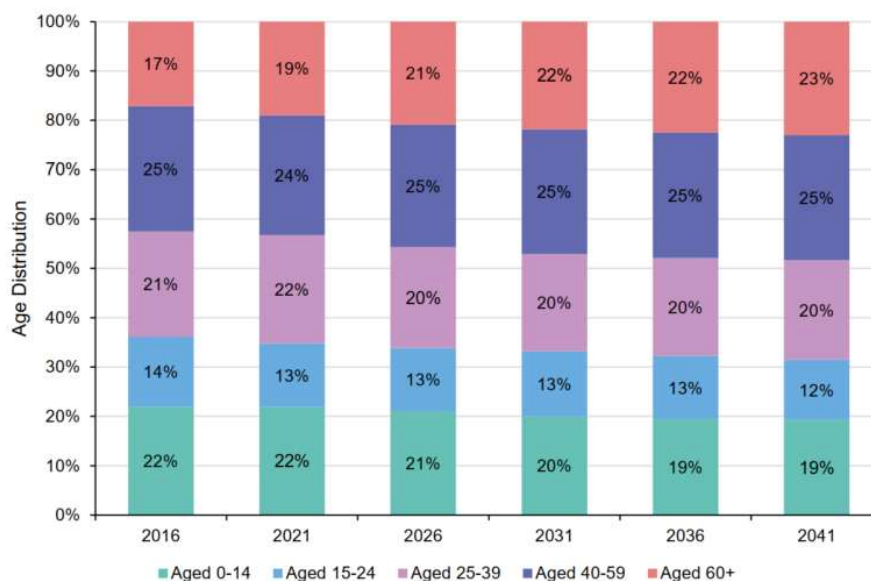
Given the typical lot production timeframes, the rezoning of land for new housing in these LGAs is critical to meet this demand. Over the next 15 years, the general make up of the population's age profile and household structure are expected to remain fairly constant and is important that new housing and local infrastructure is designed for these trends. Key trends over this period are illustrated in **Figure 21** and **Figure 22** and include:

- A slight increase in the population of 60 years of age (6%), all other age groups remain fairly constant
- People aged between 40 to 59 years of age remain the most prevalent age group followed by people aged 25 to 39 years of age with people aged 15 to 24 years of age being smallest segment of the population
- A slight increase in single person households (3%)
- Couples with child will continue to remain the most prevalent housing type followed by couples and lone person households



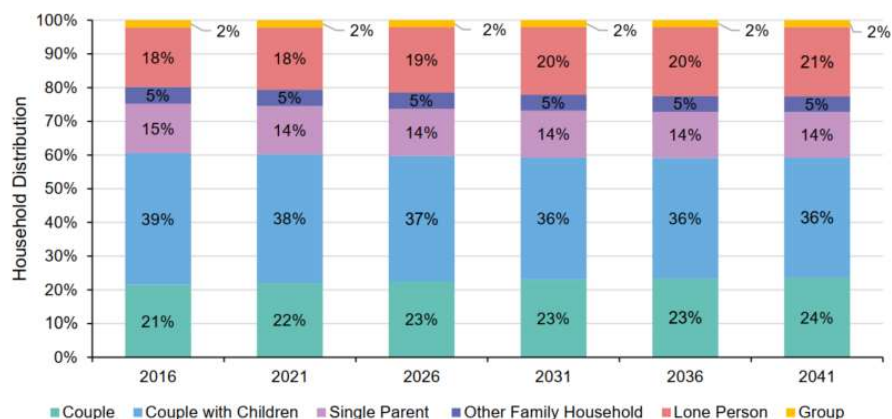
Source: Urbis, 2022

Figure 20. Campbelltown and Wollondilly LGA population growth forecast to 2041



Source: Urbis, 2022

Figure 21. Campbelltown and Wollondilly LGA population age profile to 2041



Source: Urbis, 2022

Figure 22. Campbelltown and Wollondilly LGA population household structure profile to 2041

Given the nature of master planned communities that typically try to cater for a range of housing types and family structures and points in life, these trends remain relevant. However, they can vary in occupancy rates. To inform future planning for housing mix and supporting social infrastructure, an analysis of similar scale projects in the Campbelltown LGA and other master planned communities in Western Sydney has been carried out to devise the following more specific occupancy rates for different dwelling types:

Table 10. Summary of occupancy rates

Housing Type	Average Occupancy Rates in Campbelltown (people/dwelling)	Assumed Occupancy Rates for the Site (people/dwelling)
Low Density (Detached Dwellings 3+ bedrooms)	3.16	3.2
Medium Density (Attached, semi detached, multi dwelling)	1.91	2.7

Assuming a housing mix of 85% Low Density dwellings and 15% Medium Density dwellings and dwelling yield of 3,300 home from the development of the Site, this equates to an incoming community of 10,300 people. The development is anticipated to be completed over a 10 to 15 year period and as such could contribute house to accommodate 5% to 10% of the expected population growth in these LGAs over this period.

Housing

As outlined in the Housing Demand Analysis, from review of new developments currently underway in immediate proximity to the Site, there is currently strong demand for detached dwellings on lots in the range of 450m² to 550m². The demand or preference for detached dwellings is also expected to remain as outlined in Council's Local Housing Strategy. The current demand for lots of these sizes is however born out of limitations to planning controls that precluded the ease of delivery or quantum of lots below 450m². For instance, Figtree Hill previously had a maximum of 65 out of 1,700 lots (3.8% of the total lots) that could be subdivided to between 375m² to 450m² that significantly

limited the delivery of diverse housing and lot sizes. These controls in the current environment has essentially fuelled demand lots of this as they are the only lots that are available.

Since the original rezoning of Menangle Park in 2018 and Figtree Hill in 2017, both developments have since had Planning Proposals progressed to put in place new planning controls to facilitate far greater flexibility in lot sizes to create greater diversity and range of market entry points. The Figtree Hill Planning Proposal was gazetted in May 2022 and introduces a small component of R3 Medium Density Residential zoned land that facilitates dwellings on lots down to 200m² as well as provide for 30% (522 lots) of the total 1,700 lots to be delivered in sizes between 300m² to below 450m². The Planning Proposal for Menangle Park is expected to be gazetted in the coming months and will also facilitate improved delivery of housing diversity and lot sizes. These new controls have yet to translate into new DAs and as such are not readily recorded in typical dwelling settlement data sources.

To avoid similar situations of needing to amend planning controls to adapt to housing demand and market forces, the Planning Proposal adopts the use of the UD Urban Development zone that provides for greater flexibility in the housing and lot types that can be delivered. In line with Greater Macarthur 2040, the 3,300 lots are intended to be delivered in a split of 85% low density detached housing with provision for up to 15% medium density housing. In line with State Government's target, the Planning Proposal includes provisions to require 5% of medium density housing development to be delivered as affordable housing that will contribute to the supply of affordable rental accommodation in the LGA and more housing diversity. To support the draft Structure Plan and use of the UD Urban Development zone, Lendlease intend to commence working with Council to refine a detailed masterplan for the Site and adopt a site-specific Development Control Plan that will detail appropriate locations for different housing types and provide for a diverse range of lots sizes.

Based on the preliminary land budget in the Urban Design Report (refer to **Appendix A**), an area of 214.6ha (out of 495ha) is identified for low and medium residential development inclusive of local roads. Adopting the yield of 3,300 lots, this equates to a residential density of 15 dwellings/ha before provision is made for open space and stormwater management infrastructure. Assuming a subdivision efficiency of 75%, this would result in an average lot size in for order of 480m². These density and average lot size outcomes will continue to be worked through with Council as part of the detailed masterplan preparation and would be expected to rise slightly once additional open space and stormwater infrastructure is factored in.

Retail demand

The Retail Market Analysis that supported Greater Macarthur 2040 identifies demand for a local centre and neighbourhood centre over the Site being the Menangle Park Environs Centre and Mt Gilead Centre that provides for retail gross floor areas of 4,400m² and 8,700m² respectively.

Given the opportunity Figtree Hill provides to establish an early centre that will benefit the broader Greater Macarthur Growth Area, Council and DPE recently gazetted a Planning Proposal that makes provision for a new neighbourhood centre at Figtree Hill of 2,500m² of retail floorspace with 2,000m² of supporting commercial uses. This is considered to account for the Menangle Park Environs Centre that serves a neighbourhood centre function.

In support of this Planning Proposal and draft Structure Plan, a Market Potential Assessment (refer to **Appendix M**) has been prepared. The assessment takes the neighbourhood centre at Figtree Hill and other planned centres into consideration as well as the assumed lot yield for the Site and staging of development to confirm the appropriate size and location for the Mt Gilead Centre on the Site. The Assessment continues to confirm that the retail hierarchy that underpins Greater Macarthur 2040

remains valid. Specific to the Site and the draft Structure Plan, the assessment concludes that there will be demand for a local centre that will have capacity to grow as residential development is delivered and population established. The first phase of the local centre has capacity for up to 5,200m² of gross lettable retail space with supporting commercial and community uses. This equates to a land area of approximately 3.9ha. The analysis also confirms the suitability of the location for the local centre, positioned on the southern side of the higher order road network and that a local centre of this scale will not challenge the primacy of the regional centres (Macarthur Square and Campbelltown).

Employment and economic impact

Greater Macarthur 2040 reinforces the concept of a '30 minute city' and identifies the challenges of localised employment creation. Strategically, the Greater Macarthur 2040 structure plan identifies a series of employment lands and investigation areas external to the Site that are anticipated to provide for localised jobs that area well connected by transport.

Similarly, Council's Reimagining Campbelltown that provides a masterplan and series of initiatives that will transform the Campbelltown CBD, Macarthur and Leumeah centres into key specialised employment and activity hubs that will underpin the delivery of a '30 minute city' in the LGA. With the Site's location within 10 minutes of Macarthur Square, continued growth and development in this area will also provide opportunities for increased employment for future residents.

Specific to the Site, an Employment Assessment (refer to **Appendix D**) has been commenced with preliminary employment opportunities identified in support of this Planning Proposal. The assessment identifies current trends in employment as a consequence of COVID-19 and more regionally as well as on-site opportunities for employment generation. It anticipates that development of the Site will generate a baseline of 2,565 jobs through a mix of:

- Population driven employment will equate for 47% of the total jobs and is based on the draft Structure Plan including retail and commercial jobs in the town centre, community/public services and education.
- Construction driven employment will equate for 21% of the total jobs. Over time, Gilead will become a base for construction workers and trades people that will continue to work in the Greater Macarthur Growth Area supported by ongoing dwelling construction.
- Home based employment opportunities (i.e. jobs that rely on their house as a base and work off site)
- Work at home employment (i.e. home office based jobs)

Additional employment demand is anticipated to be met off site through the progression of development in Macarthur, delivery of public transport links and zoning of additional employment lands identified in Greater Macarthur 2040.

The assessment assumes an employment containment rate of 1 job per dwelling and on this basis an Employment Strategy is to be devised as part of the detailed masterplan process with Council to identify additional opportunities and initiatives to generate additional on-site jobs or jobs in proximity to the Site.

In addition to the Employment Assessment, initial employment modelling undertaken by Think Economics analysing the combined delivery of Figtree Hill and Gilead anticipates that the development:

- Will support over 2,200 full time equivalent jobs (1,018 onsite and 1,244 offsite) during the planned construction period;
- Create nearly 3,400 permanent jobs by the completion of the development through the planned centres, supporting non-residential development and supporting industries; and
- Represents civil construction works value in excess of \$1.16 billion that will contribute to construction employment over the life of the project. This will be further supported by significant investment in the delivery of housing and supporting town centre developments.

Social infrastructure

The draft Structure Plan identifies over 30ha of open space with key open space areas sited to recognise iconic locations and amenity or their function. It is also supported by a significant surplus of higher order open space facilities (approximately 19ha) to be delivered as part of Lendlease's Figtree Hill to the immediate east of the Site.

Following the lodgement of this Planning Proposal, Lendlease intend to commence working with Council to prepare the final Structure Plan and refine a detailed landscape masterplan that will guide the future development of the Site and be engrained in a site specific Development Control Plan. This detailed masterplan will identify the location, sizes and types of open space facilities to be delivered and be used to inform an offer to enter into a Planning Agreement to deliver this infrastructure on behalf of Council. To help guide the development of the detailed masterplan, a preliminary Social Infrastructure Assessment has been prepared to benchmark typical rates of provision as well as establish principles for the size and where open space should be located (refer to **Appendix O**).

The preliminary assessment also identifies demand for a community facility in the order of 800m² to service the community of both Figtree Hill and Gilead. Lendlease is currently committed to delivering a high quality community facility of 500m² as part of the Figtree Hill development. Following the lodgement of this Planning Proposal, Lendlease will continue to work with Council to confirm their preferred approach community facilities and opportunities for the consolidation of facilities on site or external to Gilead.

In terms of other social infrastructure, the Market Potential Assessment identifies demand for other services such as health and child care facilities that are able to be accommodated in the planned local centre and broader residential land by the private investment and operation. As part of the TAP process, Lendlease has commenced discussions with the Department of Education to further quantify for school facilities and potential locations within both Figtree Hill and the Site. Lendlease has also made an irrevocable offer to enter into a Planning Agreement with the Minister for Planning that includes the dedication of land for school. The location of the school will be refined with the Department of Education and Council as part of the preparation of the detailed masterplan and negotiation of the Planning Agreement.

Aboriginal cultural heritage

In support of the Planning Proposal and to shape the draft Structure Plan, an Aboriginal Cultural Heritage Assessment has been prepared with extensive engagement with Registered Aboriginal Parties (refer to **Appendix B**). The report recognizes key themes in the cultural landscape and ways Indigenous people used the land that has not previously been documented in the Greater Macarthur region to this detail. The assessment identifies areas that have, or potential to have, archaeological

sensitivity and significance that may add to the further understanding of the first uses of the land by Indigenous people.

The insight gained from this assessment has helped provide a greater understanding of the cultural landscape and shaped the draft Structure Plan to provide for the retention of items and area of significance. For the majority of these areas, the draft Structure Plan and Planning Proposal adopts a conservation zone to protect areas that contain high archaeological significance that generally coincide with the watercourses that traverse the Site. Where items, areas or significant view lines it will be necessary for the detailed masterplan to respond to these places that will be worked through with Council and the Registered Aboriginal Parties with an Interpretation Strategy to be prepared in the next stage of planning for the Site.

Given the significance of these areas, the minimal disturbance proposed in these areas and potential risk of damage from open or increased access that may occur by the advertisement of their location, it is not proposed to list the items within the WPC SEPP. Any such listing would need to be considered as part of ongoing engagement with the Registered Aboriginal Parties. In lieu of formal listing of the areas and items or Indigenous significance, a heritage management framework has been prepared for consideration. This framework covers future engagement with First Nations people, preparation of the detailed masterplan, final land use outcomes, Development Control Plan, conservation of values and future investigations.

European heritage

With the exception of Lot 2 in DP 603674, the Site does not contain any State or Local listed heritage items. The Site adjoins the following heritage items that include their associated curtilage within their respective property boundaries:

Table 11. Interfaces with heritage items

Heritage Item	Property	Identification No.	Status	Proposed Interface
Upper Canal	Lots 1, 2 and 3 in DP 730136	I01373	State	Combination of residential separated by perimeter roads and vegetated conservation area, consistent with Figtree Hill and other greenfield release areas. Limited crossings of the Canal are to be proposed to enable through road links as identified in Greater Macarthur 2040.
Mount Gilead Homestead	901 Appin Road	2020	State	Retention of existing native vegetation along northern, western boundaries and revegetated conservation area along southern boundary.
	Lot 1 in DP 1218887	I58	Local	
Beulah	767 Appin Road Lot 23 in DP 1132437	I00368	State	Separated by adjoining property and existing vegetation.
Humewood Forest	767 Appin Road Lot 21 in DP 1132464	I53	Local	Retention of vegetation along Woodhouse Creek and associated revegetation and residential separated by perimeter road consistent with Figtree Hill.

The Planning Proposal and draft Structure Plan maintain existing interfaces with each of these items or provides for similar outcomes that are consistent with the adjoining Figtree Hill development or similar greenfield release areas that have an interface with the Upper Canal. As such, it is considered unlikely that the development of the Site will impact on the significance of the items.

As identified in the Historical Archaeological Assessment (refer to **Appendix H**), part of the Site (Lot 2 in DP 603674) located on the eastern side of Appin Road contains Glen Lorne which is a Local Heritage Item listed in the LEP (I55) that has archaeological and landscape significance. Most of the built structures have been destroyed or removed however the access driveway, wooden gateway, garden plantings and sandstone and brick footings remain. The item is the subject of future joint project between Lendlease, GML and Sydney University and a preliminary Archaeological Research Design has been prepared to guide investigation works. This item is to remain in place with limited impacts with the remainder of the lot to be the subject of a Biodiversity Stewardship Agreement to provide for its revegetation as shown in **Figure 23**.



Source: GML, 2022

Figure 23. Retention of Glen Lorne area of archaeological and landscape significance

Following an extensive literature review and site survey, areas and items of heritage significance of potentially State and/or local importance were identified. A total of 44 sites of significance were identified include quarries associated with the construction of the Upper Canal, sandstone processing areas, drywalls, chimneys associated with rock shelters and former cottages, timber fence lines, sandstone bridges/dams and weirs, potential homestead sites, historical rubbish tips agricultural areas and road locations. For each of the sites, the Historical Archaeological Assessment makes recommendations for their ongoing management.

The majority of these items occur along the incised creek lines that traverse the Site, or are in areas within the Mount Gilead Estate or Upper Canal item areas or are in areas to be conserved as Biodiversity Stewardship sites. To guide the preparation of the detailed masterplan and Development Control, Statements of Heritage Impact will be prepared, as identified in the assessment, to shape the layout of the development and placement of uses to engrain the interpretation of these sites. It is at this point, the need to list any additional items of local heritage value will be confirmed.

Section D – Infrastructure (Local, State and Commonwealth)

Q11 Is there adequate public infrastructure for the planning proposal?

