

24 May 2024

Case No: 108540, 178800, 177491

**Metro West**

Planning and Land Use Strategy  
Department of Planning and Environment  
metrowest@planning.nsw.gov.au

**RE: Gilead Stage 2 Planning Proposal**

Following today's meeting with DPHI, Campbelltown City Council and Sydney Water we are writing with a further update on the above Planning Proposal which proposes:

- Rezoning the site from RU2 Rural Landscape to three zones including Urban Development Zone, Environmental Conservation and Infrastructure zones. The site is adjacent to Stage 1 (Figtree Hill) and Mt Gilead.
- Within the Urban Development Zone, approximately 3,300 dwellings and a local centre are planned to be delivered.

Sydney Water raises no objection to the Planning Proposal and offers the following wastewater servicing advice to assist DPHI in their re-zoning decision-making:

Sydney Water confirms that it can accommodate an initial 600 dwellings from the Gilead Stage 2 site within the wider commercial plans it is progressing for wastewater servicing within the Lendlease Gilead Stage 1 Figtree Hill development (for 1,700 dwellings). This takes the total servicing capacity to 2,300 dwellings noting the proviso's detailed in our letter of 19/04/2024. Currently, the remaining development is scheduled to be serviced via the proposed Upper Nepean Advanced Water Recycling Facility planned for delivery 2032 (subject to government approvals).

For the remaining 2,700 dwellings and local centre, Sydney Water is committed to investigating suitable options to identify earlier servicing opportunities via interim or alternative servicing arrangements to facilitate the additional early stages of this development. Sydney Water will continue to engage with DPHI, Council and the developer to quantify and validate forecast information and has already initiated a fast-tracked planning project to investigate these servicing opportunities.

**Next steps:**

- Sydney Water will continue to liaise with DPHI, Campbelltown and Wollondilly Councils and all major developers to review the validity of proposed growth forecast scenarios and embed these into our current planning assessments.
- Sydney Water requests DPHI to clarify how dwelling numbers could be allocated and monitored as the area develops to ensure compliance. We suggest an ongoing working group be set up to ensure all agencies have a coordinated approach, consistent messaging and that we share key information to ensure house buyers and builders are kept up to data via collective communications.

- Sydney Water to meet with Lendlease to discuss servicing scenarios and prioritisation stages for the remaining 2,700 dwellings.
- Lendlease should contact their account manager to review servicing requirements for the initial 600 dwellings under Gilead Stage 2 and how this interacts with their current servicing arrangements being completed under header cases 177491, 178800, 1805540 and all associated cases for Figtree Hill stage 1.
- As this is an accelerated development, Lendlease should speak to their account manager to ensure all relevant commercial agreements are updated or created to facilitate a no cost to government approach is maintained for both water and wastewater for all of Stage 1 and Stage 2.

This advice is not a formal approval of our servicing requirements. The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (e.g., planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems such as this with limited capacity and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old). Detailed requirements will be provided once the development is referred to Sydney Water for a Section 73 application.

If the Department require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). If the Applicant requires further information, they should contact [Christian.McNally@sydneywater.com.au](mailto:Christian.McNally@sydneywater.com.au)

Yours sincerely,

A handwritten signature in black ink, appearing to be "CA" followed by a long horizontal flourish.

**Charlotte Alexander**

Head of Growth and Development

Sydney Water, 1 Smith Street, Parramatta NSW 2150

CC: Kiersten Fishbourne, Chris Dwyer DPHI, Lindy Deitz, Campbelltown Council

Enc: SW Response – Planning proposal for Gilead stage 2, Dated 19/04/2024 and 15/03/2023

