

Department of Planning and Environment

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Guide to the Greater Macarthur Growth Area

Update to the *Greater Macarthur 2040 Interim Plan*

November 2022





Acknowledgement of Country

NSW Department of Planning and Environment acknowledges the Traditional Custodians of Country where Greater Macarthur is located, the Dharawal peoples. We extend that respect to neighbouring mobs the Dharug and Gundungara people have obligations for this Country. We pay our deep respects to their Elders past, present and emerging.

We respectfully acknowledge the deep hurt and intergenerational trauma that exists on this Country associated with the Appin Massacre. We seek to navigate a space where these stories can be respectfully shared and acknowledged on Country.

We are deeply grateful for the generosity of community in sharing their stories and the opportunity to empower their voices. The generosity of the Traditional Custodians, cultural knowledge advisors and the broader Aboriginal community in sharing their cultural Knowledges and cultural concerns for this publication is acknowledged. The project team recognise and appreciate the trust that has been placed in this process with a strong desire to see outcomes for Country, community and culture.

Always was, always will be, Aboriginal land.

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Guide to the Greater Macarthur Growth Area

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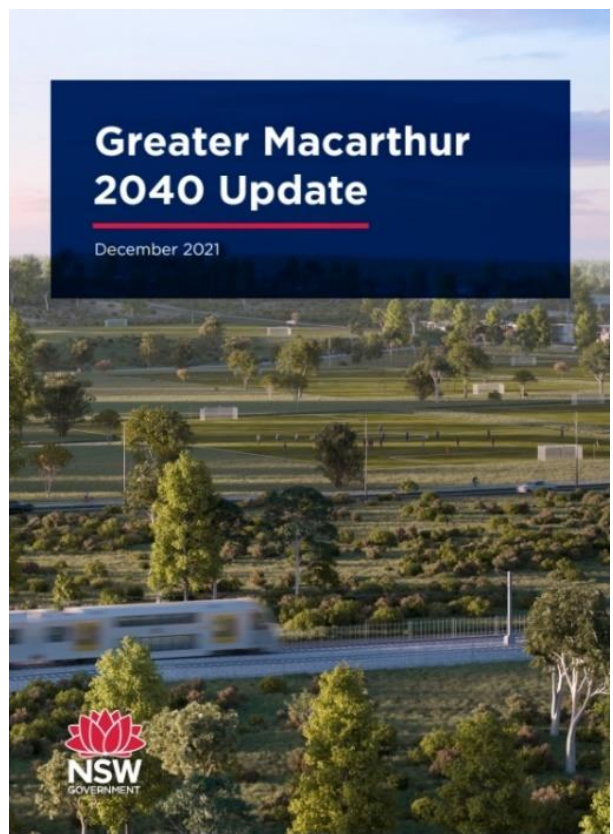
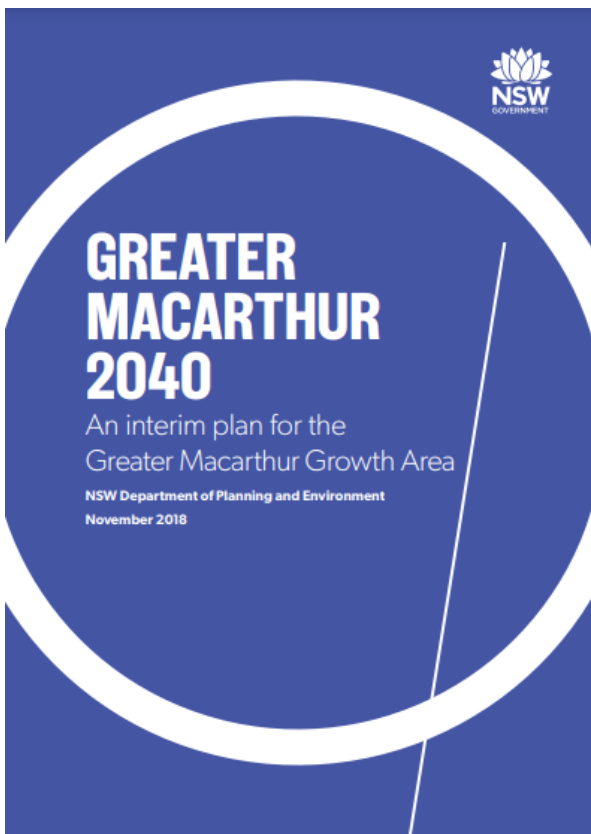
Introduction