An Infrastructure Servicing Strategy has been prepared in support of the Planning Proposal to identify the options available to provide key utility services to the Site and recommendations for the preferred service approach (refer to **Appendix I**). In this regard, Lendlease intend to enter into appropriate delivery agreements with Sydney Water and Endeavour Energy to roll out the necessary infrastructure.

The Site is located in the North Catchment identified in the draft SIC for Greater Macarthur that was exhibited in November 2018. The draft SIC identifies a contribution rate of approximately \$40,000 per lot or dwelling for the Northern Catchment that also includes Lendlease's Figtree Hill development.

In August 2018, Lendlease entered into a Voluntary Planning Agreement (identified as the Mt Gilead Planning Agreement) for Figtree Hill which includes upgrades to Appin Road. At the time of execution of the agreement, the total cost associated with the Appin Road upgrades were capped at \$68M to make satisfactory arrangements for Figtree Hill with a provision for any additional cost to form part of an offset for the provision of infrastructure for Gilead.

In anticipation of progressing the rezoning of the Site, Lendlease has lodged an irrevocable offer to enter into a new Planning Agreement with the Minister for Planning to deliver regional scale public infrastructure on behalf of the State Government for Lendlease's development at Figtree Hill and Gilead. This offer includes provides for the delivery of roads, biodiversity protection works and land for a new school with a combined value of nearly \$224M illustrated in **Figure 24**. It is intended that this planning agreement will make satisfactory arrangements for State public infrastructure in lieu of the draft SIC being adopted.

The preferred draft Structure Plan identifies higher order components of the open space network that will contribute to the local infrastructure required to support development of the Site. The Social Infrastructure Assessment provides principles and benchmarks for the delivery of lower order open space facilities. The Stormwater Management Strategy identifies the necessary stormwater management infrastructure required to support development of the Site. Both of these reports will be used to inform the preparation of a detailed masterplan and Development Control Plan with

DRAFT

LEGEND:

- North Gilead Precinct
- Subject Sites
- T3 Macarthur Line - Electrified
- Southern Highlands Line
- Train Station

Map Labels:

- CAMPBELLTOWN
- NARELLAN ROAD (B66)
- MACARTHUR
- MACARTHUR SQUARE
- CAMPBELLTOWN HOSPITAL
- ROCKEMBOOM SPORTS COMPLEX
- ROCKEMBOOM MARKET PLACE
- APPIN ROAD (B66)
- APPIN ROAD NORTH (\$70.3m)
- APPIN ROAD FIGTREE HILL (\$80.3m)
- GEORGES RIVER
- BLAKEMORE AND WELLS
- NEPEAN RIVER
- Mt ANNAN BOTANICAL GARDEN
- WESTERN SYDNEY UNIVERSITY
- BELLARONG PARK AREA
- MENANGLE PARK
- MENANGLE
- Mt Gilead North Sub-Arterial (\$90.9m)
- MEDHURST ROAD (\$42.3m)
- MENANGLE ROAD (\$ unknown)

Figure 24. Proposed State Infrastructure to be delivered under Planning Agreement



Section E – State and Commonwealth interests

Q12 What are the views of state and Commonwealth public authorities consulted in accordance with Gateway Determination?

Commonwealth authorities

In tandem with the preparation of the Biodiversity Certification application under the *Biodiversity Conservation Act 2016*, Lendlease has commenced engagement with the Federal Government Department of Agriculture, Water and Environment (**DAWE**) to obtain project approval under the *Environment Protection and Biodiversity Conservation Act 1999*. DAWE has provided reviews of the documentation provided to date and is expected that the assessment and exhibition process will run concurrently with the Planning Proposal and Biodiversity Certification application to ensure consistency of outcomes.

State authorities

With the Site being nominated as a pilot for the TAP process, engagement with State Government agencies commenced in October 2020. The core TAP includes member from DPE, Transport for NSW, Sydney Water, Government Architect's office and Department of Environment, Energy and Science. Additional meetings have been held with the NSW Rural Fire Service, Schools Infrastructure NSS that have served to inform the preferred draft Structure Plan and associated documentation.

The preferred draft Structure Plan and outline of the proposal was presented to the TAP on 29 June 2022 for final review by the TAP. It is anticipated that as advice is received from this process, documentation, including this report and draft Structure Plan may be refined as necessary. It is also assumed that as part of the TAP review, confirmation will be provided regarding the rezoning pathway.

Lendlease also expect that at the conclusion of the TAP, there will be a recommendation as to the specific State agencies to consult with in the lead up to exhibition of the Planning Proposal. In addition to ongoing review by different sections of DPE, it is anticipated this would include:

- Sydney Water
- Endeavour Energy
- Jemena
- APA
- Transport for NSW
- State Emergency Service
- NSW Rural Fire Service
- Subsidence Advisory NSW
- NSW Department of Education
- Water NSW
- Heritage NSW



PART 4 - Maps

As outlined in Part 3 of this report, a series of planning maps are required to be adopted in the amendment of the WPC SEPP. A full set of the Planning Maps to be adopted for the Site are provided at **Appendix T**.

PART 5 – Community consultation approach

Schedule 1, Clause 4 of the EP&A Act requires the relevant planning authority to consult with the community for Planning Proposals to amend a Local Environmental Plan in accordance with the Gateway determination. Whilst an amendment to a SEPP is not statutorily bound to require formal community consultation, as a matter of best practice it is suggested that the Planning Proposal be public exhibited for a period of 28 days in line with the typical approach Council would take for an amendment to their LEP.

The community consultation would typically consist of public exhibition that would involve providing notice and access to the documentation on both Council's and DPE's website and ability for the community to make submissions online or via mail.

Lendlease expect that DPE will specify appropriate requirements for the community consultation to be undertaken as part of the pathway for the rezoning of the land that will refine the consultation process.

PART 6 – Project timeframe

The Planning Proposal package was submitted to the TAP in early July for review to allow the TAP to provide direction on the project to proceed to exhibition. Assuming a favourable direction is provided, it is anticipated that the Planning Proposal will be placed on exhibition in September 2022 to allow for gazettal of the amendment to the WPC SEPP by the end of 2022 subject to the outcomes of the exhibition period.

Glossary

Term	
AEC	Area of Environmental Concern
Council	Campbelltown City Council
CPCP	Draft Cumberland Plain Conservation Plan
CSEK	NSW Office of the Chief Scientist and Engineer's Report on Campbelltown Koala Population
DAWE	Federal Department of Agriculture, Water and Environment
District Plan	<i>Western City District Plan</i>
DPE	Department of Planning and Environment
Draft SIC	<i>Draft Greater Macarthur Special Infrastructure Contribution</i>
Draft structure plan	Draft Gilead (part) Precinct structure plan
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Final Structure Plan	Final Structure Plan for the Gilead (part) Precinct
GFA	Gross Floor Area
GLA	Gross Lettable Area
GMLR Plan	<i>Greater Macarthur Land Release Investigation – Preliminary Strategy and Action Plan</i>
Greater Macarthur 2040	<i>Greater Macarthur 2040 – An Interim Plan</i>
LEP	<i>Campbelltown Local Environmental Plan 2015</i>
LGA	Local Government Area
LHS	<i>Campbelltown Local Housing Strategy</i>
LSPS	<i>Campbelltown Local Strategic Planning Statement</i>
PSI	Preliminary Site Investigation
QRA	Quantitative Risk Assessment for HP Pipelines in the Greater Macarthur Growth Area
Region Plan	<i>Greater Sydney Region Plan – A Metropolis of Three Cities</i>
SEPP	State Environmental Planning Policy
SIC	Special Infrastructure Contribution
TAP	Technical Assurance Panel
TfNSW	Transport for NSW



Term	
WPC SEPP	State Environmental Planning Policy (Precincts – Western Parkland City) 2021
WSUD	Water Sensitive Urban Design



APPENDIX A: URBAN DESIGN REPORT



A.1: Urban Design Report



APPENDIX B: ABORIGINAL CULTURAL HERITAGE ASSESSMENT



B.1: Aboriginal Cultural Heritage Assessment



APPENDIX C: BIODIVERSITY CERTIFICATION ASSESSMENT REPORT AND STRATEGY



C.1: Biodiversity Certification Assessment Report and Strategy



APPENDIX D: EMPLOYMENT DEMAND ASSESSMENT



D.1: Employment Demand Assessment



APPENDIX E: FLOOD ASSESSMENT



E.1: Flood Assessment



APPENDIX F: QRA RESPONSE REPORT



F.1: QRA Response Report



APPENDIX G: GEOTECHNICAL ASSESSMENT



G.1: Geotechnical Assessment



APPENDIX H: HISTORICAL ARCHAEOLOGY ASSESSMENT



H.1: Historical Archaeology Assessment



APPENDIX I: INFRASTRUCTURE SERVICING STRATEGY



I.1: Infrastructure Servicing Strategy



APPENDIX J: MINE SUBSIDENCE RISK ASSESSMENT



J.1: Mine Subsidence Risk Assessment



APPENDIX K: NOISE IMPACT ASSESSMENT

K.1: Noise Impact Assessment



APPENDIX L: PRELIMINARY SITE INVESTIGATION



L.1: Preliminary Site Investigation



APPENDIX M: RETAIL DEMAND ASSESSMENT



M.1: Retail Demand Assessment



APPENDIX N: RIPARIAN PLAN



N.1: Riparian Plan



APPENDIX O: SOCIAL INFRASTRUCTURE AND HOUSING DEMAND ASSESSMENT



O.1: Social Infrastructure and Housing Demand Assessment



APPENDIX P: STORMWATER MANAGEMENT STRATEGY



P.1: Stormwater Management Strategy



APPENDIX Q: STRATEGIC BUSHFIRE STUDY



Q.1: Strategic Bushfire Study



APPENDIX R: STRATEGIC TRANSPORT REVIEW



R.1: Strategic Transport Review



APPENDIX S: WPC SEPP AMENDMENTS



S.1: WPC SEPP amendments

Proposed Amendments to State Environmental Planning Policy (Precincts – Western Parkland City) 2021

WPC SEPP Provisions	Proposed changes						
Chapter 1 Preliminary							
No change unless deemed necessary by DPE.							
Chapter 2 State significant precincts							
No change.							
Chapter 3 Sydney region growth centres							
Part 3.1 Preliminary	No change unless deemed necessary by DPE.						
Part 3.2 Land use and other development controls resulting from precinct planning	See details below:						
3.10 Controls applying to growth centre precincts after finalisation of precinct planning	<p>Amend clause (1) to establish a new table for the Greater Macarthur Growth Area generally as follows:</p> <p><i>(1) The provisions applying to carrying out of development in a growth centre precinct are specified in the Appendix for the growth centre precinct in the Table to this section...</i></p> <p>Insert new Table 4 As follows:</p> <p>Table 4 – Greater Macarthur Growth Area</p> <table> <tr> <td>Column 1</td><td>Column 2</td></tr> <tr> <td>Growth centre precinct</td><td>Appendix</td></tr> <tr> <td>Gilead Precinct</td><td>Appendix 9</td></tr> </table>	Column 1	Column 2	Growth centre precinct	Appendix	Gilead Precinct	Appendix 9
Column 1	Column 2						
Growth centre precinct	Appendix						
Gilead Precinct	Appendix 9						
3.11 Controls applying to Colebee, Edmondson Park, Bingara Gorge, Menangle Park, Mount Gilead and Glenlee Precincts	No change.						
3.12 Development in growth centres under other environmental planning instruments	No change						
Part 3.3 Land Use – Environment Conservation and Recreation Zones	No change.						
Part 3.4 Development controls - general	No change.						

WPC SEPP Provisions	Proposed changes
Part 3.5 Development controls – flood prone and major creeks land	No change.
Part 3.6 Development controls – vegetation	No change.
Chapter 4 Western Sydney Aerotropolis	
No change.	
Chapter 5 Penrith Lakes Scheme	
No change.	
Chapter 6 St Marys	
No change.	
Chapter 7 Western Sydney Parklands	
No change.	
Appendices	
Insert new Appendix as follows, <i>Appendix 9 Gilead Precinct Plan</i>	
Refer to proposed appendix drafting below	
Schedules	
No change unless deemed necessary by DPE.	



Proposed Appendix 9 drafting

The following drafting is indicative only and subject to further review by DPE and legal drafting by the Parliamentary Counsel.

Appendix 9 Gilead Precinct Plan

Note—

The *Standard Instrument (Local Environmental Plans) Order 2006* sets out matters to be included in standard local environmental plans. While this Precinct Plan is not a standard local environmental plan, a number of clauses from the *Standard Instrument (Local Environmental Plans) Order 2006* have been included in this Precinct Plan and the clause numbering from that Order has been retained. This means that the numbering in this Precinct Plan may contain some gaps. Additional provisions have been inserted and are numbered accordingly.

1.1 Name of Precinct Plan

This Precinct Plan is the Gilead Part Precinct Plan 2022.

1.2 Aims of Precinct Plan

The aims of this Precinct Plan are as follows—

- (a) to rezone land to allow for development to occur in the manner generally envisaged by the Gilead structure plan,
- (b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity,
- (c) to guide the bulk and scale of future development within the Gilead Part Precinct generally consistent with the Gilead Part structure plans,
- (d) to protect and enhance conservation areas and areas of significant native vegetation and habitat, as well as to establish development controls that require the impact of development on native flora and fauna (including koalas) to be assessed,
- (e) to rezone land to allow for retail and commercial uses to meet the needs of future residents of the Gilead Part Precinct.

1.3 Land to which Precinct Plan applies

This Precinct Plan applies to land within the Gilead Part Precinct as shown on the Land Application Map.

1.4 Definitions

In this Precinct Plan—

Council means Campbelltown City Council.

Gilead (part) Precinct structure plans means the following—

- (a) *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area* dated November 2018 and published on the Department's website,
- (b) the *Gilead (part) Precinct Final Structure Plan* adopted by the Planning Secretary as required by clause 5.1A of this appendix and published on the Department's website.

Note—

The Dictionary at the end of this State environmental planning policy defines words and expressions for the purposes of this Precinct Plan, including the relevant maps.

1.5 Notes

Notes in this Precinct Plan are provided for guidance and do not form part of this Plan.

1.6 Consent authority

The consent authority for the purposes of this Precinct Plan is (subject to the Act) the Council.

1.8 Repeal of other local planning instruments applying to land

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Precinct Plan applies are repealed.
- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Precinct Plan applies and to other land cease to apply to the land to which this Precinct Plan applies.

Note—

Campbelltown Local Environmental Plan 2015 ceases to apply to the land to which this Precinct Plan applies.

- (3) This section does not affect the operation of other provisions of this State environmental planning policy.

1.8A Savings provision relating to pending development applications

- (1) If a development application has been made before the commencement of this Precinct Plan in relation to land to which this Precinct Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Precinct Plan had not commenced.
- (2) If a development application has been made before the commencement of *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Gilead Precinct) 2022* in relation to land to which this Precinct Plan applies and the application has not been finally determined before that commencement, the application must be determined as if that Policy had not commenced.
- (3) Despite subsection (2), section 4.3A, as amended by *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Gilead Precinct) 2022*, extends

to a development application that is made (but not finally determined) before the commencement of that Policy.

1.9 Application of SEPPs

- (1) This Precinct Plan is subject to the provisions of any State environmental planning policy that prevails over this Precinct Plan as provided by section 3.28 of the Act.

Note—

Section 3.28 of the Act generally provides that SEPPs prevail over LEPs and other instruments. However, an environmental planning instrument may (by an additional provision included in the instrument) displace or amend a SEPP or LEP to deal specifically with the relationship between the instrument and the SEPP or LEP.

- (2) In the event of an inconsistency between this Precinct Plan and any other provision of this or any other environmental planning instrument, whether made before or after the commencement of this Precinct Plan, this Precinct Plan prevails to the extent of the inconsistency.

Note—

The other provisions of this State environmental planning policy also contain provisions applying development controls to the Greater Macarthur Growth Area Precinct.

1.9A Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Precinct Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This section does not apply—
- (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
 - (b) to any biodiversity certification conferred under Part 8 of the *Biodiversity Conservation Act 2016*, or
 - (c) to any private land conservation agreement within the meaning of the *Biodiversity Conservation Act 2016*, or
 - (d) to any relevant instrument within the meaning of section 13.4 of the *Crown Land Management Act 2016*, or
 - (e) to the relevant provisions of a land management (native vegetation) code (and the necessary mandatory code compliant certificate) with respect to a set aside area under Part 5A of the *Local Land Services Act 2013*, or
 - (f) to any conservation agreement within the meaning of the *National Parks and Wildlife Act 1974*, or

- (g) to any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001* that is continued in force by the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, or
 - (h) to any property vegetation plan within the meaning of the *Native Vegetation Act 2003* that is continued in force by the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*, or
 - (i) to any planning agreement within the meaning of Division 7.1 of the Act.
- (3) This section does not affect the rights or interests of any public authority under any registered instrument.
- (4) Under section 3.16 of the Act, the Governor, before the making of this section, approved of subsections (1)–(3).

Part 2 Permitted or prohibited development

2.1 Land use zones

The land use zones under this Precinct Plan are as follows—

Urban Development Zone

1 Urban Development

Special Purposes Zones

SP2 Infrastructure

Environment Protection Zones

C2 Environmental Conservation

2.2 Zoning of land to which Precinct Plan applies

For the purposes of this Precinct Plan, land is within the zones shown on the Land Zoning Map.

2.3 Zone objectives and Land Use Table

- (1) The Land Use Table at the end of this Part specifies for each zone—
- (a) the objectives for development, and
 - (b) development that may be carried out without consent, and
 - (c) development that may be carried out only with consent, and
 - (d) development that is prohibited.

- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part—
 - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
 - (b) a reference to a type of building or other thing does not include (despite any definition in Chapter 3) a reference to a type of building or other thing referred to separately in the Table in relation to the same zone.
- (4) This section is subject to the other provisions of this Precinct Plan.

Notes—

Schedule 1 to this Precinct Plan sets out additional permitted uses for particular land.

Section 2.6 requires consent for subdivision of land.

Part 5 of this Precinct Plan contains other provisions which require consent for particular development.

2.5 Additional permitted uses for particular land

- (1) Development on particular land that is described or referred to in Schedule 1 to this Appendix may be carried out—
 - (a) with development consent, or
 - (b) if the Schedule so provides—without development consent,
 in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This section has effect despite anything to the contrary in the Land Use Table at the end of this Part or other provision of this Precinct Plan.

