

Department of Planning, Housing and Infrastructure

Our ref: IRF22/4434

Mr Brendan O'Brien
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Via email: brendan.x.obrien@lendlease.com

14 June 2024

Subject: Rezoning of the Gilead (part) Precinct (PP- 2022-3978), Campbelltown Local Environmental Plan 2015 (Amendment No 33).

Dear Mr O'Brien

I am pleased to advise that the State Assessed Planning Proposal to rezone the Gilead (part) Precinct site (also known as 'Gilead Stage 2'), within the Greater Macarthur Growth Area has been finalised.

As the Minister for Planning and Public Spaces' delegate, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979* (the Act), and under section 3.24(5) it will take effect when published on the NSW Legislation website. I have also written to the proponent Lendlease, to advise of this decision. The rezoning is an important step towards protecting and expanding koala habitat in South West Sydney. The rezoning provides approximately 247.8ha of newly protected Conservation land which comprises 50% of the site, while providing for up to 3,300 new homes with at least 29.1 hectares of public open space to be secured in a Precinct Structure Plan for the site.

The new planning controls will sit in the State Environmental Planning Policy (Precincts-Western Parkland City) 2021 under the new Appendix 11. Among the new controls, there are provisions for affordable housing, transport corridors, new koala corridor maps, and a limited list of permissible uses for land within a koala corridor to implement the recommendations of NSW Chief Scientist.

The koala corridors will provide for amenity such as walking tracks, seating, shelters, board walks, and observation decks. Buildings and roads, however, are not permissible and any proposed development in the Gilead Stage 2 site will require concurrence from the Planning Secretary. This concurrence is intended to be in place until arrangements are secured for the delivery of the

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proposed koala underpasses at Noorumba and Beulah Reserves. Following which, the application of the concurrence clause will be limited to proposed development in a mapped Koala Corridor.

While the overall capacity for the site is for up to 3,300 new homes, the successful delivery of housing relies on the alignment of delivery of infrastructure. The new controls also require a Precinct Structure Plan and Development Control Plan to be finalised before any development can be carried out. The controls outline what the Precinct Structure Plan and Development Control Plan are to include. The next steps to unlock development on the site are:

- Finalise a Transport Management and Access Plan (TMAP) with Transport for NSW.
- The TMAP will help inform the Precinct Structure Plan and draft Development Control Plan which will need to be submitted to the Planning Secretary as the relevant authority to adopt these plans.
- The Department will exhibit the draft Development Control Plan concurrently with the draft State Planning Agreement for the Gilead Stage 2 site.
- The adopted plans and executed State Planning Agreement will align to committed and planned infrastructure for the site and will be published on the Department's website.

I have asked the relevant Department teams to work with you, Council and agencies to work to progress this body of work.

As the adopted Precinct Structure Plan and Development Control Plan will identify areas of low and medium density housing, necessary amendments to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 can then be made so that the Greenfield Housing Code and Low-Rise Diversity Housing Code apply to the site. Further, there may be refinements to the Transport Corridors Map to reflect the regional road network as identified in the Precinct Structure Plan.

The Department has also received updated advice from Sydney Water that up to 600 dwellings can be accommodated via the Glenfield wastewater system for the proposal area in the short to medium term (5-10 years). Long term servicing will be provided via a potential future Upper Nepean Water Filtration Plant anticipated to be available from 2032. Sydney Water has also advised that they will engage with proponents to discuss potential alternative servicing opportunities.

In light of this updated advice, further consultation with Sydney Water is required on the timing and delivery of wastewater servicing through Sydney Water's network, including the capacity for new connections over a 0-5, 6-10 and 11-15+ year time period prior to development consent. Private servicing, under the Water Industry Competition Act 2006, will only be considered as an alternative to Sydney Water's network, with written confirmation from Sydney Water, after consultation that

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adequate delivery of wastewater servicing is not achievable, and must explain the number of connections and time period that is affected in the proposed development timeframe.

Therefore, at this time only 600 dwellings of the potential 3,300 homes can be developed initially until there is confirmation of the timing and delivery of wastewater servicing through Sydney Water's network or a private network solution has been identified with support from Sydney Water. Further housing may then be unlocked in the future when additional infrastructure is committed.

Furthermore, as Council's Biocertification application has not yet been determined, there are areas of potential high value vegetation in the site which retain their current RU2 Rural Landscape zoning. A decision on the appropriate zone for these sites may be made once the Biocertification process has been completed. I anticipate the various amendments mentioned above are likely to be facilitated by the Department through section 3.22 of the Act, in consultation with Council.

Should you have any enquiries about this matter, I have arranged for Daniel Thompson, A/Executive Director, Local Planning and Council Support to assist you on 4221 6912.

Yours sincerely,

A handwritten signature in grey ink, appearing to read "Monica Gibson".

Monica Gibson
Deputy Secretary
Planning Land Use Strategy, Housing and Infrastructure