



Planning Proposal

Meadowvale

715 & 717 Appin Road, Gilead

Council Meeting - 14 April 2026

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Introduction

This Planning Proposal (PP) seeks to rezone the site at 715 (Lot 4 in DP 602888) and 717 Appin Road (Lot 1 in DP 602888), Gilead to facilitate low and medium density residential development, local and regional infrastructure, open space and conservation outcomes. The rezoning could facilitate the development of 850 dwellings.

The PP seeks to amend *Appendix 11 – Gilead (Part) Precinct* and the associated planning maps under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (WPC SEPP) in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979*.

The proposal also facilitates the removal of Campbelltown Interim Development Order No. 15 and Campbelltown Local Environmental Plan 2015 from applying to the site.

The sites current land uses are rural in nature, with the majority of the site cleared pastures with bushland or riparian areas. A series of heritage buildings and indigenous cultural heritage sensitivities have been identified on the site.

The proposal includes supporting open space, stormwater management facilities, and environmental zones to service residential development. Monetary Contributions will contribute to further active open space and community facility requirements within the Gilead precinct. The Meadowvale Homestead and surrounds comprise an area of cultural sensitivity that can managed by conservation controls and establishment of an appropriate curtilage.

An Aboriginal Cultural Heritage study will also inform the final conservation and development outcomes.

These include the insertion of standard acquisition authority provisions nominating Council as the relevant authority (with acquisition occurring at no cost to Council under a Planning Agreement), amendments to clauses 6.1 and 6.3 to remove the requirement for a Structure Plan and Planning Secretary concurrence relating to koala protection for the site, and updates to Schedule 5 to recognise Meadowvale Homestead as a local heritage item.

The Planning Proposal is supported by a number of technical studies comprising:

- Aboriginal Cultural Heritage Assessment – Dharawal – In progress
- Aboriginal Heritage Due Diligence Assessment – Umwelt – November 2023
- Biodiversity Assessment – Travers Bushfire and Ecology – September 2025
- CPCP Consistency Plan – Travers Bushfire and Ecology – September 2025
- Civil Engineering, Infrastructure and Stormwater Report – IDC – September 2025
- Economic Impact Assessment – Solve Property – November 2023
- Flood Impact and Risk Assessment – GRC Hydro – September 2025
- Geotechnical Assessment – Foundation Earth Sciences – September 2025
- Heritage Impact Statement and Conservation Management Plan – Umwelt – September 2025

- Preliminary Site Investigation – Foundation Earth Sciences – September 2023
- Salinity Assessment – Foundation Earth Sciences – September 2023
- Social Infrastructure Assessment – Gyde Consulting – December 2025
- Social Impact Assessment – Gyde Consulting – December 2025
- Strategic Bushfire Hazard Assessment – Travers Bushfire and Ecology – September 2025
- Transport and Traffic Assessment – TTPP Transport Planning – September 2025
- Urban Design Report – Inspire Planning – September 2025

Background

A Pre-Lodgment meeting was held with Council in November 2022. The proponent has continued to liaise with Council since.

The proponent initially liaised with the Department of Planning Housing and Infrastructure (DPHI) over the course of 2023 to 2025 to refine and formally submit an amendment to the Cumberland Plain Conservation Plan (CPCP). The final modification application was submitted on 28 August 2023 with public exhibition occurring between 28 November 2025 and 16 January 2026. The exhibition was accompanied by an independent assessment report.

The proposal was considered at the Campbelltown Local Planning Panel meeting on 26 March 2025. The Panel identified a number of issues with the proposal related to urban design (density and access), staging and isolation, mapping, environmental and heritage conservation, bushfire, flood risk management, open space and social infrastructure, road layout, traffic impacts, and infrastructure capacity and provision.

The Panel advised that the PP had strategic merit and recommended the PP be revised to address a number of issues. These issues have been addressed and Section 5.1 of this PP provides an overview of the changes made and actions undertaken to address the Panel's recommendations.

In accordance with directions from the Department of Planning Housing and Infrastructure (DPHI), the Planning Proposal is proposed to be implemented through amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) (WPC SEPP).

Current Planning Provisions

A large portion of the site, contained within No. 717 Appin Road, is currently a deferred matter under the *Campbelltown Local Environmental Plan 2015 (Campbelltown LEP)*. This area is identified as non-urban land under Interim Development Order No.15 – Campbelltown City Council (IDO 15), with a minimum subdivision requirement (Minimum Lot Size) of 40 ha. (refer to figure 1.1). No. 715 Appin Road is zoned RU2 Rural Landscape pursuant to *Campbelltown Local Environment Plan 2015 (CLEP 2015)*, with a minimum lot size of 40 ha (refer to figure 1.2).

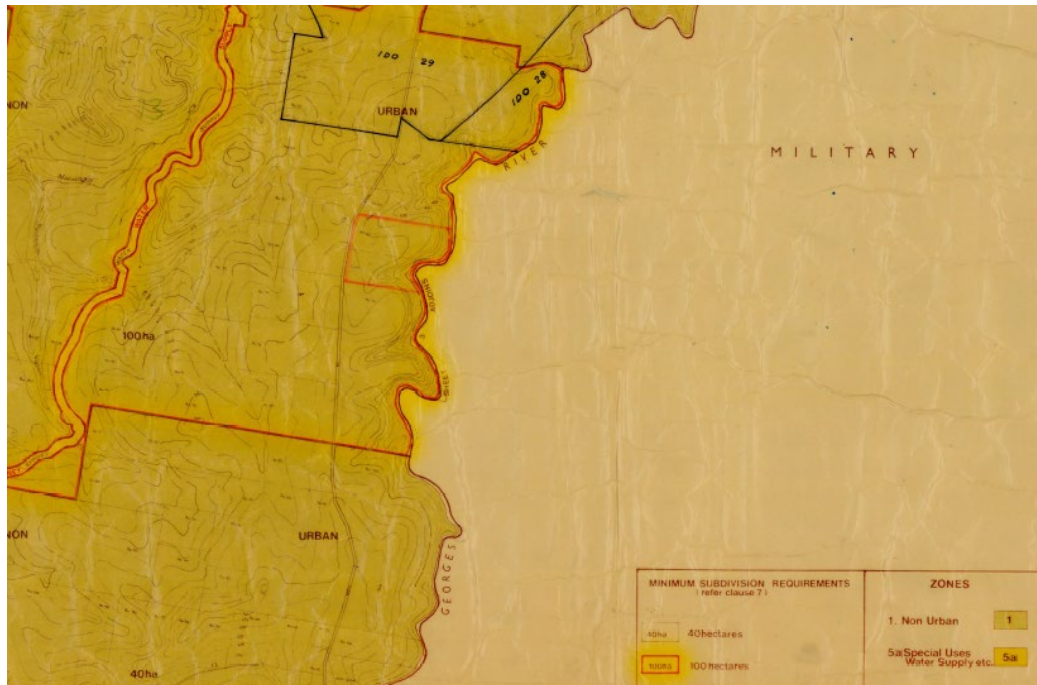


Figure 1.1: Existing zoning of 717 Appin Road, Gilead ([Interim Development Order No.15](#))

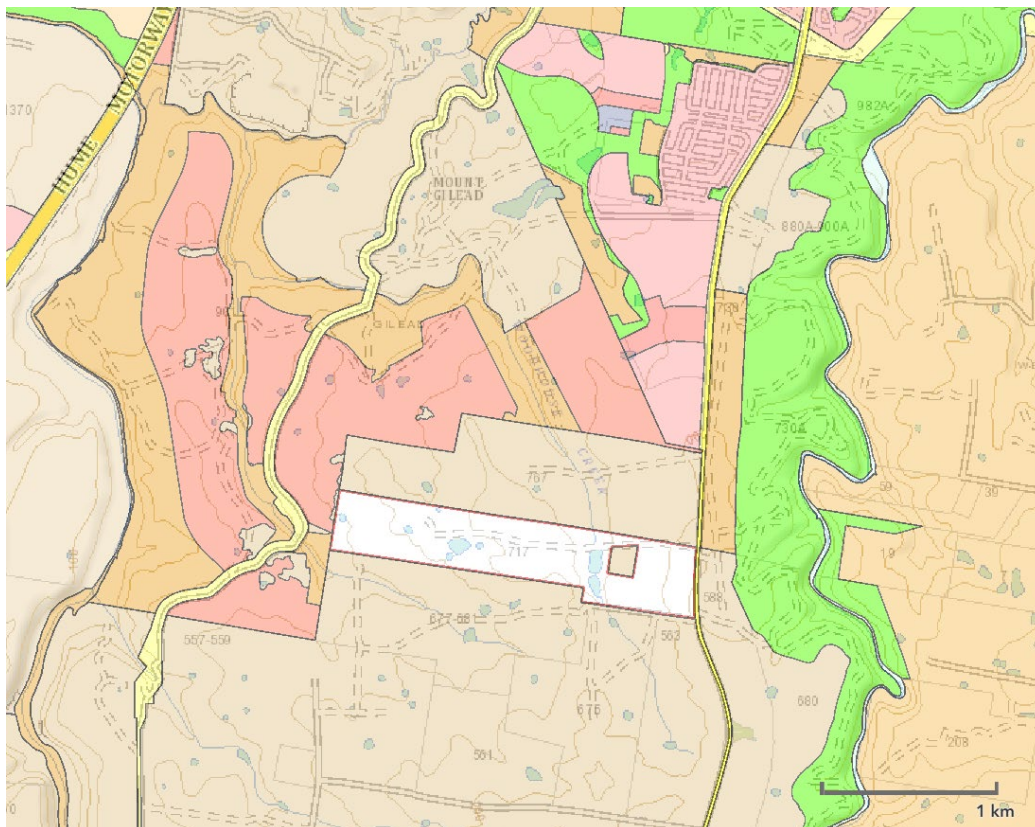


Figure 1.2: Existing zoning of 715 Appin Road, Gilead (Campbelltown LEP 2015)

Part 1 – Objectives and Intended Outcomes

This PP has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department of Planning and Environment’s ‘Local Environmental Plan Making Guidelines’ (Department of Planning and Environment, 2023).

The principal objective of this PP is to amend the WPC SEPP to facilitate low and medium density residential development on the site.

This PP explains the intent of, and justification for, the proposed amendments which are in short to provide housing supply and facilitate the conservation of sensitive natural areas and cultural heritage, provide requisite support infrastructure and preserve/facilitate the integration of “higher order” infrastructure easements/reservations.

The PP also highlights the need for a companion site-specific DCP that includes/responds amongst other things to Aboriginal sensitivity and the prevailing site topography.

Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by amendments to the State Environmental Planning Policy (Precincts—Western Parkland City) 2021.

Part 4 shows the existing and proposed amendments to the WPC SEPP Maps.

The proposed amendments to WPC SEPP include:

2.1 Precinct Boundary Map

Amend the Greater Macarthur Growth Area Precinct Boundary Map (Sheets 002 and 007) to identify the Site as part of the Gilead (Part) Precinct. This amendment, together with the Land Application Map, operates under Clause 3.10 of the WPC SEPP to apply Appendix 11 as the statutory instrument for land use zones and development standards/controls.

2.2 Land Application Map

Amend the Greater Macarthur Growth Area Land Application Map (Sheets 002 and 007) to include the Site within the Gilead (Part) Precinct. This amendment operates in conjunction with the Precinct Boundary Map to apply Appendix 11.

2.3 Land Zoning Map

Amend the Land Zoning Map (Sheets 002 and 007) to apply the following zones:

- RE1 – Public Recreation
- SP2 – Infrastructure
- R2 – Low Density Residential
- R3 – Medium Density Residential

- C2 – Environmental Conservation
- C3 – Environmental Management
- C4 – Environmental Living

Clause 2.1 of Appendix 11 will be amended to include the R2, R3, C2, C3, C4, SP2, and RE1 zones with land uses consistent with Council's LEP.

2.4 Lot Size Map

Amend the Minimum Lot Size for Subdivision Map (Sheets 002 and 007) to apply:

- 375 m² for R2 Low Density Residential land
- 2–4 ha for C2 Environmental Conservation land
- 4,000 m² for C3 Environmental Management land
- 7,000 m²–1.5 ha for C4 Environmental Living land
- 0.5 ha for land containing the Meadowvale heritage curtilage.
- No minimum lot size for R3

The minimum lot size for the R2 Low Density Residential zoned land is to be considered in the context of the maximum dwelling yield with provisions drafted to achieve a mix of lot sizes including smaller than the minimum on R2 zoned land if appropriately offset to allow development responsive to prevailing topography and cultural and ecological sensitivity.

Include a local provision that will allow exceptions to the minimum lot sizes of 375 m² within the R2 Low Density Residential zone with provisions allowing allotments generally ranging between 300 m² and 500 m² with a minimum frontage of 10 m. Suggested Clause wordings:

Exception to minimum lot size for certain land in Gilead Part Precinct

- (1) This clause applies to Lot 1 and 4 in DP 602888 in Zone R2 Low Density Residential in the Gilead (Part) Precinct.
- (2) Land to which this clause applies may be subdivided, with development consent, to create lots with a size less than the minimum lot size shown on the *Lot Size Map* if—
 - (a) the subdivision will result in not more than 200 small-sized lots on the land, and
 - (b) each resulting small-sized lot will not be on a corner allotment, and
 - (c) each resulting small-sized lot will have a street frontage that is at least 10 m.
- (3) In this clause—

small-sized lot means a lot with a size that is at least 300 m² but less than 375 m².

2.5 Maximum Dwellings on Land Map

Amend the Maximum Dwellings on Land Map (Sheets 002 and 007) identifying a figure of 850 dwellings for the site.

2.6 Height of Buildings Map

Amend the Height of Buildings Map (Sheets 002 and 007) to apply a maximum building height of 9.5 m to all land.

2.7 Land Reservation Acquisition Map

Adopt a Land Reservation Acquisition Map (Sheets 002 and 007) identifying SP2 Infrastructure (collector road) and RE1 Public Recreation land for acquisition by Council.

The subject lands are to be dedicated to Council in accordance with the terms of a Planning Agreement (PA) and subdivision process, at no cost.

2.8 Transport Corridor Map

Amend the Greater Macarthur Growth Area Gilead (Part) Precinct Transport Corridor Map (Sheets 002 and 007) to extend the Transport Corridor across the Site, consistent with Greater Macarthur 2040 and linking with the Gilead 2 corridor reservation to the north.

2.9 Heritage Map

Amend the Greater Macarthur Growth Area Gilead (Part) Precinct Heritage Map (Sheet 007) to identify the area of the Meadowvale Homestead to be listed as a Local Heritage Item.

2.10 Other housekeeping amendments

- Insert the standard relevant acquisition authority provisions (clause 5.1 in 'Part 5 Miscellaneous Provisions'), consistent with the provision adopted in Appendix 11 of the WPC SEPP. The clause would nominate Council as the relevant acquisition authority. (It is noted that acquisition is to occur at no cost to Council in accordance with a relevant Planning Agreement).
- Amend clause 6.1 (Structure Plan) to exclude the Site from requiring a Structure Plan to be approved by the Planning Secretary prior to granting consent to development.
- Amend clause 6.3 to exclude the requirement for development of the Site to demonstrate the protection of the koala population and associated maintenance and delivery of the koala corridor identified on the Koala Corridors Map and obtain concurrence from the Planning Secretary prior to the issue of development consent.
- Amend Schedule 5 Environmental Heritage to list Meadowvale Homestead as a Local Heritage Item.

- Remove the application of Campbelltown Interim Development Order 15 and Campbelltown LEP 2015 from the land.

In addition to the above, a minor amendment to the Greenfield Housing Code Map under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 will be required to enable Part 3B (Greenfield Housing Code) to apply to the site.

Part 3 – Justification of strategic and site-specific merit

3.1 Strategic Merit

The site is in a designated Growth Area under the Western City District Plan and Greater Macarthur 2040. The zoning of the land for residential, infrastructure and conservation purposes aligns with Council's strategic planning policy including the Local Strategic Planning Statement (LSPS) and Local Housing Strategy. It provides mechanisms for the protection and management of local bushland and provides as many as 850 dwellings to support local growth.

The rezoning of the land presents a logical expansion of the Figtree Hill (Gilead Stage 1) development that is currently underway to the north and recently rezoned Gilead (Part) Precinct (Gilead Stage 2) to the west.

The Local Planning Panel on 26 March 2025 were of the view that the Planning Proposal has strategic merit, although a number of site-specific matters were raised for attention, with such being addressed in section 5.2 of this PP.

Consistency with the broader strategic planning framework is detailed in Section B following.

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

A PP request was submitted to Council by the proponent, having regard to the Greater Macarthur 2040 Interim Plan and Campbelltown LSPS framework.

2. Is the planning proposal the best means of achieving the objective or intended outcomes, or is there a better way?

The PP, in the absence of a holistic DPHI led rezoning, is the best way of achieving the intended outcomes and objectives. It is the simplest administrative way to deliver rezoning for residential land to meet Council's housing targets and related infrastructure and conservation outcomes, without compromising broader precinct planning objectives.

Furthermore, the PP achieves administrative streamlining by bringing the site under the WPC SEPP where currently it is a 'deferred matter' which lacks clarity for the owner, community and government.

Section B – Relationship to the strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes, the PP is consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan.

Greater Sydney Region Plan

The Greater Sydney Region Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of three 30-minute cities through four key themes, infrastructure and collaboration, livability, productivity and sustainability.

The PP is considered consistent with the Greater Sydney Region Plan and in particular is consistent with the following objectives:

- Objective 8 – Greater Sydney’s communities are culturally rich with diverse neighborhoods
- Objective 10 – Greater housing supply
- Objective 12 – Great places that bring people together
- Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced

A City Supported by Infrastructure

The Planning Proposal is in a position to optimise utilisation of infrastructure planned to service the Greater Macarthur Growth Area. The projected delayed timing particularly in respect of wastewater treatment (2036-2040) as discussed later does not fully detract from consistency, particularly given interim alternative on-site waste treatment options are potentially available.

Limited public transport infrastructure access in the short term is proposed to be addressed over time with the development of the proposed transport/transitway.

Other service infrastructure will generally be available as the precinct is developed.

Contributions to local community/social infrastructure will be provided in accordance with a Voluntary Planning Agreement as communicated partially in the Letter of Commitments (refer to attachment A). Development of the site will also pay a Housing Productivity Contribution towards the delivery of state funded regional infrastructure.

The Campbelltown/Macarthur Centre is approximately 20 minutes distant and represents the local/regional hub of commerce, retailing, health/medical services and other services generally.

Housing the City

The GCRP identifies the need for an additional 725,000 dwellings in the period 2016-2036. The Campbelltown LGA is anticipated to provide 29 per cent of such growth in the Western City; with the Greater Macarthur Growth Area and the Gilead precinct (including “Meadowvale”) central to such housing provision, particularly in the widely championed form of diverse and affordable housing.

City in its Landscape

The Concept Master Plan (CMP) has to large extent sought to design with Country, leverage off the blue/green site qualities and be respect the underpinning scenic and cultural landscape qualities generally. The anticipated refinement of the CMP, informed through the finalisation of the Connecting with Country framework (including an Aboriginal Cultural Heritage Assessment – ACHA) and Heritage Conservation Landscape Strategy, and need for enhanced sympathy to the prevailing landform will be reinforced in a site-specific DCP.

A Resilient City

The site is not subject to the mainstream flooding impacts associated with the Nepean River. Local flooding in respect of Woodhouse Creek and other minor off-site waterways will be satisfactorily addressed by the final comprehensive urban stormwater management strategy requirement detailed in the proposed site-specific DCP.

Inherent bushfire hazards are capable of being managed in accordance with the principles of Planning for Bushfire Protection 2019; whilst urban heat will be addressed through the blue green foundation and reinforced through an advanced street tree planting program promoted in the site-specific DCP.

Optimum biodiversity conservation outcomes are promoted principally through the conservation initiatives attached to the CPCP (as modified); it being noted that there will be some delay as vegetation growth rates central to rehabilitation actions take full effect. Additionally advanced street tree planting (as referenced above) is reinforced in the site-specific DCP, together with major passive park and heritage precinct landscape requirements documented also in the DCP.

Draft Sydney Plan

The draft Plan in short seeks to provide an overarching strategic framework to guide growth across the Sydney Region over the next 20 years.

The draft plan recently concluded public exhibition, with submissions currently being evaluated. The PP is consistent with the Draft Sydney Plan.

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan.

The PP is considered consistent with the District Plan. In particular, the planning proposal is considered to address the following planning priorities:

- **Planning priority W5** – Providing housing supply, choice and affordability with access to jobs, services and public transport.

