

Gilead, Appin Road Planning Proposal

June 2018

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Prepared for:

The Brticevic Family

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Executive Summary

This Planning Proposal seeks to amend Campbelltown Local Environmental Plan 2015 (CLEP2015) to allow for the development of approximately 505 new dwellings with public parks and local shopping facilities. The lands are approximately 600m south of the closest residential properties in Macarthur, being St Helens Park and is located directly to the east of the recently approved Mt Gilead development by Lend Lease.

The proposal is consistent with strategic priorities and outcomes as set by the State Government and provides opportunities to contribute to local and district dwelling targets as provided in the *Greater Sydney Region Plan* and the *Western City District Plan*.

This proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act* (EP&A Act) and the Department of Planning's *A Guide to Preparing Planning Proposals*.

The Planning Proposal addresses the matters that are intended to be included in the ultimate LEP. More detailed planning matters will be addressed at the detailed design stage in the future and may involve the preparation of a Development Control Plan or Development Code.

It is noted that the request for rezoning relates to land within the ownership of the Brticevic family and the Office of Strategic Lands, referred to as the 'subject site'.

The subject site is located within the Campbelltown Local Government Area (LGA) and is within the Greater Macarthur Priority Growth Area (GMPGA). The site is therefore subject to the provisions of the corresponding draft amendment to State Environmental Planning Policy (Sydney Region Growth Centres). As such, there may be two avenues available to achieve urban release and eventual rezoning of the subject site; an amendment to the CLEP2015 or through identification in the Growth Centres SEPP and the subsequent growth centres implementation process once the SEPP is finalised.

Whilst the rezoning process may vary depending on the avenue used, ultimately it is proposed that the site will be rezoned in accordance with the Standard Instrument Order and will reflect the outcomes of the masterplan.

This planning proposal comprises the following parts:

- 1 Introduction
- 2 Site Context
- 3 Objectives and Proposed Land use
- 4 Key Planning Issues
- 5 Justification
- 6 Conclusion

As outlined in *A Guide to Preparing Planning Proposals (NSW Department of Planning August 2016)*, the Planning Proposal will evolve throughout the course of preparing the amended LEP as the masterplan and relevant sections are amended in response to the outcomes of government agency consultation.

Accompanying this planning proposal are the following studies, reports and plans:

Attachment A: Site Plan, UrbanCo

Attachment B: Urban Design Report, UrbanCo

Attachment C: Market Appraisal, MacroPlan

Attachment D: Traffic Impact Assessment, GTA

Attachment E: Terrestrial Ecology Constraints Assessment, Eco Logical

Attachment F: Riparian Constraints Assessment, Eco Logical

Attachment G: Bushfire Constraints Assessment, Eco Logical

Attachment H: Aboriginal and Historical Archaeological and Heritage Constraints Assessment, Eco Logical

Attachment I: Noise Impact Assessment, Acoustic Logic

Attachment J: Preliminary Odour Assessment, JBS&G

Attachment K: Preliminary Site Investigation, JBS&G

Attachment L: Geotechnical Assessment, Pells Sullivan Meynink

Attachment M: Infrastructure Servicing Report, Wood & Greive Engineers

Attachment N: Technical Review, Endeavour Energy / Wood & Grieve Engineers

1 Introduction

1.1 Project Background

In 2015, the NSW Department of Planning and Environment identified the Greater Macarthur Priority Growth Area (GMPGA) including Menangle Park, Mount Gilead and Appin, and urban renewal precincts along the Glenfield to Macarthur rail corridor as having the potential to contribute to the supply of housing for Sydney's growing population, with the immediate potential to deliver up to 35,000 homes.

In order to coordinate the statutory planning process, in 2015 the Minister for Planning and Environment released the draft Greater Macarthur amendment to the Sydney Region Growth Centres SEPP identifying the GMPGA. The overall aim is to facilitate the rezoning of lands within the GMPGA through an amendment to Campbelltown LEP (CLEP).

As a consequence of the Greater Macarthur Priority Growth Area and associated technical studies, a number of planning proposals to rezone land throughout the Greater Macarthur have been lodged since 2015. Following the trend, the Brticevic family have identified the opportunity for their site to contribute to the housing targets set out in the strategic planning framework, recognising the role their lands play in sequencing development through the corridor from the established southern suburbs of Macarthur to Appin.

The Brticevic family have owned the subject lands since they were initially identified as part of The Three Cities Plan. The OSL lands were acquired from the family for the Georges River Parkway.

The Brticevic's, following consultation with the Office of Strategic Lands, have engaged the required consultants to prepare a cohesive residential subdivision for their land at Gilead, to extend the established urban footprint of Campbelltown, and capitalise on investment in the upgrade of Appin Road to which their lands front.

The Planning Proposal seeks to deliver a residential suburb with high quality housing that offers proximity to a diverse range of employment opportunities. Gilead will incorporate social infrastructure including biodiversity conservation, local parks and pocket recreational space linked with transit corridors, offering residents significant residential amenity only 10 minutes from the growing Campbelltown-Macarthur Strategic Centre.

1.2 Study Area

Gilead is located at the northern most point of the Greater Macarthur Land Release Area between Campbelltown and Appin. The site is ideally positioned to deliver a high quality contemporary estate that is all but contiguous with the existing residential suburb of St Helens Park. The site proposes to extend the established urban footprint of Campbelltown, in conjunction with planned infrastructure delivery. The sites location is shown in **Figure 1** below.

Figure 1: Location Plan



Source: MacroPlan Dimasi, 2018

The Gilead 'subject site' presents a 61.3ha site in the combined ownership of 4 private landholders who own 3 separate lots (comprising 16ha) fronting Appin Road and an additional 45.3ha owned by the Office of Strategic Lands, land locked and significantly constrained by bushland. The planning proposal only envisages development on existing cleared land (pasture).

The site is strategically located within the Campbelltown LGA, approximately 6km south of the Campbelltown-Macarthur Strategic Centre, 58km south-west of the Sydney CBD, and 45km north-west of Wollongong.

1.3 The Vision

The masterplan (**Figure 2**) has been developed through various design iterations considering the constraints that guide the delivery of a sustainable and well-connected residential neighbourhood. Gilead provides the opportunity to deliver a vibrant, active and engaging new community which respects, celebrates and enhances the natural beauty of the landscape.

Gilead will be a 'boutique' master planned community, built on the following key urban design principles:

- A central community hub and active heart for the future community.
- Celebrate the bush land edge as an integrated parkland area.
- Deliver an extensive connected pedestrian pathway network to encourage walkable living and healthy communities.
- Accommodate a broad mix of housing types to encourage a diverse, interactive and engaging community.
- Provide for small scale local shops to allow convenient retail and café type uses.
- Deliver a neighbourhood plan which envisages and encourages work from home opportunities that maximise work/life balance.

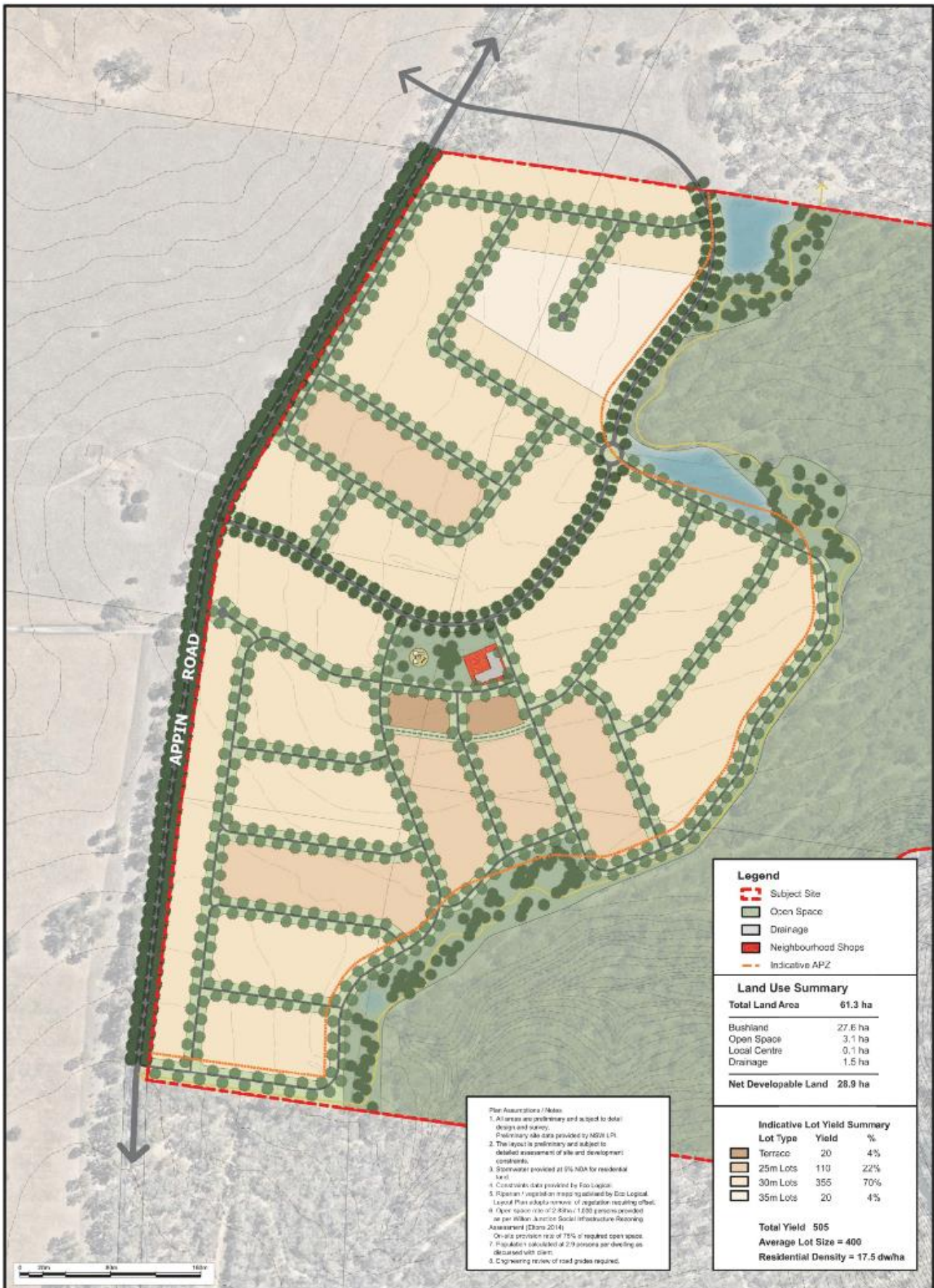
The masterplan is summarised in the following project description and presented in the Site Plan and Urban Design Report, **Attachments A and B** respectively.

1.4 Project Description

- The Gilead Planning Proposal seeks to create a residential area with 505 new homes.
- Residential neighbourhoods will be created around a variety of passive and active open space.
- A new residential neighbourhood adjacent to Appin Road will be created. The new residential area will extend the urban footprint of Campbelltown, building on the established suburbs of St Helens Park and Rosemeadow.
- The suburb will leverage its proximity to proposed commercial lands in Mt Gilead, and contribute to the critical population mass required to support the continued growth of the Campbelltown-Macarthur Strategic Centre.
- The residential subdivision will capitalise on growing local employment opportunities, providing a diverse mix of housing product for key workers, first home buyers, empty-nesters and the like.
- The residences are centred on a co-located neighbourhood shop and open space provision. Medium density housing options are proposed in closest proximity to this, providing for a layout that promotes best access to amenities for residents.

- The development respects existing bushland and is designed to ensure the most efficient integration of land use and infrastructure.
- The proposed land-use mix and market deliverability is supported by a Residential Market & Land Need Assessment undertaken by MacroPlan in April 2018 (**Attachment C**).

Figure 2: Gilead Masterplan



Source: UrbanCo, 2018

2 Site Context

2.1 Land to be Rezoned

This Planning Proposal seeks to rezone 61.3ha of land, held in the ownership of the Brticevic Family and Office of Strategic Lands shown in **Figure 3**. This report and other accompanying studies have regard for surrounding lands in order for a greater appreciation of the intended rezoning to be gained. The distribution and ownership of the lands is outlined in **Table 1** and **Figure 4**.

Gilead is a well situated landholding, positioned to take advantage of its proximity to the Campbelltown-Macarthur Strategic Centre, access to Appin Road and a growing population and potential workforce in the Macarthur region.

