



APPENDIX W: 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	
<p>Planning Priority 1: Creating a great place to live, work, play and visit</p>	<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
<p>Planning Priority 2: Creating high quality, diverse housing</p>	<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
	<p>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.</p>
<p>Planning Priority 3: Embracing our heritage and cultural identity</p>	<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>
<p>Planning Priority 4: Celebrating the arts and culture</p>	<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>
<p>2 Sustainability – A respected and protected natural environment</p>	
<p>Planning Priority 5: Embracing our unique landscape setting</p>	<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>



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<p>Planning Priority 6: Respecting and protecting our natural assets</p>	<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>
<p>Planning Priority 7: Managing our use of finite resources</p>	<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>
<p>Planning Priority 8: Adapting to climate change and building resilience</p>	<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	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.



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	<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>