



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 Omayya'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.

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

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

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

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.

Omayia 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.

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

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, Omayá 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

Omayá 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 Omayá 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, Omayá 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 Omayá 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, Omayá will work with Council's team to confirm the equivalent monetary contribution for active open space and community facilities to be provided off site.

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

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
or

Yours faithfully

Cameron Johnson | Senior Development Manager

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