The PP will deliver housing diversity, allowing for both low-density detached dwellings, medium density dwellings such as townhouses and limited large lot housing. The site will be serviced by access to Appin Road, and an approximately 20-minute drive to Campbelltown City Centre to jobs, medical and other services. Access to the site on Appin Road is currently serviced by bus route 887.

The accompanying Traffic and Transport Study by TTPP states the east-west major collector road running through the site will be constructed as a bus capable road and the future north-south transport corridor is expected to deliver a bus lane or equivalent in both directions, whilst a further north-south collector road as a site specific DCP requirement will ultimately enhance land use and transport integration.

The PP plans for flexibility in density and built form, proposing a range of lot sizes from as small as 200 m² for medium density attached dwellings to 500 m²+ for low density housing on sloping land, thereby supporting housing diversity and allows flexibility encouraging greater density closer to transport nodes and high amenity local precincts.

- **Planning priority W14** – Protecting and enhancing bushland and biodiversity.

The PP preserves north-south connected bushland corridors and larger pockets of remnant vegetation on the eastern side of the site.

Applying C2, C3 and C4 zoning to these areas limits permissible land uses to those that are compatible with local biodiversity, allowing for the ongoing management of these natural areas.

- **Planning priority W16** – Protecting and enhancing scenic and cultural landscapes.

The PP respects ridgelines and view lines by conserving the hilltop and the heritage site and including a buffer of open space around the heritage homestead (with curtilage).

An Aboriginal Heritage Due Diligence Assessment has been conducted which has informed the CMP. The proponent responded to this by zoning the western part of the site C2 as the project Area contains the eastern periphery of a heritage site and is likely to integrate with 'song line' refinement as the recently commissioned Aboriginal Cultural Heritage Assessment is finalised in accordance with advice from the LPP and Council.

4. Is the planning proposal consistent with Council's LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Campbelltown Local Strategic Planning Statement (LSPS)

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020.

The LSPS is Campbelltown City Council's plan for the community's social, environmental and economic land use needs over the next 20 years.

The LSPS provides context and direction for land use decision making within the Campbelltown LGA.

Its purpose is to:

- Provide a 20-year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

The LSPS responds to region and district planning initiatives and information received from the Campbelltown community during the public exhibition period for the future of our city.

The PP helps achieve the following Planning Priorities:

Planning Priority 2 – creating high quality, diverse housing.

The proposal provides for high quality diverse housing of principally low and medium density in an attractive rural setting with access to open space.

Planning Priority 5 – embracing our unique landscape setting.

The site is rural with undulating hills and some significant woodland pockets/corridors which are largely protected through the CPCP (and the proposed modification). Local and District rural views will be reinforced through the revised CMP and site specific DCP.

Planning Priority 14 – ensuring infrastructure aligns with growth.

The site is accessible through a feeder road directly to Appin Road and transport studies supporting the application have indicated that Appin Road can service the site. Final accessibility arrangements will be established in the recently commissioned TMap. A dwelling cap is delivered as part of the proposal to ensure Sydney Water servicing capacities are not exceeded. Final accessibility and service provisions will be detailed as the proposal progresses.

Campbelltown Community Strategic Plan – Campbelltown 2035

Campbelltown Community Strategic Plan – Campbelltown 2025-2035 The Campbelltown Community Strategic Plan (CSP) outlines the strategic direction of Council for a 10-year period based on the feedback of the local community and research on successful and resilient communities. The CSP represents the principal community outcome focused strategic plan

guiding Council's policy initiatives and actions. The CSP has been structured to address key outcomes that Council and other stakeholders will work to achieve. These outcomes with comments demonstrating consistency are as follows:

Outcome 1: An inclusive and supportive community

The PP supports an inclusive community by delivering approximately 850 dwellings in a low to medium density setting, providing diverse housing opportunities for a growing population.

Outcome 2: Places for people

The PP delivers well-designed, liveable neighbourhoods with integrated open space, connectivity, and amenity, supporting a cohesive community structure.

Outcome 3: An enriched natural environment and heritage

The PP protects and enhances environmental and heritage values through the preservation of koala corridors and the Meadowvale Homestead.

Outcome 4: A strong local economy

The PP contributes to a strong local economy by supporting population growth, housing supply, and associated local employment opportunities.

Outcome 5: Leadership for our community

The PP demonstrates leadership through strategic, evidence-based planning that balances growth with environmental conservation and heritage protection.

5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Greater Macarthur 2040: An interim plan for the Macarthur Growth Area

The site is located within the study area of Greater Macarthur 2040.

Greater Macarthur 2040 is a land use and infrastructure implementation plan that establishes a vision for the Growth Area as it develops and changes. It aims to enhance the region's liveability, productivity and sustainability. The plan sets a long-term vision for the development of land release areas from Menangle Park to Appin.

The PP maintains key structural elements of the plan including the easement for a future indicative transport corridor and bushland areas consistent with koala and wildlife corridors. It also aligns with the proposed 15,000 population of the Gilead area, contributing approximately 2,495 people.

The PP is consistent with the vision of Greater Macarthur 2040 as is highlighted by 'protected and enhance environment' (upon approval of the CPCP modification) and supports 'heritage conserved

for future generations.’ It provides ‘A choice of housing’ and the CMP of the proposal relies heavily on the future transport corridor, which is encouraged by Greater Macarthur 2040, as ‘transport will form the spine of the Growth Area.’

The nature of lots proposed reflect the evolution of the land development market since 2018, particularly in terms of minimum lot size.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The PP has been reviewed against the provisions of relevant State Environmental Planning Policies (SEPPs) – refer to Table 1 below.

The PP is importantly generally consistent.

State Environmental Planning Policies	Comment
SEPP (Biodiversity and Conservation) 2021	
Chapter 2 Vegetation in non-rural areas	This SEPP will apply to the removal of vegetation outside of the area identified as ‘Certified Land’. A person must not clear vegetation without a permit granted by the council. Consistent as this part relates to the development stage where the SEPP can be applied.
Chapter 4 Koala Habitat Protection 2021	This SEPP applies where koala habitat is impacted, which includes the proposed collector road construction. As Council has an approved Koala Plan of Management under clause 4.14, the applicant must consider any additional impacts to koala feed trees and habitat in future DAs. Whilst not deemed to be a primary or functional koala corridor under the CPCP due to the narrow width of existing vegetation and its fragmented nature, this area is identified as a Strategic Linkage Area in Councils CCKPOM. In this vein, the Planning Proposal provides for the function of a strategic linkage area for koala movements, and it is anticipated that appropriate fauna fencing will be required along the perimeter of the conservation lands and appropriate crossing treatment of the collector road in the CMP. Any impacts to the ‘avoided’ lands required by the future collector road will also be required to consider the requirements of the CCKPOM in terms of appropriate offsets, fencing and road speed management. At subdivision stage, future DA compliance with the SEPP will be required.

State Environmental Planning Policies	Comment
Chapter 6 Water Catchments	Consistent. The Site is within the catchment draining to the Hawkesbury Nepean River system and as such this chapter applies. A Water Cycle Management Strategy was submitted by the applicant, which is generally acceptable but for the water quality standards modelling which can be updated in the site specific DCP.
Chapter 13 Strategic Conservation Planning	Consistent. Future DAs for clearing of native vegetation should demonstrate satisfactory avoidance and mitigation according to this chapter of the SEPP. The infrastructure proposed within 'Avoided Land' areas (i.e. collector road and stormwater management facilities) are consistent with the definition of essential infrastructure as explained in DPH's guidelines. The locations of these essential infrastructure works have been chosen to minimise impacts on areas containing existing native vegetation, noting large tracts of 'Avoided Land' on this Site are clear of vegetation and will be revegetated as part of future development. Most native vegetation is to be zoned appropriately within conservation land. Vegetation clearing for the collector road construction that passes through avoided land may potentially require the preparation of a Biodiversity Development Assessment Report (BDAR) with consideration of efforts to minimise impacts and provision of appropriate offsets given the requirement for access is unavoidable. The development must in this regard comply with the SEPP at the DA/ subdivision stage.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. To reflect the greenfield nature of the Site and market expectations for new housing, a minor amendment to <i>State Environmental Planning Policy (Exempt and Complying Code) 2008 (Codes SEPP)</i> is also required to include the site within the Greenfields Housing Code Area Map and facilitate the Greenfield Housing Codes' appropriate application to the land.
SEPP (Housing) 2021	The Planning Proposal is consistent with the principles of this SEPP. Various provisions related to diverse housing will need to be complied with at future development stages.

State Environmental Planning Policies	Comment
SEPP (Precincts – Western Parkland City) 2021	Appendix 11 will apply on Finalisation of this PP. The Site forms part of the Gilead Precinct of the Greater Macarthur Growth Area established by Chapter 3 of <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i>, however, an amendment to Appendix 11 of the WPC SEPP will serve to adopt consistent provisions, and amend inconsistencies for the consideration of development within the broader Gilead (Part) Precinct related to the proposal. An inconsistency in provisions related to proposed permissible land uses in C2 zoned land to be applied by this PP and those under this chapter remains to be resolved for the PP to be consistent with this SEPP.
SEPP (Primary Production) 2021	The Site is not identified as State significant agricultural land. Provisions related to artificial water bodies will need to be complied with at future development stages.
SEPP (Resilience and Hazards) 2021	The PP does not suggest the use of the land for hazardous or offensive development. To understand conditions of the Site, a Preliminary Site Investigation (PSI) was prepared, consistent with the requirements of the SEPP. Following a site inspection and analysis of limited soil samples, no potential areas of environmental concern were identified. The preliminary investigation confirms that the site can be made suitable for the proposed residential development, subject to a Detailed Site Investigation (DSI) (and potential remediation (if need be) being prepared post rezoning).
SEPP (Resources and Energy) 2021	The provisions of this SEPP guides how resource-related development is assessed and where certain resource activities are permissible, including categorising some low-impact resource activities as exempt and identifying sensitive areas where development is restricted. The site is not identified within any sensitive area or mapped resource area. Rezoning to residential does introduce sensitive land uses which may impede future mining; however Greater Macarthur 2040 does not identify the Site and nearby lands as being subject to completed long wall mining or long wall mining planned over the next 15 to 30 years. NSW Department of Primary Industries will be consulted; however the site is considered as appropriate for residential development, and no mining impediment has been identified to date.
SEPP (Transport and Infrastructure) 2021	The Transport and Infrastructure SEPP provides a state-wide planning framework to facilitate delivery and assessment of infrastructure, including roads, rail, schools, hospitals, utilities, major transport corridors and

State Environmental Planning Policies	Comment
	related services. It also protects mapped future infrastructure corridors and sets rules for development near them. The SEPP aims to facilitate the effective delivery of infrastructure and the provision of services, including the preservation of existing easements. The PP can be deemed consistent as it preserves existing easements and facilitates limited dual use of such easements, subject to agency approval. New proposed service infrastructure will require referral to the relevant authority/agency. The scale of the proposed development (greater than 500 dwellings) will trigger DA referral to TfNSW, it being noted that preliminary liaison has taken place with TfNSW culminating in the current TMAP initiative.

Table 1 – Consistency with State Environmental Planning Policies

7. Is the planning proposal consistent with applicable Local Planning Directions (section 9.1 Directions) (s9.1 directions) or key government priority?

The following table provides a brief assessment of consistency against each section 9.1 direction relevant to the planning proposal.

Consideration of s9.1 Directions	Comment
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans. The PP has been found to be consistent with the Greater Sydney Region Plan. Therefore, it is consistent with this direction.
1.2 Development of Aboriginal Land Council land	Not relevant to the proposal. The site does not contain land under this Direction.
1.3 Approval and Referral Requirements	Not relevant to the proposal. The PP does include provisions which require concurrence, consultation or referral.
1.4 Site Specific Provisions	Not relevant to the proposal. The PP does not contain site specific provisions.
1.4A Exclusion of Development Standards from Variation	Not relevant to the proposal.

Consideration of s9.1 Directions	Comment
	The PP does not introduce or alter an existing exclusion to clause 4.6 of the SEPP.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the proposal. Site is not located within this area.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the PP. Site is not located within this area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the PP. Site is not located within this area.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use Infrastructure Implementation Plan	Not relevant to the PP. Site is not located within this area.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not relevant to the PP. Site is not located within this area.
1.10 Implementation of Western Sydney Aerotropolis Plan	Not relevant to the PP. Site is not located within this area.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the PP. Site is not located within this area.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the PP. Site is not located within this area.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the PP. Site is not located within this area.
1.14 Implementation of Greater Macarthur 2040	The objective of this direction is to ensure that development within the Greater Macarthur Growth Area is consistent with: a) Greater Macarthur 2040 dated November 2018 b) Greater Macarthur Growth Area Structure Plan 2022 (Structure Plan) c) Guide to the Greater Macarthur Growth Area (Guide). The direction applies as the planning proposal is on land identified within Greater Macarthur 2040.

Consideration of s9.1 Directions	Comment
	The PP provides for the transport corridor on the alignment reflected in the Greater Macarthur 2040 Structure Plan and reinforced in the adjoining Gilead 2 (part) precinct. Provision is made for diverse housing products in a market responsive to “downward creep” of lower density residential allotment sizes. The PP is consistent with Greater Macarthur 2040 as it delivers dwellings in an area identified for growth under the plan. Any inconsistency in the Concept Master Plan with certified and uncertified land under the CPCP is to be resolved through concurrent CPCP modification. The PP is considered consistent subject to the approval of the CPCP modification.
1.15 Implementation of the Pymont Peninsula Place Strategy	Not relevant to the PP. Site is not located within this area.
1.16 North West Rail Link Corridor Strategy	Not relevant to the PP. Site is not located within this area.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the PP. Site is not located within this area.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not relevant to the PP. Site is not located within this area.
1.19 Implementation of the Westmead Place Strategy	Not relevant to the PP. Site is not located within this area.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not relevant to the PP. Site is not located within this area.
1.21 Implementation of the South West Growth Area Structure Plan	Not relevant to the PP. Site is not located within this area.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not relevant to the PP. Site is not located within this area.
Focus Area 2	
Design and Place	No Directions in place.

Consideration of s9.1 Directions	Comment
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The objective of this direction is to protect and conserve environmentally sensitive areas. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas when applying to conservation lands. The PP is largely consistent as there is no land currently zoned for conservation, and new conservation zones are proposed. The PP applies the C2 Environmental Conservation zone to the riparian corridor and naturalistic water bodies with remnant CPCP vegetation and remnant vegetation west of the transmission line easement, and C3 Environmental Management zones to areas proposed for natural open space and C4 Environmental Living to limited areas for environmental living. “Technically” the PP could be considered to be inconsistent until the CPCP modification application is approved. Under the subject circumstances it is considered to be justifiably inconsistent.
3.2 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. This direction applies as the site contains an item of heritage significance, Meadowvale Homestead, as well as an item of Aboriginal heritage influence. The PP is consistent as the Meadowvale Homestead will be protected with an appropriate curtilage, integrated with surrounding public open space. Early conservation works and heritage commitments generally are required in a future Planning Agreement to be exhibited concurrently with the PP. Furthermore, Schedule 5 Environmental Heritage will be amended to list Meadowvale as a Local Heritage Item. The Heritage Impact Statement was also updated following Heritage NSW advice to consider interaction with nearby heritage items such as Beulah homestead. No adverse impacts were found. Impacts to the potential area of aboriginal heritage significance are considered to have been avoided through the retention of existing vegetated areas along the western boundary of the site. An Aboriginal Cultural Heritage Assessment (ACHA) has, however, been commissioned and includes extensive stakeholder engagement. The ACHA is to be completed prior to public exhibition of the Planning Proposal package and inform the PP, site-specific DCP and accompanying CMP. The site-specific DCP will highlight the need for a comprehensive Heritage Conservation Strategy (HCS) including.

Consideration of s9.1 Directions	Comment
	• The previously cited CMP informed by the ACHA, a landscape and Visual Management Plan (LMP) and Conservation Management Plan (Cons. MP) • A Cons.MP/Agreement inclusive of a comprehensive Works Schedule and informed by an Adaptive Reuse and Interpretation Strategy • Meadowvale group special character provisions • Documentation of a HCS in a relevant Planning Agreement The PP is accordingly considered to be consistent with the Direction.
3.3 Sydney Drinking Water Catchments	Not relevant to the PP.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not relevant to the PP.
3.5 Recreation Vehicle Areas	Not relevant to the PP. The proposal does not include recreation vehicle areas.
3.6 Strategic Conservation Planning	The objective of this direction is to protect, conserve or enhance areas with high biodiversity value. This Direction applies to land under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 that is avoided land or a strategic conservation area. This Direction applies to this PP as the site includes both strategic conservation areas and avoided land in the form of the Cumberland Plan Conservation Plan (CPCP). Part 1 and 2 of the direction require that the planning proposal authority is satisfied that the planning proposal is consistent with the protection or enhancement of native vegetation and habitat for ecological function. The PP zones all areas of avoided land and strategic conservation area onsite as either C2, C3 or C4 environmental zones. One exception exists for the access road to the site which is to be zoned SP2. In this sense, the proposal is inconsistent with part 3 of the Direction. Due diligence has been taken by the applicant and Council to ensure the protection of the bushland through conservation zones the proposed CPCP modification, with the one exception being for an access road. It is noted that the siting of the principal access road seeks to minimise biodiversity impact and to balance the outcome between biodiversity harm minimisation, integrated land use and transport road safety.

Consideration of s9.1 Directions	Comment
	Where a proposal is inconsistent, the Planning Secretary or nominated delegate must be satisfied that the planning proposal both: a) Facilitates infrastructure that is required to support development in nominated areas b) Is consistent with the Cumberland Plain Conservation Plan Guidelines. Part a) is satisfied as the access road is essential infrastructure. To satisfy part b), an amendment to the CPCP is being sought for public exhibition alongside this planning proposal which intends to modify the CPCP mapping to make the site consistent with the objective of this Direction. This Direction “technically” is inconsistent until the CPCP modification is positively resolved but can be considered under the circumstances to be justifiably inconsistent.
3.7 Public Bushland	The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by preserving areas of bushland and mitigating disturbance caused by development. A planning proposal must give priority to retaining public bushland. Although technically the land exhibiting bushland qualities is not publicly owned or managed by Council or a relevant authority, it is importantly ‘reserved’ in large part for conservation purposes and will ultimately potentially largely vest in a public instrumentality. The proposal is considered to be consistent with the Direction as all relevant measures have been taken to zone extant bushland for conservation.
3.8 Willandra Lakes Region	Not relevant to the PP.
3.9 Sydney Harbour Foreshores	Not relevant to the PP.
3.10 Water Catchment Protection	The objectives of this direction relate to maintaining and improving the water quality of water catchments, wetlands and riparian areas. This direction applies when a planning proposal authority prepares a planning proposal which will affect land within a regulated catchment. A water cycle management strategy was submitted by the applicant. The subject strategy is generally acceptable but for the water quality standards modelling which will require revised modelling to ensure water quality standards are consistent with current Campbelltown DCP standards in Gilead. The PP can potentially be made consistent with the Direction, subject to revised modelling and consistent works.

Consideration of s9.1 Directions	Comment
Focus Area 4: Resilience and Hazards	
4.1 Flooding	The objectives of this direction are to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land. This direction applies when a planning proposal creates, removes or alters a zone or a provision that affects flood prone land. The PP is consistent with this direction as attested to in the Flood Impact Assessment submitted by the applicant. There are no mainstream flood impacts from the Nepean River in the 1 in 100 AEP flood. The planned stormwater management system is designed to provide acceptable local catchment impacts.
4.2 Coastal Management	Not relevant to the PP.
4.3 Planning for Bushfire Protection	The objectives of this direction are to protect life, property and the environment from bush fire hazards and encourage sound management of bush fire prone areas. The site is identified as Category 1, Category 2, and Category 3 bushfire prone land. The applicant has provided a Strategic Bushfire Study which confirms that the preferred concept master plan provides for appropriate responses to bushfire events including the ability to shelter in place and ability to evacuate. Refer to Figure 3.1 Bushfire Hazard. RFS have responded to the PP indicating they do not support it in its current form due to design issues with the access road, RFS require dual access for emergency access and evacuation. However, TfNSW in comments provided to the applicant have indicated that only a single access point to Appin Road will be supported. It is understood that the applicant is proposing revised opportunities. These opportunities will need to inform the previously referenced TMAP, which is in the course of being prepared. A planning proposal may be inconsistent with the terms of this direction if council has obtained written advice from the Commissioner of the NSW Rural Fire Service that they do not object to the progression of the planning proposal. Either this advice or a satisfactory TMAP secondary access conclusion will allow the PP to progress.

