

Catherine Van Laeren
Executive Director Western Parkland City
Department of Planning and Environment
12 Darcy Street
Parramatta NSW 2150

Re: Gilead precinct Planning Proposal

14 December 2022

Dear Catherine,

Thank you for the opportunity to comment on the Planning Proposal for the Gilead precinct. The Western Parkland City Authority's comments are attached.

If you would like to discuss these comments, please contact Gina Metcalfe, Director, Strategic Planning at gina.metcalfe@wpca.sydney.

Sincerely,



Matthew Sherb
Executive Director
Infrastructure and Delivery

Gilead Stage 2 Planning Proposal

The proposal seeks rezoning for land west of the Lendlease Figtree Hill residential area under construction. It would provide up to 3,300 residential lots and a retail centre.

The proposal was subject to a pilot Technical Assurance Panel process and the Department of Planning and Environment has endorsed it for lodgement.

Strengths of the proposal

The proposal:

- responds to the Cumberland Plain Conservation Plan which identifies areas to be conserved for biodiversity and augments fauna corridors through the site, linking it to the Nepean River.
- proposes to supply homes in tandem with local infrastructure, funded by the proponent.
- Identifies a corridor for a public transport.
- Conserves the Gilead homestead and curtilage and other built heritage
- is accompanied by a voluntary planning agreement offer to fund \$224m worth of regional scale public infrastructure. This includes Appin Road upgrades north of and adjoining the Figtree Hill site, Menangle Road and Medhurst Road upgrades and an east west sub arterial road through the site.

Issues for resolution

1. The proposal doesn't reflect the recommendations of the NSW Flood Inquiry 2022. Sensitivity testing of flood planning levels may be required before the rezoning is finalised.
2. The infrastructure assessment notes "more significant" infrastructure is required. The Authority notes Sydney Water has advised a new wastewater treatment plant is required within 10 years when Glenfield waste water treatment plant reaches capacity. However, a site for the plant has not been identified or acquired within Greater Macarthur Growth area. The Department should confirm the rezoning does not preclude sites for a wastewater treatment facility in Sydney Water's intended site selection process in line with the technical studies underpinning the Department's Greater Macarthur 2040 strategy.
3. The proposal notes limitations on access to TfNSW models constraining the preparation of a Traffic and Transport assessment. This should be completed before rezoning including a delivery strategy for the precinct.