

19 December 2022

The Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Electronic submission

To whom it may concern

Re Gilead Stage 2 and Appin (part) Precinct planning proposals

Urban Taskforce welcomes the Government's decision to assume responsibility for the assessment of these major planning proposals in Southwest Sydney.

The housing supply and affordability crisis demands that the State Government to show leadership in major housing project proposals. Urban Taskforce has been calling for State-led assessment of major projects for a considerable time and this was a key point raised in letters to the former Minister for Planning and former Premier, as well as the new Premier in October 2021.

It is therefore pleasing to see the Government finally take up this initiative and apply this policy. This response was required three years ago at the very start of the pandemic when the crisis was looming and the economic boost that fast tracked approvals would have delivered for an economy hit by COVID 19.

The two precinct planning proposals on exhibition entail a complexity in assessment that is beyond the capability of local government. Yet the benefit to the broader public is significant – thousands of new homes, a local and town centre, a school in the case of Gilead Stage 2. It does so whilst setting aside considerable open space and environmental lands, preservation of koala corridors.

Urban Taskforce notes that these two Precinct planning proposals, along with the North Appin site, will be the first of several high yield, high value projects that will be fast-tracked through the “state-assessed planning proposal

pathway." Urban Taskforce welcomes this reform. It will provide an opportunity to co-ordinate planning and development across the projects so as to ensure the timely delivery of infrastructure such as the upgrade of Appin Road.

The area which is of greatest contention is the need for an "east-west" link road, given the amplification planned for Appin Road. The arguments for and against should be determined by the opportunity to maximise new housing in this development area.

The NSW Government must ensure Sydney Water completes the necessary design, funding and works required to provide water and wastewater infrastructure to Greater Macarthur. Unless this critical infrastructure is addressed immediately, the slow delivery of water and wastewater infrastructure has the potential to severely limit the achievement of the Government's housing targets including the delivery of the housing envisaged in the subject Planning Proposal.

Urban Taskforce notes the Transit Corridor proposed in the Greater Macarthur Structure Plan receives little focus on its delivery. A high-quality regional transport network within the Growth Area will require a Transit corridor to deliver an efficient and effective transit system linking the growth areas to Campbelltown and the Macarthur sub-regional centre.

Urban Taskforce notes that in addition to these two planning proposals, a third proposal is to be assessed by the Government. It is anticipated that this precinct will be placed on exhibition in early 2023.

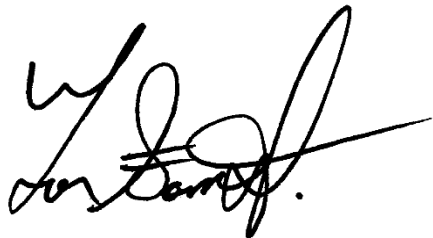
The Government should release this proposal for consultation as quickly as possible to allow it to consider all three proposals in their entirety. There are common issues and infrastructure matters that need to be resolved which will be best done through assessing all three proposals concurrently. Preliminary work should commence on the Gilead Stage 2 and Appin (Part) precincts prior to the release of the third planning precinct.

The housing supply and affordability crisis that has emerged over the past few years is now demanding a stronger response NSW Government. This pressure will only increase with the Federal Government's Housing Accord and the increase in the permanent migration level for 2023.

Urban Taskforce welcomes the Government's decision to assume responsibility for the three planning proposals in the Greater Macarthur Growth Area. Critical to the success of the Government's initiative will be the identification and earlier deliver of critical infrastructure required to service the anticipated 19,000 new homes comprising the three planning proposals.

Should you wish to discuss this matter further, please call our Head of Policy,
Planning and Research, Stephen Fenn on 9238 3969 or via email
stephen@urbantaskforce.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a stylized flourish extending to the right.

Tom Forrest
Chief Executive Officer