Consideration of s9.1 Directions	Comment
	The proposal remains inconsistent pending either outcome.
4.4 Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. The applicant has provided a Preliminary Site Investigation. The results of the study were that risks of contamination were low based on the proposed land use of the site. A detailed site investigation will be a requirement of the site specific DCP given the limited sampling undertaken to date. Any future subdivision will need to address the potential for land contamination. The PP is considered to be consistent with this direction.
4.5 Acid Sulfate Soils	Not relevant to the PP. Site is not located within an acid sulphate soil area.
4.6 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. The Direction applies as the land is located in a Mine Subsidence District. When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must consult Subsidence Advisory NSW. The site has not been undermined and is not proposed to be undermined in the next several decades. Subsurface mining in the locality has not proved to be problematic where development complies with subsidence parameters and has not proved to be a constraint in the rezoning of the nearby Figtree Hill (Gilead Stage 1) and Gilead Stage 2. Initial consultation with the Subsidence Advisory NSW has not been conclusive. Further consultation will take place with Subsidence Advisory NSW during the public exhibition. In the interim, the proposal is potentially justifiably inconsistent with the Direction.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The objective of this direction is to ensure that developments improve access to walking, cycling and public transport, and increasing the choice of available transport and reducing dependence on cars.

Consideration of s9.1 Directions	Comment
	The PP CMP locates medium density housing proximate to the higher order accessibility opportunities (including the proposed transport/transit' corridor) and proposed public open space. Active transport will be integrated into the linear passive open space corridors and future transport/transit corridor. Traditional buses will service the proposed residential estate, with access to rapid transit buses or similar when the transport/transit corridor. The PP is considered to be consistent with the direction.
5.2 Reserving Land for Public Purposes	The objective of this direction is to facilitate the provision of public services and facilities. A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority. This Direction applies as the planning proposal creates reservations of land for public purposes. The proposal seeks to reserve land for the proposed Transport corridor and public open space purposes. Consultation with TfNSW in respect to the proposed transport corridor will need to occur before finalisation of the planning proposal with DPHI input. The reservation of the land for open space purposes has been agreed to by the applicant. The PP is accordingly in the interim justifiably inconsistent with the Direction in respect of the proposed transport corridor at this point in time, with expectations of support prior to finalisation.
5.3 Development Near Regulated Airports and Defense Airfields	Not relevant to the PP. Site is not located near a regulated airport.
5.4 Shooting Ranges	Not relevant to the PP. Site is not located near a shooting range.
5.5 High pressure dangerous goods pipelines	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring high pressure dangerous goods pipelines (relevant pipelines) are considered by planning proposal authorities. As gas pipelines traverses the site this Direction is relevant. The Planning Proposal Authority must consider risks to the integrity of relevant pipelines, human health and the environment when preparing a planning proposal. Measures undertaken include appropriate curtilage for the pipeline and land use and activities within the easement. Preliminary consultation has occurred with the relevant agencies, with Jemena, responding that they do not object to the applicant's treatment of the gas easement.

Consideration of s9.1 Directions	Comment
	The PP is considered to be consistent with this Direction. It is noted however that further consultation will occur during public exhibition particularly in respect of passive open space limitations and a Safety Management Study. The PP is accordingly consistent.
Focus Area 6: Housing	
6.1 Residential Zones	The objective of this clause states (1) A planning proposal must (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (2) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. The PP would enable a variety of housing types and has considered density approaches to maximise density in certain areas whilst providing a diversity of housing types. Due diligence consultation with the relevant authorities will ensure services are in place prior to development. Neither Sydney Water, Water NSW nor Endeavour Energy have objected to the proposal, and they have all indicated willingness to consider servicing options. However, the site is not yet connected to electricity or water utilities and may not be for a number of years. The PP is currently justifiably inconsistent with this direction with the applicant pursuing viable solutions in consultation with the relevant agencies.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the PP. The proposal does not remove permissibility for caravan parks or manufactured homes.
Focus Area 7: Industry and Employment	

Consideration of s9.1 Directions	Comment
7.1 Employment Zones	Not relevant to the PP. No employment zones added or removed.
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the PP.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the PP.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. Where a planning proposal proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must a) provide the Secretary of DPHI with a copy of the planning proposal and notification of the relevant provisions, b) allow the Secretary of DPHI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act. There are no petroleum or extractive material conflicts on the site. Mine subsidence has previously been addressed in respect to urban development. The proposal is considered to be consistent with the Direction until advice is received to the contrary from Subsidence NSW and DPHI.
Focus Area 9: Primary Production	
9.1 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land. The PP seeks to rezone non-urban and RU2 Rural Landscape therefore could be considered to be inconsistent. A planning proposal may be inconsistent with the terms of this direction if justified by a strategy approved by the Planning Secretary.

Consideration of s9.1 Directions	Comment
	The site is designated in the District Plan, Greater Macarthur 2040 and LSPS for urban development, therefore any inconsistency is justified .
9.2 Rural Lands	Not relevant to the PP.
9.3 Oyster Aquaculture	Not relevant to the PP.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the PP.

Table 2 - Consistency with Section 9.1 Directions

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The proposal does not rezone existing conservation lands for urban purposes. However, significant areas of non-critical vegetation will be removed for the proposed future development.

Direct impacts associated with the proposed rezoning are as follows:

- Removal of 3.08 ha of native vegetation including:
 - 2.04 ha PCT3319 – Cumberland Shale Hills Woodland (CPW)(CEEC).
 - 0.84 ha PCT3321 – Cumberland Shale-Sandstone Ironbark Forest (CEEC).
 - 0.2 ha PCT4058 – Sydney Hinterland Red Gum Riverflat Forest (EEC).
- Removal of 3.08 ha of Cumberland Plain Land Snail and associated habitat.
- Removal of 2.04 ha of CPCP mapped Koala habitat, and
- Removal of 5 farm dams and 3.08 ha of threatened species foraging habitat.

There are no endangered fauna populations identified on site.

The Biodiversity Assessment Report by Travers Bushfire and Ecology (September 2025) identified the Cumberland Shale Hills Woodland community onsite as of medium ecological value and concluded that the proposal would require a significance of impact assessment and an EPBC Act referral lodged with the Department of Climate Change, Energy, the Environment and Water (DCCEEW).

RFS have also raised concerns with impacts on biodiversity values for the site as they pertain to the secondary access and have encouraged alternate access that is ecologically sensitive.

Cumberland Plain Conservation Plan

Part of the site is a potential koala corridor under the CPCP.

The Applicant submitted a CPCP Consistency Report, prepared by Travers Bushfire and Ecology (September 2025). It concludes that the proposed Master Plan is generally compliant with the CPCP, and the mitigation measures can be applied to make the proposed modification consistent.

If the CPCP modification is endorsed by the regulator, and the master plan is consistent with the CPCP modification, a CPCP consistency report will be required and mitigation measures as per the CPCP will be required.

A Biodiversity Development Assessment Report (BDAR) may be required subject to the outcomes of the CPCP modification request. The BDAR will need to include a Biodiversity Credit Assessment to determine the offsetting requirements for the proposal. An assessment of Serious and Irreversible Impacts will also be needed for entities including Cumberland Shale Sandstone Ironbark Forest and Cumberland Shale Hills Woodland.

Under the CPCP, additional planning controls require demonstration of avoidance or minimisation of impacts to biodiversity values, assessment of residual impacts to TECs, threatened species, biophysical, ecological and hydrological environments, and requirements for biodiversity offsets.

The modification remains to be finalised and will need to balance koala habitat considerations.

Central to determining a balanced biodiversity outcome for this site is the determination of the CPCP modification application.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

In support of the PP a Strategic Bushfire Study (September 2025) has been prepared to consider the masterplan in accordance with the requirements of Planning for Bushfire Protection 2019.

The study concludes that appropriate bushfire protection measures can be implemented to achieve compliance with Planning for Bushfire Protection 2019. The CMP has made adjustments for the inclusion of perimeter roads and APZs along the northern and southern boundaries, in particular adjacent to the forested and grassy woodland areas of the Beulah estate. The efficacy of APZs will depend on lot size and front setbacks and proportionate development controls may be outlined in the DCP.

However, RFS have responded to the PP indicating they do not support the proposal in its current form. RFS require dual access for emergency access and evacuation. This matter of emergency access needs to be further resolved as the proposal progresses and balance is sought in respect of biodiversity and road safety impacts, with such to be considered in the TMAP initiative and resolved prior to public exhibition of the PP.

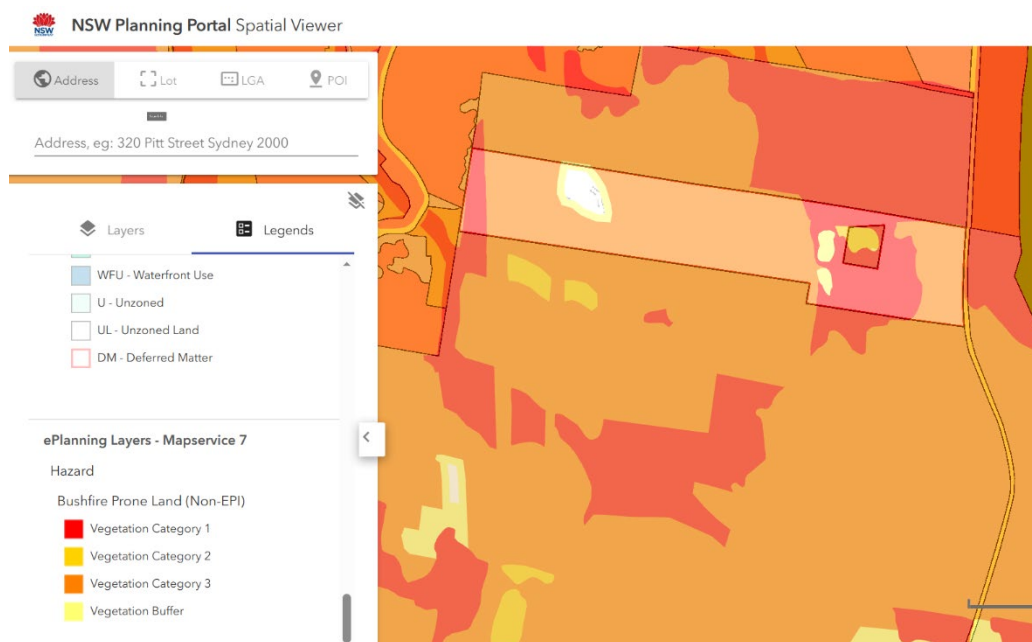


Figure 3.1: Bushfire hazard

In support of the PP a Flood Impact and Risk Assessment (September 2025) was prepared for the Site. Flood modelling of the post development scenario did not identify significant constraints on development of land to be zoned for urban development. All residential developments will be located outside of the Probable Maximum Flood event and assuming increased rainfall intensity out to the 2090 planning horizon, there are minimal changes to flood levels over the site over such timeframe.

The flood assessment has addressed flood mitigation measures to achieve no significant impact at a precinct level, and runoff has been shown to be manageable to Council standards.

However, an onsite solution is noted to feature a highly engineered solution to a controlled urban stormwater management system.

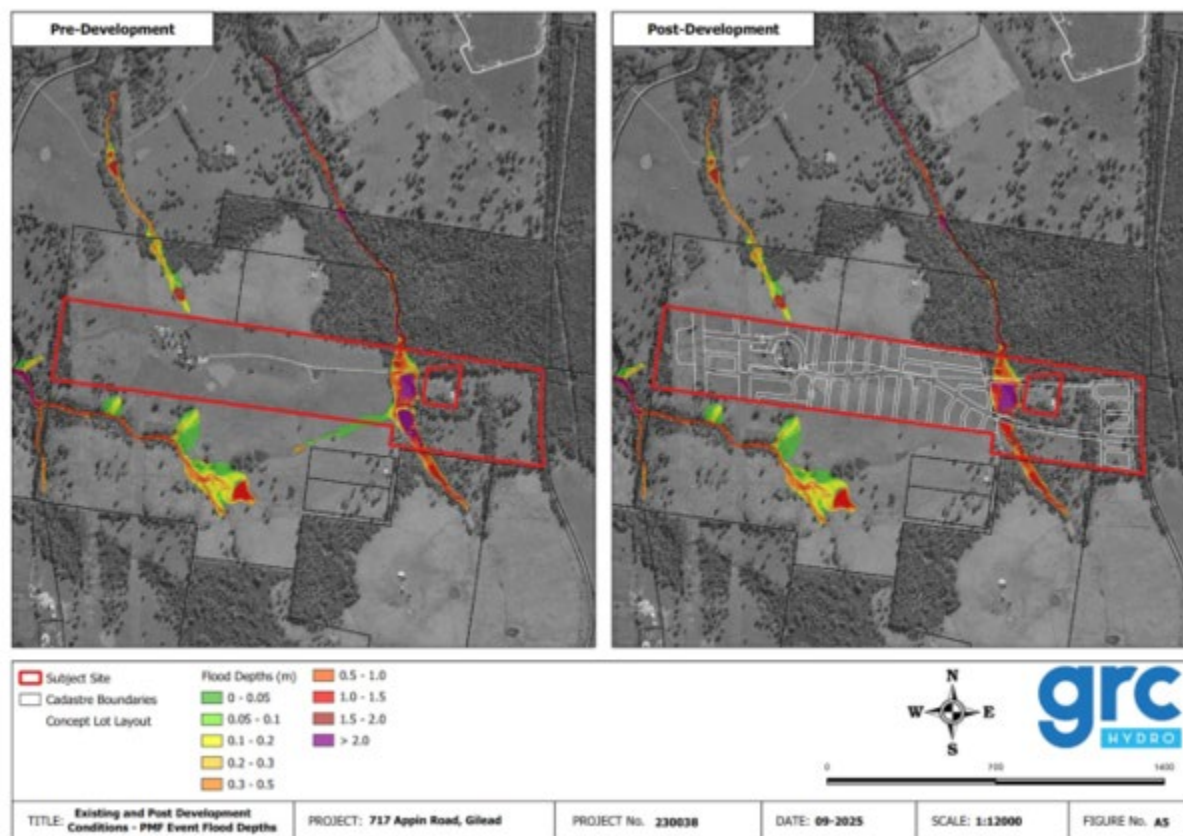


Figure 3.2: Flood hazard

Stormwater Management

The site falls within the broader catchment of the Nepean River with local catchments draining to a series of watercourses to the north and west before connecting to the Nepean River. In support of the PP, a Water Cycle Management Report was prepared and devised to identify the required stormwater management infrastructure and approach required to mitigate impacts (flow, velocity and quality) on receiving watercourses. The approach provides for:

- The retention and integration of Woodhouse Creek as part of a conservation area and its rehabilitation.

- A place-based approach to the design and location of stormwater management infrastructure for detention and treatment purposes that responds to the opportunities and constraints of the Site.
- Best practice Water Sensitive Urban Design principles generally paired with Council's engineering specifications to inform the stormwater management approach and infrastructure. It is noted, as expressed previously, that Council's water quality targets in other urban release areas were not adopted. Revised water quality modelling and design will be required pursuant to the proposed DCP.
- Most new homes will be required to incorporate rainwater storage and re-use tanks to reduce potable water consumption (consistent with BASIX requirements); and
- No undue impacts on flood conditions on site and adjoining properties.

OVERVIEW OF ADDITIONAL ENVIRONMENTAL ISSUES

Contamination

The commentary in respect of contamination in the context of SEPP (Hazard and Resilience) 2021 established, having regard to a Preliminary Site Investigation, that the site is suited for urban purposes. The limited nature of the investigation led to a conclusion that a Detailed Site Investigation and any relevant related actions should be undertaken in the future development process.

Air Quality

Greater Macarthur 2040 sets planning principles relating to air quality with emissions from road traffic being the predominant concern, particularly along major road corridors. It is noted that a design and development control response is proposed that seeks to limit exposure to sensitive receivers along busier roads through the use of location constraints, setbacks, use of mechanical ventilation and limiting the permissibility of wood fired heating.

Whilst traffic modelling is not yet available from TfNSW regarding anticipated Annual Average Daily Traffic flows, the Proponent has committed to work with Council in the compilation of a Development Control Plan includes appropriate development controls to manage air quality impacts on future residential development.

Noise

The site has frontage to Appin Road and whilst not a significant source of road traffic noise, future traffic volumes will potentially generate road traffic noise. The higher order road network proposed in the Concept Master Plan (CMP) will serve as a public transport route as well as point of egress for private vehicles and may also generate a degree of noise impacts on future development. As part of the Development Control Plan to be progressed by the Proponent in partnership with Council, a road traffic noise assessment will be prepared to inform appropriate mitigation measures.

It is noted that Figtree Hill originally included a provision for a setback of 20 m paired with built form controls to effectively manage potential impacts from road traffic noise and considered suitable to Council. It is appreciated however that the Figtree Hill masterplan has since been amended to remove this landscaped area in favour of an acoustic wall. Specific to the proposed

rezoning of the Site, the retention of vegetation, approximately 40 m into the Site through the use of the C3 Environmental Management zone is anticipated to provide an appropriate buffer to road traffic noise with some façade treatment of future integrated dwellings likely. These provisions will be confirmed as part of future acoustic studies to inform the preparation of the site-specific Development Control Plan.

Geotechnical Conditions

A Geotechnical Investigation Report and Preliminary Assessment Report was prepared in support of the PP. The report presents the findings of the site field geotechnical investigation and site lot preliminary classification and pavement design, together with geotechnical comments and provides geotechnical recommendations for the proposed residential development at the Site referenced as a preparatory stage conceptual document. The report importantly considers that the proposed development is feasible for the Site provided the geotechnical recommendations are considered in the design and construction of the site residential development.

Gas Pipelines Safety and Interface

Three gas pipelines traverse the Site from north to south as follows:

- Moomba to Sydney Ethane Pipeline managed by APA
- Central Trunk Main managed by Jemena
- Eastern Gas Pipeline managed by Jemena

The CMP largely limits development over the gas easements to open space (discussed further in the open space commentary) with only one crossing of the pipelines proposed. In finalising Greater Macarthur 2040, DPHI commissioned a Quantitative Risk Assessment to consider development in proximity to the pipelines that traverse the entire Greater Macarthur Growth Area and provides a series of recommendations to inform future land use planning including generalised limitation on development in areas, limitations on where sensitive land uses (such as schools, child care facilities and hospitals) are located and dwelling density caps in various proximity to the pipelines.

As part of future development of the Site, the applicant intends to commence preparation of a Safety Management Study following specific workshops with Jemena and APA prior to the adoption of notional buffers to development to develop an appropriate and site-specific response. It is intended that the study would commence as part of the Development Control Plan preparation with Council and be completed prior to public exhibition.

Similar to other new release areas (Willowdale, Gledswood Hills, Gilead etc.) that these pipelines traverse, the proposed CMP seeks to incorporate the associated corridors within the open space network that will help to contribute to a linear north south link between different communities. Limited embellishment of this corridor could potentially be undertaken in line with the relevant guidelines and seek to provide opportunities for active transport, dog parks and the like, whilst ensuring appropriate access is maintained for the pipeline operators.

Mine Subsidence

The site is identified as being within the South Campbelltown Mine Subsidence District. 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. As part of future development of the Site, applications will require referral to Subsidence Advisory NSW to nominate any specific subsidence construction requirements in the event that future mining activities were to occur.

Subsurface mining is not noted to be problematic and has coexisted with urban development locally in large areas of South Campbelltown and Camden LGA and Wollondilly Shire, where development complies with subsidence parameters.

Riparian Corridors

Hydro-line mapping as part of the water cycle management and flooding investigations identifies two watercourses over the site. In the eastern portion of the Site, Woodhouse Creek runs from south to north and continues to the north before connecting into Menangle Creek and the Nepean River. This watercourse was identified as a First Order Stream in the CMP makes provision for its retention and rehabilitation and to be zoned C2 Environmental Conservation.

An unnamed tributary of Nepean Creek traverses the Site from east to west in the middle of the Site. It serves to connect a series of farm dams with no vegetation or defined channels and serves more of an overland flow function. Setting aside the lack of vegetation and formation, this watercourse is identified as a First Order Stream. In this regard, as part of the Water Cycle Management Report, it has been demonstrated that the flows are ephemeral in nature and not substantive and can readily be conveyed through the road network and its retention is not warranted. In line with the Department of Planning and Environment-Water Riparian Corridor Guidelines, the CMP makes provision for the dewatering of these dams and replacement with online dry stormwater management basins with the conservation lands either side of Woodhouse Creek. Any encroachment within the riparian corridor widths will be the subject of more comprehensive investigation as a DCP requirement.

