

Mr Brendan O'Brien  
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Lendlease  
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Dear Mr O'Brien

Thank you for participating in the Technical Assurance Panel (TAP) pilot program. The TAP sought to ensure the preparation of a proposal to rezone Gilead Stage 2 (the site) which aligns to the strategic framework, state and local government policies and infrastructure delivery.

Since the TAP commenced in late 2020, significant progress was made to establish indicative koala corridors and engagement with the local Aboriginal community. These have both informed the draft proposal. I understand the key intent of the draft proposal is to establish the extent of conservation and urban development land for the site. The Department supports this as an important step in securing koala corridors and new communities for South West Sydney. Further, the analysis of housing supply in the Western City District undertaken as part of the TAP program found the current planned housing supply across the District, including the Wilton and South West Growth Areas, would not keep up with housing demand for the Western Parkland City. This shortfall was demonstrated prior to 2036 and was projected increase significantly before 2041.

While the package submitted has been prepared in the format of a draft Planning Proposal (the draft proposal), the recommended statutory pathway is still under consideration and further advice will be provided in the coming weeks.

The draft proposal package that was submitted for review is at **Attachment A**. The TAP members have now provided their comments on the draft proposal which are at **Attachment B**. Having considered that feedback, I have provided the following advice below:

- changes required to the draft proposal, and
- matters that can be progressed during or after exhibition of the proposal.

### Changes required prior to lodgement and exhibition of the proposal

1. Update the draft proposal to amend the following:
  - a. refer to the structure plan as the 'draft Gilead (part) Precinct structure plan (**draft structure plan**)', and
  - b. refer to the future 'detailed master plan' as the 'final Gilead (part) Precinct structure plan (**final structure plan**)', to be finalised and adopted following exhibition.

While I appreciate the intention is to undertake further masterplanning work which will inform the Development Control Plan (DCP), the current structure plan, contained in the draft proposal, requires further refinement and detail. It must indicate the public open space and the transport corridor before it can be adopted and uploaded to the Department's website. The draft proposal

is to note the final structure plan will be prepared following exhibition and consideration of submissions. **Attachment C** outlines the intended hierarchy of plans.

I note that the current draft structure plan also shows Stage 1 (Figtree Hill) and the State Heritage Listed Mt Gilead Estate. The structure plan should be amended to be clear that only the Stage 2 site is proposed to be rezoned.

2. Update Part 2 (Explanation of Provisions) to propose a new provision in the State Environmental Planning Policy (Western Parkland City) 2021 (WPC SEPP) to require a final structure plan to be adopted by the Planning Secretary and published on the Department's website prior to development consent being granted. The provision is to propose that the Gilead Stage 2 site within the final structure plan must include:
  - a. at least 29.1ha of open space not located within the koala corridors, and comprising:
    - at least 20.9ha of active open space and
    - at least 8.2ha of passive open space,
  - b. medium and low density residential development,
  - c. Koala Corridors (as proposed in the draft structure plan and proposed land use zone map) and other areas of Environmental Conservation,
  - d. local or neighbourhood centre,
  - e. school site,
  - f. road hierarchy,
  - g. koala underpasses at Appin Road,
  - h. the Transport Corridor with an appropriate width and scale as per the cross section in the Greater Macarthur 2040 Interim Plan, and
  - i. any other information considered relevant.

This proposed provision is to ensure sufficient flexibility so the future DCP can accommodate minor changes of uses within the urban development zone, and be adopted without requiring the structure plan to be re-exhibited and updated. This is to be achieved in the new SEPP provisions which will include aims such as:

- to rezone land to allow for development to occur in the manner envisaged by the Gilead (Part) Precinct structure plan,
- to protect conservation land and koala corridors consistent with the Gilead (Part) Precinct structure plan, and
- to guide the bulk and scale of future development within the Gilead (Part) Precinct generally consistent with the Gilead (Part) Precinct structure plan.

It is at Lendlease's discretion to include the Height of Building (HOB) controls on the structure plan or continue to propose a SEPP HOB map. I note that the structure plan for the North East Wilton Precinct includes HOB controls. The Department is currently updating the structure plan for the South East Wilton Precinct to indicate the HOB controls.

EHG raised concerns that the stormwater basins may not be adequately sized. Lendlease should review the basins to ensure their sizes are adequate as this may have implications for the final structure plan.