Figure 3: Aerial photo of subject site



Source: MacroPlan, 2018

2.2 Legal Description and Ownership

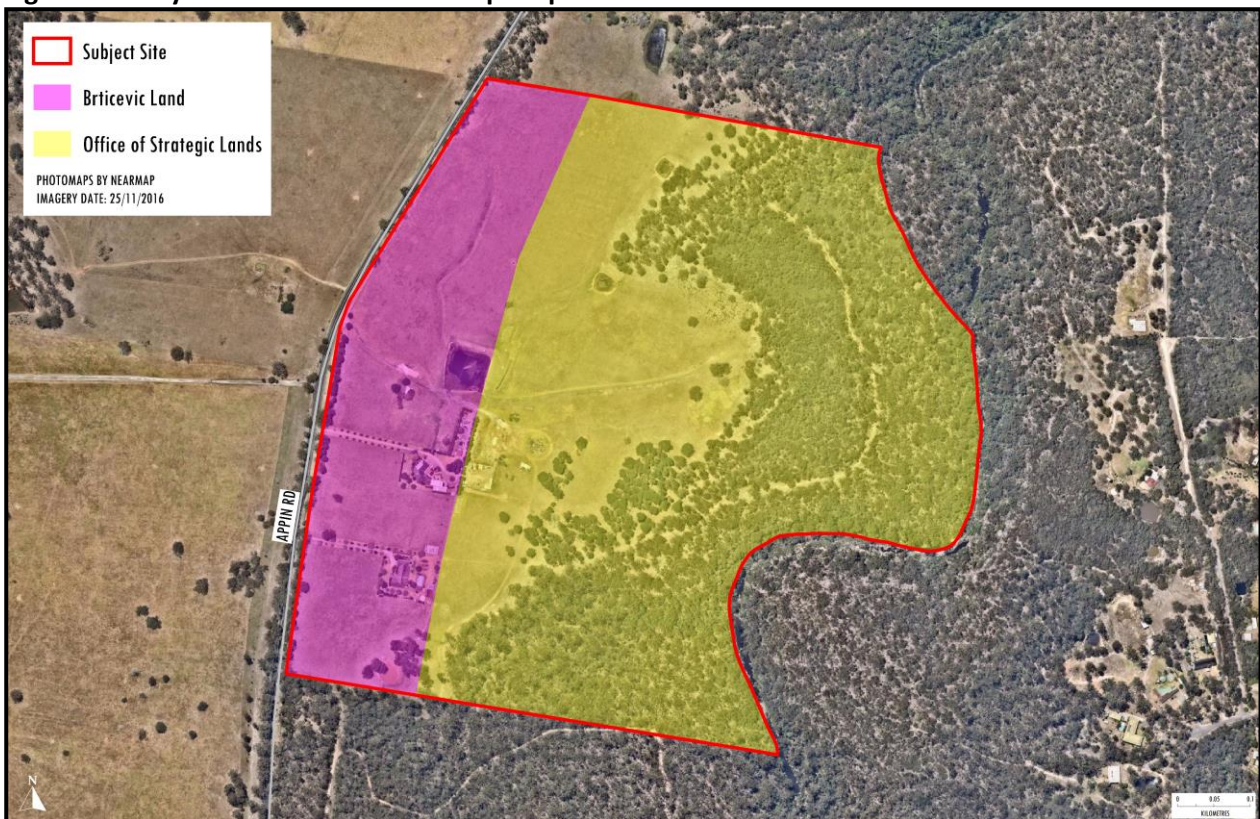
The site subject is irregular in shape comprising 6 lots and 61.3ha in area. The 3 lots fronting Appin Road, totalling 16ha are owned by the Brticevic family and the adjacent landlocked lots totalling 45.3ha are owned by the Office of Strategic Lands. Given that viable development of the OSL site requires the Brticevic land to be urbanised, consultation has resulted in their inclusion in the planning proposal. The OSL lands have been included in the 'subject site' in order to achieve a holistic vision for the future of the subject site that considers the interface with the valuable bushland of the Georges River. The concept plan can be readily adapted to exclude OSL lands should that be required.

The site is bounded to the east by the Georges River, to the west by Appin Road and to north and south by adjoining rural/bush lands.

The site is rural in nature accommodating 2 rural-residential premises and while grazed for many years, it's not agriculturally significant. Land to the south is heavily vegetated and land to the north presents minimal agricultural value.

The breakdown of land ownership is shown in **Table 1** and **Figure 4**:

Figure 4: Study Area and Land Ownership Map



Source: MacroPlan, 2018

Table 1. Study Area and Land Ownership

Lot/DP	Total Area Ha	Ownership
BRTICEVIC FAMILY SITES		
Lot 10 DP613878	4.8 ha	Private – Brticevic Family
Lot 11 DP613878	5.0 ha	Private – Brticevic Family
Lot 12 DP613878	6.2 ha	Private – Brticevic Family
Total Area	16.0 ha	
OFFICE OF STRATEGIC LANDS (OSL)		
Lot 1 DP255351	11.7 ha	Office of Strategic Lands
Lot 2 DP255351	21.0 ha	Office of Strategic Lands
Lot 3 DP255351	12.6 ha	Office of Strategic Lands
Total Area	45.3 ha	
Total Site Area	61.3 ha	

Adjoining Land Owners		
Land to the North		
Lot/DP	Total Area	Ownership
Lot 1 DP603674	28.67 ha	Glenthorne Group
Lot 2 DP603674	8 ha	Glenthorne Group
Land to the South		
Lot 1 DP603675	26.1 ha	Unknown
Lot 2 DP603675	76.47 ha	Unknown
Land to the West		
Lot 3 DP1218887	174.5 ha	Lendlease
Lot 61 DP752042	32.7 ha	Lendlease

The subject site is 61.3ha in total, but presents approximately 29.1ha of developable land, given the extensive bushland that the site contains due to its proximity to the Georges River. Adjoining 'rural' properties share the same characteristics and all present large parcels of land. Land immediately to the south presents no capacity for an urban outcome due to its environmental constraints. The subject site presents a good pocket of flat land able to be converted for urban purposes.

2.3 Key Planning Controls

Gilead is subject to the provisions of:

- Campbelltown Local Environmental Plan 2015.
- Draft GMPGA Land Use Investigation Preliminary Strategy and Action Plan.
- The Greater Macarthur Sydney Region Growth Centres SEPP Amendment.

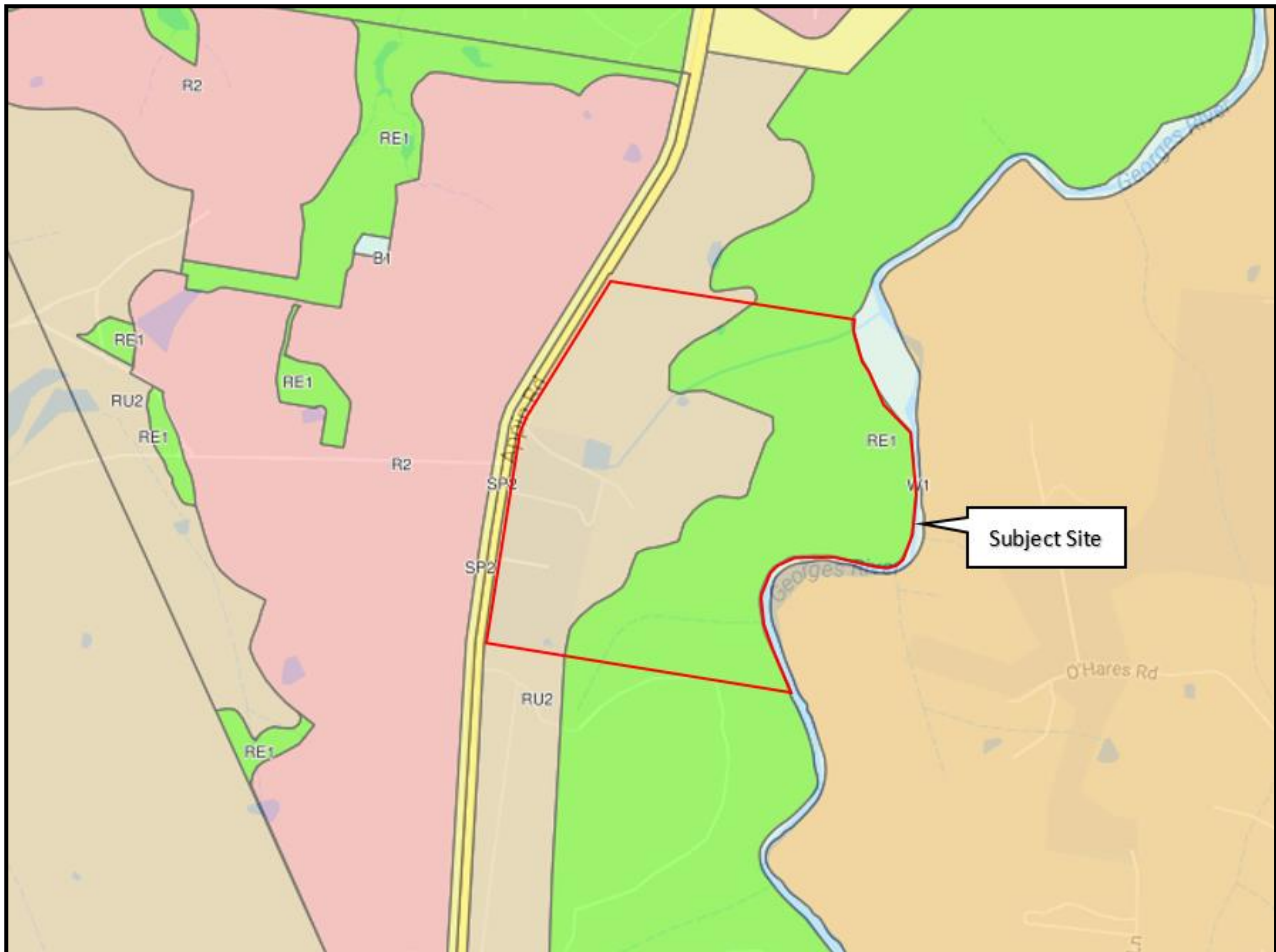
The urban development of the site can be achieved as a direct amendment to the Campbelltown LEP or through an amendment to the Growth Centres SEPP (once it is finalised). Whilst the Growth Centres implementation process generally encompasses a coordinated State Government interest in the servicing of and planning for the land's release, similar levels of

State Government coordination may be achieved through a direct amendment to Campbelltown LEP.

Land use Zoning

The current zoning of the subject site is RU2 Rural Landscape with a portion of the eastern boundary zoned RE1 under the provisions of CLEP2015.

Figure 5: Current Land Zoning of the Study Area



Source: NSW Planning Portal, 2018

Development Standards

The entire site is currently subject to a 100ha minimum lot size and a maximum building height of 9m under CLEP2015.

Ultimately, the residential subdivision of Gilead will be subject to revised development controls prepared as part of the final plan to support some flexibility in the actual development of the site.

Bushfire Mapping

The entire site within the Campbelltown LGA is identified as bushfire prone land, vegetation categories 1 and 2. The bushfire constraints have been addressed by Eco Logical and summarised in section 3.3 of this report.

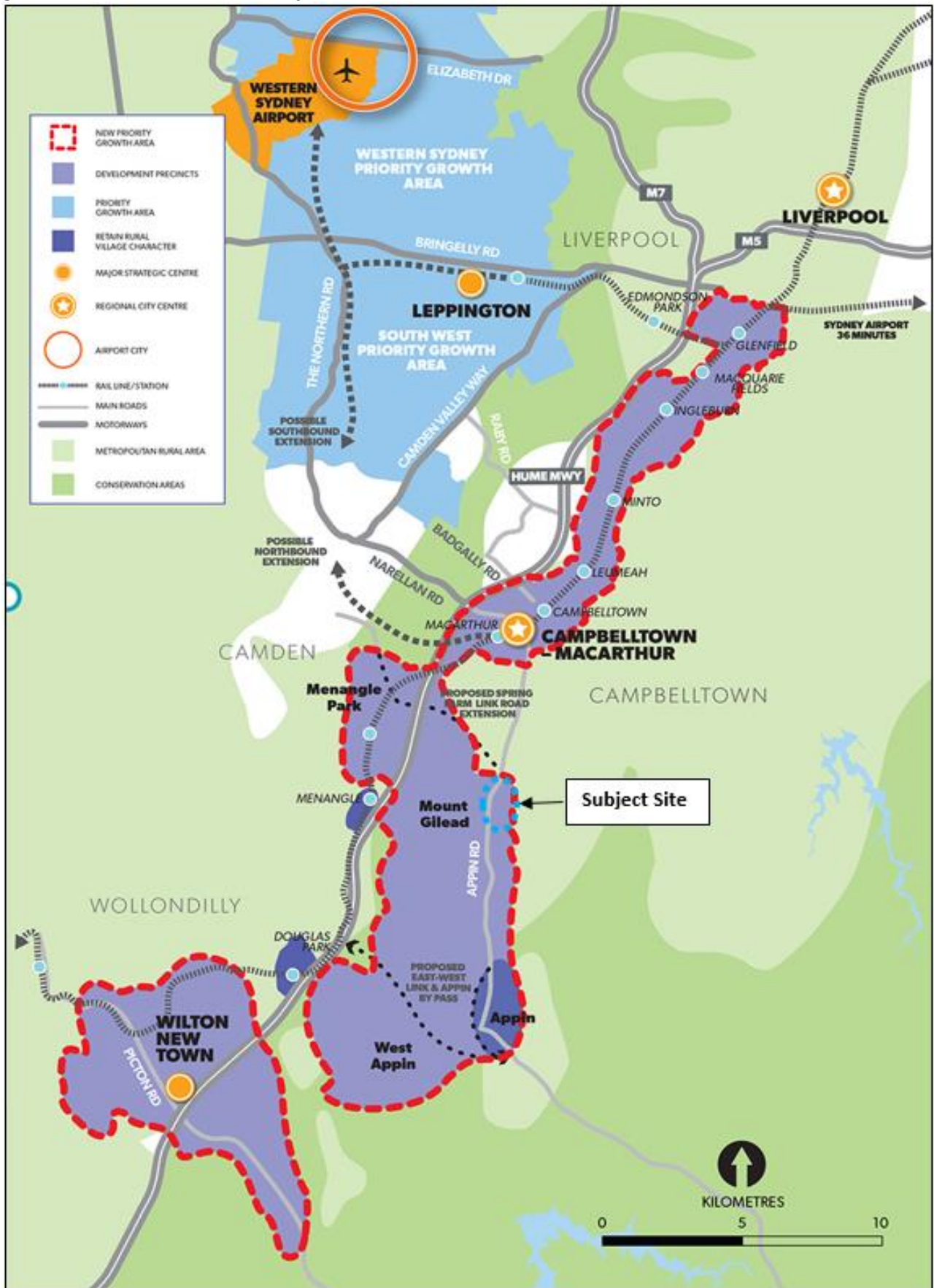
Greater Macarthur Priority Growth Area – Draft Growth Centres SEPP Amendment

The site is located wholly within the GMPGA (**Figure 6**) reflected in the Greater Macarthur Land Release Preliminary Strategy Action Plan which was released by the NSW State Government in 2015. The Preliminary Strategy and Action Plan identifies immediate opportunities to deliver up to 35,000 new homes in the GMPGA including the Gilead site.