Additionally, any modification of the subject corridor must be informed by the ACHA.

Salinity

A Salinity Assessment was prepared by Foundation Earth Sciences. Based on the assessment of the subsurface profile encountered at the Site and the results of laboratory testing, it was concluded that soils likely to be disturbed by the proposed development are generalised as follows:

- The soil was determined to be non-saline.
- The soils are non-aggressive to steel and non-aggressive to reinforced concrete piles.

Accordingly, no special requirements during construction/building are required.

Employment and Economic Impact

The PP will rely on linkages between existing business communities in Campbelltown and the broader Macarthur Region.

Employment demand from the development of the site is anticipated to be met by its proximity to underdeveloped and planned employment areas that will provide opportunities for employment to support the incoming community. This will also be supplemented by constantly increasing work from home patterns of employment.

An accompanying Economic Impact Assessment estimates that during the planned construction and delivery period (circa 8 years), development of the land is predicted to generate between 230 to 270 full time equivalent jobs which generate significant Industry Value and add in the order of \$20 m per annum to the local Campbelltown economy.

Additionally, work from home opportunities and potential activities attached to the rehabilitated homestead cluster and indigenous recognition/celebration could add positively in a social and economic sense.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes, the Planning Proposal is supported by a Social Impact Analysis (2025) which states a net benefit to the community and future communities who may live at the site.

The development will provide housing for up to 2,495 people. It makes a modest contribution to meet the housing growth requirement of the LGA. Housing diversity is proposed to meet diverse needs of the future community.

Housing diversity is planned through minimum lot size provisions as density controls. Low density residential areas (R2) will feature a minimum lot size of 375 m², allowing for some lots down to 300 m² when compensated by others ranging up to 500 m² +. This range is consistent with other Southwest Growth Centre Precincts, but smaller on average than other rezonings such as Gilead 2 and the Greater Macarthur 2040 aspiration from 2018. Given the market evolution and infrastructure optimisation requirements, a slightly smaller lot size is justified.

Medium Density Residential will feature an average lot size of 300 m², with the smallest lot for detached homes being 225 m² ranging up to 375 m², and other housing types (i.e. attached dwellings) down to 200 m². There is no proposed minimum lot size in such area.

Flexible lot sizes will support higher densities around the future transport corridor, optimise place making opportunities near open space and special character precincts whilst larger lots will prevail in topographically constrained areas and ecological interfaces.

Greater Macarthur 2040 does not identify a future town centre for the site, and the relatively large retail capacity of the rezoned Gilead 2 and Figtree Hill town centers are likely to serve the community in the short term until a larger Gilead 3 centre, to the south, is available.

The Social Infrastructure Needs Assessment identified a need for at least 2 children's playgrounds. These facilities should be integrated with the open space. The development would need approximately 56 long day care spaces, 14 preschool places, and 72 places for OOHSC.

The private sector will likely address the subject requirements at a greater scale given prevailing childcare economic models. Such facilities should be encouraged to locate near parks or other places identified in the site specific DCP.

The incoming population will create demand for 0.38 of primary schools, 0.12 secondary schools, and approximately 2.3 GPs.

Given the likely future need for medical and childcare facilities and as the community will potentially be isolated relatively, provision for daycare, GP practice and local shop should be encouraged, again focusing on place making nodes. Flexibility exists in the CLEP based landuse zones for these land uses including:

- Centre-based childcare facilities permitted in R2 and R3 zones.
- Neighbourhood shops in R3 zone.
- The Meadowvale heritage cluster would allow prohibited uses suitable for establishment under Clause 5.10 Heritage Conservation.

Open Space

Council has established the need for 7.06 ha of open space comprising 3.42 ha of active open space and 3.64 ha of passive open space, based on 2.83 ha per 1000 persons. This quantum of open space is based on the Gyde Social Impact Assessment and Council's standards for the provision of open space. Approximately 7.15 ha will be provided as open space.

All active open space demand will be addressed through monetary contributions towards future playing fields off-site with a small amount of 'informal' active open space on site in the interim, potentially in the future transport corridor reservation.

The distribution of open space proposed is shown in the revised CMP. All open space is proposed to ultimately be zoned RE1 and reinforced in a PA and in the interim in a Letter of Commitments at attachment A.

It is noted that the gas easement, which is integrated with the heritage park, has been credited with providing 0.4 ha of passive open space, representing approximately 18 per cent of the open space located within the gas easement.

The easements form a significant open space structural element corridor that extends the length of the Macarthur South urban release area and beyond. In the northern extremity of the Campbelltown LGA, particularly in Willowdale, the easements have integrated open space embellishments such as active transport, dog parks, low profile native plantings and stormwater management facilities. Interface treatments are dominated by perimeter roads or unencumbered passive open space.

The easements remain the beneficiaries of the respective infrastructure agencies, but the land component will likely be dedicated to Council by the landowner (the proponent), to be detailed in the Planning Agreement.

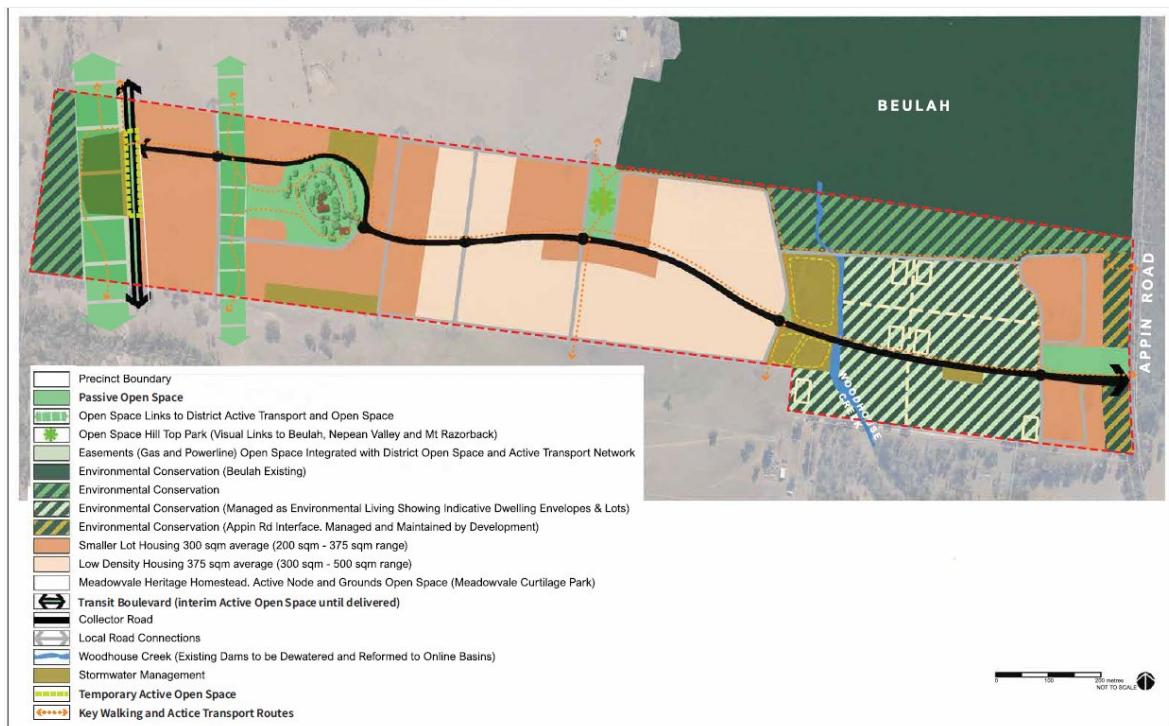


Figure 3.3: Concept Masterplan

In summary this is the calculated open space with Meadowvale Precinct:

- Hilltop Park with an unencumbered area 0.559 ha.
- Heritage Park including the expanded footprint to incorporate the peripheral grounds to the Meadowvale Homestead to facilitate greater community interaction with the heritage values of the land with an unencumbered area of 1.780 ha. The heritage curtilage is to achieve a minimum area of 0.5 ha excluding the open space land.
- Woodhouse Creek activity node with an unencumbered area of 0.037 ha.
- Eastern Park with an unencumbered area of 0.540ha and vegetated area of 0.189 ha.
- Walking loop track with unencumbered area of 0.3256 ha.
- Pipeline Linear Park with encumbered area of 2.200 ha (only 15 per cent is credited as passive open space (0.33 ha)
- Transmission Linear Park with encumbered area of 1.610 ha

Economic benefits

During the planned construction and delivery period (circa 8 years), development of the land would generate between 230 to 270 full time equivalent jobs, adding in the order of \$20 M per annum to the local Campbelltown economy.

The resident population will subsequently patronise local centres, enhancing their viability. Additionally, the economic benefits of cultural heritage celebration, childcare, home office facilities and similar provide economic opportunities.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

A revised Civil Engineering, Infrastructure & Water Cycle Management Review (September 2025) prepared by IDC has noted the proposal is capable of being serviced, however the following infrastructure constraints remain to be resolved prior to future development:

1. The site is not currently serviced by the Sydney Water reticulated potable water network. Trunk water infrastructure for the North Appin precinct is currently within the strategic planning stage, and no date is provided for the delivery of the ultimate trunk infrastructure required.
2. The water/gas shared easements have somewhat complex relationships with, water mains directly beside the Jemena gas easement.
3. The site is currently not serviced by the Sydney Water reticulated sewer network. Sydney Water's GSP indicates that trunk sewer infrastructure for the Greater Macarthur region is currently in the strategic planning stage. No final date is provided for the delivery, although 2040 is suggested for the commissioning of the Nepean Advanced Water Recycling Facility. The Fig Tree Hill development to the north will shortly be uploaded to Sydney Water's records for review.
4. If the initial development is unable to connect to adequate surrounding sewer infrastructure, it is possible that a short-term on-site package plant, which would dispose of treated wastewater on site via irrigation systems, could be used. But development would potentially be limited to 250 lots as the remaining land area will be used for treated water irrigation.
5. The closest zone substations (ZS) to the site are the Ambarvale ZS, which is located approximately 4.9 km north of the site.
6. Endeavour Energy are currently delivering a permanent zone substation at Menangle Park. This zone substation is expected to be operational by the end of 2027. It is likely that the delivery of this infrastructure may increase the available capacity at nearby zone substations including Ambarvale ZS. Future development of the site would therefore likely be supplied at this time from the Ambarvale ZS.

Council has undertaken preliminary consultation with the relevant agencies and although the release area can ultimately be serviced, there remain some unresolved issues. In particular, TfNSW and RFS have indicated that the proposal requires a revised approach to emergency access. The resolution of the access issue will consider:

- Integration of the access road with the Gilead 3 precinct to the immediate south

- Avoidance of sensitive biodiversity and aboriginal cultural heritage areas
- Integration with koala crossings and fencing
- Separate provision of emergency services
- An overarching TMAP framework

Agency	Comments
Jemena	11 October 2024 No objection subject to Safety Management Strategy.
Heritage NSW	23 July 2024 The subject site is located approximately 150 m south of the State Heritage Register (SHR) listed 'Beulah' (SHR 00368), located at 767 Appin Road and 130 m east of the SHR listed 'Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)' (SHR 01373). As future development may have an adverse impact on the heritage significance of these SHR items, it is recommended that a Statement of Heritage Impact (SoHI) be prepared. This has been prepared (September 2025) and no issues with surrounding heritage interface were raised.
Sydney Water	1 August 2024 Sydney Water indicated that they would work with the applicant to consider serviceability, new studies due late 2024. The revised Civil Engineering, Infrastructure & Water Cycle Management Review (September 2025) prepared by IDC highlights the water servicing constraints. Neither trunk potable water nor trunk wastewater infrastructure for the North Appin precinct are available. Both remain in the strategic planning phase. Nevertheless, Sydney Water has not objected to the proposal.
RFS	12 July 2024 Raised issues with the access road. A proposed access road from Appin Road will travel through an area of high biodiversity value which will be zoned for environmental conservation purposes. The design of the access road will promote a significant access constraint to most of the future built form. Without a locality-based road design masterplan, the current planning proposal cannot be supported. Council is nominated to undertake a locality/catchment-based assessment identifying areas of high biodiversity and provide an indicative road network that promotes a minimum 2 public road access point to Appin Road. This issue remains outstanding and will form part of the recently commissioned TMap investigation which must be completed prior to public exhibition of the proposal.

Endeavour Energy	27 July 2024 Advice to applicant on service provision provided - no objection to the proposal raised.
TfNSW	15 July 2024 - November 2025 TfNSW are of the opinion that the Strategic Transport Assessment provides no meaningful information about the road impact of the development, the transport infrastructure needed to support it, the public and active transport infrastructure to be provided, the movement patterns and trip making characteristics of the site, and much other basic information a traffic impact assessment should include. These updates remain outstanding. TfNSW does not support deferring the preparation of a Transport Management and Accessibility Map (TMAP) at the development application stage. Should Council be supportive of the draft planning proposal and a Gateway Determination be issued by DPHI in the future, TfNSW considers that a TMAP should be prepared, to the requirements and satisfaction of TfNSW, prior to the public exhibition. An updated Traffic and Transport study by TTPP (September 2025) looked into greater detail at site access to Appin Road, it concluded that. Both a 2 lane roundabout and signalised 2 lane intersection would accommodate proposed site yields for existing and future (2035) prior to the connection of the site to the transitway. Any other option whether seagull or 'left in, left out' would only support interim volumes. TfNSW have provided updated commentary in response (November 2025), stating they only support channelised right turn or basic auxiliary right turn, neither of those serve the likely traffic volumes required, leaving the only option as a fully signalised intersection for Appin Road. Furthermore, signalised intersections must be planned for at least 10 years prior to their installation. TfNSW reiterated that the two access points (including emergency access) are too close and a TMAP should be compiled prior to public exhibition. Significant traffic and transport issues remain that require updated approaches and studies from the applicant. The recent commencement of the TMAP must be finalised, with satisfactory outcomes, prior to public exhibition.
Water NSW	11 July 2024 They requested that the PP confirm whether or not the 'WSUD' basins presented in the Master Plan are outside the 'affected land' area and therefore outside the catchment area of the Upper Canal. They also said that stormwater will need to be carefully managed in the WSUD basins and they be designed to direct any overflows away from the 'affected land' area associated with the Upper Canal. The site-specific DCP should include a relevant provision.

Section E – State and Commonwealth Interests

12. What are the views of State and Federal public authorities and government agencies consulted in order to inform the Gateway Determination?

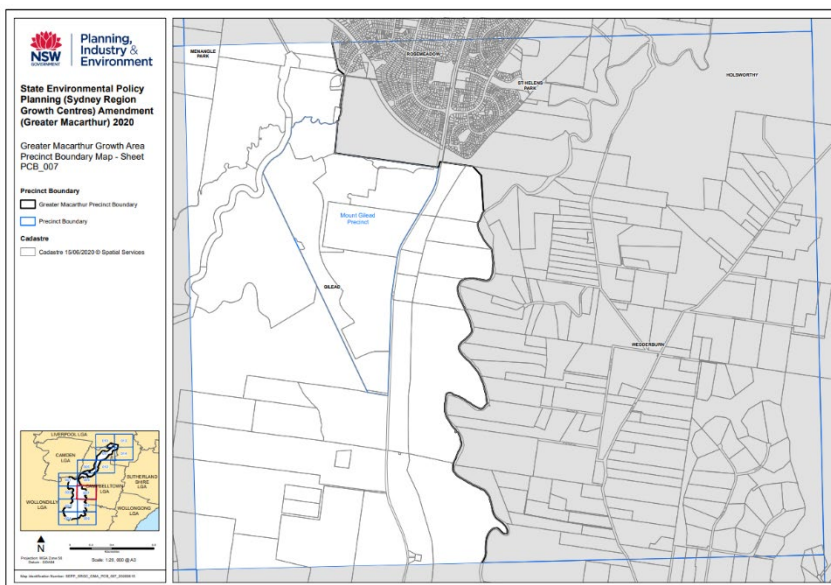
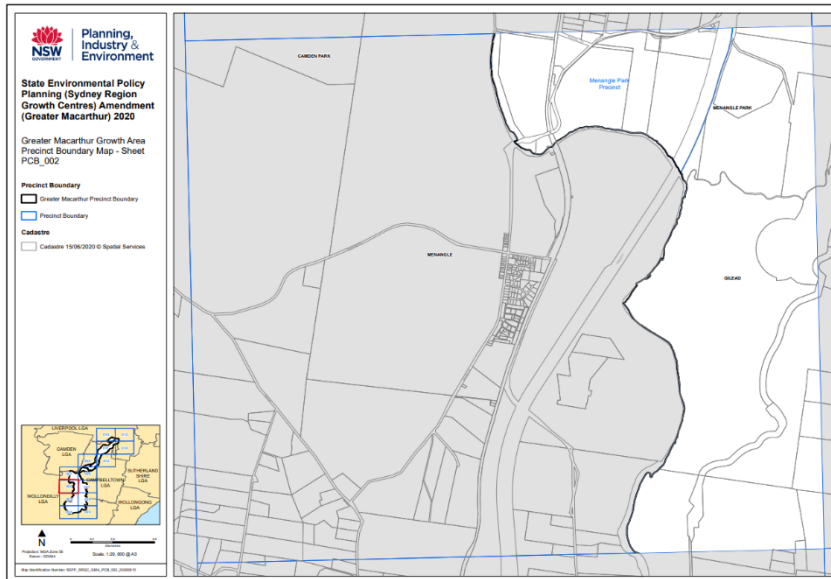
Consultation will occur with any public authorities identified in the Gateway Determination. These are likely to include those cited above together with:

1. Department of Climate Change, Energy, Environment and Water
2. School Infrastructure NSW
3. NSW Health
4. NSW Environmental Protection Authority
5. Department of Community and Justice
6. NSW Police
7. Tharawal Local Aboriginal Land Council
8. Department of Primary Industries and Regional Development
9. NSW Subsidence Authority

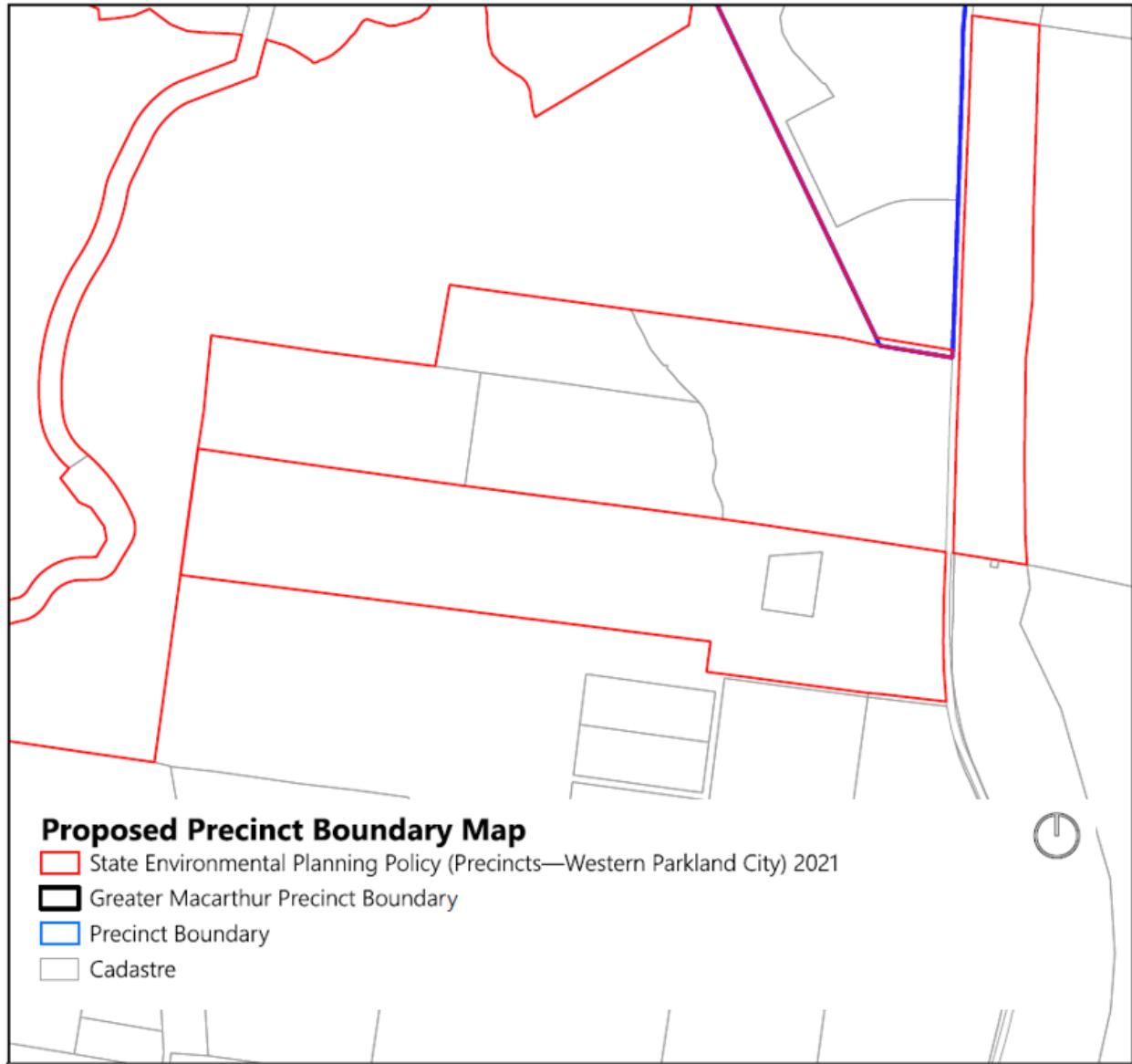
Part 4 – Maps

1. Precinct Boundary Map

Amend the Greater Macarthur Growth Area Precinct Boundary Map (Sheets 002 and 007) to identify the Site as part of the Gilead (Part) Precinct. This amendment, together with the Land Application Map, operates under Clause 3.10 of the WPC SEPP to apply Appendix 11 as the statutory instrument for land use zones, development standards, and controls generally.