2.6 Subdivision—consent requirements

- (1) Land to which this Precinct Plan applies may be subdivided, but only with development consent.

Notes—

If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Precinct Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.

Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is **complying development**.

- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal

dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note—

The definition of *secondary dwelling* in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

2.7 Demolition

The demolition of a building or work may be carried out only with development consent.

Note—

The demolition of certain buildings and works is identified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* as exempt development.

Land Use Table

Note—

Parts 6 and 7 of this Precinct Plan set out local provisions which include additional permissible land uses and heads of consideration for assessment.

Zone 1 Urban Development

1 Objectives of zone

- To manage the transition of land from non-urban uses to urban uses.
- To encourage the development of well-planned and well-serviced new urban communities in accordance with the Gilead structure plans.
- To ensure a range of uses, and uses located in a way, that are consistent with the strategic planning for the Gilead Precinct.
- To safeguard land used for non-urban purposes from development that could prejudice the use of the land for future urban purposes.
- To ensure that land adjacent to environmental conservation areas is developed in a way that enhances biodiversity outcomes for the Precinct.

2 Permitted without consent

Home occupations

3 Permitted with consent

Any development not specified in item 2 or 4

4 Prohibited

Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Mooring pens; Moorings; Open cut mining; Port facilities; Resource recovery facilities; Rural industries

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

Zone C2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Nil

3 Permitted with consent

Environmental facilities: Environmental protection works; Flood mitigation works and Oyster aquaculture.

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Part 4 Principal development standards

4.1 Minimum subdivision lot size

- (1) The objectives of this section are as follows—
 - (a) to ensure that the minimum size for lots is sufficient for the provision of usable areas for building and open space,
 - (b) to encourage the efficient use of land for residential purposes.
- (2) This section applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Precinct Plan.
- (3) The size of any lot resulting from any such subdivision of land to which this section applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This section does not apply in relation to the subdivision of individual lots in a strata plan.

4.3 Height of buildings

- (1) The objectives of this section are as follows—
 - (a) to establish the maximum height of buildings,
 - (b) to minimise visual impact and protect the amenity of adjoining development and land in terms of solar access to buildings and open space,
 - (c) to facilitate higher density development in and around commercial centres and major transport routes.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.
- (3) The consent authority may grant development consent for development for the purposes of attached dwellings, multi dwelling housing, residential flat buildings or mixed use development on land within Zone UD Urban Development that exceeds the maximum building height if the consent authority is satisfied that the development:
 - (a) is located:

- (i) in a Medium Density area identified in the Structure Plan, or
- (ii) adjacent to a neighbourhood centre, public open space or public transport route
- (b) is not likely to have an adverse impact on the existing or future amenity of adjoining land on which residential development is permitted, having regard to over shadowing, visual impact and any impact on privacy

4.3A Residential density

- (1) The consent authority must not grant development consent to development that results in more than 3,300 dwellings on the land to which this Precinct Plan applies.
- (2) The consent authority must not grant development consent to development on land if the development will result in the density of—
 - (a) dwelling houses and dual occupancies being 15 or fewer dwellings per hectare of land or exceeding 25 dwellings per hectare of the land, or
 - (b) residential flat buildings, multi dwelling housing, mixed use development, seniors housing and shop top housing being 25 or fewer dwellings per hectare of the land or exceeding 45 dwellings per hectare of the land, or
 - (c) attached dwellings being 15 or fewer dwellings per hectare of the land or exceeding 45 dwellings per hectare of the land.
- (3) Subsection (2) does not prevent a subdivision that provides for individual dwellings to be on separate lots if the consent authority is satisfied that the subdivision does not also involve the creation of additional dwelling entitlements.
- (4) This section has effect despite anything to the contrary in any other provision of this Precinct Plan.
- (5) In this section—

Density means the ratio of the number of dwellings to the area of the land to be occupied by the development, including internal streets and half the width of any roads adjoining the development that provide vehicular access to the development but excluding land used for non-residential purposes.

4.3B Retail floor areas

Despite any other provision of this Precinct Plan, the total gross lettable area used for the purposes of retail premises in the Precinct must not exceed 5,200 square metres.

4.6 Exceptions to development standards

- (1) The objectives of this section are as follows—
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this section, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this section does not apply to a development standard that is expressly excluded from the operation of this section.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless—
 - (a) the consent authority is satisfied that—
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subsection (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Planning Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Planning Secretary must consider—
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.
- (6) Development consent must not be granted under this section for a subdivision of land in Zone C2 Environmental Conservation if—
 - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- (7) After determining a development application made pursuant to this section, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subsection (3).
- (8) This section does not allow development consent to be granted for development that would contravene any of the following—
 - (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
 - (c) section 5.4,
 - (d) section 6.2 or 7.1.

Part 5 Miscellaneous provisions

5.1A Final Structure Plan

- (1) The objective of this clause is to ensure that residential development on land the Gilead (part) Precinct is carried out in accordance with a comprehensive Structure Plan that provides for the necessary conservation, development and infrastructure outcomes for the land.
- (2) Development consent must not be granted for residential development on land in the Gilead (part) Precinct unless a Final Structure Plan that provides for the matters specified in subclause (3) has been prepared for the land or part of the land that the development is proposed over and adopted by the Planning Secretary.
- (3) The Final Structure Plan must provide for all of the following —
 - (a) an open space network of at least 29.1 hectares, comprising of 20.9 hectares of active open space and 8.2 hectares of passive open space, excluding land identified for biodiversity corridors, subject to agreement with Council,
 - (b) areas for medium and low density residential development,
 - (c) Koala Corridors consistent with the Clause Application Map and other areas for Environmental Conservation as necessary,
 - (d) Local or neighbourhood centre,
 - (e) School site if required,

- (f) High order road network and hierarchy,
 - (g) Koala underpasses at Appin Road,
 - (h) Transport corridor with an appropriate width and scale,
 - (i) Any other information considered relevant.
- (4) Subclause (2) does not apply to development for any of the following purposes—
- (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
 - (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environment protection purpose,
 - (c) a subdivision of land to create residue lots for future development or conservation purposes
 - (d) a subdivision of land in a zone in which the erection of structures is prohibited,
 - (e) development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the development would be consistent with the objectives of the zone in which the land is situated.

5.1B Consideration of development applications

- (1) Development consent must not be granted to the carrying out of development on land within Zone 1 Urban Development unless the consent authority—
 - (a) has notified the Planning Secretary about the proposed development, and
 - (b) has considered any submission made by the Planning Secretary to the consent authority about the proposed development, and
 - (c) is satisfied that the development is generally consistent with the Gilead Part structure plans.
- (2) If the Planning Secretary fails to make a submission to the consent authority within 14 days of being notified of the proposed development, the consent authority may determine the development application without complying with subsection (1)(b).

5.1 Relevant acquisition authority

- (1) The objective of this section is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under

Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions).

Note—

If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the Land Acquisition (Just Terms Compensation) Act 1991 requires the authority to acquire the land.

- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

Type of land shown on Map or on Map for underlying zone for land	Authority of the State
Zone SP2 Infrastructure and marked "Classified Road"	Campbelltown City Council

- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note—

If land, other than land specified in the table to subsection (2), is required to be acquired under the owner-initiated acquisition provisions, the Minister for Planning is required to take action to enable the designation of the acquiring authority under this Part. Pending the designation of the acquiring authority for that land, the acquiring authority is to be the authority determined by order of the Minister for Planning (see section 21 of the Land Acquisition (Just Terms Compensation) Act 1991).

5.2 Classification and reclassification of public land

- (1) The objective of this section is to enable the Council to classify or reclassify public land as "operational land" or "community land" in accordance with Part 2 of Chapter 6 of the Local Government Act 1993.

Note—

Under the Local Government Act 1993, public land is generally land vested in or under the control of a council (other than roads and certain Crown land). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the Local Government Act 1993. Section 30 of that Act enables this Precinct Plan to discharge trusts on which public reserves are held if the land is reclassified under this Precinct Plan as operational land.

- (2) The public land described in Part 1 or Part 2 of Schedule 4 to this Precinct Plan is classified, or reclassified, as operational land for the purposes of the Local Government Act 1993.
- (3) The public land described in Part 3 of Schedule 4 to this Precinct Plan is classified, or reclassified, as community land for the purposes of the Local Government Act 1993.

- (4) The public land described in Part 1 of Schedule 4 to this Precinct Plan—
 - (a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
 - (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4 to this Precinct Plan, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except—
 - (a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4 to this Precinct Plan, and
 - (b) any reservations that except land out of the Crown grant relating to the land, and
 - (c) reservations of minerals (within the meaning of the Crown Land Management Act 2016).

Note—

In accordance with section 30(2) of the Local Government Act 1993, the approval of the Governor to subsection (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4 to this Precinct Plan.

5.4 Controls relating to miscellaneous permissible uses

- (1) Bed and breakfast accommodation If development for the purposes of bed and breakfast accommodation is permitted under this Precinct Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

Note—

Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the Building Code of Australia.

- (2) Home businesses If development for the purposes of a home business is permitted under this Precinct Plan, the carrying on of the business must not involve the use of more than 50 square metres of floor area.
- (3) Home industries If development for the purposes of a home industry is permitted under this Precinct Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.
- (4) Industrial retail outlets If development for the purposes of an industrial retail outlet is permitted under this Precinct Plan, the retail floor area must not exceed—

- (a) 43% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
 - (b) 400 square metres,
- whichever is the lesser.
- (5) Farm stay accommodation If development for the purposes of farm stay accommodation is permitted under this Precinct Plan, the accommodation that is provided to guests must consist of no more than 5 bedrooms.
- (6) Kiosks If development for the purposes of a kiosk is permitted under this Precinct Plan, the gross floor area must not exceed 20 square metres.
- (7) Neighbourhood shops If development for the purposes of a neighbourhood shop is permitted under this Precinct Plan, the retail floor area must not exceed 400 square metres.
- (8) Roadside stalls If development for the purposes of a roadside stall is permitted under this Precinct Plan, the gross floor area must not exceed 75 square metres.
- (9) Secondary dwellings If development for the purposes of a secondary dwelling is permitted under this Precinct Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater—
 - (a) 60 square metres,
 - (b) 25% of the total floor area of the principal dwelling.

5.6 Architectural roof features

- (1) The objectives of this section are as follows—
 - (a) to ensure that architectural roof features are decorative elements only, and
 - (b) to ensure that the majority of the roof features are contained within the prescribed building height.
- (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by section 4.3 may be carried out, but only with development consent.
- (3) Development consent must not be granted to any such development unless the consent authority is satisfied that—
 - (a) the architectural roof feature—
 - (i) comprises a decorative element on the uppermost portion of a building, and
 - (ii) is not an advertising structure, and

- (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and
- (iv) will cause minimal overshadowing, and
- (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.

5.8 Conversion of fire alarms

- (1) This section applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
- (2) The following development may be carried out, but only with development consent—
 - (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider,
 - (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,
 - (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subsection (2) applies is complying development if it consists only of—
 - (a) internal alterations to a building, or
 - (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450 mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this section—

private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

5.10 Heritage conservation

- (1) **Objectives** The objectives of this section are as follows—

- (a) to conserve the environmental heritage of the Gilead Precinct,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - (c) to conserve archaeological sites,
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
- (2) **Requirement for consent** Development consent is required for any of the following—
- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
 - (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 to this Precinct Plan in relation to the item,
 - (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
 - (d) disturbing or excavating an Aboriginal place of heritage significance,
 - (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
 - (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- (3) **When consent not required** However, development consent under this section is not required if—

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
 - (b) the development is in a cemetery or burial ground and the proposed development—
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - (d) the development is exempt development.
- (4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this section in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subsection applies regardless of whether a heritage management document is prepared under subsection (5) or a heritage conservation management plan is submitted under subsection (6).
- (5) **Heritage assessment** The consent authority may, before granting consent to any development—
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

- (6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this section.
- (7) **Archaeological sites** The consent authority must, before granting consent under this section to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—
 - (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (8) **Aboriginal places of heritage significance** The consent authority must, before granting consent under this section to the carrying out of development in an Aboriginal place of heritage significance—
 - (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
 - (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.
- (9) **Demolition of nominated State heritage items** The consent authority must, before granting consent under this section for the demolition of a nominated State heritage item—
 - (a) notify the Heritage Council about the application, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Precinct Plan, if the consent authority is satisfied that—
 - (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
 - (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.11 Bush fire hazard reduction

Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.

Note—

The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.

5.12 Infrastructure development and use of existing buildings of the Crown

- (1) This Precinct Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Transport and Infrastructure) 2021.
- (2) This Precinct Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

Part 6 Urban release areas

6.1 Definitions

In this Part—

designated State public infrastructure means public facilities or services that are provided or financed by the State (or if provided or financed by the private sector, to the extent of any financial or in-kind contribution by the State) of the following kinds—

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) land required for regional open space,
- (d) land required for social infrastructure and facilities (such as land for schools, hospitals, emergency services and justice purposes).

urban release area means an area of land to which this Precinct Plan applies that is shown hatched and marked “Urban Release Area” on the Urban Release Area Map.



6.2 Arrangements for designated State public infrastructure

- (1) The objective of this section is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
- (2) Development consent must not be granted for the subdivision of land in an urban release area if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release area, unless the Planning Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that lot.
- (3) Subsection (2) does not apply to—
 - (a) any lot identified in the certificate as a residue lot, or
 - (b) any lot to be created by a subdivision of land that was the subject of a previous development consent granted in accordance with this section, or
 - (c) any lot that is proposed in the development application to be reserved or dedicated for public open space, public roads, public utility undertakings, educational facilities or any other public purpose, or
 - (d) a subdivision for the purpose only of rectifying an encroachment on any existing lot.
 - (e) any lot to be created for the environmental conservation purposes
- (4) This section does not apply to a development application to carry out development on land in an urban release area if all or any part of the land to which the application applies is in a special contributions area (as defined by section 7.1 of the Act).

6.3 Development control plan

- (1) The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and orderly manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.
- (2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land or part of the land that the development is proposed over.
- (3) The development control plan should provide for all of the following —
 - (a) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,

- (b) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,
 - (c) a network of active and passive recreation areas,
 - (d) stormwater and water quality management controls,
 - (e) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,
 - (f) detailed urban design controls for subdivision and built form,
 - (g) measures to encourage higher density living around transport, open space and service nodes,
 - (h) measures to accommodate and control appropriate neighbourhood commercial and retail uses,
 - (i) suitably located public facilities and services.
- (4) Subclause (2) does not apply to development for any of the following purposes—
- (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
 - (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environment protection purpose,
 - (c) a subdivision of land to create residue lots for future development or conservation purposes
 - (d) a subdivision of land in a zone in which the erection of structures is prohibited,
 - (e) development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the development would be consistent with the objectives of the zone in which the land is situated.

6.4 Relationship between Part and remainder of Precinct Plan

A provision of this Part prevails over any other provision of this Precinct Plan to the extent of any inconsistency.

Part 7 Additional local provisions

7.1 Public utility infrastructure

- (1) Development consent must not be granted for development on land to which this Precinct Plan applies unless the council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.
- (2) This section does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure referred to in this section.
- (3) In this section, *public utility infrastructure* includes infrastructure for any of the following—
 - (a) the supply of water,
 - (b) the supply of electricity,
 - (c) the disposal and management of sewage.

7.2 Development in Zone C2 Environmental Conservation

- (1) This section applies to land within Zone C2 Environmental Conservation (other than any such land owned by a public authority).
- (2) Despite any other provision of this Precinct Plan, the consent authority must not grant development consent for development on land to which this section applies unless it has considered a vegetation management plan that relates to all of that land.
- (3) The vegetation management plan must address, to the satisfaction of the consent authority, the following matters—
 - (a) the environmental values of the land,
 - (b) methods to be used to revegetate and rehabilitate the land,
 - (c) weed control,
 - (d) the monitoring and ongoing management of the land,
 - (e) other measures—
 - (i) to control threats to the health of any remnant riparian vegetation on the land, and
 - (ii) to increase species diversification and riparian vegetation cover on the land, and
 - (iii) to improve the land's resistance to future weed colonisation.
- (4) For the purposes of this clause, a Biodiversity Stewardship Agreement and associated Plan of Management would constitute a Vegetation Management Plan.

7.3 Subdivision of land adjoining Zone C2 Environmental Conservation

- (1) The objectives of this section are as follows—
 - (a) to ensure the rehabilitation and revegetation of land that is within Zone C2 Environmental Conservation (other than any such land owned by a public authority),
 - (b) to ensure that land within that Zone is managed and conserved in a holistic and sensitive manner.
- (2) This section applies to any lot that includes land within Zone C2 Environmental Conservation and land within another zone.
- (3) Despite any other provision of this Precinct Plan, the consent authority must not grant development consent for subdivision of land to which this section applies or any other development on that land unless it is satisfied that—
 - (a) appropriate arrangements have been made for the revegetation and rehabilitation of that land within Zone C2 Environmental Conservation, and
 - (b) those arrangements—
 - (i) provide for the ongoing monitoring and management of that land, and
 - (ii) will take effect before, or simultaneously with, the proposed subdivision or development concerned, and
 - (iii) are appropriate when considered in conjunction with any vegetation management plan prepared in accordance with section 7.2.

7.4 Location of sex services premises

- (1) The objective of this section is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land used for the purposes of a centre-based child care facility, a community facility, a school or a place of public worship.

7.5 Restricted premises

- (1) Development consent must not be granted to development for the purposes of restricted premises if the premises will be located on land that abuts or is separated only by a road from land used for the purposes of a community facility, school or place of public worship.

- (2) In deciding whether to grant consent to development for the purposes of restricted premises, the consent authority must consider—
 - (a) the impact of the proposed development on places of high pedestrian activity, and
 - (b) the impact of the proposed development on land frequented by children for care, recreational or cultural purposes, and
 - (c) whether the appearance of the restricted premises is sufficiently discreet.