The GMPGA also benefits from the draft Greater Macarthur amendment to the Growth Centres SEPP which was also exhibited in 2015. The intended effect of this amendment is to identify a new priority growth area covering land releases at Menangle Park, Mount Gilead and Appin, ultimately streamlining the rezoning process.

The Gilead site is part of the Menangle Park and Mount Gilead Development Precinct which is anticipated to deliver around 18,100 dwellings, of which the site proposes to deliver in the order of 505.

Figure 6: Greater Macarthur Priority Growth Area



Source: NSW Department of Planning, 2015

2.4 Site Characteristics

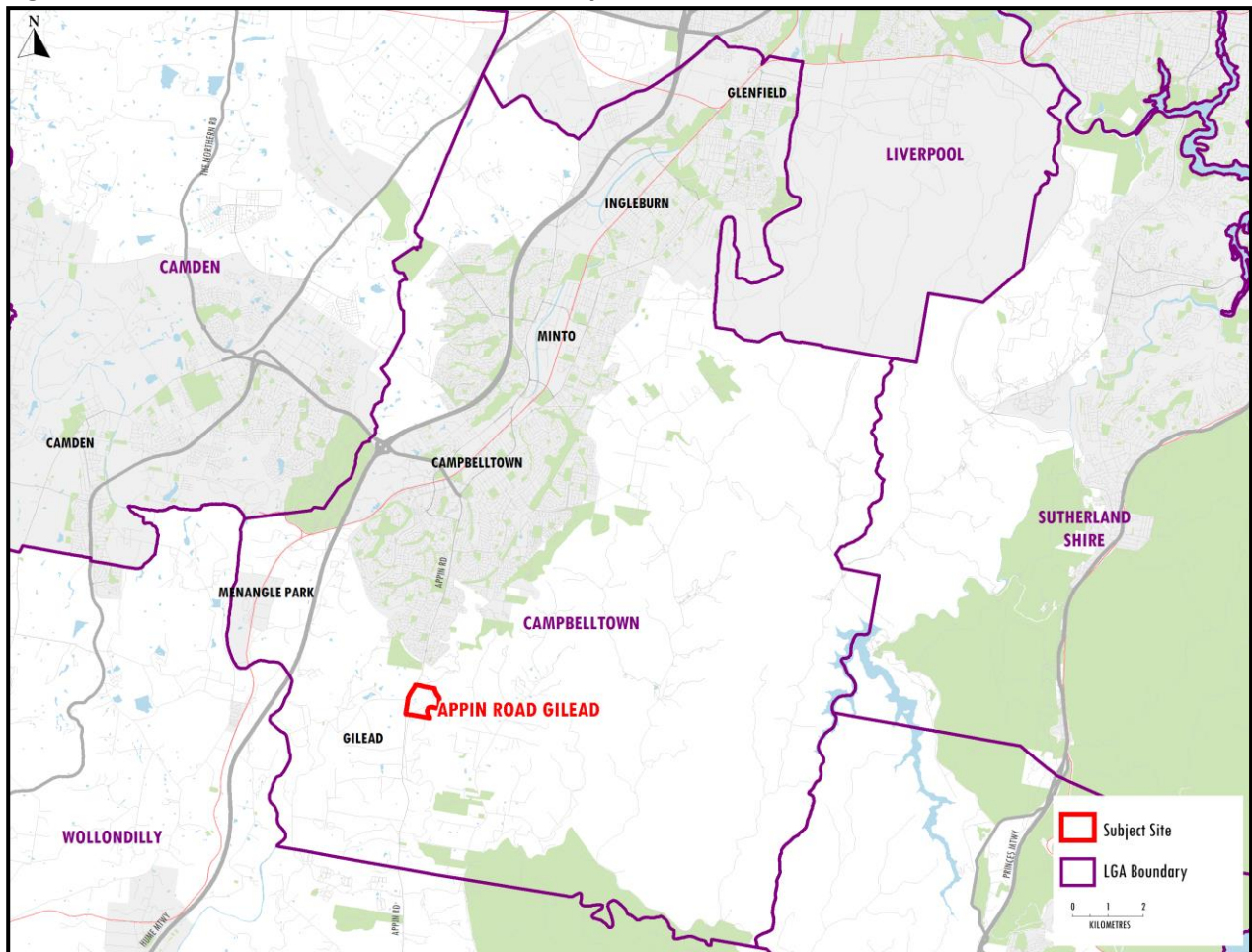
The site is located in a rural area and has been partly used for grazing purposes and accommodates two rural-residential premises. It has substantially cleared paddocks with vegetation located along the Georges River.

2.5 Location and Context

Gilead falls within the Campbelltown LGA (as shown in **Figure 7**) and is strategically positioned within the GMPGA, approximately 6km from the Campbelltown Strategic Centre, 58km south west of the Sydney CBD, and 45km north-west of Wollongong.

Appin Road runs north-south along the western boundary of the site allowing significant main road frontage that provides an opportunity for controlled access to the residential subdivision, managed in consultation with access points to the adjoining Mt Gilead development.

Figure 7: Local Government Boundaries and Study Area

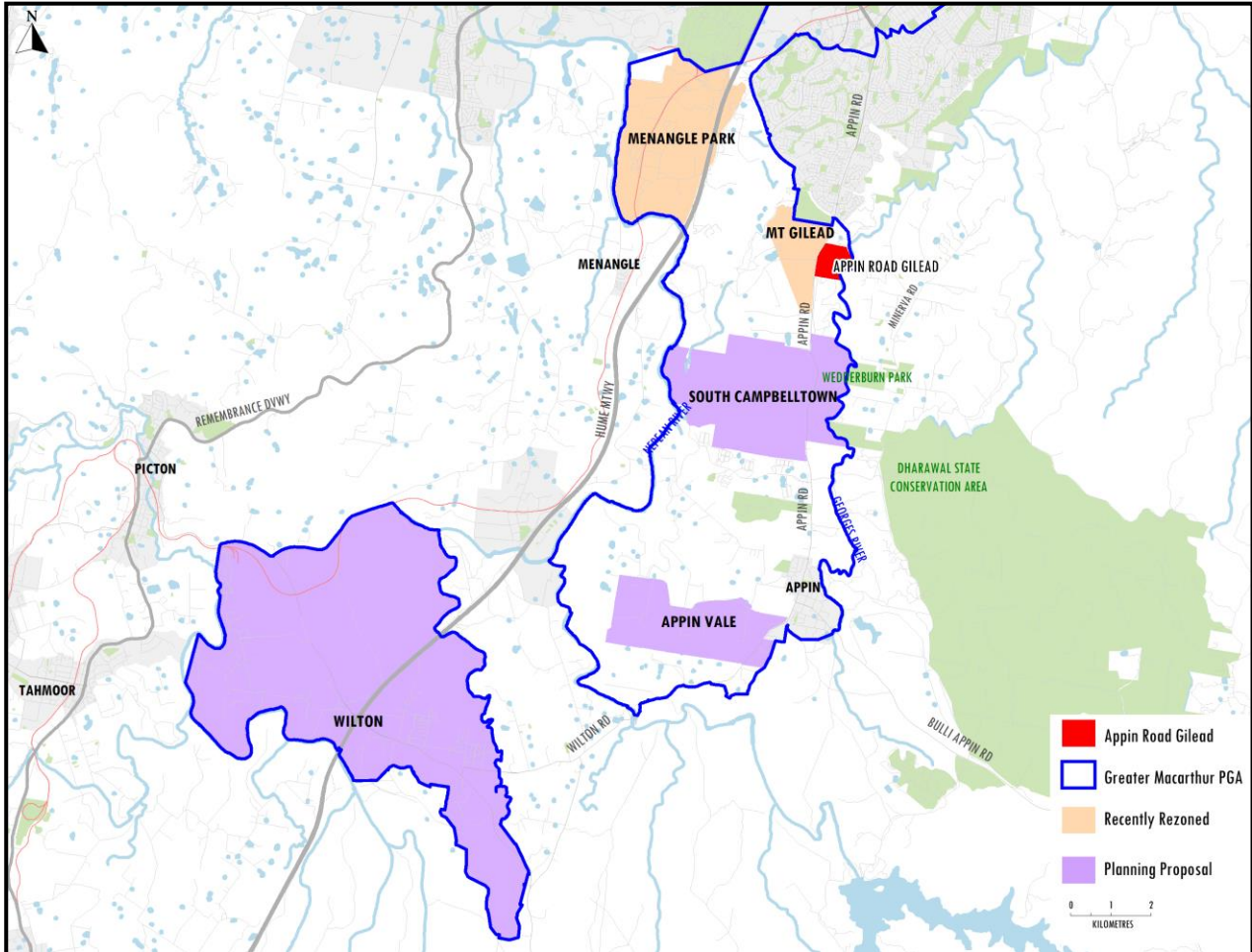


Source: MacroPlan, 2018

2.6 Future Surrounding Development

There are five current planning proposals and a recent rezoning within the GMPGA (refer **Figure 8**). These sites are also identified within the State Government's GMPGA Preliminary Strategy and Action Plan and are summarised below.

Figure 8: Planning Proposals in the vicinity of the study area



Source: MacroPlan, 2017

Mt Gilead Rezoning – Amendment No.2 to Campbelltown LEP 2015

Located to the west of Gilead, adjoining the site opposite Appin Road, the Mt Gilead Planning Proposal fronts Appin Road and provides a logical extension of the Campbelltown-Macarthur urban area. CLEP2015 was amended in September 2017 to rezone the 210ha site to facilitate the construction of more than 1,500 dwellings.

It is understood that Lendlease, the proponents for the rezoning, have entered into an agreement with the State Government for a contribution of \$45 million for the upgrade of Appin Road encompassing the construction of four lanes from Rosemeadow to the southernmost access point to the Mount Gilead site.

Menangle Park - Amendment No.3 to Campbelltown (Urban Area) LEP 2002

To the west of Gilead and Mt Gilead is the recent Menangle Park land release which rezones a 958ha site at Menangle Park to allow for the development of 3,400 residential allotments, a small commercial centre, employment land and community and recreation facilities as well as the new Spring Farm Parkway that will link Menangle Park with surrounding areas.

West Appin – Amendment to Campbelltown LEP 2015

The West Appin Precinct, located to the south of the subject site, was identified within the draft South West District Plan and the GMPGA Preliminary Strategy and Action Plan as suitable for urban release after 2036 due to the level of infrastructure required to service future residents. The precinct is indicatively ear-marked to support a centre with around 30,000-50,000m² of employment GFA and a supporting centre in North Appin of around 5,000-10,000m² of employment GFA.

Wilton - Amendment to Wollondilly LEP 2011

The Wilton Planning Proposal is situated south of the subject site, at the southern end of the GMPGA and has been listed on the State Government's Metropolitan Delivery Program for several years. The Wilton Planning Proposal is 2,600ha in area and includes a 25,000m² town centre with a yield of around 16,000 residential lots.

The Wilton Planning Proposal site is proposed to be zoned 'urban' as outlined in the recently released Interim Wilton Land Use Infrastructure Implementation Plan (LUIIP), with specific standard instrument land use zones being allocated at the precinct planning stage.

South Campbelltown – Amendment to Campbelltown & Wollondilly LEP's

The South Campbelltown Planning Proposal is situated south-west of the Gilead site, centrally located within the GMPGA. The proposal was recently lodged by the Gilead Landowners Group for the rezoning of 1,064ha of land to create a vibrant mixed use township with 13,000 dwellings and a concomitant population of approximately 35,000 people. The neighbourhoods are designed around walkable catchments with commercial land provision to accommodate in the order of 7,000 local jobs.

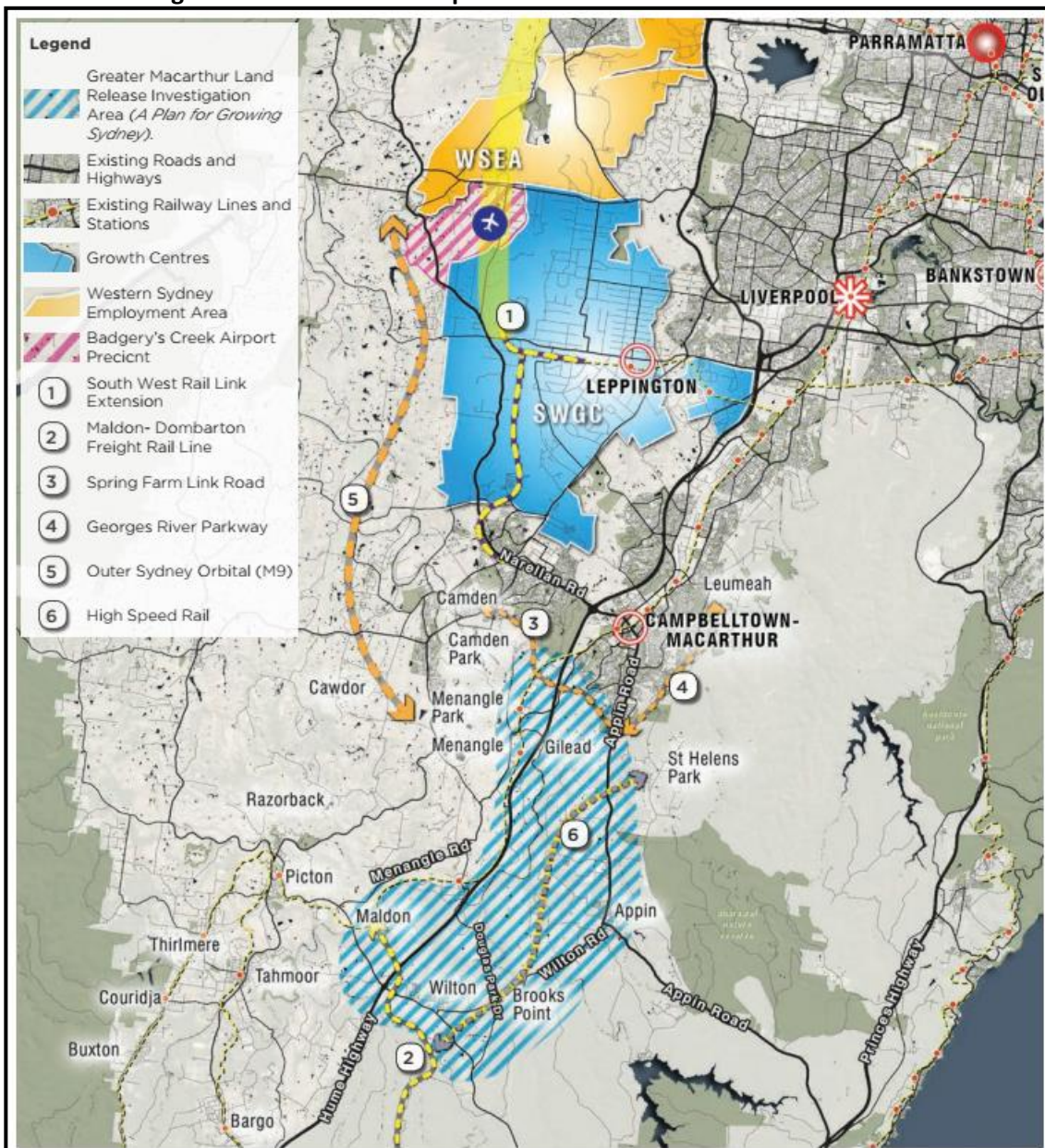
2.7 Key Transport Infrastructure

The GMPGA Land Use and Infrastructure Analysis outlines several infrastructure requirements proposed to support the growth of the GMPGA (**Figure 9**).