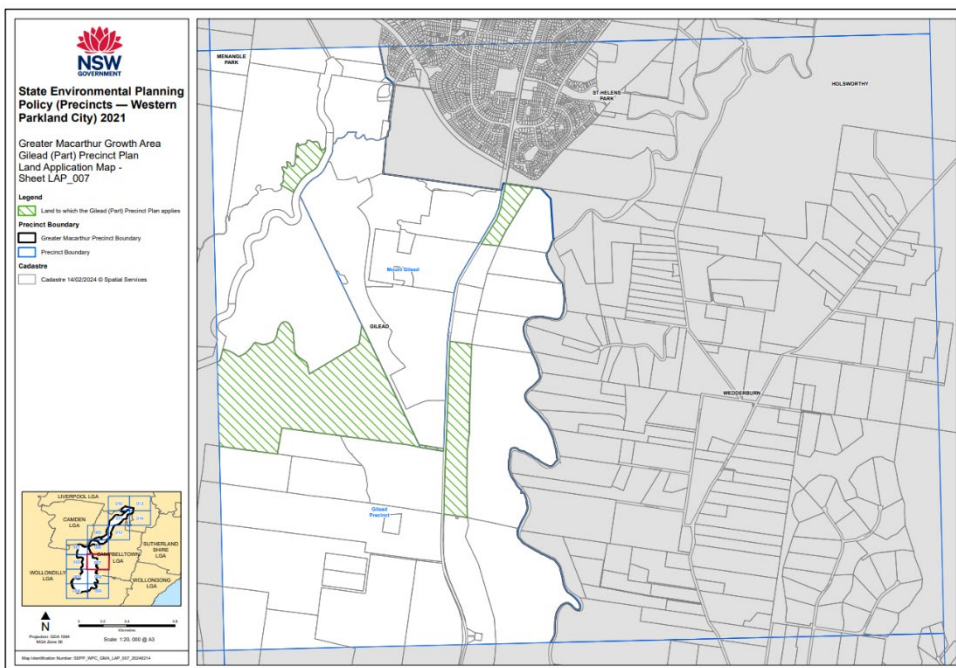
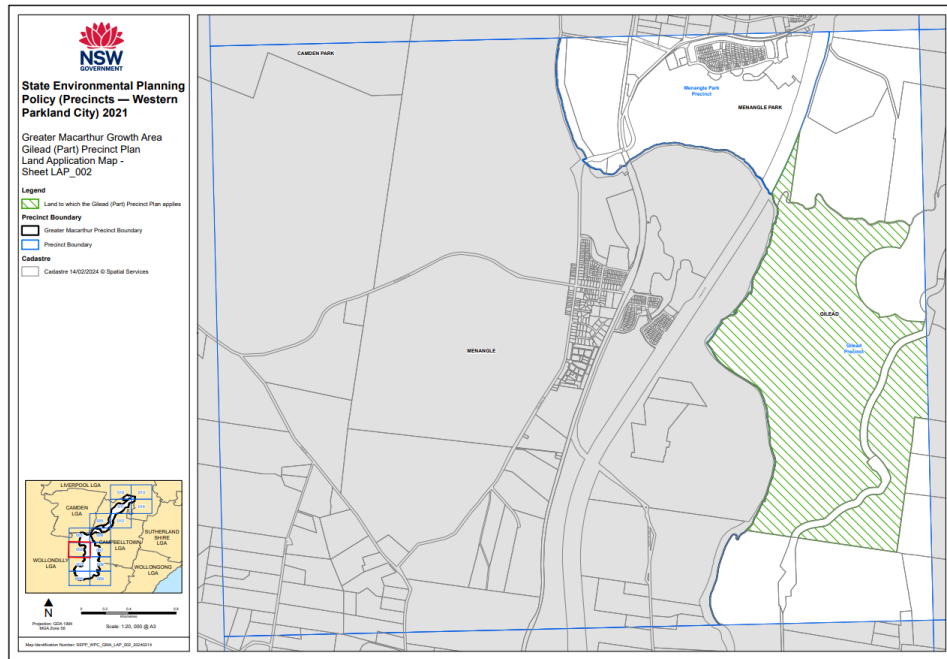
Existing Precinct Boundary Map (SEPP (Precincts – Western Parkland City) 2021) Sheet 002 top and 007 bottom



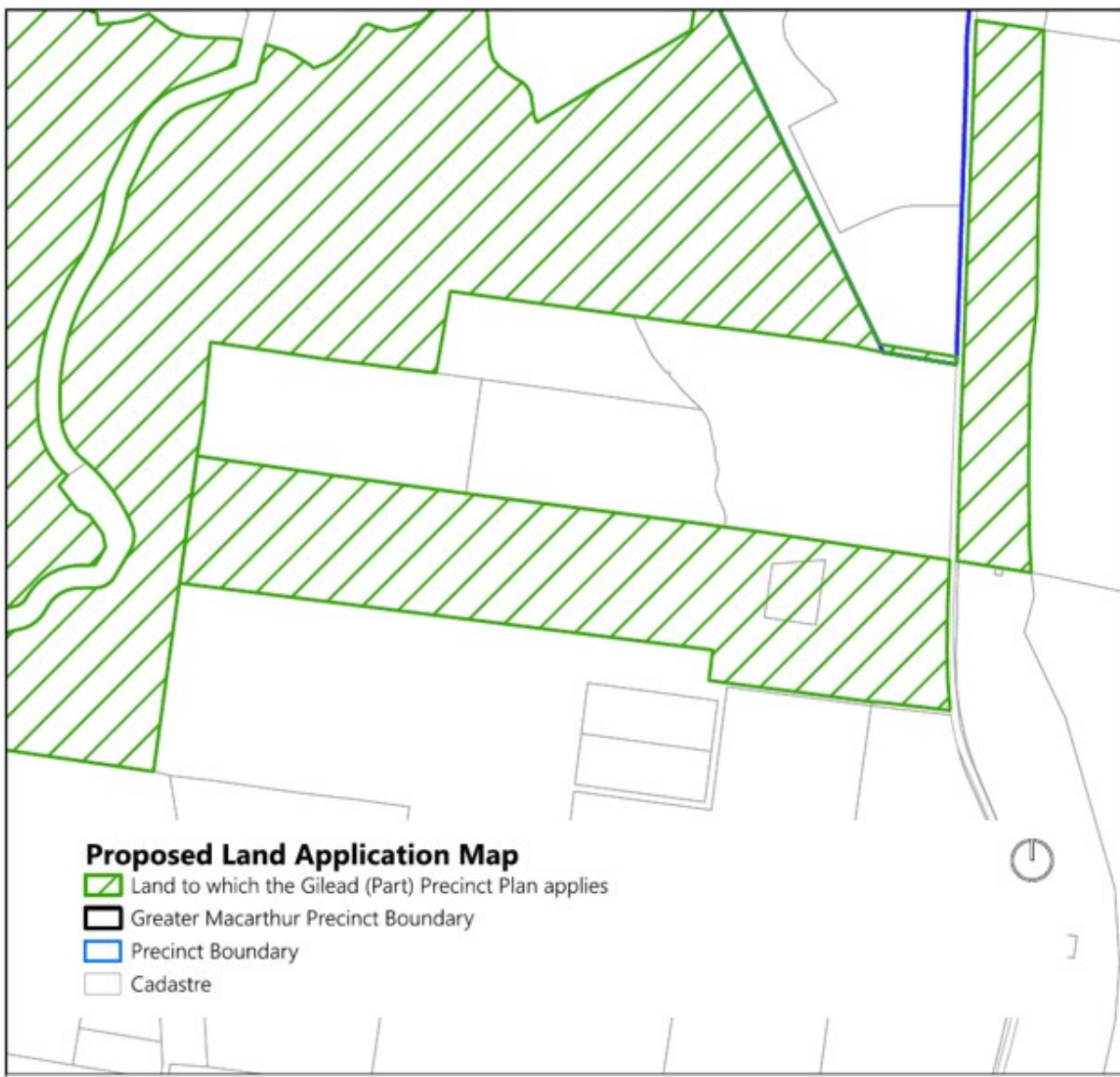
Proposed Precinct Boundary Map (proponent supplied)

2. Land Application Map

Amend the Greater Macarthur Growth Area Land Application Map (Sheets 002 and 007) to include the Site within the Gilead (Part) Precinct. This amendment operates in conjunction with the Precinct Boundary Map to apply Appendix 11.



Existing Land Application Map (SEPP (Precincts – Western Parkland City) 2021) Sheet 002 top and 007 bottom

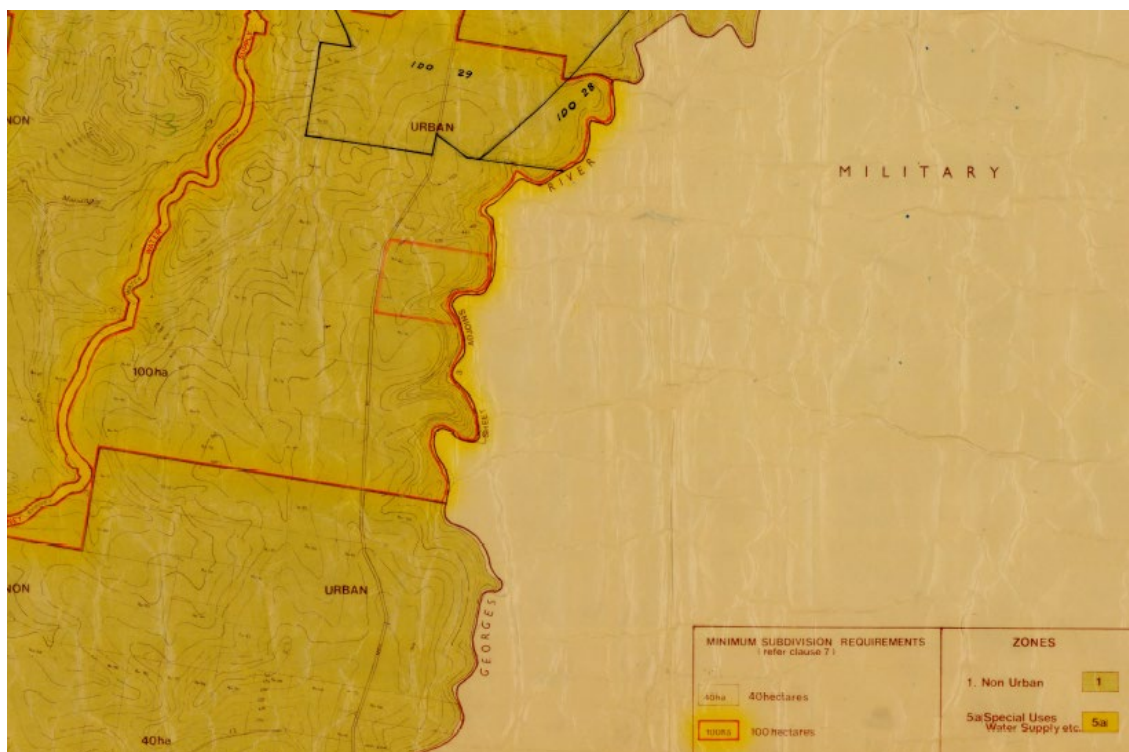


Proposed Land Application Map (proponent supplied)

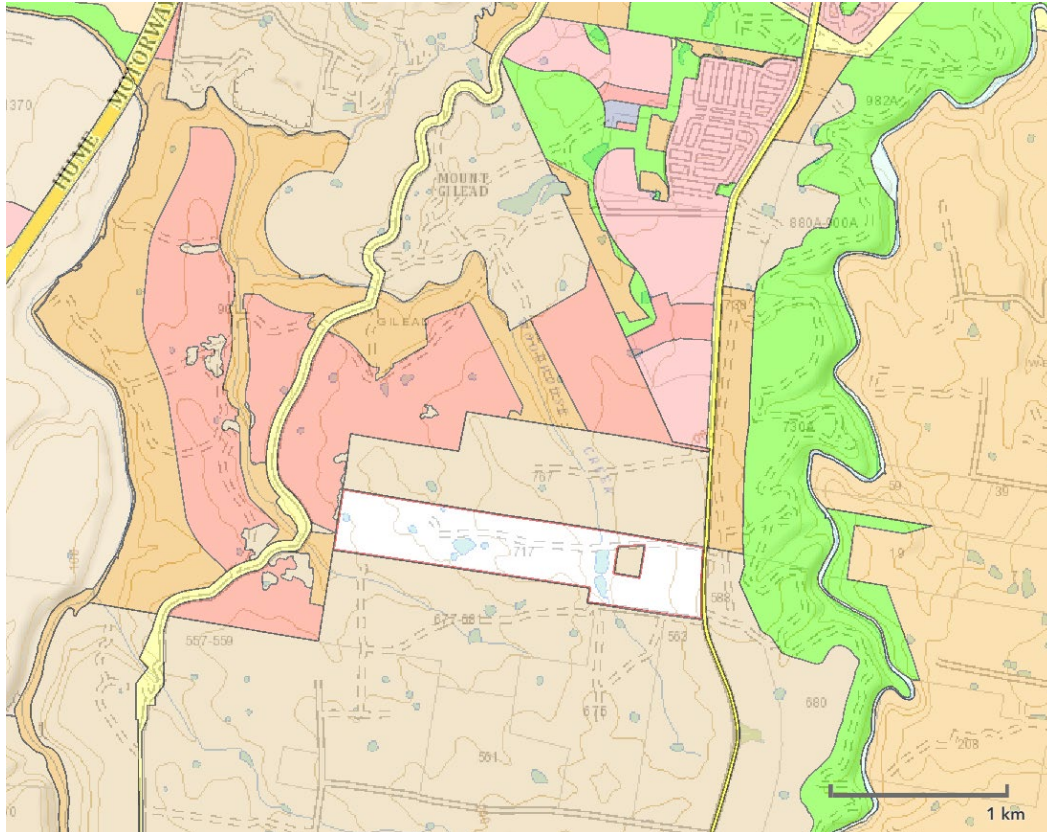
3. Land Zoning Map

Amend the Land Zoning Map (Sheets 002 and 007) to apply the following zones:

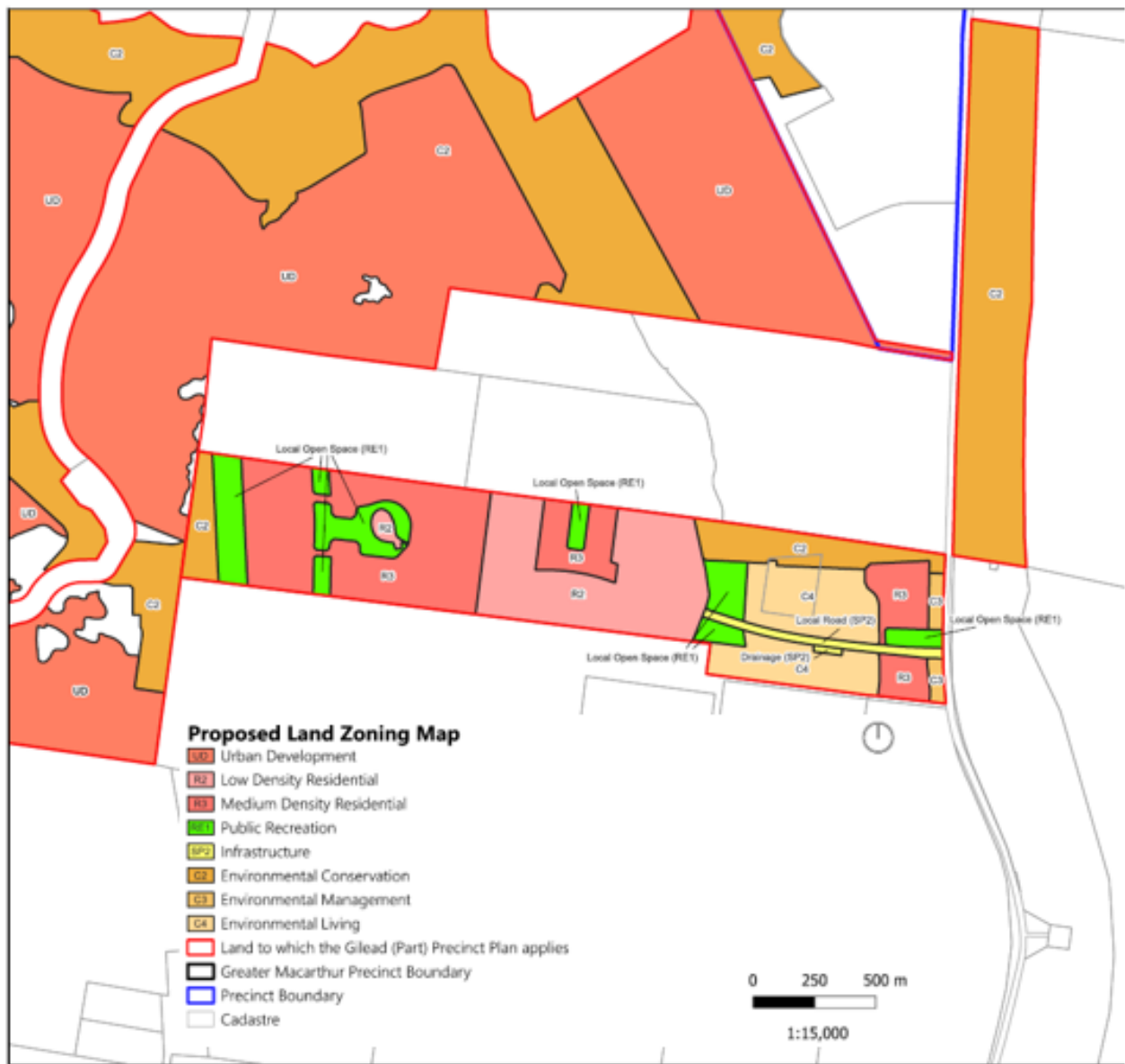
- RE1 - Public Recreation
- SP2 - Infrastructure
- R2 - Low Density Residential
- R3 - Medium Density Residential
- C2 - Environmental Conservation
- C3 - Environmental Management
- C4 - Environmental Living



Existing ([Interim Development Order No.15](#))



Existing Zoning Map (Campbelltown LEP): Not stated (defer to IDO)