3. Update the draft proposal to ensure the proposed uses for the Riverside Reserve are consistent with the advice from the Office of Chief Scientist and Engineer. While walking trails, seating and wayfinding signs are supported, as the proposed Riverside Reserve is located within the Nepean Koala Corridor it cannot support uses such as access roads, built structures, barbecues, lighting, dog walking, playgrounds, etc.

The types of uses permissible in all koala corridors is consistent throughout the Greater Macarthur Growth Area.

4. Update the permitted uses in the C2 Environmental Conservation zone to only include:
  - a. Oyster aquaculture (mandatory use in the zone),
  - b. Environmental Facility,
  - c. Environmental Protection works, and
  - d. Flood mitigation works.
5. Update Part 2 of the draft proposal (Explanation of Provisions) to propose a concurrence clause and associated clause application map to apply to the site's portion of Koala Corridors A and B and the Nepean Corridor. This clause is proposed to be similar to the clause 7.28 in the Campbelltown Local Environmental Plan (LEP) 2015 currently applied to Corridor A in Figtree Hill. The concurrence will apply to proposed development in the koala corridors.

In deciding whether to grant concurrence, the Planning Secretary must consider the impact of the proposed development on:

- a. the protection of the Campbelltown koala population, and
- b. the maintenance and delivery of the koala corridor.

The Department is preparing an update to the Greater Macarthur 2040 Interim Plan. This update will provide further guidance on this concurrence clause. For example, proposed development within the koala corridors will need to address matters such as:

- if native vegetation is proposed to be cleared,
- the size of the development and the consequential loss of land in the koala corridor available for revegetation,
- accessibility from the UDZ land for construction and maintenance, given roads aren't permissible in the C2 area,
- any mitigation measures such as revegetation, and
- consistency with the Chief Scientist's advice and recommendations.

6. Include a proposed SEPP map of C2- Environmental Conservation land that does not form part of a koala corridor. This conservation area that is outside a koala corridor is proposed to have the following additional permitted uses:
  - a. Building identification signs,
  - b. Business identification signs,
  - c. Eco-tourist facilities,
  - d. Information and education facilities,
  - e. Roads,
  - f. Kiosks,
  - g. Recreation areas,
  - h. Water supply systems.

7. Update the draft proposal to reflect TfNSW has objected to being the acquisition authority for the portion of land in Corridor A proposed to be zoned SP2-Infrastructure. Campbelltown City Council will consider being nominated the acquisition authority and provide a formal response during statutory rezoning process.
8. Update the cross-section diagrams for the secondary collector road (currently shown as 28m wide corridor) to align with the cross section for the Transit Corridor (which requires a 45.2m corridor) contained in the Greater Macarthur 2040 Interim Plan. Ensure this is reflected wherever they appear in supporting documents (such as the Urban Design report).
9. Include a summary of how the draft proposal has addressed or responded to feedback from the Aboriginal Community, with reference to the Connecting with Country principles and objectives.
10. Propose an affordable housing target of 5% for medium density development. This is similar to the existing provision for Glenfield Precinct contained in clause 8.4 of the Campbelltown LEP.
11. Refer to the annotated Planning Proposal provided at **Attachment A** for minor miscellaneous updates required.

### **Further reasons and discussion for the above required changes**

#### Public Open Space:

Using the benchmark of 2.83ha per 1000 people, Gilead Stage 2 requires a total of **29.1ha** of open space. This is calculated on the assumption of a future population of 10,313 people noted in the supporting studies.

Campbelltown City Councils Sport and Recreation Strategy (2016) provides the benchmark of 1.37ha per 1000 people for active open space. Based on the future population of 10,313 people for Stage 2, this equates to 14.1ha.

Campbelltown Council has raised concerns about the provision of necessary active open space arising from the combined population of Stage 2 and Stage 1 (Figtree Hill). Given the total population of Figtree Hill and Stage 2 is approximately 15,313 people, this population generates demand for **20.9ha** of active open space. This allocation would provide sufficient flexibility for example, for two to three district level facilities, which could accommodate sports fields, courts, play spaces, etc. The specifics of the facilities can be further planned with Council.

Comparing the above to the benchmark of 15% of the developable area proposed in the draft Urban Design Guideline, the open space provision would be **33.24ha** based on 221.6ha of developable area noted in the supporting studies.

I note that the draft proposal seeks to deliver **35.92ha** of open space. Currently this figure includes the Riverside Reserve (6.38ha) which for clarity, should be excluded from this calculation. This results in **29.54ha** Update Part 2 of the draft proposal (Explanation of Provisions) of open space which meets the 2.83ha per 1000 people benchmark.