Key proposed infrastructure items relevant to the development of Gilead are listed below:

- The **South West Rail Link Extension and a possible link to Southern Rail Line** (currently suggested to occur at Menangle Park).
- **Appin Road upgrades** - an upgrade of Appin Road from two lanes to four lanes from Rosemeadow to the southern extent of urban development of the GMPGA.
- The **Maldon-Dombarton Rail Line**, connecting the south-west to Wollongong's port.
- The **Spring Farm Link Road**, providing a much-needed access from the GMPGA and adjacent release areas across Camden to The Northern Road, and thereby efficient access to the Western Sydney Airport (WSA).
- The **Outer Sydney Orbital (M9)** which will expand upon the role of the Spring Farm Link Road in linking the Greater Macarthur and Wollongong/the Southern Highlands to WSA and its adjacent employment lands, and providing a strategic outer circuit route for Sydney.
- **Construction of a north-south bus priority corridor** to support development self-containment of trips within the GMPGA and to promote public transport links to Campbelltown-Macarthur and relieve pressure from Appin Road.
- **Southern Highlands Rail Line** - investigation of the feasibility of the electrification of this Rail Line to Menangle Park with a view to providing greater public transport connections to employment opportunities in the Sydney Metropolitan Area, whilst alleviating car dependency.
- **Hume Highway Upgrade** - between Picton Road and Raby Road in order to accommodate the external impact of the GMPGA on the trunk road network.

Figure 9: GMPGA Long Term Infrastructure Requirements



Source: NSW Department of Planning, 2015

Infrastructure Australia has identified a preferred corridor through the area for a high speed passenger network connecting Melbourne, Sydney, Canberra, Brisbane and other regional centres. The alignment is not addressed in this Planning Proposal as it is understood that although currently under investigation, progression of this project has slowed. As such there has been no formal corridor identification or federal commitment to this project that would warrant further consideration of High Speed Rail corridor impact on the development of the site.

2.8 Site Opportunities and Constraints

Opportunities and challenges presented by the site's development for urban purposes are listed below.

Opportunities:

- The site is identified within the draft GMPGA and corresponding Greater Macarthur Growth Centres SEPP Amendment.
- The site is located 6km south of the Campbelltown-Macarthur Strategic Centre.
- The site provides an opportunity for logical extension of Campbelltown's urban footprint through contiguous residential development from St Helens Park to the Greater Macarthur.
- The site is of sufficient size to contribute to the generation of population mass that will support commercial/economic growth in the Campbelltown-Macarthur Strategic Centre.
- The site is owned by the Brticevic family and OSL, a group of like-minded landowners, passionate about the locality and success of a good development outcome.
- Retained existing vegetation provides opportunities for biodiversity retention and management of the sites interface with the Georges River.
- A range of housing types can be provided across the site to address housing need.
- Development on the eastern side of Appin Road will provide coordinated approach to land-use and infrastructure planning with the proposed Appin Road upgrade.

Challenges:

- Traffic management and certainty regarding possible future public transport corridors.
- Flora and fauna management, in keeping with district expectations.
- Bushfire management, requiring the designation of Asset Protection Zones (APZs).

3 Objectives and Proposed Land Uses

This section sets out the key elements and objectives of the masterplan, which, in its final form is the intended outcome of the planning proposal. The masterplan is based on site analysis, a planning policy setting and preliminary studies to establish land constraints. It will continue to be refined as further investigations are undertaken in the evolution of the planning proposal and preparation of the amended LEP.

3.1 Key Elements of the masterplan

The masterplan for the proposed new residential suburb (**Figure 10**) aim to provide a contemporary outcome with a range of housing types. The proposal consists of a range of low and medium density lot sizes, providing flexibility in the delivery of a variety of dwelling stock, recreational areas and population serving local commercial offering with appropriate infrastructure. The key elements of the concept plan are outlined below.

Residential Development

The masterplan supports the delivery of 505 dwellings that will assist in achieving housing diversity and affordability in the Macarthur region. Dwellings will be planned for in a range of densities with some flexibility provided in the final built form outcome to ensure future development success.

Gilead is proposed to be developed at an average density of 17.5 dwellings per ha (a 400sqm average lot size). This target is consistent with what would traditionally be expected in greenfield urban release development. Such densities are reflected in the recent housing diversity amendments to the Growth Centres SEPP, made in response to the shift toward smaller lots to provide more affordably priced housing product with greater access to transport and services. Smaller lots in greenfield areas and consequential price discount for new housing at Gilead will drive the residential growth of Gilead, with an edge on affordability compensating for greater travel distance.

Commercial Development

The masterplan provides the location of a neighbourhood shop offering central to the masterplan. Ensuring higher accessibility by all residents.

Open Space

Open space is provided on site at 75% of the benchmark of 2.83ha/1,000 persons. Higher density housing options are proposed adjoining the recreational area and local commercial

offering. A breakdown of development is provided in the masterplan and architectural drawings prepared by UrbanCo.

Total Land Area	61.3ha
Bushland	27.6ha
Open Space	3.1ha
Drainage	1.5ha
Net Developable Area	29.1ha

Indicative Lot Yield Summary			
Lot Type/dimension	Area (sqm)	Yield	%
Terrace	165	20	4
10m x 25m	250	50	10
12.5m x 25m	312	60	12
15m x 25m	375	20	4
10m x 30m	300	100	20
12.5m x 30m	375	130	26
15m x 30m	450	60	12
17m x 30m	510	15	3
10m x 35m	350	15	3
12.5m x 35m	437	20	4
15m x 35m	525	5	1
17m x 35m	595	5	1

Total Yield	505 dwellings
Average Lot Size	400 sqm
Residential Density	17.5dw/ha

Recreation Uses

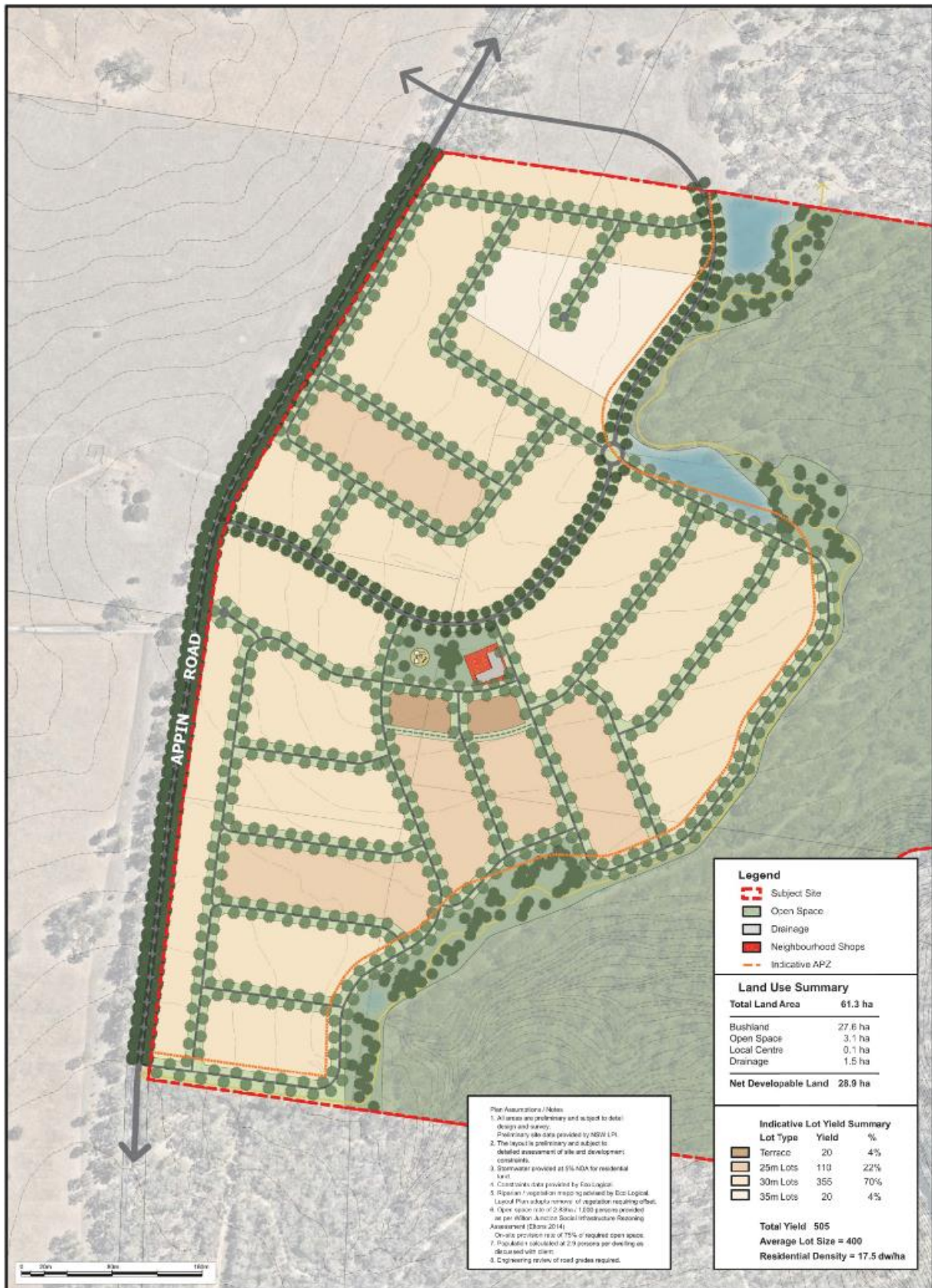
A variety of local open space and pocket parks will be spread throughout the Gilead residential development. Recreational facilities will facilitate the effective integration of environmentally sensitive bushland land into the residential area.

The riparian and vegetation mapping has been advised by Eco Logical, the layout plan adopts the removal of vegetation requiring offset.

The established benchmark for the provision of open space in Greenfield sites is applied at a rate of 2.83ha / 1,000 persons. The masterplan prepared by UrbanCo provides on-site provision of 75% of the required open space, assuming a density of 2.9 persons per household.

A breakdown of recreational uses is provided in the masterplan below.

Figure 10: Masterplan



Source: UrbanCo February, 2018

3.2 Objectives of the Planning Proposal

The primary outcome of the Planning Proposal is the development of the site for a contemporary residential area as reflected in the masterplan. The related objectives of the planning proposal are:

- A logical extension of the established urban footprint of Campbelltown to the south of St Helens Park and Rosemeadow, capitalising on the significant infrastructure investment.
- To increase the supply of housing within the Macarthur region with the addition of 500+ dwellings in a range of formats, densities and sizes.
- The development of a range of residential dwelling types supported by proximity to key trunk infrastructure connecting the site to key employment areas such as the Campbelltown-Macarthur Strategic Centre and future connection to the Western Sydney Airport.
- The identification and protection of bushland adjacent to the Georges River.
- The provision of a range of resident serving open space and local services for the future community.

3.3 Proposed Rezoning – Explanation of Provisions

The proposed outcome will ultimately be achieved through an amendment to the CLEP2015 and the provision of a range of site specific development controls that deliver the vision for Gilead.