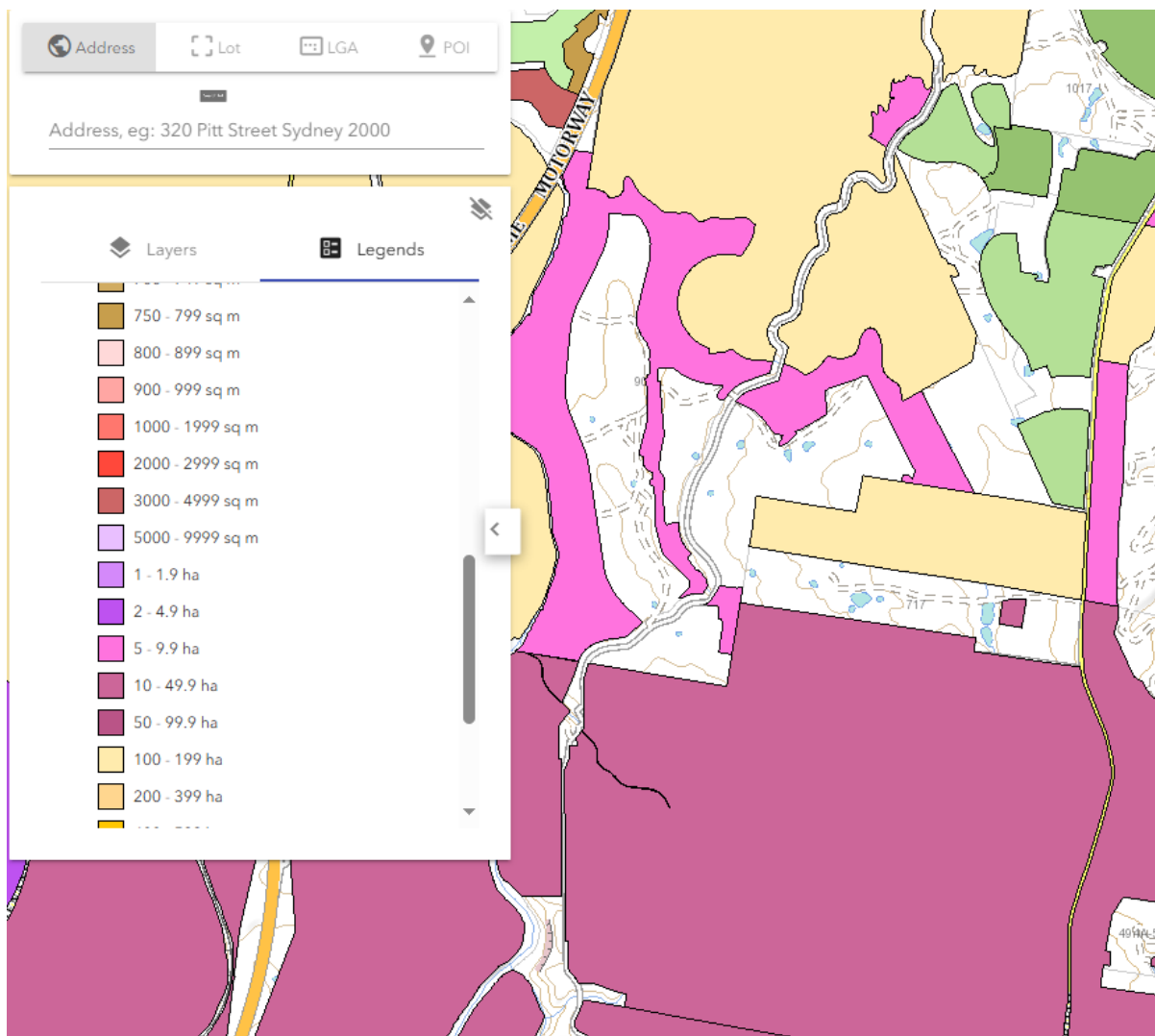
Proposed Land Zoning Map (proponent supplied)

4. Minimum Lot Size

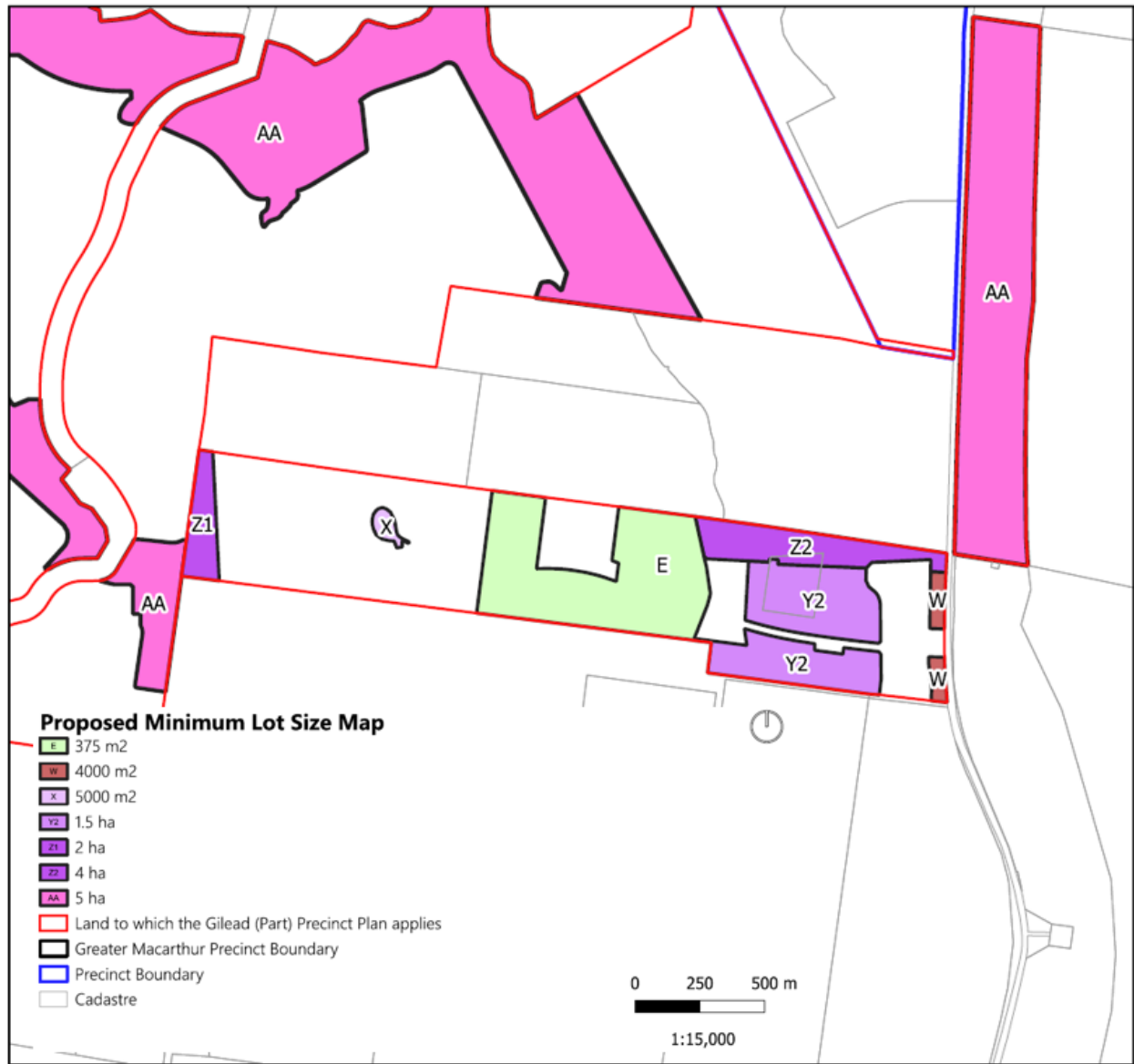
Amend the Minimum Lot Size for Subdivision Map (Sheets 002 and 007) to apply:

- 375 m² for R2 land
- 2–4 ha for C2 land
- 4,000 m² for C3 land
- 1.5 ha for C4 land
- 0.5 ha for land containing the Meadowvale heritage curtilage.

(Note that there is no minimum lot size for R3 zoned land)



Existing Minimum Lot Size Map (Campbelltown LEP) applies to Lot 4 in DP 602888 (source NSW Spatial Viewer)

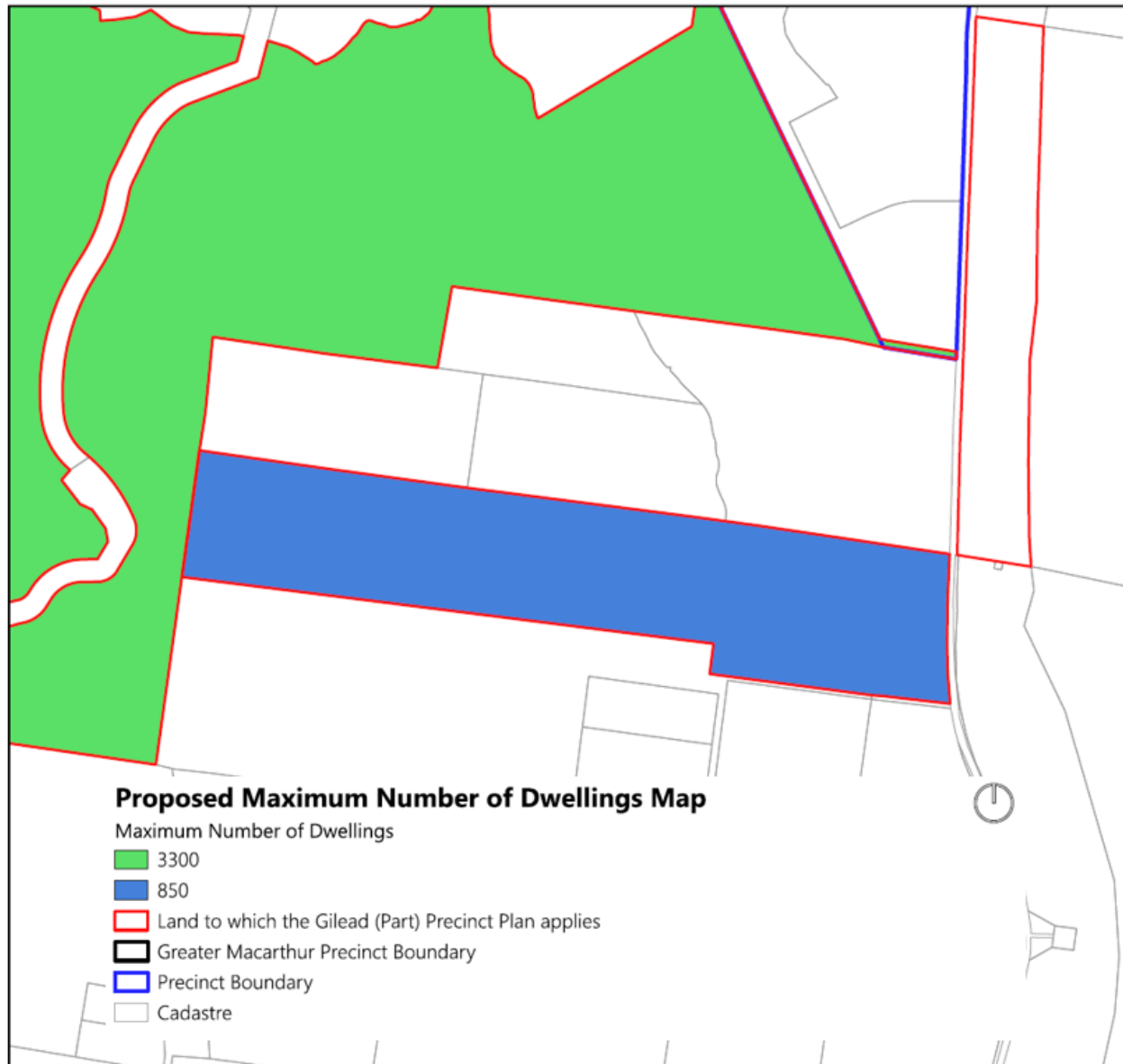


Proposed Minimum Lot Size Map (proponent supplied)

5. Maximum Dwellings on Land

Amend the Maximum Dwellings on Land Map (Sheets 002 and 007) identifying a figure of 850 dwellings for the site.

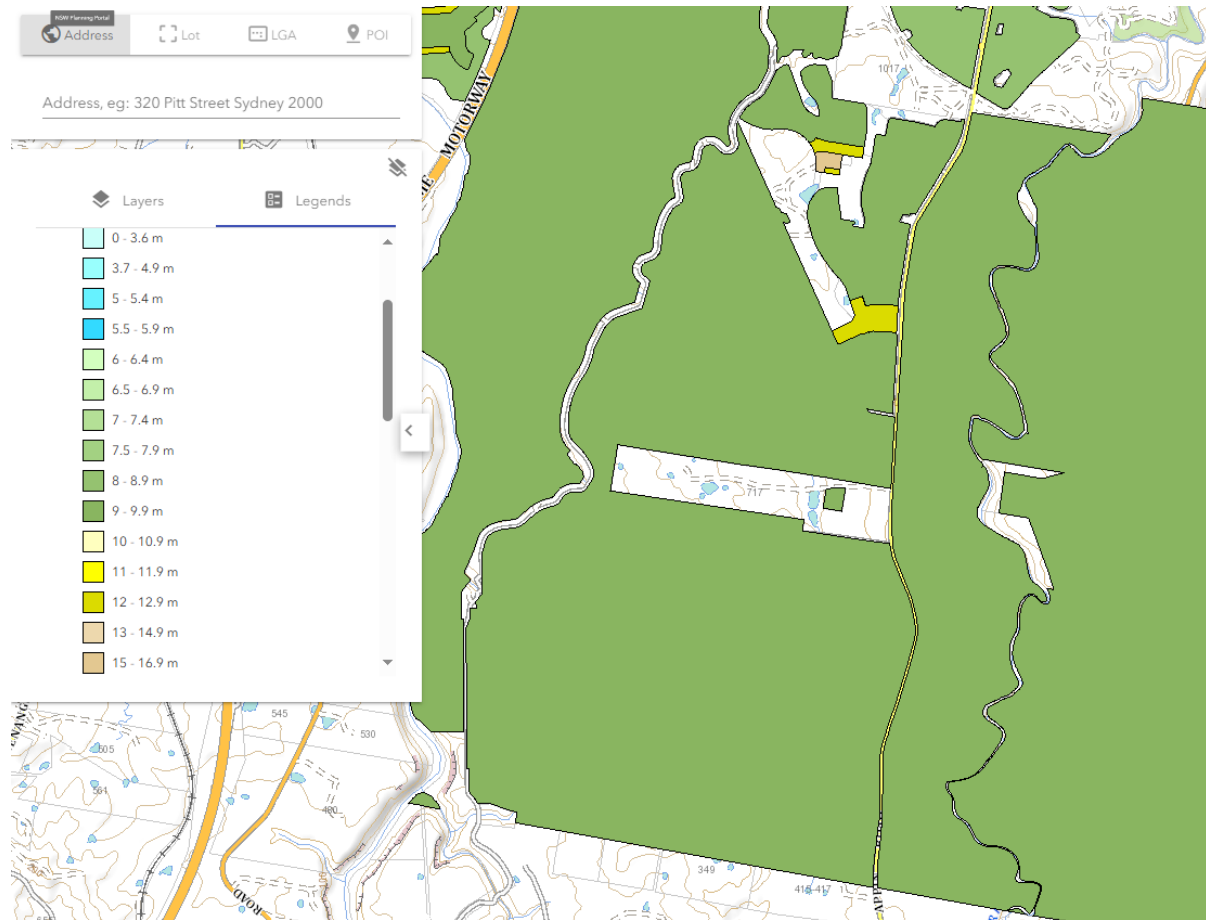
(Note that there is no maximum dwelling currently applying to the site)



Proposed Maximum Dwellings on Land Map (proponent supplied)

6. Maximum Height of Buildings

Amend the Height of Buildings Map (Sheets 002 and 007) to apply a maximum building height of 9.5 m to all land.



Existing Height of Buildings Map (Campbelltown LEP) applies to Lot 4 in DP 602888 (source NSW Spatial Viewer)

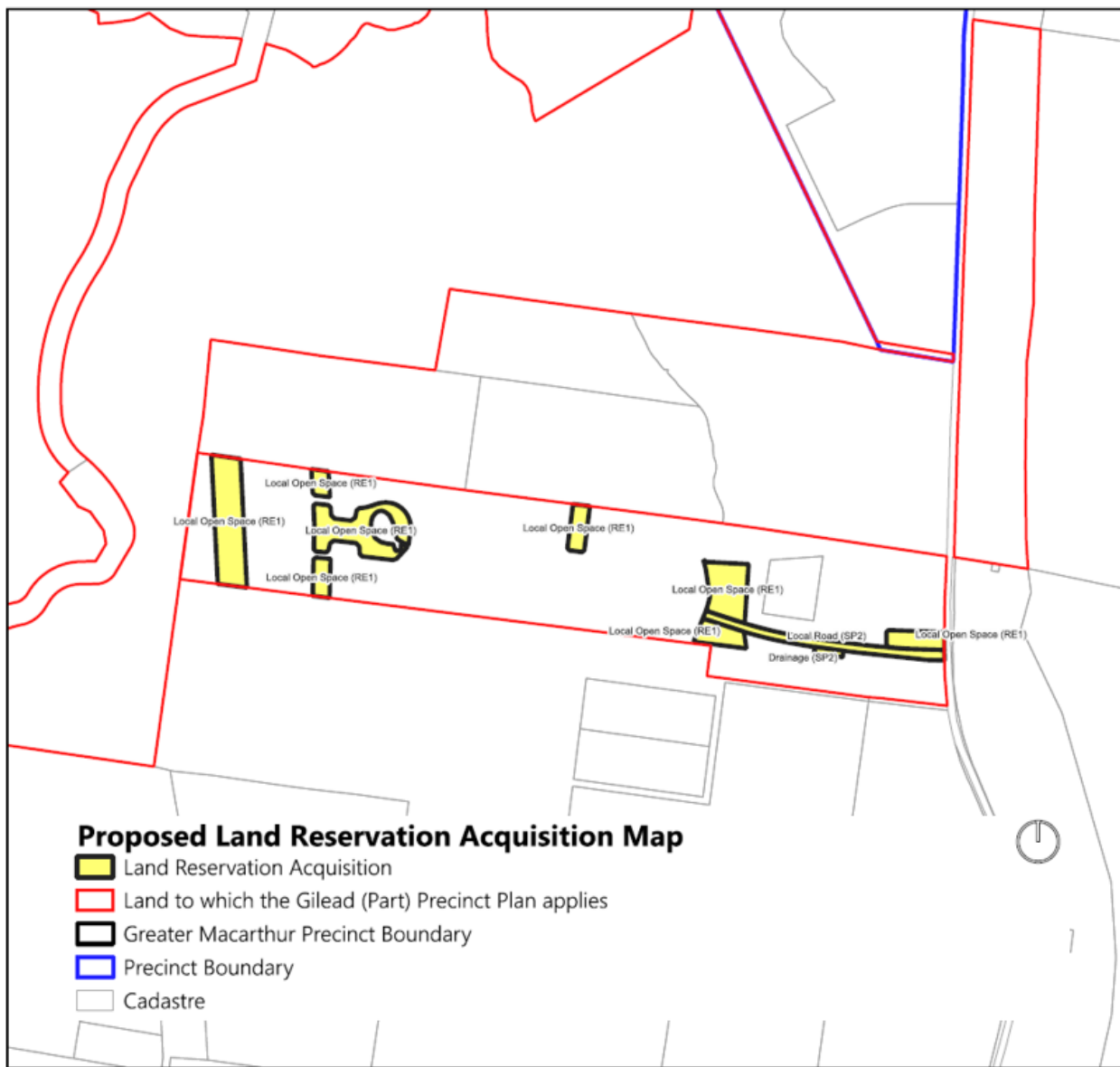


Proposed Height of Buildings Map (proponent supplied)

7. Land Reservation Acquisition Map

Adopt a Land Reservation Acquisition Map (Sheets 002 and 007) identifying SP2 Infrastructure (collector road) and RE1 Public Recreation land for acquisition by Council.

