

Our Ref: 319195_LEO_002_Final

19 December 2022

Department of Planning, Industry and Environment
Attention: Sydney Western District Team
Locked Bag 5022
PARRAMATTA NSW 2124

To whom it may concern,

SUBMISSION ON APPIN (PART) PRECINCT PLANNING PROPOSAL

This submission has been prepared on behalf of Gilead Landholders Group Pty Ltd ('GLG') in response to the public exhibition of the draft Appin (part) Precinct Planning Proposal (**the draft PP**).


GLG is a group of landowners of land located in Gilead, within the Campbelltown Local Government Area. Collectively the land is known as the South Campbelltown Site. It has an area of 935ha and is a key site within the Greater Macarthur Growth Area. **Attachment A** to this submission shows the strategic context of the South Campbelltown Site within the November 2022 Greater Macarthur Structure Plan.

The GLG congratulates the NSW Government on its initiative in having the Department of Planning assess / progress the Appin (Part) Precinct and Gilead Stage 2 Planning Proposals. These are positive steps towards unlocking housing supply and relieving housing affordability pressures.

Having said this, GLG was surprised and to some extent disappointed that these proposals (and the impending North Appin Planning Proposal) have been selected as 'pilot' projects to kickstart land release of the Appin Road growth corridor without the same participation opportunity afforded to GLG.

The relationship of the South Campbelltown Site to the Appin (part) Precinct lands (as well as the Gilead Stage 2 and North Appin lands) presents a unique opportunity to integrate land use and infrastructure planning over a substantial part of the Greater Macarthur Growth Area to deliver housing. **Attachment B** to this submission shows that relationship.

As you may be aware, GLG commissioned and had completed a substantial body of technical studies and reports to inform land use planning of the South Campbelltown Site, covering matters including land capability, ecology and transport, water, sewer and social infrastructure requirements and urban design. This culminated in the submission of a planning proposal request to Campbelltown City Council. We note that this request is not shown as 'active' (under assessment) on the NSW Planning Portal.



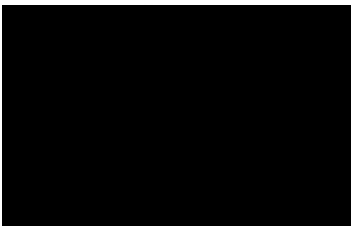
GLG acknowledges the recent announcements about the state assessed planning proposal pathway and is currently considering its eligibility to apply. We note the most recent advice from the Department of Planning may, in its sole discretions, determine whether a proposal is active.

[Rezoning Pathways program - \(nsw.gov.au\)](https://www.nsw.gov.au/rezoning-pathways-program)

GLG is well positioned to quickly advance further urban land release in the Greater Macarthur Growth Area and is prepared to commit to doing so if given the opportunity.

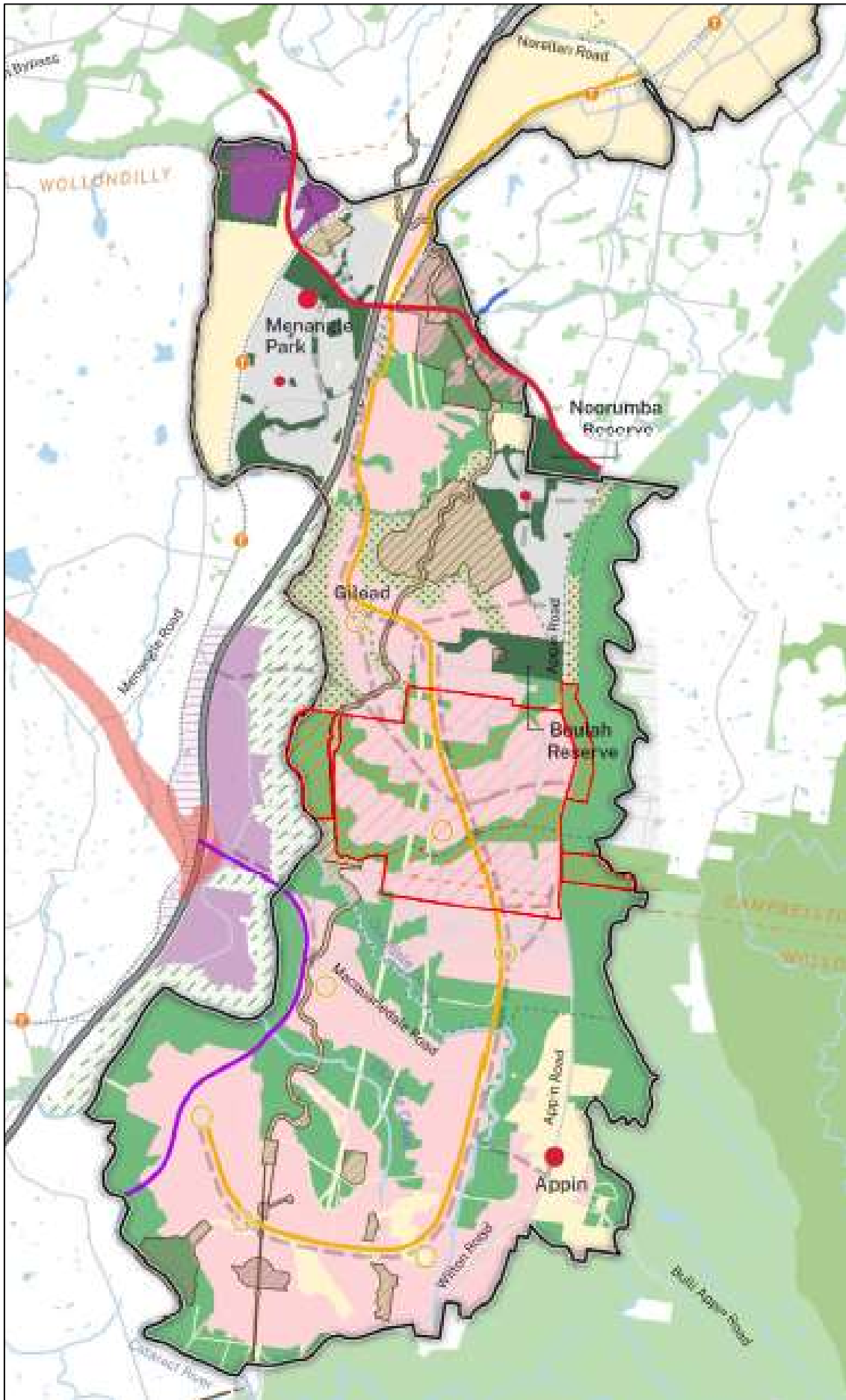
GLG would be happy to meet with the Department of Planning to discuss the above. Should the Department wish to meet or if it has any questions concerning the above, please do not hesitate to contact me.

Yours sincerely



Attachments

ATTACHMENT A – STRATEGIC CONTEXT OF SOUTH CAMPBELLTOWN SITE



ATTACHMENT B – RELATIONSHIP TO APPIN (PART) PRECINCT & GILEAD STAGE 2