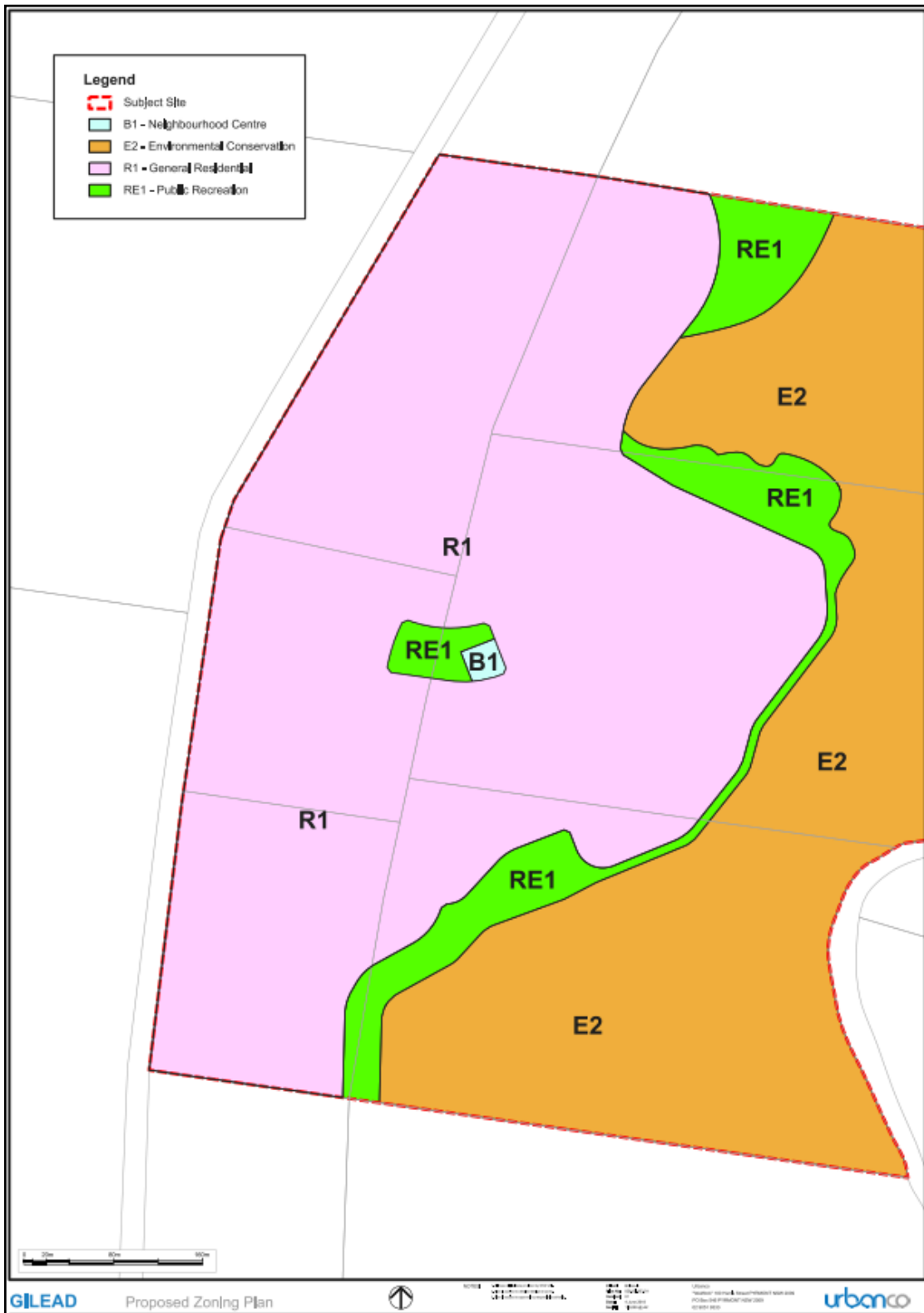
Ultimately, these amendments will conform to the Standard Instrument (Local Environmental Plans) Order and will reflect the masterplan adopted for the site. However, as further detailed government agency consultation is required to inform the final concept, a Standard Instrument land use plan has not been prepared at this stage.

As the subject site falls within the GMPGA and is identified in the draft Greater Macarthur Growth Centres SEPP amendment. The Gilead site may be an appropriate candidate for the introduction of the 'Urban Development Zone' (UDZ) as outlined in the recently released Interim Wilton LUIIP. If appropriate, it is intended that the Urban Zone apply to the Gilead site prior to further government agency consultation and subsequent allocation of Standard Instrument land use zones for the proposal.

We expect that the urban development zone will apply to larger parcels of land that will be master planned to give flexibility to the final locations of schools, playing fields and other necessary social and community infrastructure. Given that the subject site is relatively small and straight-forward in comparison to other projects in the GMPGA, a Standard Instrument

zoning presents as a more appropriate pathway. As such the following zoning is suggested for the site.

Figure 11: Proposed Site Zoning Map



Source: UrbanCo, 2018

4 Key Planning Issues

This section provides an analysis of key planning issues pertaining to the site's development.

4.1 Traffic and Transport

As a new residential subdivision of approximately 1,465 people (assuming average 2.9 person household size), it is expected that Gilead will generate an increase in traffic movements particularly on Appin Road.

Appin Road currently operates as a two-lane State classified road however, in accordance with GMPGA long term infrastructure requirements, it is proposed to be upgraded to provide improved links to Campbelltown-Macarthur. It is understood that the portion of Appin Road from Campbelltown-Macarthur to the southern boundary of the recently rezoned land under the Mt Gilead Planning Proposal area is the subject of a voluntary planning agreement (VPA) between Lend Lease and the NSW RMS. It is understood that the VPA involves a \$45 million contribution towards a four-lane upgrade.

Given the sites location on the eastern side of Appin Road, adjoining the approved Mt Gilead planning proposal, the Gilead subdivision will benefit from the VPA for Appin Road upgrade between Lend Lease and the NSW RMS.

The environmental constraints surrounding the Gilead site, ensures the containment of traffic movements within the Gilead proposal, slightly to the north, and generally to the west of Appin Road. This negates the opportunity for future development to 'worsen' the traffic conditions through the Gilead residential subdivision.

Public transport provision in the vicinity of the site is limited to a bus network operating on Appin Road between Wollongong and Macarthur Station. The nearest railway station to the site is Macarthur Station, located 6km to its north. This station services the T2 Airport Line and provides access to the Sydney CBD.

A Traffic Impact Assessment was prepared by GTA (**Attachment D**) to assess the traffic impacts of the proposed new residential subdivision.

The assessment found that fully developed (at 500 dwellings), Gilead would generate an additional 475 vehicle trips within weekday AM peak hour and 495 vehicle trips within the

weekday PM peak hour. The Traffic Impact Assessment assumed that the commercial use would not generate additional traffic as a result of its local nature and negligible size.

Traffic will enter the adjoining Mt Gilead development via 3 future access points on Appin Road, located immediately to the north of the subject site, further south of the subject site and centrally to the site. It is understood that the Gilead proposal will benefit from access via controlled intersections located immediately to the north and centrally to the site.

The assessment provides mitigation of increased traffic through the inclusion of short turn lanes to relieve some of the traffic. The traffic assessment concluded that Appin Road will operate at or above capacity once fully developed.

To ensure Gilead and other urban development in the GMPGA can accommodate the predicted increase in traffic movements, GTA recommend that whilst Appin Road be constructed as a four-lane road within the vicinity of the site, an adequate road reservation be set aside for possible expansion to a 6 lane road if required.

Planning Proposal Response

Gilead is capable of being developed for residential purposes and will incorporate a high level of accessibility through the provision of well-designed streets that reduce the opportunity for bottlenecks and road congestion.

Development at Gilead will contribute to the generation of population mass to support large scale trunk infrastructure upgrades throughout the corridor.

Internal and external transport/traffic planning issues including corridor widths will be addressed throughout the detailed design of the proposal and will be confirmed by the Roads and Maritime Service (RMS), Transport for New South Wales (TfNSW) and Council as required.

The high speed rail corridor mentioned in Section 1.6 has not been addressed in this Planning Proposal as there is no formal corridor identification in the GMPGA Preliminary Strategy and Action Plan or Government funding commitment.

4.2 Biodiversity

Most of the site has been subject to grazing and now largely exists as cleared land, apart from vegetation along the Georges River and OSL lots.

Eco Logical have prepared a number of environmental studies (**Attachments E, F, G & H**) to assess the site's ecological and historical value and ultimately guide the preparation of the masterplan.

Threatened Species Habitat Assessment

Based on habitat assessment and records, Eco Logical found that threatened flora and fauna species are predicted as likely to be present on and utilise the site. Further surveys are required to be undertaken in line with Office of Environment and Heritage guidelines for a full impact assessment on each identified species. The habitat assessment identified the following three vegetation communities mapped by OEH:

- Sydney Hinterland Apple-Blackbutt Gully Forest
- Sydney Hinterland Grey Gum Ridgetop Forest
- Cumberland Shale-Sandstone Ironbark Forest

Of the three vegetation communities mapped on the site, the Cumberland Shale-Sandstone Ironbark Forest was present in three different conditions (intact, under scrubbed and derived native shrub land). This community is listed as Critically Endangered under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). It is likely that the TEC Shale Sandstone Transition Forest will meet the EPBC Act definition because it was evident in a patch greater than 2ha and more than 70% of the perennial understorey vegetation cover made up of native species.

Several of the Eucalyptus trees on the site contained hollows (important for hollow dependent fauna) and scratch marks resembling those made by a Koala. Eco Logical observed a koala within this habitat. The Koala present on site is an indicator that this habitat is in use and should be classed core koala habitat. Further, small caves and rocky areas of the Georges River are important to reptile habitat.

Riparian Corridors

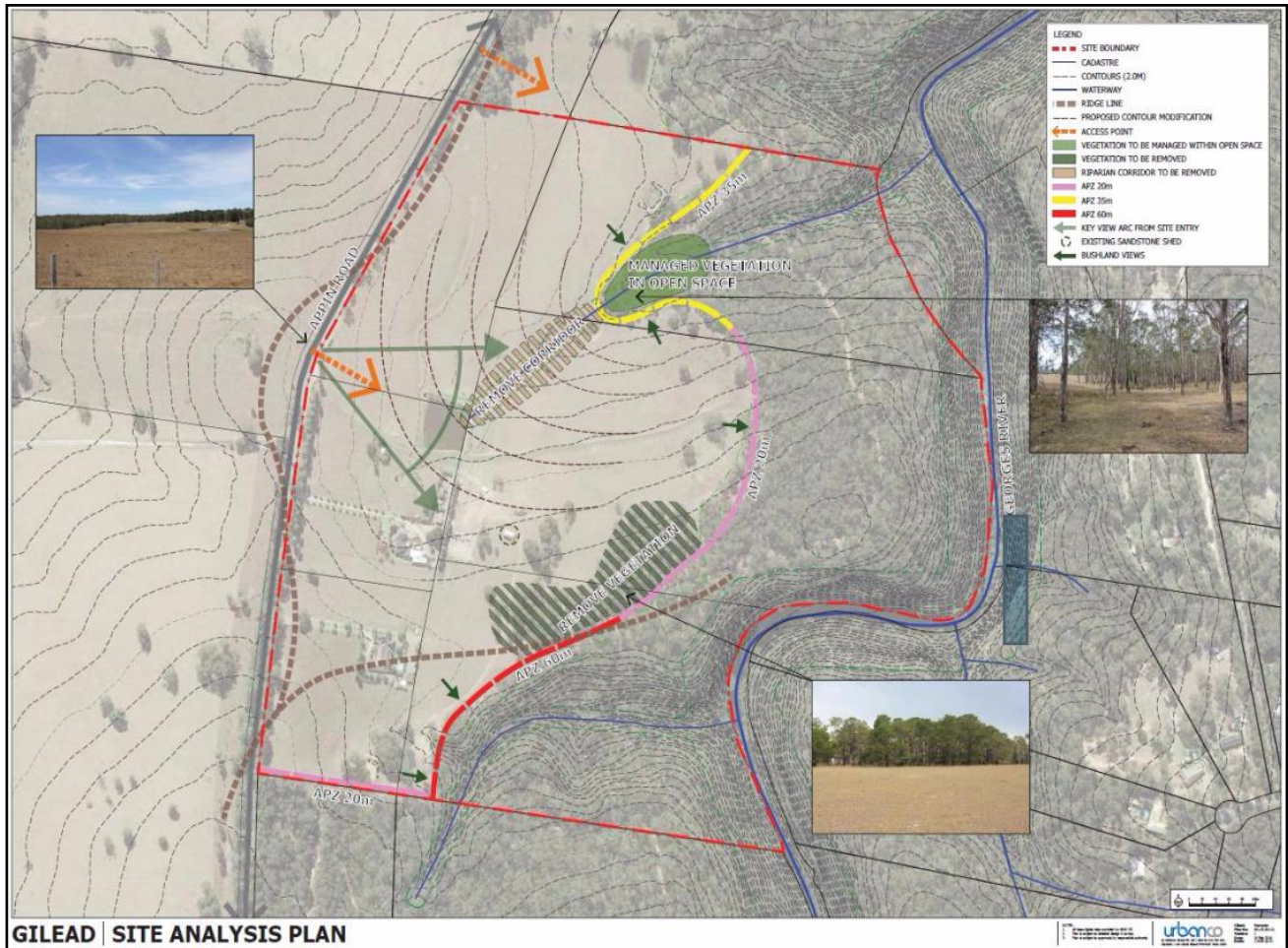
The site falls to the west of the Georges River Catchment with generally flat topography in cleared areas and abrupt transition into the densely vegetated bushland of the Georges River.

The site presents a great opportunity for the management and protection of the urban interface with the Georges River. The masterplan protects around 27.6 ha of significant bushland adjacent to the Georges River.

The Riparian Constraints Assessment located 5.23 ha of Riparian corridor across the study area.

The recommendations for Riparian Management are available in the Riparian Constraints Assessment prepared by Eco Logical, attachment H.

Figure 12: Site Analysis Plan



Source: UrbanCo

Planning Proposal Response

The environmental value of the dense bushland adjoining the Georges River comes as no surprise. The masterplan has been designed to manage the interface between the bushland and development area and does not propose the clearing of any vegetation classed 'High' or 'Very High'. The urbanisation of the cleared land presents an opportunity for the protection of these species. Environmental protection measures including development controls and zoning will be applied to future development to ensure protection of the high value ecology present.

In order to protect ecological and aquatic values in the study area, Eco Logical recommend the implementation of several key measures, including:

- Retaining the Shale Sandstone Transition Forest;
- Protection of Grey Gums recognised as core Koala habitat; and

- Limiting development to low constraint areas, being the parts of the site that are cleared and contain only exotic grasses.

