



APPENDIX U: CONSISTENCY WITH WESTERN CITY DISTRICT PLAN

Consistency with Western City District Plan Planning Principles

Planning Priority		Comment
W1	Planning for a city supported by Infrastructure	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.
		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.
		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.
		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.
		As part of Lendlease's 'Global 'Net Zero' carbon emission development response, Gilead will not be supplied with natural gas.
		Lendlease has a commercial agreement with Opticomm to deliver telecommunications services to the Site as land is progressively developed.
		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.
		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.
		Following the lodgement of this Planning Proposal, as part of preparing the final Structure Plan, Lendlease intend to work through a detailed masterplan with

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		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>

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		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

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	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>

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		<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. Mise subsidence – Refer to Appendix J. Road traffic noise – Refer to Appendix K.

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	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.

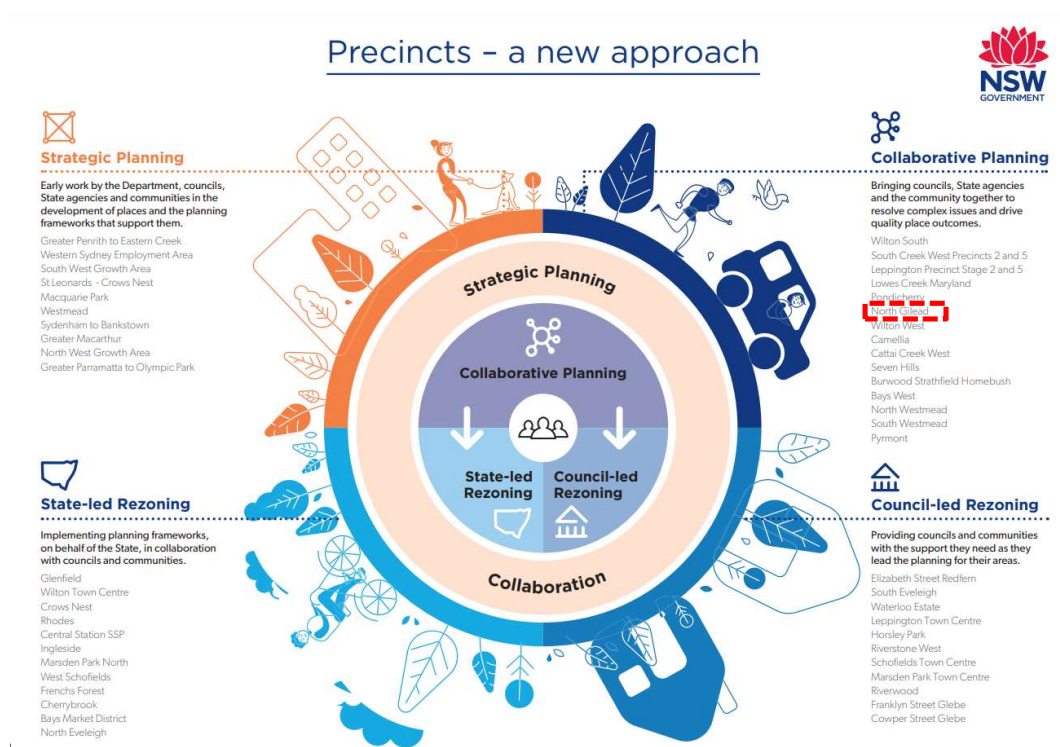


Figure 25. DPE new approach to Precinct Planning