7.6 Concurrence of Planning Secretary – Koala corridor

- (1) This clause applies to development on part of Lot 2, DP 249393, part of Lot 2, DP 1218887 and part of Lot 5, DP 1240836 identified as “Koala Corridor” on the Clause Application Map.
- (2) Development consent to development to which this clause applies must not be granted unless the consent authority has obtained the concurrence of the Planning Secretary.
- (3) In deciding whether to grant concurrence, the Planning Secretary must consider the impact of the development on—
 - (a) the protection of the Campbelltown Koala population, and
 - (b) the maintenance and delivery of Koala Corridor A.
- (4) In this clause—

Koala Corridor A means the habitat corridor referred to as “Corridor A” in the document titled “Advice on the Protection of the Campbelltown Koala Population” published by the Office of the Chief Scientist and Engineer in April 2020.

Koala Corridor B means the habitat corridor referred to as “Corridor B” in the document titled “Advice on the Protection of the Campbelltown Koala Population” published by the Office of the Chief Scientist and Engineer in April 2020.

Nepean River Corridor means the habitat corridor referred to as “Nepean River Corridor” in the document titled “Advice on the Protection of the Campbelltown Koala Population” published by the Office of the Chief Scientist and Engineer in April 2020.

7.7 Affordable Housing

- (1) The objective of this section is to ensure a minimum of 15 affordable housing dwellings are delivered in the Gilead (part) Precinct as part of medium density housing.
- (2) Each dwelling used for the purpose of affordable housing is to have a minimum gross floor area of 50 square metres.

- (3) Affordable housing dwellings required by this clause are to be located within 400m of:
 - (a) A planned or existing public transport route; or
 - (b) A planned or existing retail premises; or
 - (c) A planned or existing open space reserve.
- (4) Development consent to medium density housing development must not be granted unless the consent authority is satisfied adequate arrangements are in place for the delivery of a minimum 15 affordable housing dwellings.
- (5) In this clause—

Medium density housing means development for the purposes of attached dwellings, multi dwelling housing, residential flat buildings and shop top housing.

Schedule 1 Additional permitted uses

1 Use of certain land at Gilead

- (1) This clause applies to land in the Gilead (part) Precinct identified as “1” on the Additional Permitted Uses Map, being part of Lot 2, DP 249393, part of Lot 2, DP 1218887 and part of Lot 5, DP 1240836.
- (2) Development for any of the following purposes is permitted with development consent:
 - (a) Building identification signs
 - (b) Business identification signs
 - (c) Eco-tourist facilities
 - (d) Information and education facilities
 - (e) Roads
 - (f) Kiosks
 - (g) Recreation areas
 - (h) Water supply systems

Schedule 4 Classification and reclassification of public land

Part 1 Land classified, or reclassified, as operational land—no interests changed

Column 1

Column 2

Locality

Description



Nil.

Part 2 Land classified, or reclassified, as operational land—interests changed

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged

Nil.

Part 3 Land classified or reclassified, as community land

Column 1	Column 2
Locality	Description

Nil.

Schedule 5 Environmental heritage

Part 1 Heritage items

Precinct	Item Name	Address	Property Description	Significance	Item No.
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Nil.