I appreciate Gilead Stage 2's portion of Koala Corridor A along Menangle Creek, Koala Corridor B along Woodhouse Creek, and the Nepean River Koala Corridor will provide a substantial amount of accessible conservation land. This will be a unique asset and opportunity for both the survival of Sydney's koalas

and the amenity of future residents. However, some passive open space is still required for playgrounds, BBQ and toilet facilities and active recreation opportunities (such as hardcourts and sport fields), etc which the Koala Corridors cannot accommodate.

Considering the overall planned and proposed open space across Stages 1 and 2, noting there is no active open space provided in Figtree Hill, the final structure plan for Stage 2 must include at least:

- a. 20.9ha of active open space and
- b. 8.2ha of passive open space.

#### Riverside Reserve and Koala Corridors

A key objective of planning for the site was to understand its contribution to the Nepean River Koala Corridor in conjunction with finalising the Cumberland Plain Conservation Plan (CPCP). As agreed with the Department in late 2021, the site proposed for the Riverside Reserve is located within the Nepean Corridor and is required to meet the average corridor width of at least 390m. Progressing with the Riverside Reserve as proposed would require it to be omitted from the Nepean Koala Corridor which would then not meet the recommendations of the Chief Scientist. One option is to expand the corridor in other locations to compensate for the Riverside Reserve. Although this approach is possible, the Department does not support this because it would require resolution of consequential matters such as fencing and additional koala underpasses for access roads. Further, the proposed reserve would risk bringing urban threats through and into the Nepean corridor.

#### **Matters that can be progressed during or after exhibition of the Planning Proposal.**

1. TfNSW has advised that a Transport Management and Accessibility Plan (TMAP) is required. However, this cannot be undertaken until the modelling from the Greater Macarthur Transport Network Plan is available.
2. Negotiations regarding the State Planning Agreement (SPA) for Stage 2 are underway and it is anticipated that exhibition of the draft SPA will occur following exhibition of the planning proposal.
3. The Department understands that there will be a Local Planning Agreement with Campbelltown City Council.
4. Sydney Water has advised that they are available to meet to continue discussing potable and wastewater servicing options. Sydney Water has noted that one of the options for potable water servicing (the Figtree Hill Reservoir) is not supported due to its location within a koala corridor. Sydney Water advises that wastewater options assessment will commence late 2022 with a target date of a preferred servicing option in August 2023.

I look forward to continuing to work with you to progress this proposal. Please note that this advice does not fetter agencies' and Campbelltown City Council's ability to assess a planning proposal once it goes on exhibition, or the Minister for Planning's statutory functions under the Act. If you have any questions, you are welcome to contact Adrian Hohenzollern, Director Metro West via [Adrian.hohenzollern@planning.nsw.gov.au](mailto:Adrian.hohenzollern@planning.nsw.gov.au) or 9860 1505.

Yours sincerely

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

21/09/2022

**Catherine Van Laeren**  
**Chair, Technical Assurance Panel**  
**Executive Director, Metro West**  
Encl: Copies of TAP member feedback.

## Attachment C – Hierarchy of Plans

### **Greater Macarthur Growth Area 2040 Interim Plan (2018) and December 2021 update**

Together, these documents outline strategic planning framework for the Greater Macarthur Growth Area. The Interim Plan is accompanied by a Ministerial Direction.

### **Growth Area Structure Plan**

The Growth Area Structure Plan is comprised of:

- The structure plan contained in the Greater Macarthur 2040 Interim Plan, and
- The Koala Corridor Map published by the Department in December 2021

This plan applies to the land release component of the Growth Area. The Department is currently preparing an updated structure plan for the Growth Area and an update to the Ministerial Direction.

### **Gilead (Part) Precinct Structure Plan**

The draft proposal refers to a 'structure plan' which applies to the site. This will be exhibited as a 'draft structure plan' to be finalised post exhibition and uploaded on the Department's website. This structure plan is intended to provide a flexible framework for the Development Control Plan, which must be generally consistent with the structure plan.

### **Development Control Plan**

As noted above, the DCP will implement the precinct structure plan but in greater detail and achieve the intended outcomes of the structure plan. The Department intends to provide flexibility so the DCP can be prepared without requiring amendments to the precinct structure plan unless there are substantial or fundamental departures proposed in the DCP. If draft DCP controls comprise a significant departure from the precinct structure plan, consequential amendments to the structure plan will be approved to facilitate the new outcomes envisaged by the DCP.