The mitigation measures proposed by Eco Logical have been incorporated into the masterplan and should be implemented as part of future development applications.

Further details regarding biodiversity impacts and mitigation measures are provided in *Section C 3.9 Environmental, Social and Economic Impact*.

4.3 Bushfire Risk

The site is mapped as bushfire prone land (BFPL) by Campbelltown City Council under Section 10.3 of the EP&A Act. A Bushfire Assessment has been undertaken by Eco Logical Australia (Attachment H) to determine the capability and suitability of the site for future residential development.

Planning Proposal Response

The bushfire assessment prepared by Eco Logical provides an Asset Protection Zone (APZ) that has been considered in the preparation of a masterplan. The APZ extends 25-50m from the retained bushland to the east, 10m from grassland to the north and 25m from the forest to the south. The APZ is provided in **Figure 3** of the Bushfire Constraints Assessment attached at **Attachment F** of this report.

4.4 Acoustics

A Noise Impact Assessment was prepared by Acoustic Logic (**Attachment I**) to determine the noise impacts associated with:

- Traffic noise from Appin Road
- Noise generated from plant and equipment (in principle) and additional vehicle movements on public roads.

The assessment placed three noise monitors on the site to determine the current acoustic environment which consists of moderate traffic noise from Appin Road and low ambient background noise levels moving further from Appin Road.

The assessment concluded that the majority of the noise impact would consist of traffic noise that is able to be appropriately mitigated with the acoustic design of façade constructions to satisfy the acoustic criteria detailed in SEPP (Infrastructure) and 'Development Near Rail Corridors and Busy Roads – Interim Guideline'.

Acoustic Logic provide that noise emissions should be considered at the development application stage, to ensure compliance with the EPA. Especially given that the traffic noise should be considered in the context of the upgrades to Appin Road that will support further growth in the Greater Macarthur.

4.5 Air Quality

A Preliminary Odour Assessment was undertaken by JBS&G (**Attachment J**). The objective of the assessment was to determine the existing odour sources which included:

- A review of the precinct and surrounds to identify potential sources of odour
- A review of relevant assessment criteria for odours
- A discussion of results

No odour sources were identified within 500m of the site, in line with NSW minimum separation distances published in 1994, the sites use for residential purposes would not be subject to offensive odours.

There are offensive odour sources in the locality, including the Ingham's Poultry Farm at 345 Appin Road which is some 5km to the south. This is not considered to impact development potential at the subject site. Further, it is understood that the operations will cease by or before 2019 as outlined in their submission to the draft South West District Plan. JBS&G recommend that no further assessment of odour impacts is necessary based on the conditions encountered.

4.6 Contamination

A Preliminary Site Investigation was undertaken by JBS&G (**Attachment K**) to assess potential contamination constraints at the site that would preclude, or need to be managed in order for the sites use for residential purposes.

The investigation found that the majority of the site is considered to have low potential for gross or widespread contamination, evidence of isolated areas of contamination based on past and current uses was present on site. The identified impacts are considered common and able to be adequately mitigated at the development application stage.

Due to the absence of any widespread contamination, the requirements of DUAP (1998) Planning Guidelines for rezoning of large areas is considered to be satisfied and that the rezoning can proceed.

JBS&G recommend that a detailed site investigation be undertaken for future DA's on the site to assess the suitability of the land, providing recommendations for management and remediation in cases where the land may not be suitable. It is also recommended that Hazardous Building Material Surveys be undertaken prior to any demolition works within the site.

4.7 Geotechnical Issues

A Preliminary Geotechnical Assessment of the Gilead site was undertaken by Pells, Sullivan, Meynink to determine the suitability of the site for urban development. The assessment, **Attachment L**, detected:

- Cliff regression on the Georges River
- Steep slopes on the Georges River
- Presence of disturbed ground.

Planning Proposal Response

Pells, Sullivan, Meynink determined the site as suitable for development. No constraints that cannot be appropriately managed were present. The assessment provides appropriate management, including setbacks that have been considered in the preparation of the masterplan.

4.8 Mining

The site is located in the South Campbelltown Mine Subsidence District which encompasses the majority of the Northern section of the GMPGA land release area. It is anticipated that the existence of completed mining activity will not impact future development of the site.

4.9 Economic and Social

Aboriginal Heritage

A preliminary constraints assessment including an AHIMS search undertaken by Eco Logical to provide insight on the presence and potential for aboriginal sites on, or in proximity to the property. The AHIMS found a total of 9 AHIMS sites and 0 Aboriginal Places consisting 55% Artefact Scatter/ Isolated Artefact and 45% Potential Archaeological Deposits. There are no registered AHIMS sites located within the study area boundary, all sites are located approximately 138m to 730m to the west/north west of the study area. Predictive modelling does however provide for the possibility of aboriginal sites to be located in association with the Georges River.

Planning Proposal Response

The Archaeological study, **Attachment H** identifies no aboriginal heritage sites within the study area but recommends that there is a possibility for aboriginal heritage items upon closer

inspection. The planning proposal does not suggest the removal of trees located in the thick bushland, which is identified as potentially having heritage value. Further, the proposal does not suggest development immediately adjoining the Georges River, where it is likely that items of aboriginal significance may exist. The planning proposal effectively manages any speculative heritage significance the site may present.

Non-indigenous Heritage

The Heritage database searches found 5 heritage items in the surrounding landscape 91m to 1.4km from the study area, and no historical items within study area boundaries.

The landscape holds many historical items which are associated with early farming activities, further research into early land grants, subdivision and historical development of adjoining properties is required.

Planning Proposal Response

The heritage impact including preparation of a Statement of Heritage Impact will be prepared at the Development Application stage to address impact on the adjoining Glen Lorne property located approximately 90m to the north.

Economic Considerations

The Planning Proposal is accompanied by a residential land market assessment prepared by MacroPlan **Attachment C**. The assessment provides commentary on the Sydney housing market to support the proposal for residential development in the South-West. Amongst other things, the South west market is bolstered by higher population growth and strong local jobs growth which has seen a surge in prices (2015-2016). The market assessment has informed the planning proposal in terms of anticipated population, demographic and housing needs, as reflected in the Layout Plan.

Population

It is anticipated that the development will attract a similar age profile to the rest of South West Sydney with a higher proportion of people over 50 years and young renters.

Housing

Gilead is expected to deliver 500+ homes in the coming years. Ultimately generating a concomitant population of 1,465 people. The housing mix is 96% detached and 4% attached with an average lot size of 400sqm and residential density of 17.5 dwellings per hectare.

The Gilead rezoning will provide significant regional benefits including housing diversity through logical southern extension of Macarthur.

Employment

Housing viability leverages off the proximity of the site to the Campbelltown-Macarthur Strategic Centre. The location of housing on the site will bolster the supported scale of the strategic centre. Further, it is suggested that 10-15% of the population will work from home with no fixed address. A small retail offering provides limited job opportunities, including part-time work for the local youth.

Infrastructure Provision

A utilities servicing study was undertaken by AECOM for the Wilton/Greater Macarthur Priority Growth Areas. Civil Engineering and Infrastructure Servicing Report prepared by Wood & Greive Engineers is **Attachment M** to this report. The servicing availability is provided below:

Potable Water

The site is located within Sydney Water's Area of Operations but is not currently serviced with Potable Water infrastructure with no water reticulation in the vicinity of the site.

Sydney Water have advised that whilst the site is within the GMPGA it is not included with in their Growth Servicing Strategy (GSS) 2017-2022 but support from the DP&E during the planning proposal process would determine the feasibility of the development and the potential nature of potable water servicing.

Waste Water

The site is located within Sydney Water's Area of Operations but is not currently serviced with Waste Water Infrastructure. Wastewater from the site is currently treated via on-site disposal. The area in the vicinity of the site is proposed to be serviced via an extension of a proposed DN300 gravity main on Appin Road.

As relevant to the availability of potable water infrastructure, Sydney Water have advised that whilst the site is within the GMPGA it is not included with in their Growth Servicing Strategy (GSS) 2017-2022 but support from the DP&E during the planning proposal process would determine the feasibility of the development and the potential nature of waste water servicing.

The GSS notes that Lendlease is preparing a concept design for potable and waste water. Should an options assessment proceed, negotiation would be required with Lendlease to include the site in their concept designs, Wood & Greive Engineers have noted that there does not appear to be significant constraints that would prevent this from occurring.

Electricity

The site is within the Endeavour Energy Network Area. Correspondence from Endeavour Energy, **Attachment N**, forecast the existing 11kV feeders at Ambarvale Substation will not be capable of supplying the site. A substation is planned at Mount Gilead, however, if residential development is proposed before the substation is built, 11kV powerlines will need to be run from Ambarvale.

Gas

Despite the fact that Jemena Gas presently supply land in the GMPGA, the subject site is not currently serviced by gas infrastructure and the most proximate gas infrastructure is located to the north in the Rosemeadow/ St Helens Park area.

Jemena Gas will need to perform an assessment of any future development to determine the feasibility of connecting gas to the subject site.

Telecommunications

The site is presently serviced with Telstra communications along Appin Road, with an existing Telstra main passing through the site. Existing infrastructure does not have capacity to service the proposed development. NBN Co are responsible for connecting developments in excess of 100 allotments. NBN Co are therefore obligated to connect the site.

Stormwater Management

The proposed development will increase the quantity of stormwater runoff from the site. Onsite detention will be required to satisfy Council's requirements. Subdivision design and sensitive urban design measures will be required to be implemented to manage storm water runoff.

4.10 Relationship to Future Surrounding Development

The Gilead site is located at the northern end of the GMPGA which accommodates several other planning proposals and a recent rezoning as detailed in **Section 1.6** of this Proposal.

The urban development of Gilead will provide a logical utilisation of the Appin Road upgrades associated with the adjoining Mt Gilead rezoning.

The site is within close proximity of the Campbelltown-Macarthur Strategic Centre and will enable the primacy of this centre to be retained. Accordingly, the site's Appin Road frontage can be harnessed to help grow and establish a vibrant local community, extending the urban footprint of St Helens Park, and providing critical population mass to support community and social infrastructure throughout the district.

5 Justification

This section sets out the case for changing the site's zones and development controls.

Section A – Need for the Planning Proposal

Is the planning proposal the result of a strategic planning study or report?

Greater Macarthur Priority Growth Area

Following Council consideration, the Gilead site is identified in the GMPGA Preliminary Strategy and Action Plan exhibited in 2015. This document identifies immediate opportunities for up to 35,000 homes in Menangle Park and Mount Gilead and in a new town at Wilton.

The Gilead site is predominantly identified as *developable land* within the Menangle Park and Mount Gilead Precinct which provides immediate opportunity to deliver up to 35,000 dwellings. Consistency with the GMPGA Preliminary Strategy and Action Plan is addressed in section B of this Report.

Draft Growth Centres SEPP Amendment

The draft Greater Macarthur Growth Centres SEPP Amendment 2016 has the intended effect of identifying a new priority growth area at Menangle Park, Mount Gilead and Appin, and urban renewal precincts along the Glenfield to Macarthur rail corridor.

The subject proposal is a response to these documents and Campbelltown Council's resolution regarding specific further information required to support the proposal.

Is there a better means of achieving the objectives or intended outcomes, or is there a better way?

The existing zoning of the subject site is RU2 Rural Landscape under the provisions of CLEP2015. The entire site is subject to a 100ha minimum lot size and maximum building height of 9m. Accordingly the existing planning controls necessitate the preparation of this planning proposal in order to allow the intended development outcomes of the preliminary concept plan to be realised.

The planning proposal is the best means of achieving the intended objectives and outcomes of the proposal. An amendment to CLEP2015 can only be achieved through the LEP Planning Proposal process.

The application of the Urban Zone through the Growth Centres SEPP in accordance with the Land use Plan at Figure 11 is considered appropriate as it would offer certainty for infrastructure providers in terms of land uses that would be provided on the site.

Section B – Relationship to Strategic Planning Framework

This section responds to the four specific questions in the NSW Department of Planning and Environment’s Guide to Preparing Planning Proposals.

Is the Planning Proposal consistent with the objectives and actions of the applicable regional or Subregional Strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

This response considers the following documents:

- Greater Sydney Region Plan
- Western City District Plan
- Greater Macarthur Land Release Preliminary Strategy and Action Plan

Greater Sydney Region Plan: A Metropolis of Three Cities

The Greater Sydney Region Plan was released in March 2018 and is the current metropolitan plan for Sydney. The Plan sets the 40 year vision up to 2056 and provides a 20 year plan to manage growth and change in Sydney as it relates to economic and social issues, forecast of the plan include 725,000 dwellings from 2016-2036. The plan is informed by its growth through draft phase, a review of the previous metropolitan strategy, *A Plan for Growing Sydney* released in 2014 and its draft amendment released in 2016, a process which involved significant industry and community consultation.

The Plan identifies the Greater Macarthur Priority Growth Area (GMPGA) and the Gilead site as falling within the Western City District. The Plan estimates that the Western City District will contribute 29% of the total dwelling growth across Greater Sydney by 2036 and provides 10 directions for the future of the District. The Gilead Planning Proposal is consistent with each of these directions as demonstrated below:

A City Supported by Infrastructure

Gilead will leverage its proximity to significant infrastructure investment to provide for coordinated housing delivery. Infrastructure required as a result of the proposal will be the subject of VPAs with State or local government as required.

A Collaborative City

Campbelltown-Macarthur is identified as a Priority Collaboration Area that will be established to ensure the coordination of development with infrastructure funding, delivery and staging, and alignment of the activities of Councils and government agencies.

Gilead will contribute to the critical population mass to support sustainable growth in the Campbelltown-Macarthur Strategic Centre.

A City for People

Gilead has been designed to provide a diverse range of housing product, appealing for a variety of consumer preferences. Whether that be empty nesters, retirees, first home buyers or key workers.