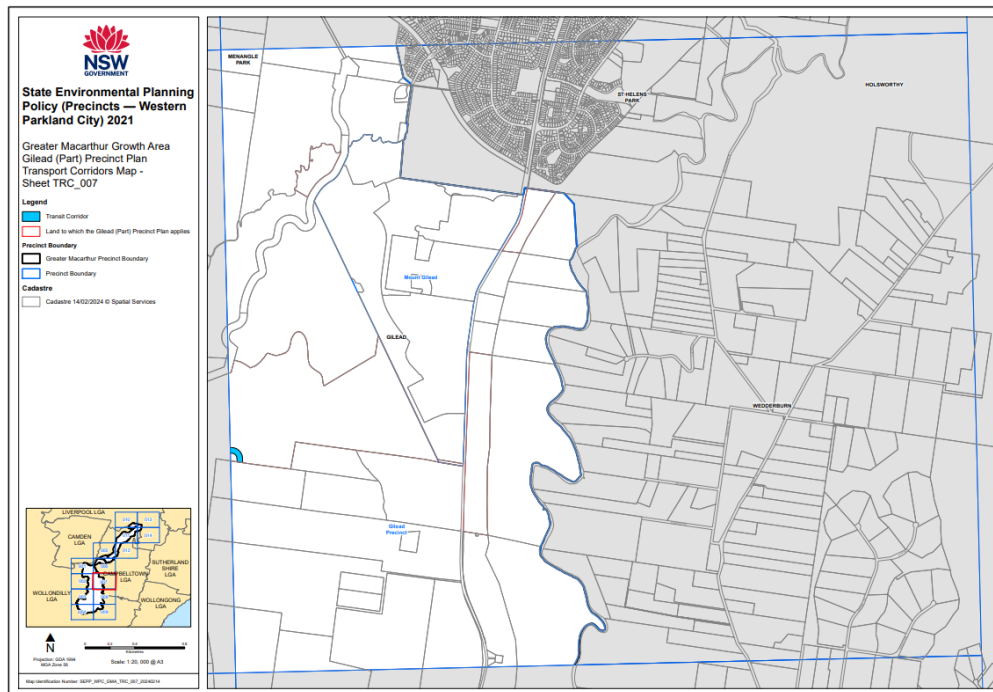
(Note that there is no acquisition currently applying to the site)



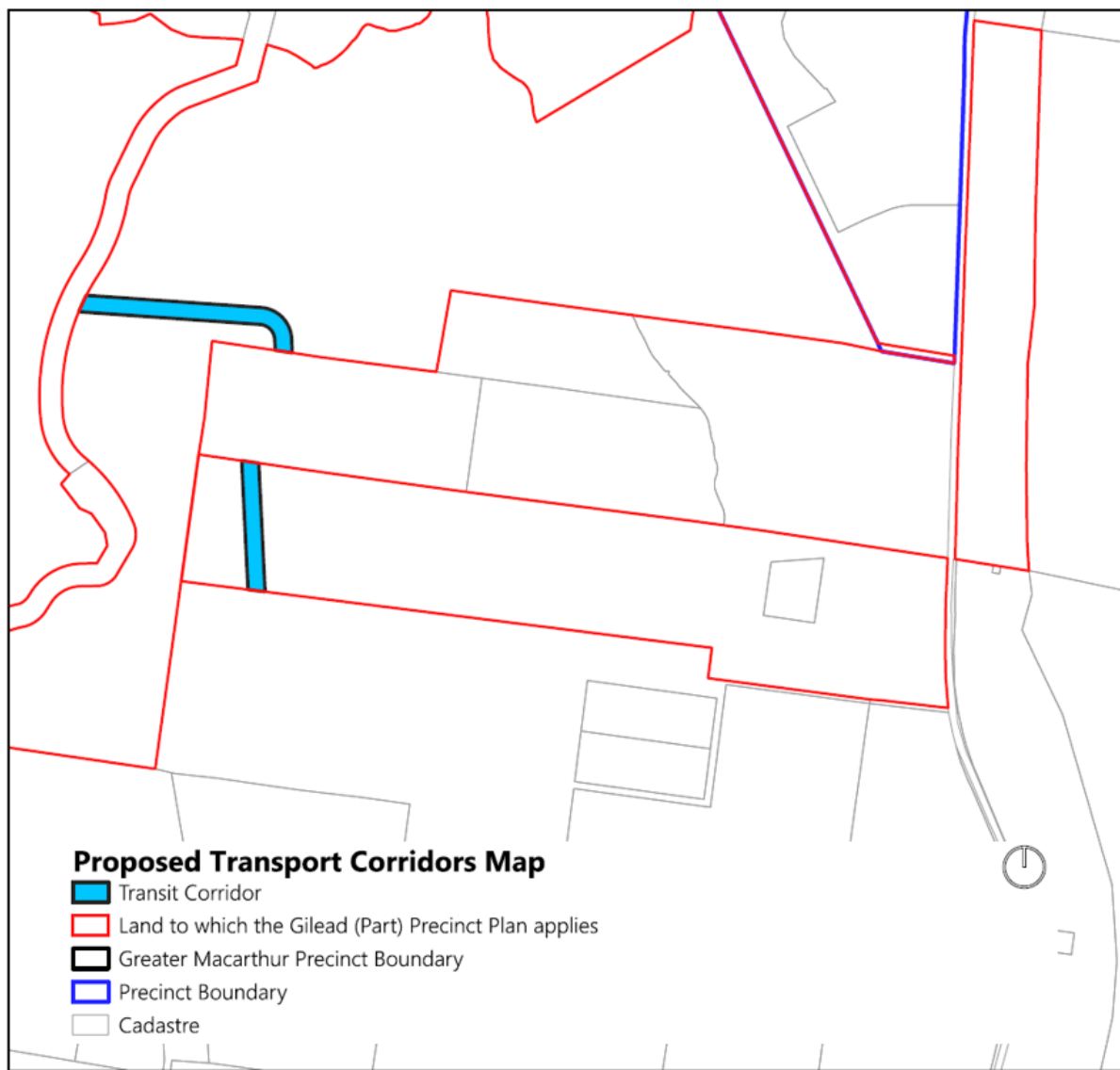
Proposed Land Reservation Acquisition Map (proponent supplied)

8. Transport Corridor

If agreed by Transport for NSW, amend the Greater Macarthur Growth Area Gilead (Part) Precinct Transport Corridor Map (Sheets 002 and 007) to extend the Transit Corridor across the Site, consistent with Greater Macarthur 2040 and designation on the Gilead (part) Precinct map for Gilead.



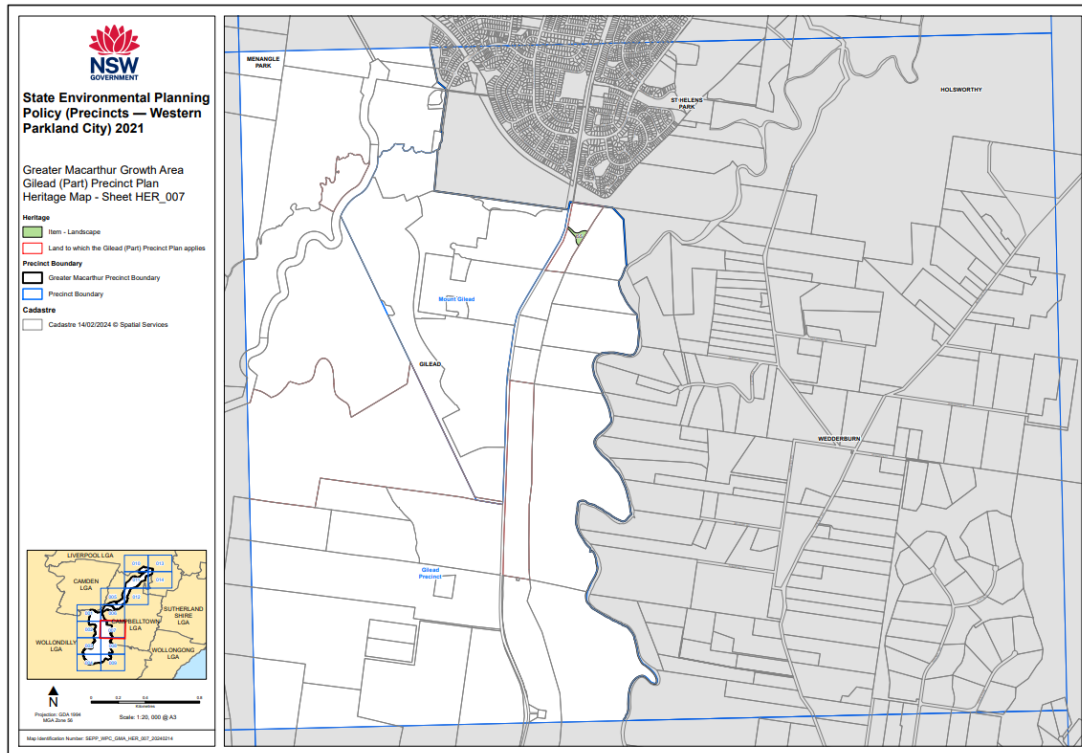
Existing Transport Corridor Map (SEPP (Precincts – Western Parkland City) 2021) Sheet 007



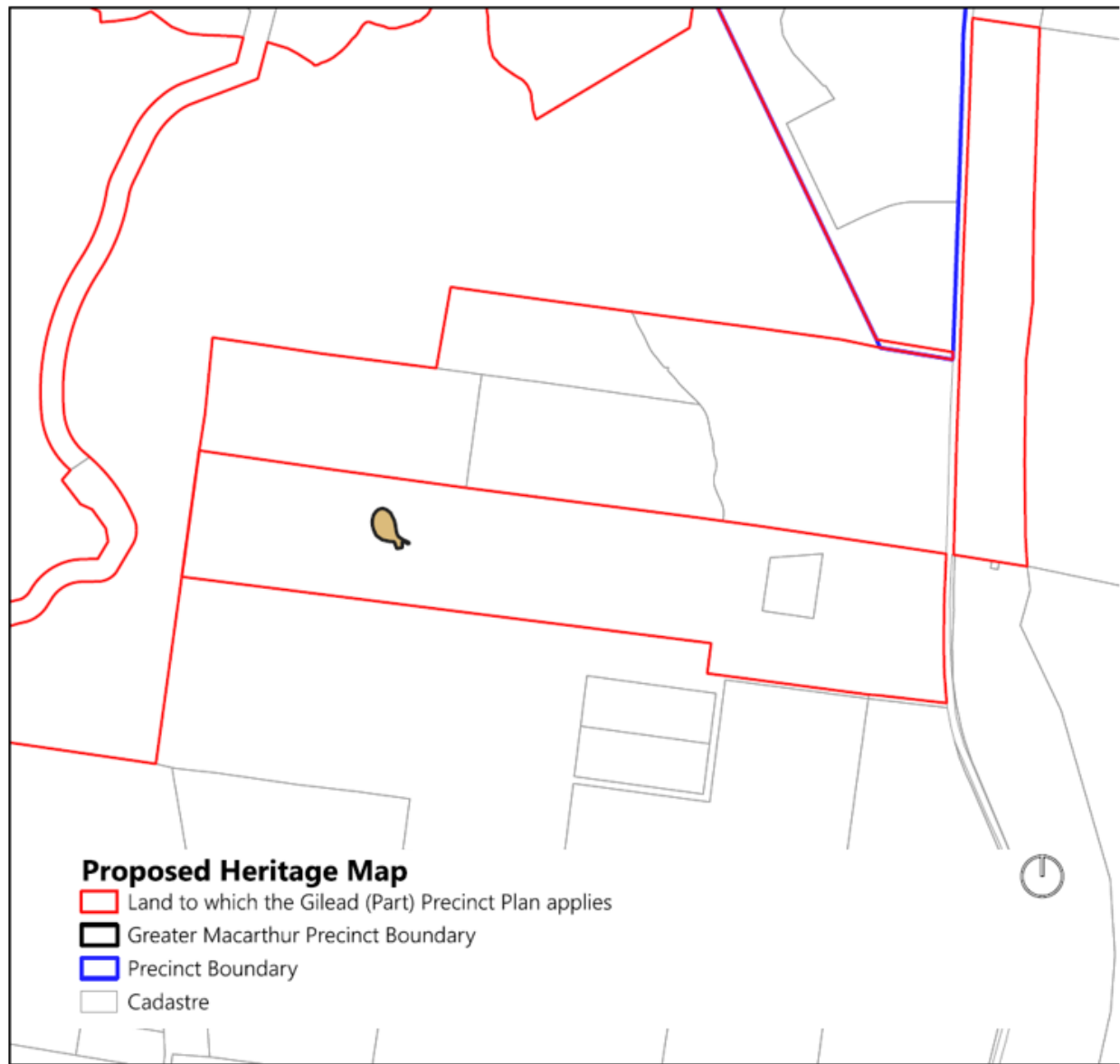
Proposed Transport Corridors Map (proponent supplied)

9. Heritage

Amend the Greater Macarthur Growth Area Gilead (Part) Precinct Heritage Map (Sheet 007) to identify the area of the Meadowvale Homestead to be listed as a Local Heritage Item.



Existing Heritage Map (SEPP (Precincts – Western Parkland City) 2021) Sheet 007



Proposed Heritage Map (proponent supplied)

Part 5 – Community consultation

5.1 General

Consultation on the PP will occur in accordance with the 'Local Environmental Plan Making Guidelines prepared by the Department of Planning and Environment (August 2023), and the Campbelltown Community Participation Plan, and will include:

The planning proposal being exhibited on Council's website (www.campbelltown.nsw.gov.au) Council's libraries also have access to the website.

The planning proposal is being made available on the NSW Planning Portal website. (www.planningportal.nsw.gov.au).

A copy of the planning proposal and associated attachments will be made available at Council's Administration Building.

5.2 Campbelltown Local Planning Panel Comments

Council is required to consider the advice of the Campbelltown Local Planning Panel on a planning proposal before it decides to forward the planning proposal for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act, 1979*. The Campbelltown Local Planning Panel considered the planning proposal at its meeting on 26 March, 2025 and provided its' advice. The following advice outlines the Panel's advice and any action taken in response:

Panel's advice	Response/action
The Local Planning Panel is of the view that the Planning Proposal has strategic merit subject to further work to be carried out prior to any report going to Council to consider whether or not it proceeds to a gateway determination.	Noted. The PP was amended including a revised masterplan that increased the amount of open space.
Strategic Alignment: Whilst it is considered that the Planning Proposal has strategic merit and consistency with the local and regional plans, particularly in respect of additional housing supply in a master planned context, in a designated urban release area, it raises a range of site specific matters that are not yet satisfactorily resolved particularly in respect of a co-ordinated, equitable outcome.	The site-specific matters raised have been addressed to sufficient level of resolution to advance the PP for a Gateway Determination.

Open Space, Social Infrastructure Provision and Delivery: The quantum, location, configuration and utility of public open space to be updated to meet industry and Council standards and ensure adequate and safe recreational areas for passive and active open space, without an over-reliance of provision on adjoining land holdings or unacceptable designation within easements. The provision of social infrastructure and relationship to the broader catchment should be further refined.	The required quantum of open space has been met. It is also proposed that a monetary contribution will be made for the provision and embellishment of playing fields and community infrastructure within the Gilead precinct.
Infrastructure and Accessibility: A comprehensive infrastructure strategy that addresses servicing, (including in particular reticulated water and sewer) traffic and transport (inclusive of the western transport corridor provision and access from Appin Road) and community infrastructure. The timing and coordination of the provision of these facilities as part of the development is required.	An updated infrastructure strategy was provided by the applicant and details the constraints and timings in infrastructure delivery. The applicant will need to engage further with servicing agencies to reach suitable solutions for water, electricity, gas, public transport and the like. This will be further addressed as Gateway Determination conditions and the State agency consultation process
Ecology/Biodiversity: The inconsistency with the CPCP needs to be addressed (noting that an application to amend the CPCP for the site is under consideration). Also further work is needed to address any adverse impacts on the adjoining Beulah Reserve and groundwater dependent ecosystems which could be impacted by stormwater runoff/management.	A revised CPCP Consistency Report has been prepared by Travers Bushfire and Ecology (September 2025). It addresses CPCP inconsistency. Potential impacts on the Beulah reserve have been addressed by replacing medium density housing with low density housing and the creation of a C2 Environmental Conservation Zone that will be fenced adjacent the reserve. Groundwater dependent ecosystems will be protected as conservation zones. Overall, no net increase in flooding across the site is demonstrated by the revised Flood Impact Report (September 2025).
Heritage: The European heritage assessment needs to be more rigorous and address impacts upon nearby State Heritage Items, heritage curtilage/s and potential adaptive reuse spatial requirements. The Aboriginal Due	The updated Conservation Management Plan (September 2025) looks at the relationship of Meadowvale to Beulah, the ridgeline of the Meadowvale site is the point that both homesteads can be seen, Beulah to the North and Meadowvale to the West. Assessment of the Water Supply Canal was also undertaken and finds only a glimpse of the canal stop board riser made of

Diligence Assessment needs to move to the next level of assessment including indigenous community engagement.	concrete with a pipe rail safety railing is visible from the property. The Heritage Impact Statement concludes the proposed subdivision will likely not diminish the heritage significance of the State significant heritage item Beulah or other heritage items. The updated Conservation Management Plan also addresses the curtilage requirements and recommendations in detail providing sufficient curtilage for it to be a landmark and to give contextual understanding with sufficient context to facilitate interpretation as a former agricultural homestead use. The proposed treatment of the curtilage has evolved to reflect a “compact immediate curtilage” surrounded by public open space, forming an “outer curtilage”. Adaptive reuse of the Meadowvale cluster is critical to its long-term conservation. Appropriate uses will need to be responsive to building layout in particular and sympathetically address carparking impacts amongst others.
Integration and Connectivity: The Planning Proposal fails to demonstrate comprehensive integration with adjoining landowners/development proposals. The distant timing of the Transport corridor and its integration is not adequately addressed. This should include a staging plan for future development.	The Planning Proposal continues to demonstrate limited integration with adjoining landowners/development proposals at this stage, most of which are in the early planning stage. The site-specific DCP highlights the need for a ‘mid-block’ north-south aligned collector road, particularly in the absence of the transport corridor. Further, it highlights the need to ensure the Appin Road intersection and east-west collector road facilitates reasonable access to Gilead 3 to the immediate south, as only one road is likely to be approved in the general locality. The distant timing of the transit corridor is a fundamental issue which cannot be addressed without further certainty from TfNSW and State Government Funding commitment. A staging plan cannot be adequately developed whilst road, sewer and water infrastructure remain to be clarified through further consultation in the current TMap exercise.
Hazard Management: Revised understanding of the flood risk and vehicle and pedestrian crossing of Woodhouse Creek is required, together with a holistic review of bushfire management and integrated ecological conservation and climate resilience.	Both flooding and bushfire studies have been updated to address climate resilience with no unacceptable risk identified. The southern access road is set at 177.6m AHD in the current design and is flood free during PMF. There is not a risk of isolation. RFS have identified bushfire access issues which are discussed in other sections of this report and remain to be resolved to the satisfaction of RFS and TfNSW. The current commitment to a TMAP will significantly advance resolution of this uncertainty.
Urban Design: The Master Plan requires review, including promoting the integration of land use and transport and in particular medium density/low rise	The masterplan has been amended to address: • CPCP and APZ interface • Beulah heritage interface

apartment housing opportunities, in association with the western transit corridor. Also further work is required about the utility and amenity of private open space, the interface of development with conservation areas and wildlife corridors together with hazard management and sustainability.	- Enhanced integration of housing opportunities with the transport corridor and place making nodes - Strategically planned public open space and interim active open space - Principles for enhanced private open space and dwelling integration in the DCP
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Part 6 – Project Timeline

Dates	Item
March 2025	Local Planning Panel meeting
April 2026	Report to Council
May 2026	Referral to DPHI for Gateway Determination
July 2026	Gateway Determination
August 2026	Consult NSW Rural Fire Service
September 2026	Public exhibition and referral to any required public authorities
November 2026	Report to Council on submissions received
November 2026	Send planning proposal to DPHI for finalisation
January 2027	Making of LEP Amendment

Attachment A: Letter of Commitments



13 March 2026

Our Ref: Letter of Commitments 130326

Mr Scott Cox
Executive Manager Strategic Land Use Planning
Campbelltown City Council
PO BOX 57
Campbelltown NSW 2560
Attention: Scott Cox, Rana Haddad, Graham Pascoe

Dear Scott,

**RE: Meadowvale Planning Proposal – Letter of Commitments to progress
Planning Proposal to Council**
Property: 715 and 717 Appin Road, Gilead

Further to our ongoing discussions with Council's strategic planning team regarding our Planning Proposal to rezone the above property, this letter has been prepared to outline Omay's, acting on behalf of Meadowvale Developments Pty Ltd, commitment to work with Council to progress the Planning Proposal following receipt of a favourable determination from Council. Assuming an appropriate Gateway Determination is issued by the Department of Planning, Housing and Infrastructure, we provide the following commitments:

Resolution of the Cumberland Plain Conservation Plan Modification

We appreciated Council's efforts to progress the Planning Proposal concurrently with the separate amendments being progressed by DPHI to the Cumberland Plain Conservation Plan. These amendments will ensure alignment of the CPCP's avoided and certified land boundaries with the Planning Proposal and recently concluded public exhibition. This is a significant step in ensuring Council can progress the Planning Proposal in alignment with the DPHI supported changes with confidence and allow DPHI to also issue a favourable Gateway Determination. We expect that DPHI will look to finalise the amendment to the CPCP before the end of 2026, likely well before Council is able to complete the Planning Proposal for gazettal.

