



## **APPENDIX V: ALIGNMENT WITH GREATER MACARTHUR 2040**

### Alignment with the Greater Macarthur 2040 Principles and Actions

Vision Aspect	Planning Proposal Alignment
<b>PLACE</b>	
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 NSWs' 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>

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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 <b>Appendix I</b>.</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 <b>Appendix P</b>.</p>
<b>LANDSCAPE</b>	
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 <b>Appendix A</b>. 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 <b>Appendix Q</b>.</p>

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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"> <li>• provide for delivery of the green grid and associated urban tree canopy outcomes</li> <li>• adopt of lower solar absorbent materials and low energy materials in public domain areas and individual dwellings.</li> <li>• adopt appropriate sustainable dwelling siting provisions to maximise energy efficiency</li> <li>• locate more sensitive land uses such as child care centres away from higher order roads</li> <li>• establish appropriate setbacks to higher order roads</li> <li>• engrain a comprehensive and connected pedestrian and cycleway network</li> </ul> <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 <b>Appendix E</b>. 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 <b>Appendix P</b>. 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 <b>Appendix Q</b>. 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>

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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>
<b>BUILT FORM</b>	
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>
<b>LAND USE</b>	
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"> <li>• Retail and commercial GFA provided in the local centre</li> <li>• Public services provided in education and emergency service facilities</li> <li>• Self contained employment on Site that provides for 'Work From Home' and 'Work At Home'</li> <li>• External employment opportunities generated by continued expansion of the Campbelltown and Macarthur CBDs</li> </ul>

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	<ul style="list-style-type: none"> <li>External employment opportunities identified strategic employment investigation areas to the west and south of the Site</li> </ul>
Centres	<p>The draft Structure Plan provides for the delivery of a local centre with capacity for approximately 8,500m<sup>2</sup> 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>

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	<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>
<b>MOVEMENT</b>	
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>



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	Transport Assessment has been prepared to demonstrate that it is fit for the intended development of the Site. Refer to <b>Appendix R</b> .