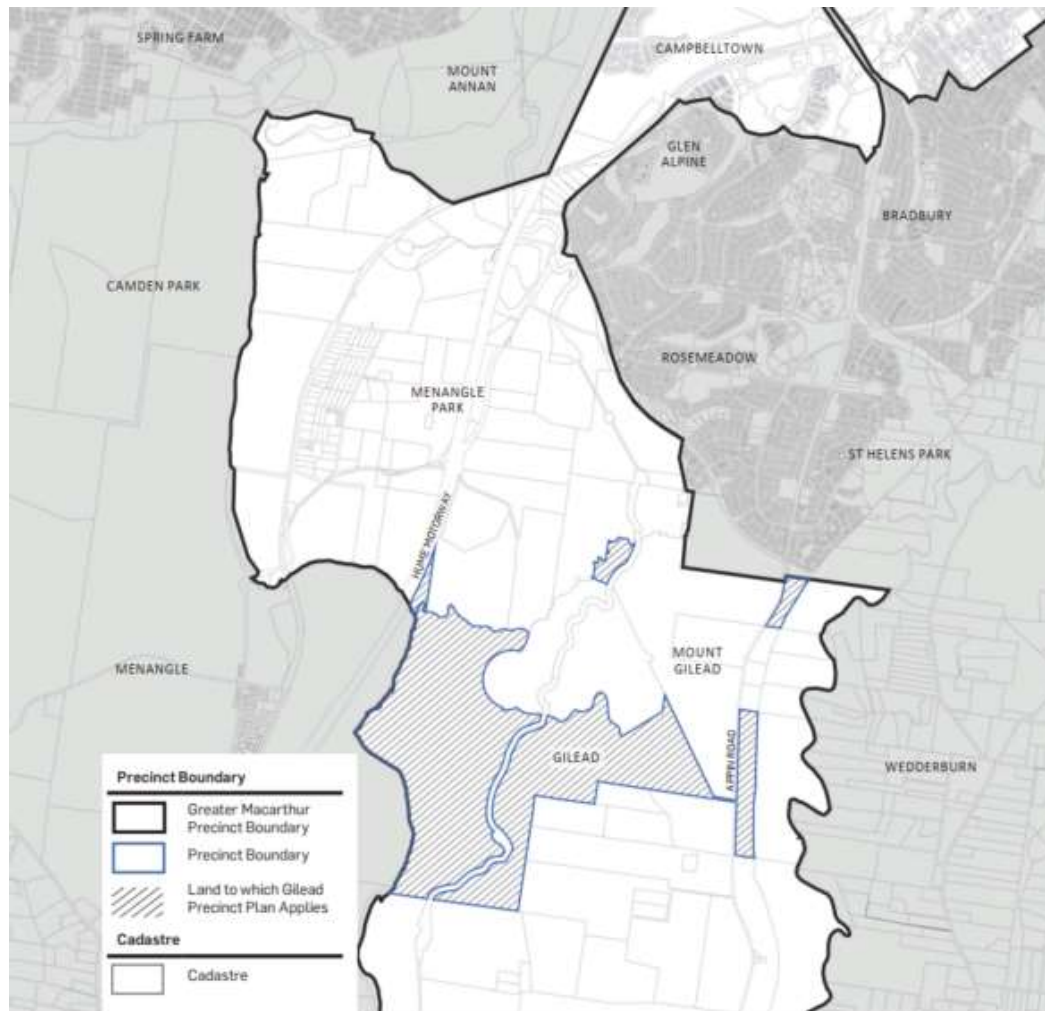


APPENDIX T: PLANNING MAPS



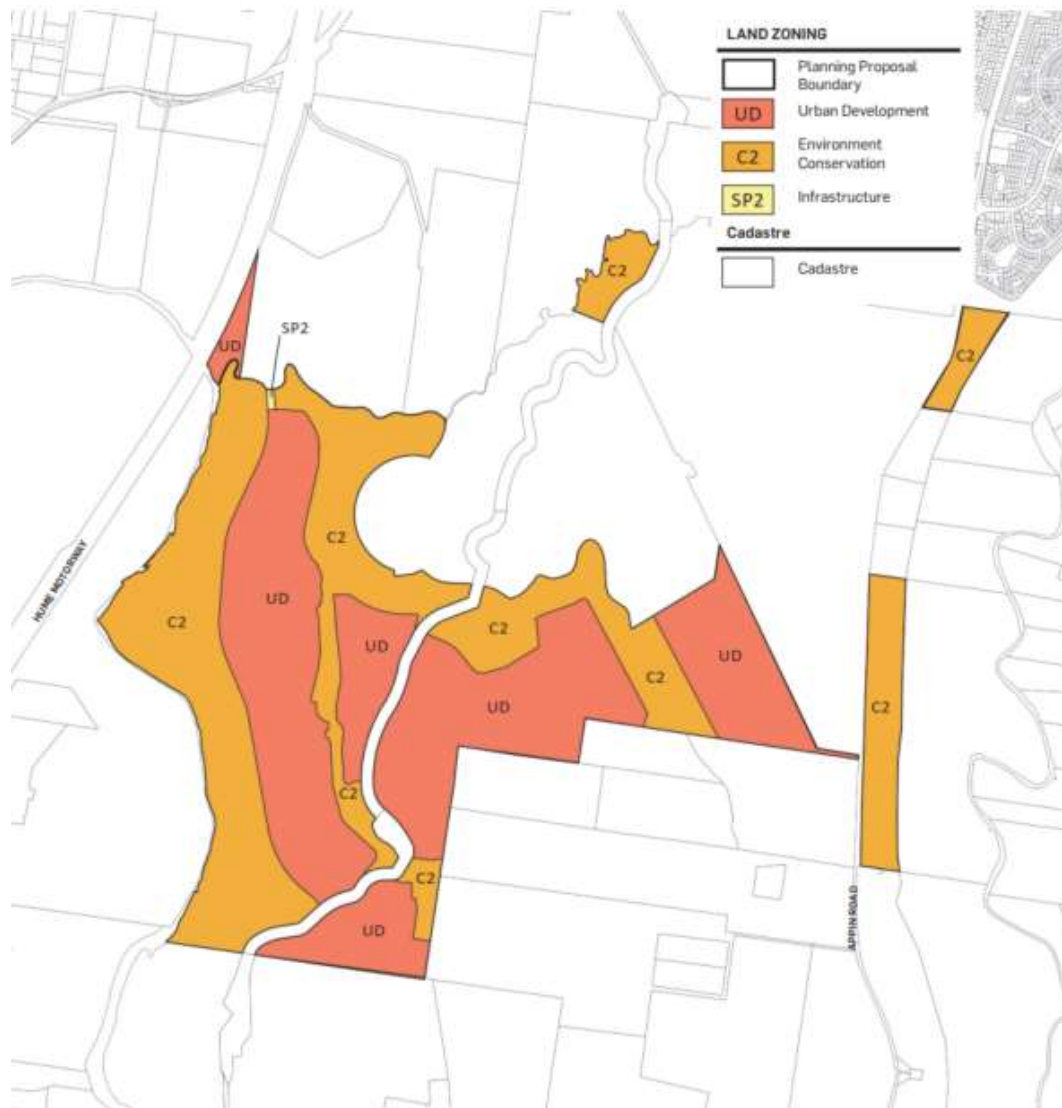
T.1: Planning Maps

Land Application Map



Source: Urbis, 2022

Land Use Zoning Map



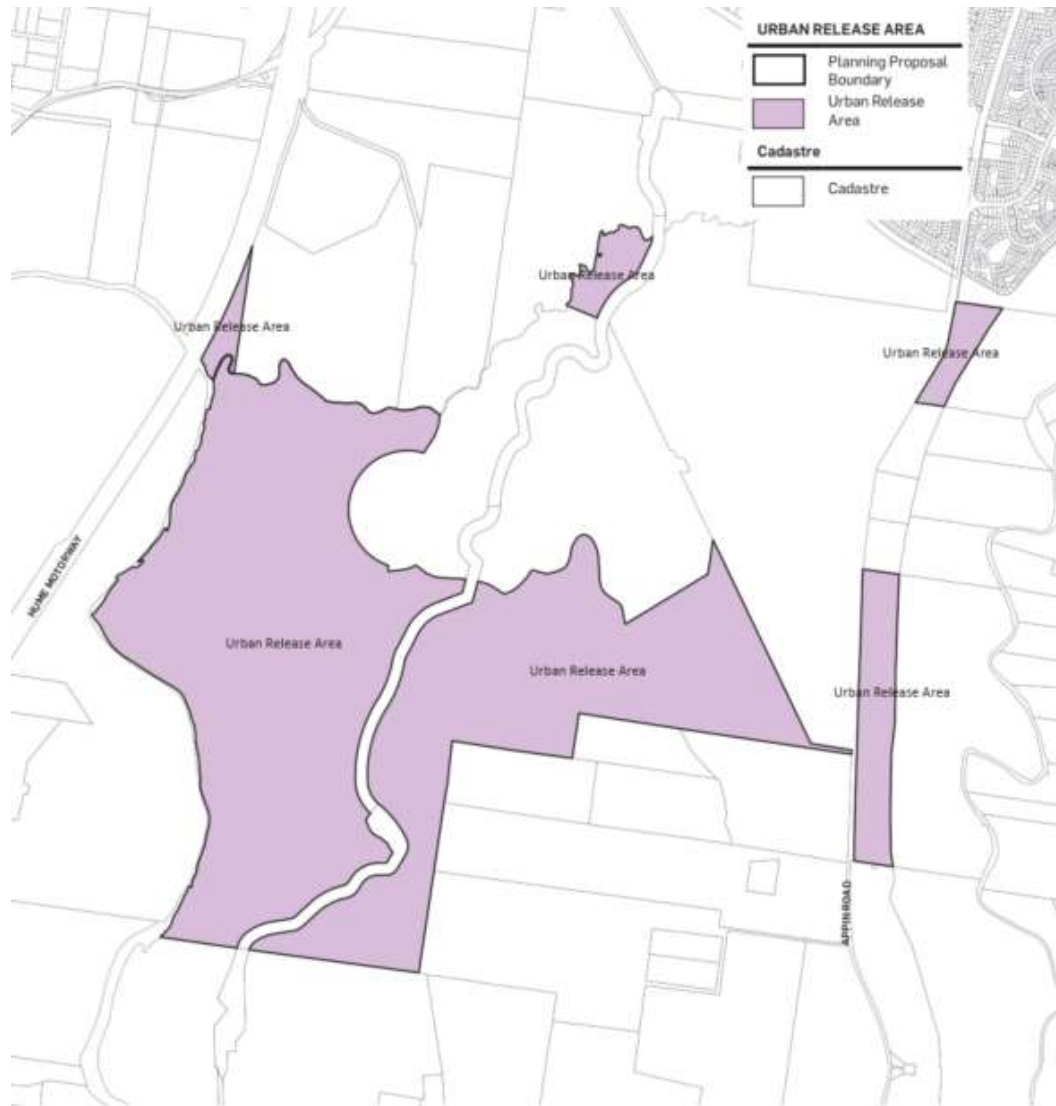
Source: Urbis, 2022

Height of Building Map



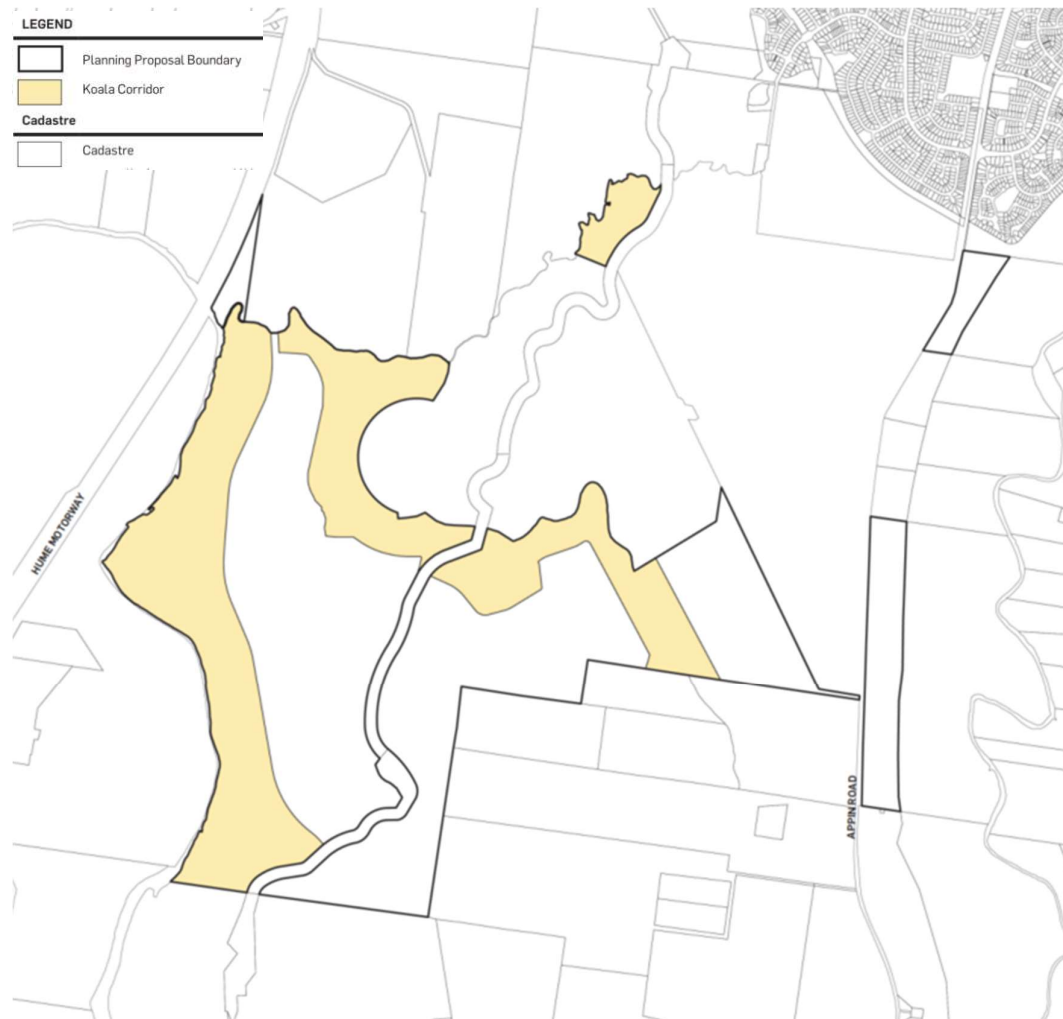
Source: Urbis, 2022

Urban Release Area Map



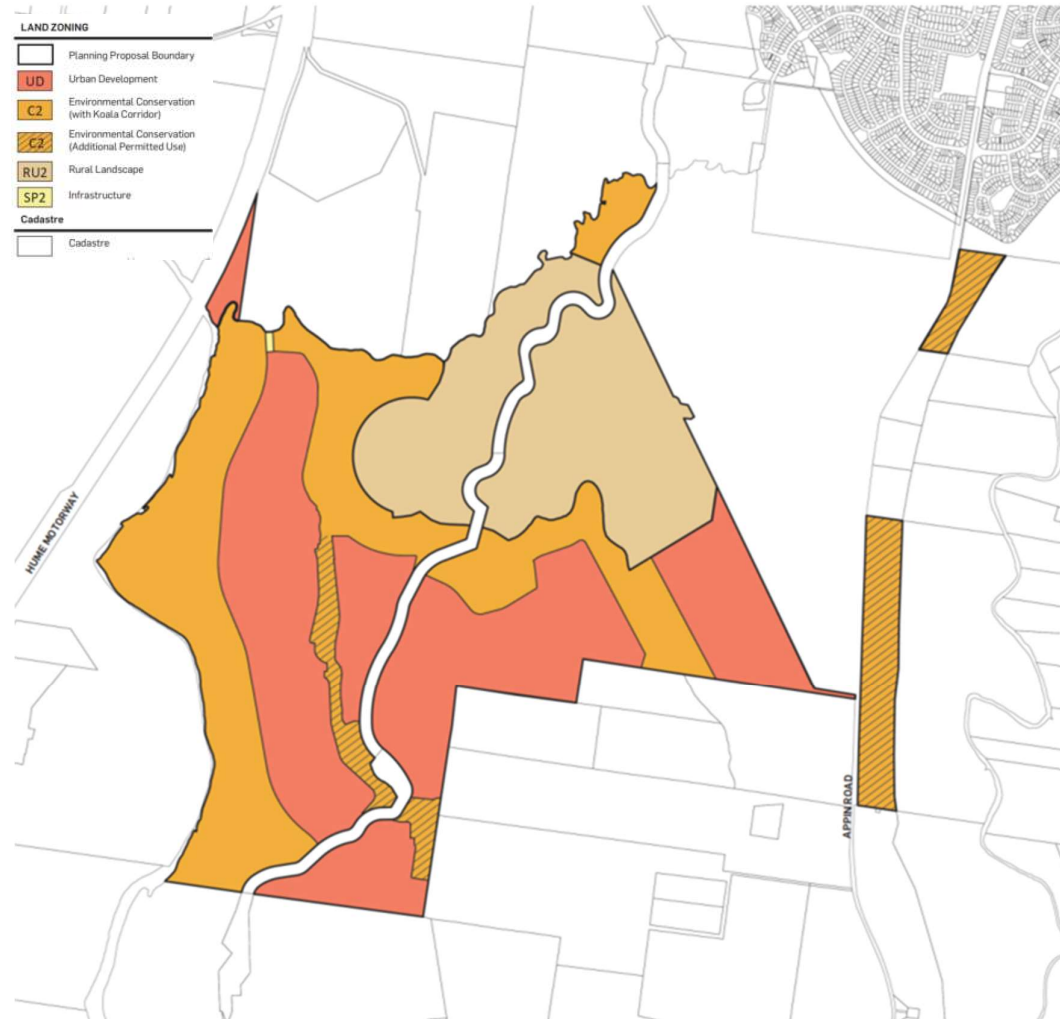
Source: Urbis, 2022

Clause Application Map – Koala Corridors



Source: Urbis, 2022

Additional Permitted Uses



Source: Urbis, 2022



APPENDIX U: CONSISTENCY WITH WESTERN CITY DISTRICT PLAN



U.1: Consistency with Western City District Plan Planning Principles

Consistency with Western City District Plan Planning Principles

Planning Priority		Comment
W1	Planning for a city supported by Infrastructure	<p>In lieu of a Growth Infrastructure Compact being developed for the Greater Macarthur Growth Area, Greater Macarthur 2040 has identified high level transport corridors and has been supported by a draft Special Infrastructure Contribution (SIC) has been prepared to identify regional level transport, road, health and education facilities to support development in the broader Growth Area.</p> <p>In line with the Greater Macarthur 2040 structure plan and draft SIC, the Planning Proposal land use regime and associated draft Structure Plan makes provision for the delivery of the higher order transport and road links through the Site. The draft Structure Plan also identifies provision for a public school with an allocation to be made to accommodate a local Rural Fire Service and emergency facility. In this regard, Lendlease intend to enter into a Planning Agreement with the Minister for Planning to facilitate the delivery of these items on the Government's behalf. This Planning Agreement further supplements Lendlease's existing State Planning Agreement that makes provision for the upgrade of Appin Road along the frontage of their Figtree Hill development.</p> <p>At this time, Sydney Water is still progressing their preferred servicing strategy for Greater Macarthur and the Site. Lendlease is currently delivering waste water and potable water infrastructure on Sydney Water's behalf that provide an opportunity to service the first stages of development in Gilead (approximately 400 lots). An Infrastructure Services Report has been prepared (refer to Appendix I) that details a series of options available to service the remainder of the Gilead development for Sydney Water's consideration and commitment. Once the preferred servicing strategy is confirmed, Lendlease intends to enter into commercial arrangements with Sydney Water to deliver the necessary infrastructure in line with the principles of their Growth Servicing Plan.</p> <p>The Infrastructure Services Report also details the necessary augmentations to the electricity network to service development of the land and includes the provision of a new zone substation at the southern boundary of the Site. Lendlease has initiated commercial discussions with Endeavour Energy to facilitate the transfer of land to Endeavour Energy and progress detailed design and timing commitments for the delivery of the zone substation.</p> <p>As part of Lendlease's 'Global 'Net Zero' carbon emission development response, Gilead will not be supplied with natural gas.</p> <p>Lendlease has a commercial agreement with Opticomm to deliver telecommunications services to the Site as land is progressively developed.</p> <p>From the outset, future residents will benefit from access to local social infrastructure being delivered in Lendlease's Figtree Hill development to the immediate east that includes provision for a community facility and an additional 19ha of open space than what is generated by the Figtree Hill community.</p> <p>The draft Structure Plan prepared to inform this Planning Proposal makes provision for higher order open space elements for Gilead. To inform the delivery of the remaining hierarchy of open space needs, a Social Infrastructure Assessment has been prepared (refer to Appendix O). The Social Infrastructure Assessment identifies a series of principles to inform the delivery of the remaining social infrastructure to meet the demands of the anticipated community. To inform the requirements for stormwater management infrastructure, a Stormwater Management Strategy has been prepared to quantify and locate the types of detention and treatment elements that will be required.</p> <p>Following the lodgement of this Planning Proposal, as part of preparing the final Structure Plan, Lendlease intend to work through a detailed masterplan with</p>

Planning Priority		Comment
		Council that will be incorporated into the Development Control Plan and identify the size and locations of the lower order social infrastructure and stormwater management infrastructure. This will in turn be used to inform a letter of offer to enter into a Planning Agreement with Council to deliver the necessary social infrastructure that will be key to refining the vision for Gilead.
W2	A collaborative city	<p>As per DPE's new approach to Precinct Planning, the Site is identified as a Collaborative Planning Precinct (see Figure 25). Thus far, the TAP process has been utilised to bring key State Agencies and Council together with Lendlease to resolve approaches to key planning considerations.</p> <p>As illustrated above, Lendlease is proposing to continue the collaborative planning approach to further refine the servicing approach and be able to deliver key transport, education and utility infrastructure through Planning Agreements and delivery agreements as necessary.</p> <p>Lendlease is also committed to working with Council to prepare the final Structure Plan that will refine the detailed masterplan for Gilead that is proposed to sit within a Development Control Plan to be progressed and adopted with Council following the lodgement of this Planning Proposal. This detailed masterplan will also be key to refining the requirements for supporting local and district order social and stormwater management infrastructure and inform an offer to enter into a Planning Agreement to ensure its delivery on behalf of Council.</p> <p>This supporting regional and local infrastructure will also benefit the wider community and enable further development to occur in area to drive early collaboration between Government and private enterprise in line with the City Deal Program for the Greater Macarthur region that began in 2018/19. Lendlease's infrastructure delivery approach will also allow Council and GSC to prioritise the delivery of infrastructure in other areas experiencing growth that do not benefit from the scale of project or a lead developer as is the case in Gilead.</p>
W3	Providing services and social infrastructure to meet people's changing needs	<p>The draft Structure Plan has been informed by a high level Social Infrastructure Assessment and demographic investigation (refer to Appendix O) to identify the different types of social infrastructure that will be required to support a diverse community in Gilead and surrounds. The draft Structure Plan identifies key areas of open space Lendlease intend to deliver as well as guiding principles for the provision of lower order social infrastructure that will be used to inform the detailed masterplan.</p> <p>As part of preparing the final Structure Plan, Lendlease intend to work through the development of the detailed masterplan with Council to build on the extensive knowledge they have of their community and standards for delivery of social infrastructure. Lendlease will then use these standards and the detailed masterplan to refine a schedule of local infrastructure to be delivered on behalf of Council under a Planning Agreement.</p>
W4	Fostering healthy, creative, culturally rich and socially connected communities	<p>Appreciating both the natural environment and rich Indigenous and Non-Indigenous heritage of the Site has been key to shaping the draft Structure Plan.</p> <p>The draft Structure Plan makes provision for the incorporation of through links from Appin Road through Figtree Hill into the Site and then north to Medhurst Road and established communities of Rosemeadow to the regional centre at Macarthur Square. The draft Structure Plan also makes provisions for land to the south to connect into the Site and ensure that the community benefit from both a higher order road/transport network, series of neighbourhood and village centres and open space network that can support a diverse community.</p> <p>As illustrated in the Urban Design Report (refer to Appendix A), a hierarchy of open spaces are to be delivered and supported by a series of pedestrian and</p>

Planning Priority		Comment
		cycle networks. These elements paired with links external to the Site to Figtree Hill and to Macarthur Square to the north will provide opportunities for the future communities to adopt healthy and active lifestyles. Further, the future access to Macarthur Square and rail station will facilitate the communities connectedness and access to a broader range of employment opportunities in line with the concept of a 30 minute city.
W5	Providing housing supply, choice and affordability, with access to jobs, services and public transport	<p>The Site falls within the Greater Macarthur Growth Area and is identified as a greenfield Land Release area under Greater Macarthur 2040 and Council's LSPS. The broader North Gilead Precinct is expected to yield approximately 15,000 new homes within a scenic landscape. The rezoning of the Gilead Site will make the next contribution of 3,300 new lots to the supply of housing in the South Campbelltown area following Lendlease's Figtree Hill development.</p> <p>The Planning Proposal seeks to apply the Urban Development zone to the developable areas of the Site. The adoption of the Urban Development zone will allow for flexibility in the delivery of different housing and lot sizes as the project evolves over the next 10 years, still within the confines of a dwelling lot yield of 3,300.</p> <p>The draft Structure Plan makes provision for the delivery of a majority of low density residential housing choices, consistent with historic and current demand for housing in this region. The draft Structure Plan also identifies opportunities for medium density residential development in areas of greater amenity that are aligned along the higher order road network that will benefit from closer proximity to public transport stops. These areas will provide for a more diverse range of housing typologies and compact lot sizes that will play a roll in the delivery of more affordable housing.</p> <p>Following the lodgement of this Planning Proposal, Lendlease intend to work with Council to adopt site specific provisions for the delivery of medium density housing typologies that provide for innovation, diversity and housing affordability.</p> <p>In terms of the Site's contribution to housing supply, it is anticipated that the Site will be able to register its first lots within 2 years of being rezoned and align with Council's 5-10 year housing delivery targets.</p>
W6	Creating and renewing great places and local centres, and respecting the District's heritage	<p>The Planning Proposal and draft Structure Plan will lay the foundation for Lendlease and Council to create a series of great places at Gilead.</p> <p>Consistent with the retail centre hierarchy identified in Greater Macarthur 2040, Lendlease in the process of delivering an early neighbourhood centre as part of their Figtree Hill development. The rezoning of Gilead will provide for a local centre in the order of 5,200m² of retail gross lettable area and supporting commercial uses and form a centralised node of activity that will benefit the Gilead community and future development to the south as is occurs. As per the Retail Demand Assessment, appropriate land has been allocated and sited for this centre and is aligned on the higher order road and transport route with provision for it to evolve over time in response to community demand.</p> <p>The Urban Design Report provides for an indicative layout of the local centre. As the preparation of the detailed masterplan progresses with Council, the design of the centre will be refined with Council with key design elements and principles to be engrained within the Development Control Plan that will apply to the land. As part of the Development Control Plan's development, the actions under this priority are able to be engrained in the design to ensure that a vibrant and people focused public realm is able to be delivered.</p>
W7	Establishing the land use and	Greater Macarthur 2040 establishes an overall land use and transport structure for the Greater Macarthur Growth Area. The Planning Proposal and draft

Planning Priority		Comment
	transport structure to deliver a liveable, productive and sustainable Western Parkland City	<p>Structure Plan makes provision for the delivery of the higher order road and transport route through the Site consistent with Greater Macarthur 2040. It is also supported by Lendlease's upgrade of Appin Road as part of their Figtree Hill development.</p> <p>The road and transport route will connect into to future development as anticipated by Greater Macarthur 2040 that proposes a key connection to the north through to Macarthur Square and expand the bounds of the '30 minute city' the Gilead community will experience and the associated access to activity, amenity and employment opportunities. Should connections south of the Site still be deemed necessary, the draft Structure Plan does not preclude the ability to deliver key links when defined by Transport for NSW.</p>
W8, to W11	Jobs and skills for the city	<p>Given the distance from the Western Sydney Airport and nature of development, the Site is not expected to generate significant tourism demands. However, the draft Structure Plan, when viewed with the Figtree Hill landscape masterplan, creates an opportunity as a more localised attraction and visitors to the site. Whilst designed to meet the needs of the future Gilead community, the Site will be well served by road upgrades and public transport that will make its public open space and facilities accessible to the wider Campbelltown community. As Transport for NSW continues to deliver on Rapid Transit services through to Macarthur Square, the future Gilead community's '30 minute city' will expand and potentially benefit from access to a range of different employment opportunities to be offered as part of the Aerotropolis.</p> <p>The Site does not contain a metropolitan cluster, however development of the land will increase the residential population and further support the continued growth and primacy of the Campbelltown and Macarthur centres and demand for commercial and employment based development. In line with Greater Macarthur 2040, the draft Structure Plan provides for a local centre of a scale consistent with the retail hierarchy to meet the day to day needs of the incoming population whilst protecting the roles of Campbelltown and Macarthur as a regional centre.</p>
W12 to W18	A city in its landscape	<p>A Stormwater Management Strategy (refer to Appendix P) has been prepared in support of the Planning Proposal and draft Structure Plan. The strategy has been devised to ensure that the changes to impervious area and stormwater flows as a result of the development match pre-development conditions and achieve the stormwater quality targets to protect the condition of the Nepean River.</p> <p>The stormwater infrastructure has also been designed to respond to the catchments and associated flow limitations associated with the Upper Canal to ensure both quality and security of the water pipeline is maintained.</p> <p>A series of watercourses including Woodhouse Creek, Menangle Creek and the Nepean Creek. As part of both the Water Cycle Management Strategy and Biodiversity Certification application, these creeklines are to be conserved and rehabilitated.</p> <p>As per the proposed land use zones and draft Structure Plan, areas of significant vegetation are to be protected and conserved. In addition to these areas, land that has been cleared from the historical agricultural uses of the land are also to be zoned for conservation purposes with habitat recreation to be undertaken by Lendlease as part of the Biodiversity Certification application to deliver on the first of the biodiversity and fauna corridors identified in Lendlease's Koala Conservation Plan, Greater Macarthur 2040 and the Chief Scientist's Koala Report. In this regard, this Planning Proposal is required to secure these conservation outcomes that otherwise will not be achieved should the land remain used for agricultural purposes.</p>

Planning Priority		Comment
		<p>The Urban Design Report prepared in support of this Planning Proposal identifies the establishment of a Green Grid, generally inline with Council's vision identified in their LSPS. As the preparation of the detailed masterplan progresses in consultation with Council, the delivery of urban tree canopy outcomes will be further assessed. It is noted however that Lendlease's commitments to habitat recreation on cleared grazing land in partnership with typical street and on lot tree planting will significantly increase tree canopy over the Site.</p> <p>In developing an understanding of the Site, extensive investigations into the cultural landscape have been undertaken with members of the Indigenous community. The appreciation of how the land was previously used has helped inform the development of the draft Structure Plan and provide for the conservation of areas of cultural and archaeological sensitivity. Whilst impacts to vegetation along the Nepean River are to be generally avoided, provision has been made for the delivery of a series of walking trails along this corridor as well as coordinated access to a specific shore of the Nepean River that has been incorporated in the overall open space network.</p> <p>The Urban Design Report and Social Infrastructure prepared in support of this Planning Proposal nominate a hierarchy of open spaces that will provide for a range of active and passive uses. Given the unique setting where a natural interface borders the majority of development land, these open space areas will also cater for nature based recreation opportunities within the confines of the Biodiversity Certification application.</p>
W19	Reducing carbon emissions and managing energy, water and waste efficiently	<p>As part of Lendlease's global commitment to reduce carbon emissions, Gilead will not be supplied natural gas. Similar, to Lendlease's Figtree Hill development, there will be a greater focus on the delivery of community battery infrastructure in partnership with Endeavour Energy to reduce residential carbon emissions and provide for supply security.</p> <p>The draft Structure Plan provides for the key route of anticipated Rapid Transit link through to Medhurst Road and onto Macarthur Station to be provided by Transport for NSW in the future. Early establishment of this service will be key to kerbing traditional reliance on private vehicles. Along this route, the draft Structure Plan identifies the opportunity for medium density development to increase the number of homes within a 400m walking catchment to public transport.</p> <p>Current policy and pricing of recycled water infrastructure continues to provide a barrier to the implementation of stormwater harvesting and recycled water schemes in a greenfield context. Should this policy position change, Lendlease is willing to work with Sydney Water to investigate means to implement a scheme for the site.</p>
W20	Adapting to the impacts of urban and natural hazards and climate change	<p>The Site is not burdened by any significant natural or urban hazards that can't readily be addressed through the future adoption of a site specific Development Control Plan and detailed design as part of the Development Application process. In this regard, the draft Structure Plan and this Planning Proposal has been informed by a suite of technical studies that has considered the following:</p> <ul style="list-style-type: none"> • Land capability (contamination, salinity and geotechnical) – Refer to Appendix G and L. • Bushfire risk and evacuation – Refer to Appendix Q. • Flood risk and evacuation – Refer to Appendix E. • Mine subsidence – Refer to Appendix J. • Road traffic noise – Refer to Appendix K.