In the instance the CPCP is not amended by DPHI, we acknowledge there will need to be refinement to the masterplan and the Planning Proposal and will work with Council to remedy that situation should it occur. As mentioned by Council, we understand that DPHI will likely include a Gateway condition to cover the situation that the CPCP amendment is not gazetted by the time the Planning Proposal goes on exhibition. In this vein, pending a favourable Council resolution, we will commence works on a current CPCP compliant masterplan and associated planning maps to enable it to be exhibited concurrently as part of the Planning Proposal to streamline future.

Please note the undersigning company is a related entity that forms part of the Omay Group.
Suite 203, Level 2, 8 Australia Avenue, Sydney Olympic Park, NSW 2127 | Ph: (02) 9299 9900

Connecting with Country and Aboriginal Cultural Heritage Assessment

As discussed with Council's strategic planning team, Rebecca Chalker of Dharawal Environment and Heritage has been appointed to prepare the Aboriginal Cultural Heritage Assessment (ACHA) to expand upon the past investigations we have undertaken. These works have commenced in October and anticipate we will be able to provide a final ACHA in March/April 2026. It is noted that key members of Council's staff met with our consultants for site investigations on 19 December 2025. The draft ACHA is being prepared and expect the statutory consultation period to commence in the coming weeks. At this stage, we are anticipating that the ACHA will support the current masterplan and associated impact areas without significant change but will likely inform future stages of engagement and opportunities to implement the Designing with Country framework through the preparation of the Development Control Plan, future development applications and site works.

The ACHA will be completed in advance of any public exhibition of the Planning Proposal and allow for refinement as necessary and be used to inform the preparation of appropriate provisions within a draft Development Control Plan as necessary.

Provision of Active Open Space

In response to feedback received from various section of Council, and that the anticipated development of Meadowvale would not generate demand for whole items of active space that would typically meet Council's minimum size standards (i.e. minimum multi-purpose facility with double playing field), we appreciate that Council is open to consider the provision of a monetary contribution to go towards Council's future delivery of active open space. Pending receipt of a favourable Council resolution, we will work with Council to define an appropriate contribution towards the acquisition of land and embellishment works. This would generally be aligned with the value of land not provided for within the Meadowvale development and pro-rated amount for the delivery of associated embellishment works. This contribution, once agreed, would then form a component of a Planning Agreement to be entered into with Council.

Given it may be a considerable period of time until Council is able to confirm the location and delivery timing of broader district level active open space facilities, Omayia proposes to facilitate the delivery of informal active open space through the temporary expansion of the western open space area into the identified transport corridor. This approach recognises Council's advice that the delivery of the corridor by the State Government is likely to occur over a longer-term horizon (circa 2056). Omayia understands that, in principle, this interim use has been supported by Council's strategic planning team, and we will continue to work collaboratively with Council to identify appropriate and reasonable activity nodes and light embellishment to support informal recreational use of the land.

It is Omayia's intention to deliver this temporary informal active open space in line with the completion of the medium density zoned land to the west of the pipeline linear park. Consistent with Council's feedback that dedication of the corridor land is not required at this time, the land would remain in private ownership, with Omayia responsible for the delivery of agreed light embellishment works. Following establishment of the temporary open space, Omayia proposes that Council assume responsibility for the ongoing management and maintenance of the land from a reasonable period after completion of the final subdivision stage within the masterplan area, recognising the land's function in providing interim recreational benefit to the broader community. The temporary open space would remain in place until such time as the transport

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Suite 203, Level 2, 8 Australia Avenue, Sydney Olympic Park, NSW 2127 | Ph: (02) 9299 9900

corridor is required by Transport for NSW, or an alternative district-level active open space facility is delivered by Council to service the catchment. In the event that the transport corridor does not ultimately proceed, Omayia would welcome the opportunity to work with Council at that time to review the most appropriate long-term planning outcome for the land, having regard to the strategic planning framework and community needs.

Heritage Position

Omayia recognises the Meadowvale Homestead as an important heritage element of the site and a defining feature within the future neighbourhood. The Planning Proposal has therefore been structured to retain the homestead within a broader landscape setting that will allow its heritage values to be appreciated by the future community while enabling an appropriate adaptive reuse outcome for the buildings over time.

Provision of Passive Open Space

Based on the anticipated population and Council's preferred allocation of active and passive open space, there is a target for 3.64ha of passive open space within the development. Following our ongoing discussions, the masterplan and the distribution of passive open space has been revised to provide a total of 7.15ha of passive open space comprising:

- Hilltop Park with an unencumbered area 0.559ha.
- Heritage Park including the expanded footprint to incorporate the peripheral grounds to the Meadowvale Homestead to facilitate greater community interaction with the heritage values of the land with an unencumbered area of 1.780ha. The heritage curtilage is to achieve a minimum area of 0.5ha excluding the open space land.
- Woodhouse Creek activity node with an unencumbered area of 0.037ha.
- Eastern Park with an unencumbered area of 0.540ha and vegetated area of 0.189ha.
- Walking loop track with unencumbered area of 0.3256ha.
- Pipeline Linear Park with encumbered area of 2.200ha
- Transmission Linear Park with encumbered area of 1.610ha

This approach includes the reliance on 0.487ha of encumbered area to meet the overall open space demand, noting this is well below Council's guideline of a maximum of 30% of open space demand being met by encumbered land (13%). It will also serve to provide the future community with surplus embellished open space areas that will provide for broader active transport links through the Greater Macarthur Growth Area.

As part of the open space delivery approach, Omayia intends to dedicate part of the grounds associated with the Meadowvale Homestead to Council to further augment the supply of functional open space with a unique interface with the homestead. It is intended the homestead will still be restored by Omayia (see conservation program for Meadowvale section of this letter) and retained in private ownership in the first instance, with the potential for adaptive reuse consistent with an approved Conservation Management Plan. The surrounding lands would be lightly and sensitively embellished and dedicated to Council to provide direct access to the public.

Given the role that the Meadowvale Homestead plays in both place making and potential amenity for the broader Appin area beyond the site. The western park and the homestead grounds outside

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the circulatory driveway have a strong relationship with each other and also with the public domain and streetscape character in the master plan. Making the grounds publicly accessible and owned would offer many public benefits and satisfy public interest criteria compared to keeping in the entire curtilage in private ownership (where public access would be necessarily restricted by secure fencing and other measures). The part of the grounds inside the driveway incorporating the homestead buildings would be retained in private ownership, to facilitate the adaptive reuse ultimately identified for the homestead, consistent with an approved Conservation Management Plan and associated conservation works. The grounds to be dedicated as parkland would be simply embellished as passive open space with no facilities, recognising its landscape contribution to the homestead and the memorable vistas it offers across the Nepean Valley to the west.

Preliminary Public Domain Strategy

As the masterplan is delivered, Omayia proposes to progressively dedicate land required for passive open space, drainage infrastructure, transport infrastructure and other public purposes. A Preliminary Local infrastructure Schedule (and supportive map) of proposed land dedications and associated infrastructure works is provided as an accompaniment to this letter. The schedule is intended to illustrate the anticipated categories of public infrastructure, their general staging and indicative land areas. Detailed design, final land areas and the precise timing of delivery will be confirmed through the preparation of the Development Control Plan and the formal Planning Agreement.

To assist Council in visualising the intended character and function of these spaces, an Initial Open Space Strategy has been prepared and accompanies this letter. The concept material illustrates the general design intent for the parks, linear open space corridors, heritage curtilage landscape and activity nodes proposed across the site.

For the avoidance of doubt, the concept material and preliminary schedule are provided to illustrate the intended public domain framework and are not intended to prescribe final design outcomes or limit the ability for the detailed design, configuration and staging of infrastructure to evolve through the preparation of the Development Control Plan and Planning Agreement, having regard to detailed technical investigations, Council standards and the orderly delivery of development.

Through this approach, Omayia seeks to provide Council with early visibility of the proposed public domain framework while maintaining appropriate flexibility for the detailed design, staging and delivery of infrastructure to be resolved collaboratively with Council through the next stages of the planning process.

Managing yield

As discussed with Council's strategic planning team, we have resolved to adopt a maximum dwelling yield of 850 dwellings below the 1,000 dwellings originally proposed. This approach is consistent with the provisions already established in Appendix 11 of *State Environmental planning Policy (Precincts – Western Parkland City) 2021* that is intended to apply to Meadowvale. This yield is intended to be delivered generally as follows:

- **Low Density Residential** – Approximately 400 dwellings to achieve an average lot size of 375m², with the smallest lot being 300m² ranging up to 500m²+. This part of the site

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would be zoned R2 Low Density Residential and be accompanied by a minimum lot size for subdivision map of 375m². To allow the overall average lot size of 375m² to be achieved, a specific provision (similar to what is already implemented by Council for Figtree Hill directly north of the site) would be adopted to allow up to 200 lots between 300m² and less than 375m² be delivered on the R2 zoned land. Both Stockland and Lendlease have readily implemented this regime with Council's assessment team with minimal hassle.

This outcome is consistent with other Southwest Growth Centre Precincts. Lot widths would typically range from at least 10m to 15m. The intention being that the Development Control Plan would dictate the minimum lot size provisions, paired with the existing dwelling typology and density provisions within Appendix 11 of the WPC SEPP. Partnered with an overall maximum dwelling yield, where smaller lots were utilised, these would also result in conversely larger lots needing to be delivered to achieve an average of 375m².

- **Medium Density Residential** – Approximately 450 dwellings. This part of the site would be zoned R3 Medium Density Residential and would not be accompanied with a minimum lot size for subdivision. This is to allow flexibility in how the overall dwelling yield is achieved, noting there would be a maximum dwelling yield over the whole of the site that would ultimately prevent any yield creep. The R3 zone would provide for a range of lot and dwelling types. The smallest lot for detached homes being 225m² ranging up to 375m² and other housing types (i.e. attached dwellings) down to 180m². End lot sizes would be dictated by the Site-Specific Development Control Plan and as otherwise facilitated by the Low-Rise Housing Diversity Code.

Appreciating Council has yet to implement the controls under Appendix 11 that apply to adjoining land, post receipt of a favourable Council resolution, we will work with Council to refine the appropriate lot size provisions if they are not satisfied with the existing provisions within the WPC SEPP. This may take a similar form to the provisions that apply to Figtree Hill under *Campbelltown Local Environmental Plan 2015* whilst it may cause far greater drafting considerations to the amendment to the WPC SEPP. It is appreciated that Council is currently of the view a minimum lot size provision may not be necessary for the medium density residential areas.

Draft Development Control Plan

As outlined in the Planning Proposal, it is intended that a site-specific chapter is established for Meadowvale under the *Campbelltown (Sustainable City) Development Control Plan 2015*, similar to the approach taken for Figtree Hill. We appreciate however DPHI may provide further direction in this space. It is understood that DPHI is in the process of preparing a Campbelltown Greater Macarthur Growth Area Precincts Development Control Plan, which will include site specific schedules.

Omya agrees it would be beneficial for both parties and the broader community to have the draft Development Control Plan (DCP) exhibited concurrently with the Planning Proposal to provide a wholistic overview of the relevant controls and provisions that will inform the future development of the land. In this vein, following receipt of a favourable resolution from Council, we would work with Council to commence the drafting of the draft DCP.

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Specific to the heritage values of the Meadowvale Homestead, consistent with the Planning Proposal, it is intended that the draft DCP would nominate a special character area over the proposed curtilage of Meadowvale and adjoining open space and medium density areas. As part of this special character area, appropriate design controls would be devised to:

- Implement the appropriate works detailed within the Conservation Management Plan
- Guide the built form response as it steps down the hillside to ensure that it is sympathetic to the heritage values of Meadowvale;
- Refine the interface of built form with frontage to the open space
- establish the intended vision for the embellishment of the open space corridor and integration with Meadowvale curtilage

C2 Environmental Conservation lands

The masterplan and planning proposal adopts the C2 Environmental Conservation for key areas of vegetation that we believe provide opportunity to connect into and enhance conservation outcomes established on adjoining land to the north (Beulah BioBank) and the west (Gilead Part Precinct). At this time Omayia intends to retain these areas in private ownership with the ongoing protection and management of these areas to be confirmed as part of the future development application process in line with the requirements of the CPCP. In the future, Omayia may consider opportunities to restore the C2 zoned land to a standard that could be suitable for dedication to Council if deemed appropriate at that time.

Conservation program for Meadowvale

Specific to the heritage significance of Meadowvale Homestead, Omayia acknowledges that the item, its curtilage and landscape setting must be conserved and managed as a fundamental component of the Planning Proposal. To engrain this in the development of the site, the draft DCP will include a heritage special character area over Meadowvale Homestead, its curtilage, and adjoining open space, together with site-specific controls addressing built form, setbacks, height, bulk, landscaping, view management, public domain treatment and heritage interpretation.

Omayia will prepare and finalise, at its cost, a Conservation Management Plan (CMP) and detailed Conservation Works Schedule for Meadowvale Homestead and its landscape setting, to the satisfaction of Council, acting reasonably. The CMP and Conservation Works Schedule will identify the significance of the item, required conservation policies, minimum mandatory works, staging, timing, adaptive reuse parameters, public access principles, landscape treatment, interpretation measures, maintenance responsibilities and implementation triggers.

Omayia proposes to undertake all make-safe, structural stabilisation and weatherproofing works (Stage 1 works) required to prevent further deterioration of Meadowvale Homestead prior to the issue of any subdivision certificate for the first residential lot, or at such other time as agreed to by Council in writing. Pending finalisation of the CMP and works schedule, Omayia will also progress the preparation of a Development Application to ensure the Stage 1 works can be undertaken as soon as possible. Omayia will undertake the subsequent conservation, and restoration works (Stage 2 works) in accordance with the approved CMP, Conservation Works

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Schedule and Planning Agreement. It is proposed that the Stage 2 works be completed prior to the subdivision of residential land to the west of the pipeline linear park.

The timing of heritage works will be tied to objective delivery milestones and not contingent upon development revenue generation, discretionary commercial decisions, or the future resolution of an adaptive reuse model. Any adaptive reuse of the homestead will be consistent with the approved CMP and may only occur once the relevant conservation works for that stage have been completed to Council's satisfaction.

As detailed later in this letter, Omayia would like to explore opportunities with Council to determine whether a community hub facility could be accommodated within the Meadowvale homestead building/s in a manner suitable for public ownership and use. We accept that any such proposal would be over and above the primary requirement and our commitment to conserve and restore the homestead and its setting at our cost.

Planning Agreement

Omayia intends to enter into a Planning Agreement with Council to deliver the local infrastructure that is identified on the site. The Planning Agreement would nominate embellishment values for the works as well as triggers for delivery, consistent with past agreements entered into by Council.

The Planning Agreement would also make provision for a monetary contribution towards the future delivery of active open space facilities and community facilities, including provision for facilities to be delivered off-site by Council where appropriate. This would likely be proposed on a \$/lot basis subject to working through the various timing and nexus considerations with Council. As the new population generated by the development of Meadowvale will not generate demand for whole facilities to meet Council's minimum facility requirements, it is intended that Omayia work with Council to agree on appropriate costings for the delivery of an active sporting field and community hub. These costs would then be prorated to Meadowvale to inform the monetary contribution, noting that these facilities will serve a greater catchment than just Meadowvale¹.

It is also intended that the commitment to complete the conservation management works associated with Meadowvale also be included within the Planning Agreement. These works would be staged against clear and objective development delivery milestones to ensure an orderly and feasible implementation outcome. In line with commentary made earlier in this letter, Omayia proposes to undertake immediate make-safe conservation works to Meadowvale prior to the issue of the Subdivision Certificate for the first residential lot. The remaining restoration, and conservation works would then be completed prior to the issue of any Subdivision Certificate of the medium density land to the west of the pipeline linear park, consistent with the staging framework outlined in this letter.

The Planning Agreement is anticipated to deliver infrastructure works, land dedications and monetary contributions towards offsite sporting facilities and community facilities in the order of \$55,000 to \$60,000 per residential lot (notional value). This preliminary range has been informed

¹ For instance, the development of Meadowvale generates demand for 3.415ha of active open space per Council's benchmark's. In GLN's experience, the minimum size of a multipurpose playing field is circa 5.5ha. The development of Meadowvale would generate demand for 62% of that minimum area requirement, with Omayia seeking to provide a monetary contribution equivalent to 62% of the cost of delivering a multipurpose playing field in an off site location. Pending receipt of a Gateway Determination, Omayia will work with Council's team to confirm the equivalent monetary contribution for active open space and community facilities to be provided off site.

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by benchmarking against comparable infrastructure funding frameworks within the Campbelltown LGA, including the following:

- Mount Gilead Stage 1 Planning Agreement executed between Stockland and Council. Whilst at the time of execution in 2018 the agreement delivered \$33,000/lot of equivalent value, the agreement also includes an additional yield-based contribution, which equates to an approximate based on Net Present Value of \$50,000/lot.
- Menangle Park Contributions Plan current residential lot contribution rates:
 - Small Lot Standard Lot (300-419m² and 420-599m²) - \$39,956.94 per lot. These lot sizes are broadly comparable to the lot sizes proposed in the R2 and R3 zones in the Planning Proposal. As the occupancy rates for these dwellings in Menangle Park are lower than those adopted in the Planning Proposal (2.4 persons per dwelling versus 2.7 persons per dwelling for the R3 zoned land).
 - Standard Lot Traditional Lot (600-949m²) - \$58,270.56 per lot. These lot sizes are significantly larger than the average lot sizes proposed in the R2 zone in the Planning Proposal. They also reflect a higher dwelling occupancy rate (3.5 persons per dwelling) compared with the occupancy rates adopted in the Planning Proposal (3.2 persons per dwelling for R2 land and 2.7 persons per dwelling for R3 zoned land).

The notional infrastructure value identified above excludes the heritage conservation works to the Meadowvale Homestead. The proposed \$/lot range is provided on a without prejudice and indicative basis to establish an initial framework for infrastructure discussions.

As detailed infrastructure design, costing and land valuation work progresses, and as the scope of open space embellishment and supporting infrastructure is further defined, Omayia will continue to work collaboratively with Council to refine the final infrastructure package and adjust the \$/lot rate up or down as necessary to reflect the agreed value of infrastructure, land and works delivered to support the future community.

At this stage, development is anticipated to generally occur from east to west, in the order of approximately 3 to 5 stages. Omayia intends to deliver the supporting open space, drainage and road infrastructure in advance of, or broadly concurrent with, residential occupation to ensure appropriate services and community infrastructure are available as the neighbourhood develops. As a general guide, infrastructure associated with each subdivision stage is anticipated to be delivered within approximately 12 months of subdivision registration, consistent with the approach adopted at Figtree Hill to the north of the site.

The detailed staging and delivery sequencing for infrastructure will be further refined through the preparation of the Development Control Plan and the formal Planning Agreement.

With regard to the monetary contribution to off-site community facilities, Omayia would like to explore opportunities with Council to determine whether a community hub facility could be accommodated within the Meadowvale homestead buildings in a manner suitable for public ownership and use. Consistent with the conservation framework outlined in this letter, any such outcome would only be considered following completion of the relevant conservation works and in accordance with an approved Conservation Management Plan. In the event that a functional outcome can be resolved with Council, Omayia could look to undertake additional works to enable the buildings to be dedicated to Council with the agreed value of those works and assets applied in lieu of part or all the monetary contribution otherwise payable. Appreciating that this may take

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a significant period of time to resolve, this ultimate outcome could be facilitated by a 'better outcomes' clause, as is typical in Planning Agreements; to allow such an outcome to be achieved should agreement be reached between the parties.

Following receipt of a favourable resolution from Council, we would progress a letter of offer to Council to enter into the Planning Agreement. This letter would detail the schedule of land dedications, embellishment works, monetary contributions, staging of infrastructure delivery, relevant terms, consistent with past agreements entered into by Council and relevant policy considerations. Ideally, once terms are agreed, the draft Planning Agreement document will be finalised for exhibition to coincide with the public exhibition of the Planning Proposal.

Conclusion

We trust this information is of assistance in confirming our commitments to progress the Planning Proposal in a manner that reflects the balance of certainty that is gained through the rezoning process for both Council and Omayia. Council's efforts and consideration of the proposal thus far has been appreciated and we look forward to your continued support. Should you have any questions or clarifications, please do not hesitate to contact Cameron Johnson on (02) 9299 9900 or cameroni@omaya.com.au.

Yours faithfully



Cameron Johnson | Senior Development Manager

Omayia Group, for and on behalf of Meadowvale Developments Pty Ltd

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Suite 203, Level 2, 8 Australia Avenue, Sydney Olympic Park, NSW 2127 | Ph: (02) 9299 9900