

Our ref: IRF23/303

Mr Marcus Ray  
Deputy Secretary NSW Planning  
Department of Planning and Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Via email: [Marcus.Ray@dpie.nsw.gov.au](mailto:Marcus.Ray@dpie.nsw.gov.au)

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Subject: Submission of the Gilead (Part) Precinct and Appin (Part) Precinct State Assessed Planning Proposals (SAPPs) for finalisation

Dear Mr Ray

As you may be aware, on 17 October 2022, as delegate for the Minister for Planning under clause 3.32(2)(a) of the *Environmental Planning and Assessment Act 1979* (the Act), I determined that the three SAPPs within the Greater Macarthur Growth Area are of environmental planning significance to the Western Parkland City District. The three SAPPs are Lendlease's Gilead (Part) Precinct proposal, Ingham Property's North Appin proposal and Walker's Appin proposal. Additionally, under clause 3.32(2) of the Act, as delegate of the Minister for Planning, I appointed myself to be the Planning Proposal Authority (PPA) for the three State Assessed Planning Proposals.

Subsequently, the Lendlease (Gilead (Part) Precinct) and Walker (Appin (Part) Precinct) proposals were formally submitted to the Minister for Gateway Determination on 10 November 2022, and a Gateway Determination was granted for each of these two SAPPs on 16 November 2022.

On 21 November 2022, a 28-day exhibition period commenced for both the Gilead (Part) Precinct and Appin (Part) Precinct SAPPs. Exhibition concluded on 19 December 2022, though the community were given until 21 December 2022 to make a formal submission on both SAPPs. The exhibition was in accordance with Conditions 1 and 2 of both Gateway Determinations. I consider that these two conditions have been met. The Department of Planning and Environment (the Department) received a total of 152 submissions for the Gilead (Part) Precinct proposal and 204 for the Appin (Part) Precinct proposal.

On 13 February 2023, the Department's Western District team provided the recently established Greater Macarthur Growth Area Project Control Group with a summary of the submissions received, including an overview of the key issues raised in the submissions. The Western District team is in the process of meeting with agencies and councils to discuss their submissions as necessary. The Western District team note that there will be some post exhibition amendments to both SAPPs, however, these can be undertaken during the finalisation stage.

I consider that the Gilead (Part) Precinct and Appin (Part) Precinct SAPPs have met the Gateway conditions relevant to the exhibition, and noting that Condition 5 of both Gateway Determinations excludes me from the role of the local plan-making authority, I formally submit to you (as the local plan-making authority as delegate of the Minister for Planning) these two SAPPs as exhibited for finalisation, before they are made under section 3.36 of the Act.

Should you have any questions, you are welcome to contact Mr Adrian Hohenzollern, Director Western at the Department on 9860 1505.

Yours sincerely

A handwritten signature in black ink, appearing to read "M. Cassel".

**Michael Cassel**  
**Secretary**

Encl: Gilead (Part) Precinct Planning Proposal  
Appin (Part) Precinct Planning Proposal

16 March 2023