A key element of the Gilead design is the variety of lot sizes to ensure flexibility in the final product offering. The design ensures required services and infrastructure are provided within walking distance, facilitating activity and accessibility. The proposed design also provides for a range of recreational spaces including pocket and local parks, bolstered by the amenity of the Georges River.

Future residents of Gilead will have access to Campbelltown Hospital and associated medical facilities only 10 minutes away by car. The rezoning of Gilead will facilitate access to diverse housing options that may also accommodate the housing needs of key workers such as medical staff employed in the Campbelltown CBD.

Housing the City

Gilead will provide a range of housing options and price points for the Macarthur region promoting housing affordability and catering to a variety of housing needs. Of significance is the location of Gilead within the Priority Growth Area, adjoining a recently rezoned site and situated to take advantage of the significant infrastructure provision associated with surrounding urban development.

In addition, the delivery of over 500 dwellings will make a reasonable contribution to the dwelling targets provided by the GSC's Greater Sydney Region Plan which include:

- Campbelltown LGA 5 year dwelling target: 6,800 dwellings
- Western City District 5 year dwelling target: 39,850
- Western City District 20 year dwelling target: 184,500

A City of Great Places

Whilst further iterations of the Gilead masterplan will occur throughout the planning proposal process, preliminarily it has been designed to deliver a healthy and well-connected vibrant neighbourhood supporting the Campbelltown-MacArthur Strategic Centre and in close proximity to a major green corridor.

A Well Connected City

Gilead is located less than 10 minutes from the Campbelltown CBD which provides a regional transport connection to the Sydney CBD and eventually the second Sydney airport. Gilead proposed a highly accessible future residential subdivision. Specific measures in this regard include:

Jobs and Skills for the City

The Gilead proposal will support the primacy of the Campbelltown CBD through the provision of accessible housing that attracts key workers, retirees and first home buyers.

A City in its Landscape

The development of Gilead will allow services to be extended sequentially as land is released along Appin Road and in close proximity to the green spines of the Georges and Nepean Rivers.

An Efficient City

It is anticipated that site specific design controls aimed at ensuring future sustainable dwelling design will be developed in consultation with Council.

A Resilient City

The design of the residential subdivision has also considered the potential for natural hazards such as flooding and bushfire, flood prone areas are generally confined to riparian corridors and potential bushfire impacts will be taken into account in the future precinct planning design where required.

Western City District Plan

The Western City District Plan “the District Plan” was released in March 2018 and provides a 20 year plan to manage growth in the context of economic, social and environmental matters to

achieve the 40 year vision for Greater Sydney. The Plan provides a guide for implementing the Greater Sydney Region Plan at a district level.

The District Plan provides a district growth of 184,500 dwellings by 2036 and an employment target for Campbelltown Macarthur of between 27,000 and 31,000 by 2036. More specifically the draft plan sets a 5-year housing target of 6,800 dwellings for the Campbelltown LGA.

Given its size, consolidated ownership and the willingness of its owners, the Gilead Planning Proposal presents a unique opportunity to make a notable contribution to local and district housing targets.

The District Plan recognises the critical role of greenfield development in achieving dwelling targets stating that *in the medium and longer term, there is potential to accommodate new dwellings in large priority growth areas including the North West, South West and Wilton Priority Growth Areas and the southern part of Greater Macarthur Priority Growth Area.*

The District Plan provides 10 directions to guide the development of the Western City District. These directions are consistent with those provided for in the Greater Sydney Plan as are the corresponding priorities which have been addressed above. An assessment of the Gilead Planning Proposal against the key priorities and corresponding key actions is provided in the table below.

Priority and Action	Response
<p><u>Priority</u> <i>Planning for a City Supported by Infrastructure.</i></p> <p><u>Action</u> <i>Infrastructure supports the three cities.</i></p>	<p>The Gilead Planning Proposal is consistent with this priority and corresponding actions. The proposal will leverage its proximity to road upgrades along Appin road and capitalise on the access arrangements proposed for the adjoining Mt Gilead lands.</p>
<p><u>Priority</u> <i>Providing services and social infrastructure to meet people’s changing needs.</i></p> <p><u>Action</u> <i>Deliver social infrastructure to reflect the needs of the community now and in the future.</i></p>	<p>The Gilead Planning Proposal provides an opportunity to generate a population mass to support the viable growth of social infrastructure in the Greater-Macarthur. The proposal specifically supports the growth of population serving uses in the Campbelltown-Macarthur Strategic Centre by accommodating an approximate future population of 1,450 residents.</p>
<p><u>Priority</u></p>	

Priority and Action	Response
<p><i>Providing housing supply, choice and affordability, with access to jobs and services.</i></p> <p><u>Action</u> <i>Prepare local or district housing strategies.</i></p>	<p>The Plan provides an estimated need for an additional 184,500 homes in the District by 2036. The subject proposal will provide a reasonable contribution toward achieving short-medium term targets and will deliver a diverse housing mix to cater for any future population.</p>
<p><u>Priority</u> <i>Creating and renewing great places and local centres, and respecting the District's heritage.</i></p> <p><u>Action</u> <i>Deliver great places.</i></p>	<p>The proposal creates a great residential suburb, extending the urban footprint of Macarthur. The proposal supports the future viability of proposed commercial lands within the GMPGA, and the growth of Campbelltown-Macarthur Strategic Centre. In doing so, the proposal respects the heritage of the lands, as provided in the planning assessment (section X).</p>
<p><u>Priority</u> <i>Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City.</i></p> <p><u>Actions</u> <i>Integrate land use and transport plans to deliver the 30-minute city.</i> <i>Investigate, plan and protect future transport and infrastructure corridors.</i></p>	<p>The Gilead Proposal provides more homes within 30-minutes to jobs. Especially, the proposal provides the opportunity for a diverse mix of housing product to support key health and education workers in the Campbelltown-Macarthur Strategic Centre, only a 10-minute commute.</p> <p>The site is located on a major transport corridor leveraging off significant private and state government investment.</p>
<p><u>Priority</u> <i>Protecting and improving the health and enjoyment of the District's waterways.</i> <i>Increasing urban tree canopy cover and delivering Green Grid connections.</i> <i>Protecting and enhancing bushland and biodiversity</i></p> <p><u>Actions</u> <i>Protect environmentally sensitive waterways.</i> <i>Protecting and enhancing scenic and cultural landscapes.</i></p>	<p>The proposal is consistent with this priority. The masterplan suggests the management of the interface between urban capable land and its urbanisation with the retention of sensitive bushland that presents significant amenity.</p> <p>The proposal, through the inclusion of an APZ will protect the Georges River and adjoining flora and fauna.</p>
<p><u>Priority</u> <i>Protecting and enhancing bushland and biodiversity.</i></p> <p><u>Actions</u></p>	<p>The proposal is consistent with this direction. The masterplan suggests the retention of the bushland</p>

Priority and Action	Response
<p><i>Protect and enhance biodiversity by:</i></p> <ul style="list-style-type: none"> - <i>Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors.</i> - <i>Managing urban bushland and remnant vegetation as green infrastructure.</i> - <i>Managing urban development and urban bushland to reduce edge-effect impacts.</i> 	<p>corridor to the east, and managing urban development to reduce edge-effect impacts.</p>

Greater Macarthur Preliminary Strategy and Action Plan

The *Greater Macarthur Land Release Investigation Preliminary Strategy and Action Plan* provides a vision and a structure plan to guide the future development of the GMPGA. The Gilead site is identified primarily as 'developable land' within the Menangle Park and Mount Gilead Priority Precinct and provides an immediate opportunity to provide up to 500 dwellings.

The Planning Proposal has also been guided by specialist studies including an Aboriginal and European heritage assessment, a biodiversity overview, a transport assessment and geotechnical and contamination studies. The Proposal has addressed issues regarding biodiversity, mining activity, flooding and servicing provision and infrastructure funding. Further more detailed supporting studies and government agency consultation will be undertaken as the proposal is progressed.

Is the Planning Proposal consistent with the local Council's Strategic Plan, or other local strategic plan?

Campbelltown 2025 Looking Forward

Campbelltown Council has adopted *Campbelltown 2025 – Looking Forward* which provides an overarching planning strategy that sets social, environmental and economic foundations for the growth of the City. The document articulates a *vision* to provide a sustainable City by 2025. The vision sets out desired outcomes and *focus areas* that will need to be considered in future development within Campbelltown. Their relevance to Gilead is provided below:

Growing the Regional City

This focus area sets out a vision to ensure a sustainable future for Campbelltown City as a strong regional centre with regional facilities and employment opportunities. By providing diverse housing opportunities, Gilead can contribute to investment in Campbelltown CBD supporting its primacy as a city centre.

Building a Distinct Campbelltown Sense of Place

Campbelltown is to grow into a place that is distinctive in terms of natural and built environment, offering residents a vibrant, safe and scenic environment.

The Gilead Planning Proposal will assist in the delivery of a community that will utilise the site's natural features and location to deliver an active and vibrant community for its residents.

Getting Around the City

The development of the City is to be planned and integrated around transport needs. Future planning is to increase opportunities for accessibility and reduce the need for private cars with increased use of existing public infrastructure.

Building and Maintaining Quality Infrastructure

New development is to satisfy its own infrastructure requirements by means of direct provision on site or contributing proportionately to the broader infrastructure upgrades by Council.

The new residential area of Gilead will incorporate required services to support the incoming community and will contribute to the broader infrastructure upgrades as required by Council.

Creating Education, Employment and Entrepreneurial Opportunities

The City's vision is to retain and create jobs to grow the supply of skilled adaptable workers within the City.

By providing a range of housing options, the residential area of Gilead will attract and assist in retaining skilled labour within the City and provide housing options appealing to key workers, and a range of demographics.

Campbelltown Local Planning Strategy

The Campbelltown Local Planning Strategy is a background document that was used to inform the Campbelltown LEP 2015. The aim of the Strategy is to provide a strategic land use and planning direction to deliver the visions of the *Campbelltown 2025 – Looking Forward* document. Of relevance, the strategy acknowledges the growth targets within the draft South West Subregional Strategy that have now been replaced with the Western City District Plan targets.

Campbelltown Community Strategic Plan 2012-2022

Built on the foundations of the 2025 strategic vision, presents the community's aspirations and objectives for a decade and outlines the strategic actions for their attainment and stakeholders

who will be involved in this process. The Strategic Plan is based on the overarching objectives of:

- a sustainable environment
- a strong economy
- an accessible city
- responsible leadership
- a safe and healthy connected community

Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Gilead Planning Proposal is consistent with relevant State Environmental Planning Policies and deemed State Environmental Planning Policies addressed below.

Table 3: State Environmental Planning Policies

SEPP Title	Comment
44 Koala Habitat Protection	SEPP44 provides development controls to maintain Koala habitats. Its 3 steps help in the identification and management of Koala Habitat. The development complies with this as core Koala habitat on the site is to be retained and protected, with appropriate consideration to the interface with urban land-uses.
55 Remediation of Land	The site is not considered to be contaminated and complies with SEPP 55.
SEPP (Building Sustainability Index: BASIX) 2004	Future dwellings will comply with the water and energy efficiency requirements stipulated in the BASIX SEPP.
SEPP (Sydney Region Growth Centres) 2006	The subject site is identified as falling within the draft Macathur Growth Centres SEPP amendment.
SEPP (Infrastructure) 2007	Several divisions of the ISEPP will be triggered in relation to elements of the Gilead release area. Appropriate applications will be lodged and will require assessment under the ISEPP at the appropriate time. There are no other associated impacts of the proposal on the ISEPP.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	The site is identified within the South Campbelltown Mine Subsidence Area. The main operator within the South Campbelltown Mine Subsidence Area South 32 is relocating its mining activity and will not inhibit future development nor will future development hinder proposed mining activity.

SEPP Title	Comment
SEPP (Exempt and Complying Development Codes) 2008	The subject planning proposal does not affect the provisions of the Exempt and Complying SEPP.
SEPP (Rural Lands) 2008	The agricultural value of the lands are considered low. The subject site is currently zoned for agriculture, however is identified in the GMPGA as having the potential to contribute to dwelling stock.

Is the proposal consistent with applicable Ministerial Directions?

The consideration of applicable section 9.1 Directions of the Minister indicates that the subject Planning Proposal is generally consistent with these directions as provided below.