Planning Priority	Comment
	The draft Structure Plan and supporting Urban Design Report identify the key pillars of the Green Grid and open space network and supported by key principles to provide for the future delivery of tree planting and other initiatives to mitigate urban heat island impacts from development of the land. As part of the preparation of the final Structure Plan, Lendlease intend to progress these initiatives with Council through the refinement of the detailed masterplan and adoption of a site specific Development Control Plan, noting that Lendlease has already worked with Council to amend the current Figtree Hill Development Control Plan to implement specific tree planting measures and building material controls focused on increased use of solar absorbent materials in dwelling construction than would have otherwise be delivered under the previous Development Control Plan.

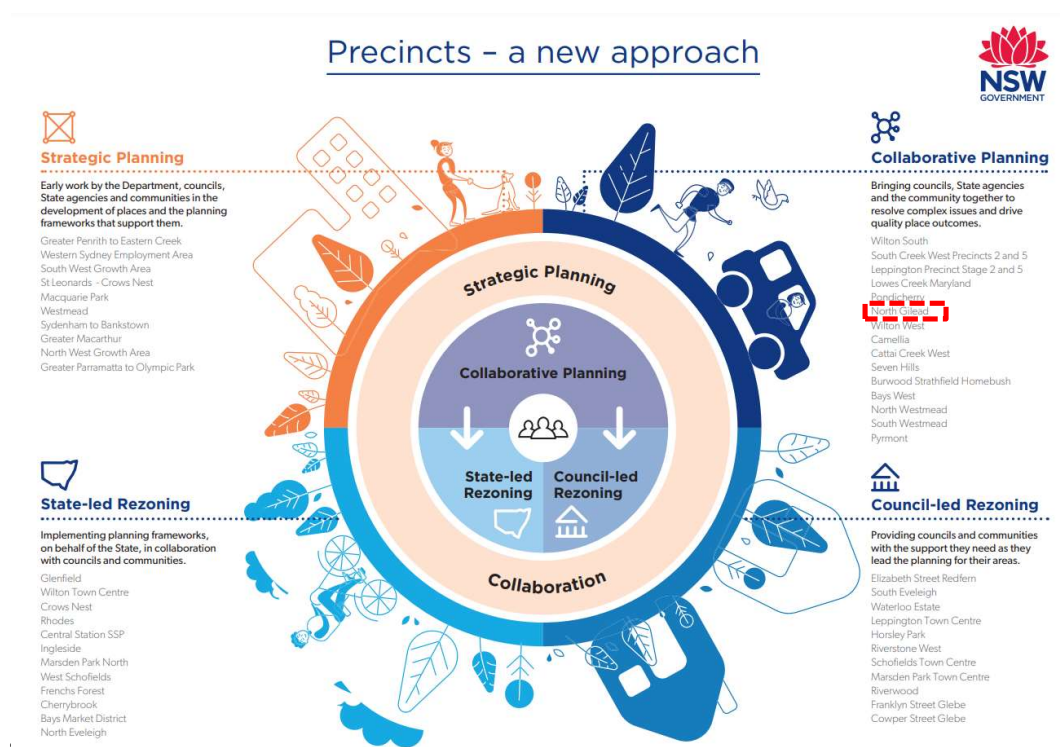


Figure 25. DPE new approach to Precinct Planning



APPENDIX V: ALIGNMENT WITH GREATER MACARTHUR 2040



V.1: Alignment with Greater Macarthur 2040

Alignment with the Greater Macarthur 2040 Principles and Actions

Vision Aspect	Planning Proposal Alignment
PLACE	
Gilead Precinct	<p>The use of the Urban Development zone and draft Structure Plan provides for higher residential density development along the higher order road network that will serve as the key public transport corridor that will connect to Macarthur Square and rail station.</p> <p>The Planning Proposal will facilitate the delivery of 3,300 of the 15,000 lots identified for the Gilead Precinct in a scenic landscape.</p> <p>The Planning Proposal and Biodiversity Certification application provides for the funded conservation and management of significant vegetation identified in Greater Macarthur 2040 and additional fauna habitat reconstruction. Riparian corridors form part of the conservation areas in the draft Structure Plan.</p>
Heritage	<p>An Aboriginal Cultural Heritage Assessment has been prepared following engagement with Registered Aboriginal Parties and in line with the <i>Draft Connecting with Country</i> framework. The Planning Proposal establishes protection for areas and items of significance through the adoption of the C2 Environmental Conservation zone. Items and areas of significance outside of the conservation area have been identified and Lendlease will work with Council to refine the detailed masterplan and Development Control Plan to incorporate these areas to allow for their retention and conservation in a sensitive manner.</p> <p>A European Heritage Assessment has been prepared and identified areas of archaeological potential and sensitivity. Where appropriate, Lendlease will work with Council to refine the detailed masterplan and Development Control Plan to incorporate these areas to allow for their retention and conservation in a sensitive manner. The assessment also confirms that the proposed development of the land will not have a significant impact on the heritage values of the Upper Canal, Beulah or the Mount Gilead Homestead located in proximity to the Site.</p> <p>As part of the preparation of the detailed masterplan and Development Control Plan with Council, Lendlease will refine the plan and stormwater management regime in line with Water NSW's guidelines for development adjacent to the Upper Canal</p>
Public Domain	<p>The Planning Proposal and Structure Plan makes provision for the higher order open space areas and local centre. Following the lodgement of the Planning Proposal, Lendlease intend to work with Council to refine a detailed masterplan and Development Control Plan to make provision for a diverse and interactive local centre and road cross sections that provide for increased tree canopy and pedestrian/cycle networks as outlined in the Urban Design Report.</p>
Land Ownership	<p>The Planning Proposal will facilitate increased opportunity for home ownership in the Greater Macarthur region that will provide for diversity in lot sizes, dwelling types and market entry points. The Planning Proposal provides for the delivery of a local centre and open space network to support the planned residential community that will be refined through the detailed masterplan and Development Control Plan to be prepared with Council.</p>
Regional Infrastructure	<p>As part of the rezoning process, Lendlease intend to enter into a Planning Agreement with the Minister for Planning and Housing to deliver key components of regional infrastructure to support the development of the land.</p> <p>Similarly, Lendlease intend to enter into a Planning Agreement with Council to make provision for the delivery of local infrastructure. The schedule of land and works is to be refined in consultation with Council as part of the detailed masterplan to be devised with Council.</p>

Vision Aspect	Planning Proposal Alignment
Utilities	<p>An Infrastructure Report has been prepared in support of the Planning Proposal to outline the capacity and preferred servicing approach to enable development of the land. Refer to Appendix I.</p> <p>A Stormwater Management Strategy has been prepared to identify, locate and size the necessary stormwater management infrastructure required to achieve Council's detention and water quality targets. Refer to Appendix P.</p>
LANDSCAPE	
Landscape Character	<p>An Urban Design Report has been prepared for the Site that includes a detailed appreciation of the landscape and has been used to inform the draft Structure Plan. Refer to Appendix A. The draft Structure Plan has maximised the opportunities to retain areas of natural and cultural value and includes unique opportunities for part of these areas to be incorporated within the open space network where possible.</p> <p>Topography varies over the Site. It has been predominantly been cleared and flattened for grazing purposes but the creeklines present as fairly incised channels that add opportunity to retain naturalised green spines through the Site. The road and open space network and overall development footprint has been designed in response to these Site features with a view to minimise bulk earthworks.</p> <p>The Urban Design Report includes a preliminary Green Plan to support the draft Structure Plan and establish a Green Grid over the Site. As part of the Development Control Plan to be prepared with Council, the Green Grid will be further refined to maximise urban tree canopy outcomes.</p> <p>Through a combination of the additional fauna habitat recreation areas, street tree planting, on lot planting and public domain planting, it is anticipated that tree canopy over the Site will significantly increase from the existing conditions and agricultural uses.</p>
Biodiversity	<p>The Site falls within the Cumberland Plain Conservation Plan boundary however no specific conservation or development outcomes are identified under the plan. This is on the basis that Lendlease has progressed the an application for Biodiversity Certification with Council that was adopted in December 2020 and being considered by DPE.</p> <p>In line with the update to Greater Macarthur 2040 issued by DPE in December 2021, the Planning Proposal and associated Structure Plan makes provision for the first components of the expansion of Fauna Corridor A along Menangle Creek, delivery of Corridor B along Woodhouse Creek and establishment of the Nepean River Fauna Corridor consistent with the Chief Scientist's Report on koala.</p> <p>Lendlease has also made an offer to the NSW Government to deliver two of the three planned fauna crossings, one at Noorumba Reserve that will connect through to Corridor A and the other at Beulah that will connect through to Corridor B. Lendlease is progressing detailed design with TfNSW to inform a future environmental assessment.</p> <p>In addition to the vegetation identified for biodiversity assessment and conservation, the Planning Proposal and draft Structure Plan provides for the reconstruction of additional fauna habitat of cleared agricultural land. This serves to significantly increase tree canopy on the Site whilst achieving the necessary fauna corridor widths.</p> <p>The degree of revegetation works has been considered from a bushfire hazard perspective to ensure that appropriate Asset Protection Zones can be provided through a combination of roads, stormwater management infrastructure and on lot. A Strategic Bushfire Assessment has been prepared for the Site and confirms that appropriate opportunity is provided for evacuation and shelter in place during a bushfire event. Refer to Appendix Q.</p>

Vision Aspect	Planning Proposal Alignment
Sustainable Design	<p>In support of the Planning Proposal, a suite of technical studies has been prepared to demonstrate that residential development on the land will not be put at undue risk from natural hazards including geotechnical, salinity, bushfire and flooding conditions.</p> <p>The draft Structure Plan provides for existing crossings of riparian corridors and the Upper Canal to be upgraded wherever possible and minimises the need for additional crossings.</p> <p>As part of the preparation of a detailed masterplan and Development Control Plan with Council, appropriate controls can be adopted to:</p> <ul style="list-style-type: none"> • provide for delivery of the green grid and associated urban tree canopy outcomes • adopt of lower solar absorbent materials and low energy materials in public domain areas and individual dwellings. • adopt appropriate sustainable dwelling siting provisions to maximise energy efficiency • locate more sensitive land uses such as child care centres away from higher order roads • establish appropriate setbacks to higher order roads • engrain a comprehensive and connected pedestrian and cycleway network <p>Similar to Lendlease's Figtree Hill development, Lendlease will continue to work with Council and Endeavour Energy to roll out the community battery program to deliver energy efficient precincts throughout the development. Lendlease has also adopted a global position for all new developments and are no longer providing natural gas connections to reduce associated emissions.</p>
Open Space, Green Grid and Tree Canopy	<p>Refer to earlier discussion on Green Plans, OpenSpace, Pedestrian and Cycleway Network in commentary in Public Domain, Landscape Character, Biodiversity, and Sustainable Design sections.</p> <p>Additional details relating to the road cross sections and incorporation of pedestrian paths, cycleways and pedestrian crossing locations will be refined through the development of a detailed masterplan and Development Control Plan with Council.</p>
Water	<p>A Flood Assessment has been prepared in support of the Planning Proposal. Refer to Appendix E. The assessment confirms the development footprint can achieve appropriate design levels above the 1 in 100 year event. The supporting Stormwater Management Strategy identifies appropriate stormwater management infrastructure to ensure that post development flows match predevelopment conditions without creating a significant impact on flood conditions. Refer to Appendix P. The assessment also considers flood risk and proposes an appropriate evacuation strategy for flood events.</p> <p>The Stormwater Management Strategy also specifies the required stormwater management infrastructure to treat urban stormwater to achieve Council's water quality targets to ensure that conditions in the Nepean River and supporting tributaries are not impacted.</p>
Bushfire	<p>A Strategic Bushfire Assessment has been prepared for the Site and confirms that appropriate opportunity is provided for evacuation and shelter in place during a bushfire event. Refer to Appendix Q. It also identifies that appropriate Asset Protection Zones can be delivered through a combination of roads, stormwater infrastructure and on lots to ensure defensible spaces can be provided to manage bushfire risk to residential development and other sensitive uses from existing vegetation and anticipated fauna habitat reconstruction areas.</p>

Vision Aspect	Planning Proposal Alignment
Waste	As part of the preparation of a site specific Development Control Plan with Council, appropriate controls can be adopted to address waste management and local resource recovery. Lendlease will continue to work with Council as the project evolves to integrate technology that will assist in reducing carbon emissions.
Air Quality	<p>The Site has limited interfaces with agricultural land that are active or that generate odours. A series of buffers are achieved to land to the north (extractive industry) and grazing land to the south through the location of planned utility infrastructure and retention of existing vegetation.</p> <p>Refer to earlier commentary on Development Control Plan provisions for sensitive land uses and appropriate setbacks along higher order roads in the Sustainable Design section.</p> <p>Refer to earlier commentary on Green Plans in Public Domain, Landscape Character, Biodiversity, and Sustainable Design sections.</p>
BUILT FORM	
Built Form	<p>In support of the draft Structure Plan, the Government Architect's Better Placed objectives have been used to prepare the initial Urban Design Report. These objectives will continue to be referenced through the preparation of a detailed masterplan and Development Control Plan for the Site with Council.</p> <p>The use of the Urban Development zone will provide the opportunity for a range of different lot types and housing diversity to be achieved over the Site. Lendlease will work with Council to refine specific controls for different housing types as necessary to ensure a high standard dwellings are delivered that relate to the unique landscape setting at Gilead.</p>
LAND USE	
Housing	<p>The Planning Proposal and draft Structure Plan provides for the delivery of 3,300 of the 15,000 residential lots identified for the broader Gilead Precinct within a setting that prioritises the conservation and recreation of fauna habitat.</p> <p>The use of the Urban Development zone and draft Structure Plan will deliver of a diverse range of housing that will be predominantly of a detached housing with opportunities for denser housing forms identified in locations with increased amenity along future public transport routes, local centre or open space. The use of similar dwelling provisions adopted by DPE in the Wilton Growth Area will also encourage diversity of product and density whilst maintaining control of the overall lot yield.</p> <p>The development of the Site will result in a significant boost to housing supply that will serve to place downward pressure on housing affordability within the Greater Macarthur and South West regions.</p>
Local Economy	<p>An Employment Assessment has been prepared in support of the Planning Proposal. Employment demand generated by the new residential community is anticipated to be met through a combination of:</p> <ul style="list-style-type: none"> • Retail and commercial GFA provided in the local centre • Public services provided in education and emergency service facilities • Self contained employment on Site that provides for 'Work From Home' and 'Work At Home' • External employment opportunities generated by continued expansion of the Campbelltown and Macarthur CBDs

Vision Aspect	Planning Proposal Alignment
	<ul style="list-style-type: none"> External employment opportunities identified strategic employment investigation areas to the west and south of the Site
Centres	<p>The draft Structure Plan provides for the delivery of a local centre with capacity for approximately 8,500m² of retail GFA and supporting commercial uses, generally in line with the Greater Macarthur 2040 Structure Plan and Retail Hierarchy. The size of the local centre is of an appropriate scale that does not challenge the primacy of regional and strategic centres at Campbelltown or Macarthur Square. In the short term, the neighbourhood centre to be delivered in Figtree Hill will meet initial demand and daily convenience of the community in Gilead.</p> <p>The local centre has been located with a significant open space reserve along the planned public transport and cycleway route to create a concentrated hub of activity. The Urban Design Report provides for indicative layouts of the centre and associated public domain that will continue to be refined through the preparation of the Development Control Plan with Council. Lendlease intend to work with the NSW Rural Fire Service and State Emergency Service to identify suitable locations within proximity to the local centre to further co-locate uses.</p>
Social Infrastructure	<p>The draft Structure Plan provides for the location of higher order open space facilities that are key to the creation of place and setting of the Site. In support of these facilities, an initial Social Infrastructure Assessment has been prepared to establish both the type and quantum of a hierarchy of open space and community facilities and associated principles to guide the future siting. These types and location of facilities will be confirmed with Council through the development of a detailed masterplan and serve to inform the Infrastructure Schedule in a Planning Agreement to be entered into with Council.</p>
Education	<p>From initial engagement with the Department of Education, Lendlease are seeking to progress negotiations to secure a school site within their Figtree Hill development that will also serve to cater for development in Gilead. This location in Figtree Hill development will also provide a timing advantage for the earlier delivery of the school in line with growth in the broader community.</p> <p>The Retail Demand Assessment prepared in support of the Planning Proposal also identifies anticipated demand for child care facilities to support the planned residential community at Gilead.</p>
Health	<p>The Retail Demand Assessment prepared in support of the Planning Proposal also identifies anticipated demand for medical centre and health facilities to support the planned residential community at Gilead.</p> <p>As development in Gilead evolves, Lendlease will work with NSW Health to explore opportunities for health care facilities in proximity to the planned local centre.</p>
Resource Extraction	<p>The Site does not contain any coal seam gas wells that form part of the Camden Gas Project, noting that the project is due to be decommissioned by 2023. It is also noted that Exploration Licence PPL4 applies to the Site for petroleum and gas resources. State Environmental Planning Policy (Resources and Energy) 2021 governs the permissibility of coal seam gas projects. As per clause 2.12, Coal Seam Gas developments are prohibited on future residential growth areas and within 2km of residential zoned land and as such expansion of coal seam gas exploration or extraction is currently not viable over the Site.</p> <p>Greater Macarthur 2040 does not identify the Site as being subject to completed long wall mining or long wall mining planned over the next 15 to 30 years. Whilst portions of the Site are identified in Greater Macarthur as being part of a Regional Coal Reserve, they are contained along the banks of the Nepean River that are identified for conservation and of limited size.</p>

Vision Aspect	Planning Proposal Alignment
	<p>Exploration Licence AUTH248 for coal resources applies to the Site. In support of the Planning Proposal, a Subsidence Risk Assessment has been prepared for the Site and provides for appropriate measures for future development to be undertaken should the Site be mined.</p> <p>The Hi Quality Group quarry located on the northern side of Menangle Creek has nearly exhausted easy to moderate opportunities to extract materials and the licence is due for review on 11 November 2026. It is also noted that a Planning Proposal to rezone the land for residential uses is also being progressed by a separate party over the quarry land.</p>
Agriculture	<p>As per the Greater Macarthur Land Release Investigation Area Preliminary Strategy and Action Plan, the Site is not identified as containing Class 2 Agricultural Land.</p> <p>The Site has limited interfaces with agricultural land uses. The interface with the Mount Gilead Homestead and rural land to the south is buffered by the incorporation of biodiversity conservation areas.</p> <p>Refer to earlier commentary on odour impacts in the Air Quality section.</p>
MOVEMENT	
Public Transport	<p>The draft Structure Plan makes provision for the north/south public transport route that will connect the Site through the Macarthur Square and rail station. It is proposed to continue this link to the east through the Figtree Hill development to Appin Road to provide a viable movement network. Should the route need to be extended to the south, this can be pursued by Transport for NSW and adjoining landowners when the land is ready to be developed. The Planning Proposal also makes provision for the location of the crossing of Menangle Creek in the context of managing impacts to biodiversity.</p> <p>It is understood that DPE and Transport for NSW are continuing to refine the regional road network that is identified in Greater Macarthur 2040 and the draft <i>Greater Macarthur Special Infrastructure Contribution (draft SIC)</i>. This in turn is likely to refine the road type and cross section for the public transport route. In the interim, the Urban Design Report makes provision for a road cross section that balances the need for bus priority and private vehicle movement.</p>
Cycling and Walking	<p>Refer to earlier commentary on pedestrian and cycleway routes in the Public Domain, Sustainable Design, Open Space and Centres sections.</p>
Connections and Crossings	<p>It is understood that DPE and Transport for NSW are continuing to refine the regional road network that is identified in Greater Macarthur 2040 and the draft SIC. It is anticipated that Transport for NSW will also identify their preferred alignment for the Spring Farm Parkway extension from the Hume Highway through to Appin Road. Due to biodiversity and heritage constraints, it is anticipated that this road will be located clear of the Site.</p> <p>Refer to earlier commentary on the north/south public transport corridor in the Gilead Precinct, Centres and Public Transport sections.</p> <p>Refer to earlier commentary on pedestrian and cycleway routes in the Public Domain, Sustainable Design, Open Space and Centres sections.</p>
Road Network	<p>Refer to earlier commentary on the location of Spring Farm Parkway in the Connections and Crossings section.</p> <p>The Planning Proposal and draft Structure Plan makes provision for the key north/south road link through the Site that will connect through to Macarthur Square and rail station to the north. It also makes provision for a through connection to Appin Road through Lendlease's Figtree Hill development to facilitate appropriate vehicle and public transport movements through the Site. In support of this movement strategy, a Traffic and</p>



Vision Aspect	Planning Proposal Alignment
	Transport Assessment has been prepared to demonstrate that it is fit for the intended development of the Site. Refer to Appendix R .



APPENDIX W: ALIGNMENT WITH CAMPBELLTOWN LOCAL STRATEGIC PLANNING STATEMENT



W.1: Alignment with Campbelltown Local Strategic Planning Statement



Alignment with the Campbelltown Local Strategic Planning Statement

Planning Priority	Alignment
1 Liveability – A vibrant and liveable city	
Planning Priority 1: Creating a great place to live, work, play and visit	<p>A number of the actions are Council led initiatives to be completed over the short term and involve ongoing review or occur outside of the Site.</p> <p>Following the lodgement of the Planning Proposal, Lendlease intend to engage with Council to refine a detailed masterplan the Site that will inform a site specific Development Control Plan that can be used to achieve deliver on a number of the actions in this priority including:</p> <ul style="list-style-type: none"> • Development Control Plan provisions that optimises amenity, aesthetics and public domain outcomes including maximising opportunities for landscaping and increased tree canopy cover over the Site • Refinement of social infrastructure to be delivered to respond to the anticipated community • Adoption of open space principles to ensure access to open spaces is maximised and supported by comprehensive cycle and walking routes that provide links to external activity nodes • Lendlease intend to enter into a Planning Agreement with Council to deliver an agreed schedule of open spaces • Development of a public art strategy that reflects the natural and previous uses of the land by Indigenous people and later agricultural activities • Provisions to improve Urban Colling through increased tree canopy on site, stormwater infrastructure with permanent water retention, low solar absorbent materials in building construction
Planning Priority 2: Creating high quality, diverse housing	<p>It is anticipated that Gilead will be able to contribute to Council's short term housing supply target with the deliver of its first residential lots within 2 years of being rezoned through concentration of development at the south eastern end of the Site that presents a logical expansion to Figtree Hill. The remainder of lots intended to be delivered within a 10 year period.</p> <p>The Site falls within a defined growth area in line with Greater Macarthur 2040 and does not seek to expand into land identified as a Metropolitan Rural Area or land identified with scenic or environmentally sensitive values.</p> <p>Following lodgement of the Planning Proposal, Lendlease intend to commence preparation of a site specific Development Control Plan to refine subdivision and housing controls to guide future development. The Development Control Plan will also include further detail relating to the planned local centre.</p> <p>The use of the Urban Development zone with supplementary provisions in the WPC SEPP provides for a range housing and lot diversity and will be supported by appropriate controls in the site specific Development Control Plan. Further, these provisions allow for flexibility in the delivery of new housing over time as residential community establishes and market demand evolves.</p>

Planning Priority	Alignment
	The Structure Plan provides for key open space, retail and employment activity nodes that will be linked by both a road networks and cycle/pedestrian path network.
Planning Priority 3: Embracing our heritage and cultural identity	<p>In support of the Planning Proposal and shape the Structure Plan, an Aboriginal Cultural Heritage Assessment has been prepared with extensive engagement with Registered Aboriginal Parties. The insight gained has helped provide a greater understanding of the cultural landscape and shaped the Structure Plan to provide for the retention of items and area of significance. As part of the development of a site specific Development Control Plan, a cultural interpretation strategy will be prepared to shape the public domain.</p> <p>Items of non-indigenous heritage significance are generally located outside of the Site (Mt Gilead Homestead, Upper Canal etc). Where areas of sensitivity have been identified that don't occur within conservation areas, the further development of a detailed masterplan with Council will identify appropriate opportunities for integration within the open space network or through interpretation strategies on the Site.</p>
Planning Priority 4: Celebrating the arts and culture	<p>The Urban Design Report prepared as part of the Planning Proposal provides a high level overview of the local centre and public domain that will be delivered to support the planned residential community. This vision will be refined through the preparation of a site specific Development Control Plan to ensure opportunities to use these areas for civic and cultural events are provided.</p> <p>Lendlease intend to devise a public art strategy with Council for implementation within the future public domain as part of the Development Control Plan.</p>
2 Sustainability – A respected and protected natural environment	
Planning Priority 5: Embracing our unique landscape setting	<p>The Planning Proposal and Biodiversity Certification application provides for the establishment of specific walking trails and open space area located along the banks of the Nepean River and will contribute to Council's broader connections through the LGA.</p> <p>The Biodiversity Certification application that underpins the Planning Proposal makes provision for the conservation and ongoing management of existing bushland and riparian corridors. This is to be supplemented by the reconstruction of fauna habitat and corridors through the Site that would otherwise not be achieved without the change in land use.</p> <p>The Stormwater Management Strategy prepared in support of the Planning Proposal proposes the use of best practice Water Sensitive Urban Design (WSUD) measures to manage both flows and quality of stormwater generated from the development of the Site.</p> <p>The Structure Plan and Urban Design Report identify the opportunity to establish the Upper Canal as a regional pedestrian and cycle link with only critical vehicle crossings proposed to achieve appropriate connectivity through a Site of this scale. As part of the preparation of a site specific Development Control Plan Lendlease intend to work with Council to engage with Water NSW to realise opportunities to deliver part of this regional link.</p>

Planning Priority	Alignment
Planning Priority 6: Respecting and protecting our natural assets	<p>Council's Terrestrial Biodiversity Values map was prepared in advance of the final Biodiversity Certification application being submitted. The Planning Proposal serves to retain the majority of vegetation identified by Council through the use of the C2 Environmental Conservation zone and is expected there will be refinement of the Terrestrial Biodiversity maps in line with the Biodiversity Certification application supported by Council in December 2020.</p> <p>In line with Council's Comprehensive Koala Plan of Management and the Chief Scientist's Koala Report, the Planning Proposal secures the first sections of the planned fauna corridors in the Greater Macarthur Growth Area and are to be fully funded by Lendlease.</p> <p>Refer to commentary on Planning Priority 1 and 6 that is relevant to this Planning Priority.</p>
Planning Priority 7: Managing our use of finite resources	<p>Following on from their Figtree Hill development, Lendlease is committed to continuing to work with Council in the delivery of smart technology, including private street lighting and sensors, to improve the city's sustainability.</p> <p>Similar, to Lendlease's Figtree Hill development, there will be a greater focus on the delivery of community battery infrastructure in partnership with Endeavour Energy to reduce residential carbon emissions and provide for supply security.</p> <p>Generally there are barriers on the harvesting and re-use of stormwater due to limitations on the delivery of a recycled water infrastructure. However, Lendlease will continue to work with Council to explore opportunities to collect and re-use stormwater as part of future public buildings, the open space network and local centre design.</p> <p>Areas of higher building heights have been located to the south of significant areas of open space as per the Structure Plan.</p> <p>Refer to commentary on Planning Priority 1 and 5 that includes relevant discussion to the Planning Priority.</p>
Planning Priority 8: Adapting to climate change and building resilience	<p>The Site is not identified as being constrained by the flooding 1% Annual Exceedance Probability or other significant naturally occurring hazards. To guide the preparation of the Structure Plan, a Strategic Bushfire Assessment has been undertaken and confirms that appropriate Asset Protection Zones can be implemented in the development of residential land and that appropriate points of egress are provided for both evacuation and shelter in place in the instance of a bushfire event.</p> <p>Future development of the Site will be subject to the resilience and sustainability measures included within Council's Development Control Plan that will continue to be refined over time.</p> <p>Through the preparation of detailed masterplan and Development Control Plan for the Site, Lendlease will work with Council to identify opportunities to implement improved pavement surfaces and other green infrastructure that can contribute to Urban Cooling.</p> <p>The Structure Plan delivers components of Council's major green grid network and as outlined earlier, Lendlease will continue to work with Council to pursue opportunities to establish a regional link along the Upper Canal where possible with Water NSW.</p>

Planning Priority	Alignment
	Refer to commentary on Planning Priority 1, 5 and 7 that includes relevant discussion to the Planning Priority.
3 Productivity – A thriving, attractive city	
Planning Priority 9: Building an internationally recognised local economy	Not applicable to this Planning Proposal. The proposed local centre has been appropriately sized so that it does not diminish the primacy of the Campbelltown and Macarthur CBDs.
Planning Priority 10: Creating strong and vibrant centres	<p>Following the lodgement of this Planning Proposal, Lendlease will work with Council to further develop concepts for the proposed local centre to ensure a high amenity and aesthetic design is adopted to guide future development.</p> <p>Greater Macarthur identifies capacity for a local centre in the order of 8,800m² of retail gross floor area (GFA) (Mt Gilead Town Centre) and neighbourhood centre of 4,000m² of retail gross floor area (Menangle Environs).</p> <p>The proposed local centre has been sized based on a retail demand assessment that considered the recent rezoning of Figtree Hill that provides for a neighbourhood centre in the order of 4,000m² GFA (inclusive of retail and commercial space). This Planning Proposal provides for a local centre of 8,500m² with provision for 5,200m² of retail GLA and allows for it to grow in stages as the residential catchment evolves. The local centre is located along the higher order road network that has been designed to accommodate the future public transport route and accommodates key pedestrian and cycling route.</p>
Planning Priority 11: Striving for increased local employment	<p>An Employment Assessment Report has been prepared in support of the Planning Proposal. The assessment concludes that there will be a degree of on-site employment opportunities generated during the construction period that will transition to place based employment from the delivery of the local centre and supporting education and service uses. These opportunities will also be supported by home based employment from home based and work at home enterprises.</p> <p>External to the Site, Macarthur and Campbelltown CBDs will provide a key roll in providing employment opportunities within the context of a '30 minute city' with additional employment investigation areas located in proximity to the Site.</p>
Planning Priority 12: Creating a smart, connected, productive city	<p>The proposed local centre is located along the higher order road network that will accommodate a future public transport link and associated cycle path that will link to Macarthur Square to the north.</p> <p>Refer to commentary on Planning Priority 7 regarding incorporation of smart technology and sensors within the public domain.</p>
4 Infrastructure and Collaboration – A successful city	
Planning Priority 13: Connecting our city via strategic links	<p>Public transport routes have been identified in Greater Macarthur 2040 however the funding of the associated works are not identified within the draft Greater Macarthur Special Infrastructure Contribution. Lendlease will support Council in advocacy to prioritise the delivery and early operation of the public transport service to create the best opportunity for modal shift from reliance on private vehicles.</p>

Planning Priority	Alignment
	<p>The Planning Proposal and associated Structure Plan identifies the route for the higher order road network and public transport route to ensure its alignment is preserved.</p> <p>Refer to previous commentary on Planning Priority 1, 5, 10 and 12 regarding the delivery of the cycleway and pedestrian network.</p> <p>Refer to commentary on Planning Priority 7 regarding incorporation of smart technology and sensors within the public domain.</p>
<p>Planning Priority 14: Ensuring infrastructure aligns with growth</p>	<p>Lendlease intent to enter into a Planning Agreement with Council to facilitate the delivery of the local infrastructure required to support the development of the Site.</p> <p>Lendlease will assist Council in the advocacy for the prioritisation of State funding towards regional infrastructure items to ensure the Site is suitably supported by higher order infrastructure.</p> <p>Refer to earlier commentary on Planning Priority 13 regarding the early delivery of the public transport service through the Site.</p> <p>The higher order road network that will accommodate the public transport route will incorporate a high level of street tree planting and shared pedestrian and cycle path that will integrate with coordinated biodiversity and infrastructure line crossings as detailed in the Urban Design Report.</p> <p>Refer to earlier commentary on Planning Priority 13 regarding the early delivery of public transport services through the Site.</p> <p>Refer to earlier commentary on Planning Priority 1, 5, 7 and 8 regarding the opportunity to deliver Water Sensitive Urban Design stormwater management infrastructure improved tree canopy cover and other urban cooling initiatives through the road network and public domain through the Development Control Plan.</p>
<p>Planning Priority 15: Strengthening relationships with key stakeholders</p>	<p>Through the Figtree Hill development, Lendlease and Council have fostered a collaborative relationship. Lendlease intend to continue to work with Council on the preparation of a detailed masterplan and site specific Development Control Plan and later transition into the delivery of new homes in Gilead.</p> <p>The Planning Proposal and Structure Plan provides for a unique section of the Nepean River to be accessible by the community and embellished for open space.</p>
<p>Planning Priority 16: Involving our community</p>	<p>Lendlease will assist Council and DPE, where possible, in the dissemination of information on the Planning Proposal as part of the exhibition period.</p> <p>As part of the detailed masterplan and site specific Development Control Plan, Lendlease will confirm the demand for any additional community facilities.</p>



APPENDIX X: CONSISTENCY WITH SEPPS



X.1: Consistency with SEPPs

Consistency with SEPPs

A list of SEPPs relevant to this Planning Proposal, together with notes on consistency, is outlined in the table below:

SEPP	Chapter	Consistency	Evaluation
SEPP (Biodiversity and Conservation) 2021	2 Vegetation in Non Rural Areas	Yes	The rezoning of the Site will not preclude the operation of this part of the SEPP that establishes requirements for approval to remove certain vegetation. Noting that the Urban Development is to be Biodiversity Certified and development over that area will not be subject to this part of the SEPP.
	3 Koala habitat protection 2020	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
	4 Koala habitat protection 2021	Yes	Refer to commentary in Part 3 of the Planning Proposal. This chapter is not anticipated to apply to the Site on the basis it will be subject of a Biodiversity Certification.
	5 River Murray lands	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
	6 Bushland in urban Areas	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. Further the Planning Proposal does not include the rezoning of land for public open space, but the principles for vegetation retention on such land can be considered in future DAs as a matter of best practice.
	7 Canal estate development	Not applicable	Not Applicable to this Planning Proposal.
	8 Sydney drinking water catchment	Not applicable	The Site is not located within the Sydney drinking water catchment.
	9 Hawkesbury-Nepean River	Yes	Refer to discussion in Part 3 of this report.
	10 Sydney Harbour Catchment	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
	11 Georges River Catchment	Yes	This part of the SEPP will apply to future development applications of the Site. It is not anticipated that the development of the land will result in significant impact to the Georges River as the Site generally conveys water to the Nepean River system. Land on the eastern side of Appin Road that is within the Georges River catchment is to be

SEPP	Chapter	Consistency	Evaluation
			conserved for its biodiversity values and not be subject to development.
	12 Willandra Lakes World Heritage Property	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable	Yes	DAs for all future residential development will need to comply with the targets established under BASIX.
SEPP (Exempt and Complying Codes) 2008	Not applicable	Yes	<p>The Planning Proposal is not inconsistent with this SEPP which would apply to certain aspects of future development of the Site.</p> <p>It is intended to make minor amendments to the SEPP to allow the application of the Greenfield Housing Code and Low Rise Housing Diversity Code to the land to be zoned Urban Development consistent with other greenfield release areas in the region.</p>
SEPP (Housing) 2021	2 Affordable housing	Yes	Refer to discussion in Part 2 and 3. The Planning Proposal includes minor amendments to facilitate the ability to deliver certain housing types under this SEPP on the Site.
	3 Diverse housing	Yes	Refer to discussion in Part 2 and 3. The Planning Proposal includes minor amendments to facilitate the ability to deliver certain housing types under this SEPP on the Site.
SEPP (Industry and Employment) 2021	2 Western Sydney Employment Area	Not applicable	This part of the SEPP does not apply to the Campbelltown LGA.
	3 Advertising and signage	Yes	The Planning Proposal does not compromise the application of this part of the SEPP. Any future advertising or signage will need to comply with the requirements of the SEPP.
SEPP No 65 – Design Quality of Residential Apartment Development		Yes	<p>Residential flat buildings will be permissible on parts of the Site to be zoned Urban Development albeit the proposed heights will largely constrain viability of this form of development.</p> <p>Nonetheless, the Planning Proposal does not preclude the application of this SEPP should residential flat buildings or shop top housing be proposed in the future.</p>
SEPP (Planning Systems) 2021	2 State and regional development	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.
	3 Aboriginal land	Not applicable	This part of the SEPP does not apply to the site.