Table 4: Ministerial Directions

S.9.1 Ministerial Direction	Comment
1 Employment Resources	
1.1 Business and Industrial Zones	The proposal suggests the inclusion of a small local commercial offering to serve residents of the future residential area. As such, the proposal is consistent with this Ministerial Direction.
1.2 Rural Zones	The proposal will ultimately involve the rezoning of lands zoned for agricultural use for urban purposes. However, the inconsistency is considered to be justified as its future urban use is reflected in the GMPGA Land use Investigation Preliminary Strategy and Action Plan and the draft Greater Macarthur Growth Centres SEPP Amendment.
1.3 Mining Petroleum Production and Extractive Industries	<p>The Gilead Planning Proposal is consistent with this direction. The site is located above completed subsurface mining activity in the South Campbelltown Mine Subsidence district. Mining operator, South 32 has advised that it has completed mining activity in this location and subsidence is complete. Therefore, the proposed urban development will not sterilize a potential coal resource.</p> <p>Consultation with the Department of Primary Industries will be undertaken as part of the planning proposal process.</p>
1.5 Rural Lands	The proposal will ultimately involve the rezoning of lands presently zoned for agricultural use for urban purposes. The inconsistency is considered to be justified as it is identified within the Greater Macarthur Priority Growth Area and its development is consistent with the GMPGA Preliminary Strategy and Action Plan and associated Growth Centres

S.9.1 Ministerial Direction	Comment
	SEPP Amendment. The subject planning proposal also aims to provide sufficient benefit to the community in the form of housing.
2.0 Environment and Heritage	
2.1 Environment Protection Zones	The subject lands are not zoned for environmental sensitivity, however, the presence of significant flora/fauna will be respected in future development.
2.3 Heritage Conservation	<p>The planning proposal is consistent with this direction.</p> <p>A Preliminary Heritage Constraints and Opportunities Assessment was prepared by Eco Logical Australia in May. The assessment found evidence of Aboriginal occupation in the locality, but not within the site boundaries.</p> <p>Following further detailed investigation and consultation, any identified item of Aboriginal or European heritage will be subject to the heritage provisions of the Campbelltown LEP or the Growth Centres SEPP.</p>
3.0 Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>The planning proposal is consistent with this direction.</p> <p>The proposal seeks to increase the amount of residential zoned land and will ultimately assist in achieving regional housing targets.</p> <p>The options for the provision of servicing infrastructure have been investigated and will be further refined as part of the planning proposal process.</p> <p>The masterplan responds to the natural topography and environmental characteristics of the site.</p>
3.4 Integrating Land Use and Transport	The Planning Proposal is consistent with this direction. Integrating land-use and transport will be developed through the GMPGA process.
4.0 Hazard and Risk	
4.1 Acid Sulphate Soils	<p>The subject planning proposal is consistent with this direction.</p> <p>The site has an extremely low probability of occurrence of acid sulfate soils.</p>
4.2 Mine Subsidence and Unstable Land	<p>The planning proposal is consistent with this direction.</p> <p>The subject site includes completed subsurface mining activity. Mining operator, South 32 has advised that it has completed mining activity and</p>

S.9.1 Ministerial Direction	Comment
	<p>subsidence is complete. Consultation with Subsidence Australia will be undertaken as part of the planning proposal process.</p> <p>The attached geotechnical study confirms that the site is stable and suitable for urban development.</p>
4.3 Flood Prone Land	<p>The subject planning proposal is consistent with this direction.</p> <p>The site is not flood prone. The Gilead Planning Proposal is considered consistent with this direction as it will ensure that management of riparian lands is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.</p>
4.4 Planning for Bushfire Protection	<p>The planning proposal is consistent with this direction.</p> <p>The Gilead site is identified as bushfire prone in accordance with the Campbelltown LEP. The Planning Proposal is considered consistent with this direction as the future development of the site will seek to protect life, property and the environment from bushfire hazards, primarily through discouraging the establishment of inappropriate uses in bushfire prone areas and incorporating appropriate asset protection zones (APZ) and allowing for hazard reduction where required. Consultation with the Rural Fire Service will be undertaken as part of the planning proposal process.</p> <p>The bushfire assessment submitted with the planning proposal concludes that the proposed development concept is acceptable from a bushfire perspective and provides several recommendations that will be applied to the future development of the site.</p>
5.0 Regional Planning	
5.10 Implementation of Regional Plans	<p>The Gilead Planning Proposal is consistent with this direction as it seeks to achieve the outcomes of the Greater Sydney Regional Plan (outlined in section 4 – Justification).</p>
6.0 Local Plan Making	
6.1 Approval and Referral Requirements	<p>The Gilead Planning Proposal is consistent with this direction as it seeks to ensure that LEP provisions encourage the efficient and appropriate assessment of future development. It does not seek to introduce unnecessary referral or concurrence conditions.</p>
6.2 Reserving Land for Public Purpose	<p>The Gilead Planning Proposal is consistent with this direction as it makes provision for land for public purposes including open space.</p>

S.9.1 Ministerial Direction	Comment
7.0 Metropolitan Plan Making	
7.1 Implementation of a Plan for Growing Sydney	The Plan for Growing is not the current Metropolitan Plan for Sydney and has been superseded by the Greater Sydney Commissions Greater Sydney Region Plan: Metropolis of Three Cities. The proposal is consistent with the objectives and directions in the current Metropolitan Plan, which is considered to satisfy the Ministerial Direction.
7.2 Implementation of Greater Macarthur Land Release Investigation	<p>The Gilead Planning Proposal is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan. The site is identified as 'developable land'.</p> <p>The masterplan is supported by a number of technical studies and addresses issues around biodiversity, heritage conservation, traffic and mining.</p> <p>Infrastructure requirements have been addressed and funding requirements are proposed to be resolved through the provision of State and Local Government VPAs in consultation with relevant State and local government agencies.</p>

Section C - Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

A habitat assessment and review of recent threatened species records undertaken as part of the Terrestrial Ecology Constraints Assessment prepared by Eco Logical Pty Ltd (**Attachment E**) identified the potential for threatened species to occur within the site. Further detailed assessment will be undertaken as part of the planning proposal process to determine the extent of potential habitat and likely impacts on any threatened species.

The Terrestrial Ecology Constraints Assessment found three vegetation communities are located within the boundaries of the site including:

- Sydney Hinterland Apple-Blackbutt Gully Forest
- Sydney Hinterland Grey Gum Ridgetop Forest

- Cumberland Shale-Sandstone Ironbark Forest

Of these, the Cumberland Shale-Sandstone Ironbark Forest corresponds with the threatened ecological community (TEC) Shale Sandstone Transition Forest in the Sydney Basin Bioregion.

Additional surveys will also be used to validate these findings as part of the planning proposal process.

The proposal involves the substantial retention of bushland areas that, combined provide a strategic corridor that provides the protection of significant habitat along the Georges River. Further biodiversity assessment of the proposal will be prepared as part of the planning proposal process.

High value ecological lands will also be protected through specific development controls incorporated into the final environmental planning instrument with the specific aim of protecting these lands.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The environmental impacts as a result of the planning proposal are detailed in Section 4.0 and detail potential impacts related to:

- Economic and social impacts
- Heritage
- Traffic
- Odour
- Acoustic
- Geotechnical
- Contamination

It is considered that any impacts are not of a sufficient level to prevent the proposed development from proceeding.

Proposed mitigation measures include:

- LEP provisions
- Proposed future site specific development controls
- The retention of high value biodiversity lands

- The provision of appropriate State and local transport infrastructure through VPAs between landowners and State and Local Governments.

Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal has considered the potential social and economic effects of the proposal as detailed in Section 4.0. Gilead will contribute to the range of more affordable housing opportunities in the Macarthur Region.

Section D - State and Commonwealth Interests

Is there adequate public infrastructure for the proposal?

Utility Infrastructure

The full range of utility services required to support the future development of Gilead has been investigated. The site is able to be serviced with all required infrastructure as provided in Section 4.8. Further details regarding specific servicing plans will be prepared throughout the planning proposal process.

Transport Infrastructure

Provision has been made within the site for the provision of a public transport network that will ensure that Gilead is highly accessible internally and provides access to a district public transport network from Macarthur train station.

The masterplan facilitates local traffic movements as well as walking and cycling.

Community Facilities

Open space and is provided as part of the masterplan including open space conservation, local parks and pocket parks.

What are the views of the State and Commonwealth public authorities consulted in accordance with the gateway determination?

Gilead is identified as *developable land* in the Greater Macarthur Preliminary Strategy and Action Plan and is within the draft Greater Macarthur Growth Centres SEPP Amendment.

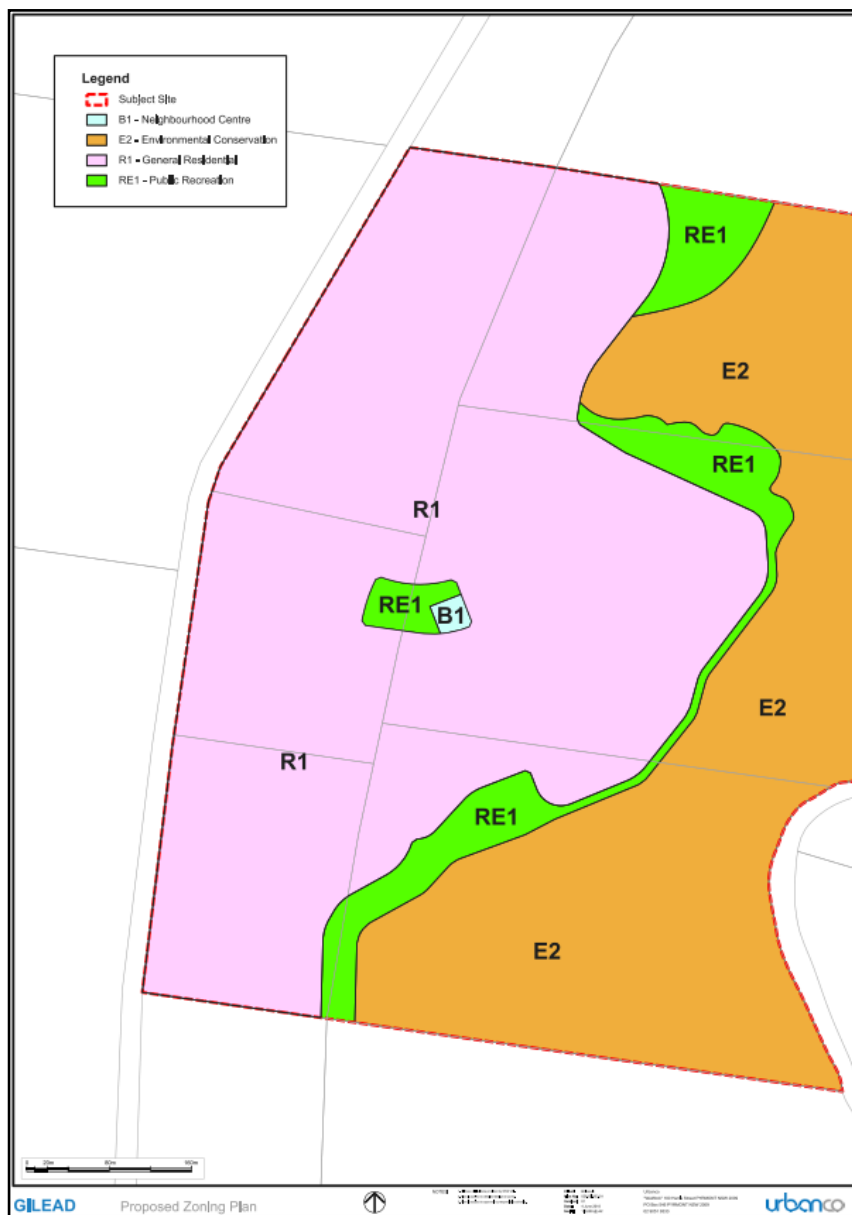
Consultation with relevant Government agencies will occur throughout the planning proposal process.

Mapping

The Gilead Planning Proposal is supported by a masterplan provided within this report prepared by UrbanCo. It is proposed that the following Standard Instrument land zoning plan be adopted.

The Urban Design Report, prepared by UrbanCo provides further mapping of open space, pedestrian links, road hierarchy and context plans to support the suggested land zoning and master plan for the site.

Figure 13: Proposed Land Use Plan



Source: UrbanCo, 2018

Community Consultation

Due to its status as a priority growth area, it is proposed that consultation regarding the Gilead Planning Proposal be undertaken in accordance with the Growth Centres implementation process. This approach will ensure centralised government agency input and a holistic consideration of the proposal on a precinct basis.

Project Timeline

It is proposed that Gilead be rezoned as part of the Greater Macarthur Growth Centres SEPP amendment. Accordingly, the project timeline is dependent on the timeframes involved in the finalisation of this amendment.

The sites location and ability to provide contiguous development from the established suburb of Rosemeadow throughout the Greater Macarthur, signifies its value for delivery in the medium-term (to 2026). MacroPlan's Residential Market & Land Need Assessment provides detailed commentary on the probable project timeline, given the anticipated state of the market and growth in the GMPGA.

The eventual delivery of the project will be a result of significant engagement with State and Local Government to establish infrastructure servicing requirements. This will ensure a coordinated approach to land use and infrastructure planning in the south-west.

6 Conclusion

Gilead presents a unique opportunity to deliver a contemporary new residential subdivision of approximately 1,465 residents in an identified 'priority growth area' contributing to key State Government objectives.

The proposal will facilitate the development of the GMPGA and Sydney's West for a future contemporary suburb that delivers significant economic and social benefits for the region. With 500+ dwellings in a range of densities adjoining proposed commercial land and just south of the Campbelltown-Macarthur Strategic Centre, the proposal will result in a reasonable contribution to regional and district housing supply.

Future development of the site will ultimately occur as per a land use plan prepared in accordance with the Standard Instrument Local Environmental Plan Order. It is proposed that the land use zones and development controls applying to the site will be flexible so as to allow market changes that will affect the long term development of the site.

The supporting technical studies have confirmed that the Gilead site is suitable for urban release and is an appropriate location for a future residential development.

Gilead is ideally located adjacent to the recently rezoned Mt Gilead lands and will provide a logical extension to the existing urban footprint of Macarthur.

A range of planning issues and environmental issues were considered throughout the preparation of the masterplan as addressed in the planning proposal and attached technical studies. Whilst the masterplan and some of the supporting technical studies will be refined throughout the planning proposal process, it is considered that the planning proposal will be able to proceed with appropriate management of any adverse impacts.

Attachments

Attachment A: Site Plan, UrbanCo

Attachment B: Urban Design Report, UrbanCo

Attachment C: Market Appraisal, MacroPlan

Attachment D: Traffic Impact Assessment, GTA

Attachment E: Terrestrial Ecology Constraints Assessment, Eco Logical

Attachment F: Riparian Constraints Assessment, Eco Logical

Attachment G: Bushfire Constraints Assessment, Eco Logical

Attachment H: Aboriginal and Historical Archaeological and Heritage Constraints Assessment, Eco Logical

Attachment I: Noise Impact Assessment, Acoustic Logic

Attachment J: Preliminary Odour Assessment, JBS&G

Attachment K: Preliminary Site Investigation, JBS&G

Attachment L: Geotechnical Assessment, Pells Sullivan Meynink

Attachment M: Infrastructure Servicing Report, Wood & Greive Engineers

Attachment N: Technical Review, Endeavour Energy / Wood & Grieve Engineers