SEPP	Chapter	Consistency	Evaluation
	4 Concurrences and consents	Yes	The Planning Proposal does not compromise the application of this part of the SEPP.
SEPP (Precincts – Central River City) 2021		Not applicable	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts – Eastern Harbour City) 2021		Not applicable	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts – Regional) 2021		Not applicable	This SEPP does not apply to the Campbelltown LGA.
SEPP (Precincts – Western Parkland City) 2021	2 State significant precincts	Not applicable	The Site is not identified as a State Significant Precinct under the SEPP
	3 Sydney region growth centres	Yes	Refer to discussion on Part 2 and 3.
	4 Western Sydney Aerotropolis	Not applicable	The Site is outside of the area identified in the Land Application Map that the majority of provisions in this chapter apply to. Part 4.3 of this chapter in the SEPP provides a series of airport safeguards that do not apply to the Site.
	5 Penrith Lakes Scheme	Not applicable	This part of the SEPP does not apply to the Site.
	6 St Marys	Not applicable	This part of the SEPP does not apply to the Site.
	7 Western Sydney Parklands	Not applicable	This part of the SEPP does not apply to the Site.
SEPP (Primary Production) 2021	2 Primary production and rural development	Yes	The Site is not identified as State significant agricultural land. The land is not in the area of operations of an irrigation corporation. The Planning Proposal does not provide any restraint on the ability for adjoining rural land to carry out development that would permit development that would temporarily contain livestock The Planning Proposal does not restrict the ability to carry out aquaculture development that would otherwise be subject to the requirements of this SEPP and a separate DA. The Planning Proposal does not compromise the application of the relevant sections of the SEPP regarding the consideration of development on oyster aquaculture.

SEPP	Chapter	Consistency	Evaluation
	Central Coast plateau areas	Not applicable	This part of the SEPP does not apply to the Site.
SEPP (Resilience and Hazards) 2021	2 Coastal Management	Not applicable	This part of the SEPP does not apply to the Site.
	3 Hazardous and Offensive Development	Not applicable	The Planning Proposal does not suggest the use of the land for hazardous or offensive development and does not compromise its ongoing application to the land.
	4 Remediation of land	Yes	Refer to discussion in Part 3.
SEPP (Resources and Energy) 2021	2 Mining, petroleum production and extractive industries	Yes	<p>The Site does not contain any coal seam gas wells that form part of the Camden Gas Project, noting that the project is due to be decommissioned by 2023. As per clause 2.12, Coal Seam Gas developments are prohibited on future residential growth areas and within 2km of residential zoned land and as such expansion of coal seam gas exploration or extraction is currently not viable over the Site.</p> <p>Greater Macarthur 2040 does not identify the Site as being subject to completed long wall mining or long wall mining planned over the next 15 to 30 years. Whilst portions of the Site are identified in Greater Macarthur as being part of a Regional Coal Reserve, they are contained along the banks of the Nepean River that are identified for conservation and of limited size.</p> <p>Exploration Licence AUTH248 for coal resources applies to the Site. In support of the Planning Proposal, a Subsidence Risk Assessment has been prepared for the Site and provides for appropriate measures for future development to be undertaken should the Site be mined.</p>
	3 Extractive industries in Sydney area	Yes	<p>The Hi Quality Group quarry located on the northern side of Menangle Creek has nearly exhausted easy to moderate opportunities to extract materials and the licence is due for review on 11 November 2026.</p> <p>It is also noted that a Planning Proposal to rezone the land for residential uses is also being progressed by a separate party over the quarry land. Residential lots are to be in excess of 100m away from the existing areas of extraction.</p> <p>Until the operation ceases, Council will continue to consider the requirements of this chapter to ensure operations are not compromised (although it is unlikely).</p>
	2 Infrastructure	Yes	Future development of the Site will need to be consistent with the relevant provisions of this

SEPP	Chapter	Consistency	Evaluation
SEPP (Transport and Infrastructure) 2021			<p>SEPP, with future development applications referred to Transport for NSW where necessary (for infrastructure works, development adjacent to the Hume Highway or traffic generating development).</p> <p>As part of the preparation of a detailed masterplan and Development Control Plan with Council, the requirements of the <i>Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines</i> will be considered to inform appropriate development controls. These controls and the guidelines will also require consideration in future DAs for development adjacent to the Upper Canal.</p> <p>Works on adjacent to the electrical transmission lines and gas pipelines that traverse the Site will require referral to Endeavour Energy and Jemena.</p> <p>The Planning Proposal does not preclude the operation of this part of the SEPP that applies to infrastructure approval pathways for key utilities and services that will need to be delivered to the Site.</p>
	3 Educational establishments and child care facilities	Yes	It is anticipated that a new school/s and child care centres will be required to support the future residential community that will be established on the Site. The Planning Proposal does not preclude the operation of the SEPP and approval pathways and development controls that apply to this kind of development.
	4 Major infrastructure corridors	Not applicable	The site is not identified as a future infrastructure corridor under the SEPP.
	5 Three ports – Port Botany, Port Kembla and Newcastle	Not applicable	This part of the SEPP does not apply to the site.



APPENDIX Y: CONSISTENCY WITH SECTION 9.1 DIRECTIONS



Y.1: Consistency with Section 9.1 Directions

Consistency with Section 9.1 Directions

A statement of the consistency of this Planning Proposal with the relevant Section 9.1 Directions is outlined in the table below.

Section 9.1 Direction		Planning Proposal Consistency
Focus Area 1 – Planning Systems		
1.1	Implementation of Regional Plans (previously 5.10)	The Planning Proposal is consistent with the direction. Refer to discussion in Part 3.
1.2	Development of Aboriginal Land Council Land (previously 5.11)	Not applicable. The Site is not identified on the Land Application Map of chapter 3 of <i>SEPP (Planning Systems) 2021</i> .
1.3	Approval and Referral Requirements (previously 6.1)	The Planning Proposal is consistent with this direction. The proposed amendment to use the WCP SEPP will serve to remove the DPE concurrence requirement under clause 3.21 and 3.22 of the WCP SEPP.
1.4	Site Specific Provisions (previously 6.3)	The Planning Proposal is consistent with this direction. It is not appropriate to add an additional permitted use to the RU2 zone to facilitate the intended development outcome. It is intended to include the land use and development control regime in the WCP SEPP to reflect the Site's status as a Growth Area consistent with DPE's approach to other Growth Areas. The proposed land use and control regime provides appropriate flexibility to facilitates a range of housing and supporting use outcomes over the land and includes appropriate provisions to control the scale of that development.
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable. The Site is not located in the Parramatta Road Corridor Urban Transformation Strategy area.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable. The Site is not located in the North West Priority Growth Area.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable. The Site is not located in the Greater Parramatta Priority Growth Area.
1.8	Implementation of Wilton Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable. The Site is not located in the Wilton Growth Area.

Section 9.1 Direction		Planning Proposal Consistency
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable. The Site is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable. The Site is not located in Western Sydney Aerotropolis.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable. The Site is not located in the Bayside West Precinct Plan area.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable. The Site is not located in the Cooks Cove Precinct area.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable. The Site is not located in the St Leonards and Crows Nest 2036 Plan area.
1.14	Implementation of Greater Macarthur 2040	<p>The Planning Proposal is consistent with this direction.</p> <p>Refer to discussion in Part 3. The Planning Proposal provides for conservation of vegetation in excess of the areas identified in the greater Macarthur 2040 structure plan and will deliver the first expansions of the identified fauna corridors in the region.</p> <p>It provides for the delivery of a higher order road network that will accommodate the future public transport link, local centre. It will make a contribution of 3,300 lots to the supply of 15,000 new homes in the anticipated future Gilead Precinct.</p>
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable. The Site is not located in the Pyrmont Peninsula Place Strategy area.
1.16	North West Rail Link Corridor Strategy	Not applicable. The Site is not located in the North West Rail Link Corridor Strategy area.
1.17	Implementation of the Bays West Place Strategy	Not applicable. The Site is not located in the Bays West Place Strategy area.
Focus Area 2 – Design and Place		
There are currently no Directions that apply.		
Focus Area 3 – Biodiversity and Conservation		
3.1	Conservation Zones (previously 2.1 Environment Protection Zones)	<p>The Planning Proposal is consistent with this direction.</p> <p>The land use regime intends to apply the C2 Environmental Conservation zone to areas that contain existing native vegetation as well as provide for the expansion of these areas through the recreation of fauna habitat on land cleared as part of the previous agricultural uses of the land.</p>

Section 9.1 Direction		Planning Proposal Consistency
3.2	Heritage Conservation (previously 2.3)	<p>The Planning Proposal represents a minor inconsistency with this direction.</p> <p>As detailed in the Aboriginal Cultural heritage Assessment and European Heritage Assessment the Site contains items and areas of archaeological and cultural significance. The majority of these items and areas are contained within the existing watercourses with development to be limited by the used of the C2 Environmental Conservation zone.</p> <p>Where areas and items occur outside of these areas, Lendlease intend to work with Council in the preparation of a detailed masterplan and Development Control Plan to put additional provisions in place for the ongoing conservation and management of these places.</p> <p>Given the sensitivity and importance of a number of items and areas, it is not proposed to identify them as heritage items.</p>
3.3	Sydney Drinking Water Catchments (previously 5.2)	<p>The Site is located outside of the Sydney Drinking Water Catchment.</p> <p>The Site is not identified as a 'Special Area'.</p> <p>The Planning Proposal is consistent with this direction. A Stormwater Management Strategy has been prepared to identify the size, type and location of necessary stormwater management infrastructure to ensure there is neutral to beneficial effect on water quality.</p>
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The Site is not located in the Far North Coast.
3.5	Recreation Vehicle Areas (previously 2.4)	Not applicable. The Planning Proposal does not seek to make provisions to utilise the land as a recreation vehicle area.
Focus Area 4 – Resilience and Hazards		
4.1	Flooding (previously 4.3)	<p>The Planning Proposal is consistent with this direction. A Flood Assessment has been prepared for the Site and confirms the majority of the 1% Annual Exceedance Probability flood event and Probable Maximum Flood is contained within the existing watercourses or land to be zoned for conservation purposes. Assessment confirms that the minor area at the southern portion of the Site affected by flooding serves an overland flow conveyance function and can readily be accommodated within future detailed design.</p>
4.2	Coastal Management (previously 2.2)	Not applicable. The Site is not identified as a coastal zone.
4.3	Planning for Bushfire Protection (previously 4.4)	<p>The Planning Proposal is consistent with this direction. As part of the TAP process, early engagement with the NSW Rural Fire Service has been undertaken.</p> <p>A Strategic Bushfire Assessment has been prepared for the Site and confirms that appropriate opportunity is provided for evacuation and shelter in place during a bushfire event. It also identifies that appropriate Asset Protection Zones can be delivered through a combination of roads, stormwater infrastructure and on lots to ensure defensible spaces can be provided to manage bushfire risk to residential</p>

Section 9.1 Direction		Planning Proposal Consistency
		development and other sensitive uses from existing vegetation and anticipated fauna habitat reconstruction areas.
4.4	Remediation of Contaminated Land (previously 2.6)	<p>The Planning Proposal is consistent with this direction.</p> <p>A Preliminary Site Investigation has been prepared in support of the Planning Proposal. Whilst it identifies 13 areas of environmental concern, they are typical of greenfield areas previously used for agricultural purposes. The PSI confirms that the land can be made suitable for the intended residential development subject to further testing and if necessary preparation of a Remediation Action Plan.</p>
4.5	Acid Sulphate Soils (previously 4.1)	<p>The Planning Proposal is consistent with this direction.</p> <p>A review of the NSW Natural Resource Atlas (NRA 2013) and SEED Spatial Viewer indicates there are no known occurrences of Acid Sulphate Soils. A Geotechnical Assessment has also been prepared in support of the Planning Proposal and confirms that Acid Sulphate Soils are not known to occur at these elevations and not a constraint to development.</p>
4.6	Mine Subsidence and Unstable Land (previously 4.2)	<p>The land is in the South Campbelltown Mine Subsidence District.</p> <p>Following the lodgement of this Planning Proposal it is anticipated that DPE will consult with Subsidence Advisory NSW.</p> <p>In support of the Planning Proposal, a Subsidence Risk Assessment has been prepared for the Site to consider existing and future mining and establishment of appropriate subsidence parameters. The assessment notes that the Site is subject to geological faulting that limits the viability of mining of the Site.</p> <p>Subject to advice from Subsidence Advisory NSW, it is not anticipated that the Planning Proposal will be inconsistent with the Direction given the geological constraints to mining the Site.</p>
Focus Area 5 – Transport and Infrastructure		
5.1	Integrating Land Use and Transport (previously 3.4)	<p>The Planning Proposal is consistent with this direction. It provides for land uses consistent with Greater Macarthur 2040 and associated principles for the location of the local centre and opportunities for increased densities along the future public transport route. These principles align with <i>Improving Transport Choice – Guidelines for planning and development</i> and <i>The Right Place for Business and Services – Planning Policy</i>.</p>
5.2	Reserving Land for Public Purposes (previously 6.2)	<p>The Planning Proposal is consistent with this direction. It proposes to identify a small area of land that will provide for the crossing of Menangle Creek for acquisition by Transport for NSW that will serve to provide the northern entrance to the Site and public transport route.</p> <p>Subject to the review of the Planning Proposal by the Secretary of Transport for NSW it is not anticipated that the Planning Proposal will be inconsistent with the Direction.</p>
5.3	Development Near Regulated Airports and Defence Airfields (previously 3.5)	<p>Not applicable. The Site is not considered to be near a regulated airport or defence airfield. The Site is not located within an area identified as being affected by the 20 ANEF contour for any airport.</p>

Section 9.1 Direction		Planning Proposal Consistency
5.4	Shooting Ranges (previously 3.6)	Not applicable. The Site is not in proximity to a shooting range.
Focus Area 6 - Housing		
The Principles for housing foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.		
6.1	Residential Zones (previously 3.1)	<p>The Planning Proposal is consistent with this direction.</p> <p>The use of the Urban Development zone provides opportunity for a diverse range of housing to be delivered on the Site.</p> <p>The Site is identified as a growth area that will contribute to the supply of 3,300 lots for housing in the Gilead Precinct.</p> <p>Following lodgement of this Planning Proposal Lendlease will work with Council to prepare a detailed masterplan and Development Control Plan to ensure housing development is of a good design.</p> <p>It provides for the inclusion of an appropriate provision to ensure that Council is satisfied the land is or can be serviced by necessary utility infrastructure.</p>
6.2	Caravan Parks and Manufactured Home Estates (previously 3.2)	<p>Not applicable. Caravan Parks and Manufactured Home Estates are not permissible in the RU2 Rural Landscape zone.</p> <p>The Planning Proposal is not seeking to identify land for caravan park development.</p>
Focus Area 7 – Resilient Economies		
7.1	Business and Industrial Zones (previously 1.1)	Not applicable. The Planning Proposal does not alter any business or industrial zoned land.
7.2	Reduction in non-hosted short-term rental accommodation period (previously 3.7)	Not applicable. This direction does not apply to the Campbelltown LGA.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast (previously 5.4)	Not applicable. This direction does not apply to the Campbelltown LGA.
Focus Area 8 – Resource and Energy		
8.1	Mining, Petroleum Production and Extractive Industries (previously 1.3)	<p>Following the lodgement of this Planning Proposal it is anticipated that DPE will consult with the Secretary of the Department of Primary Industries.</p> <p>The Site does not contain any coal seam gas wells that form part of the Camden Gas Project, noting that the project is due to be decommissioned by 2023.</p> <p>The Hi Quality Group quarry located on the northern side of Menangle Creek has nearly exhausted easy to moderate opportunities to extract materials and the licence is due for review on 11 November 2026. It is</p>

Section 9.1 Direction		Planning Proposal Consistency
		<p>also noted that a Planning Proposal to rezone the land for residential uses is also being progressed by a separate party over the quarry land.</p> <p>Greater Macarthur 2040 does not identify the Site as being subject to completed long wall mining or long wall mining planned over the next 15 to 30 years. Whilst portions of the Site are identified in Greater Macarthur as being part of a Regional Coal Reserve, they are contained along the banks of the Nepean River that are identified for conservation and of limited size.</p> <p>Exploration Licence AUTH248 for coal resources applies to the Site. In support of the Planning Proposal, a Subsidence Risk Assessment has been prepared for the Site to consider existing and future mining. The assessment notes that the Site is subject to geological faulting that limits the viability of mining of the Site.</p> <p>Subject to advice from the Secretary of the Department of Primary Industries, it is not anticipated that the Planning Proposal will be inconsistent with the Direction given the geological constraints to mining the Site.</p>
Focus Area 9 – Primary Production		
<p>The Principles for primary production support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</p>		
9.1	Rural Zones (previously 1.2)	<p>The Planning Proposal is inconsistent with this direction as it involves the rezoning of RU2 Rural Landscape land for residential purposes.</p> <p>The inconsistency is justified as the Planning Proposal has been prepared in response to the land being identified as a land release area in the:</p> <p>Greater Sydney Region Plan</p> <p>Western Parkland City District Plan</p> <p>It is also identified as urban capable land in Greater Macarthur 2040 and will contribute 3,300 lots to the anticipated supply of 15,000 in the Gilead Precinct.</p>
9.2	Rural Lands (Previously 1.5)	Not applicable. This direction applies to Council's outside of the Greater Sydney Region.
9.3	Oyster Aquaculture (previously 1.4)	Not applicable. The Site is not identified as a Priority Oyster Aquaculture Area.
9.4	Farmland of State & Regional Significance on the NSW Far North Coast (previously 5.3)	Not applicable. This direction does not apply to the Campbelltown LGA.

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