In December 2021, the NSW Department of Planning and Environment (the department) published an update to the *Greater Macarthur 2040 Interim Plan 2018* (Interim Plan), which included information on the studies and initiatives that were underway. Now completed, that work has informed the new structure plan for the Greater Macarthur Growth Area (Growth Area).

This work will deliver carefully considered new housing for Sydney’s growing population.

How the Interim Plan, 2021 Update, and this Guide work together

The department is committed to delivering great places to live for new communities. Jobs and shops will be close to home while protecting Greater Macarthur’s shared heritage, respecting and healing Country, and expanding and revegetating koala habitat. This Guide should be read in conjunction with the Interim Plan and 2021 Update, to guide future development in the Growth Area. The department will regularly update the Guide as rezoning occurs and as new decisions and announcements are made. This will ensure the community, developers, councils, landowners, agencies, have up to date information about how the Growth Area is being delivered.



Starting with Country

The Growth Area is part of Dharawal Country, with the neighbouring Gundungurra and Dharug people having close links and cultural responsibilities in the area. It is located on the Cumberland Plains, a low lying and gently undulating subregion of the Sydney Basin that extends from north of Windsor to Picton in the south. This is Country framed by waterways: the Georges River defines it on the east, the Nepean River on the west and the Cataract River to the south.



Figure 1. Historical map with the land release part of the Greater Macarthur Growth Area generally shown in green. (Source: NSW Government State Archives & Records)

This was rich Country with grassy woodlands, dry rainforests, and ironbark and turpentine forests inhabited by diverse animal species, including wallabies and kangaroos, many bird species such as emus and water and swamp birds, bandicoots, koalas, possums, echidnas, and quolls. The many lagoons that extended across the Country in the north of Growth Area were teeming with eels and fish; the coming together of the rivers in the south cradled Country that was rich in plant and animal life. The impacts of colonisation have scarred and damaged Country; protecting and caring for the cultural and ecological richness we still have within Growth Area provides an opportunity to begin the process of healing Country across the region.

Early in its existence, the colony began to look to this rich Country to expand their agricultural and pastoral activities, forcibly pushing Dharawal, Gundungurra, and Dharug people off Country. The expansion of the colony was met with resistance as Traditional Custodians fought to protect their Countries and themselves. In 1815 to 1816 Traditional Custodians were successful in driving back the colony's occupation of the southwest Cumberland Plains. Governor Macquarie responded by ordering three military detachments to sweep across the Cumberland Plains for, in his own words, "... the purpose of punishing the hostile Natives, by clearing the Country of them entirely, and driving them across the mountains...".

In the early hours of 17 April 1816, a group of First Nations men, women and children were ambushed in their camp near the Cataract River at Appin. According to records, fourteen people were killed as they ran from the soldiers, an unknown number were critically injured, and two women and three children were captured and imprisoned. Today, the Appin Massacre Memorial is held on Country every April; this community led event grows each year as people come together to remember those who fell and work to heal the scars that remain.

A complex First Nations socio-economic network, formed through ceremony, kinship, marriage, and political alliances, linked the First Nations people from this Country with those from the north, west, east, and south, into and over the mountains and along the coastal fringe. People travelled not only across their own Country but those of surrounding peoples; coming together for ceremony, trade, and to share resources and harvests. Today, the Growth Area is home not only to Dharawal, Gundungurra, and Dharug peoples but to First Nations people from many Countries; these contemporary communities have a strong attachment to the Country that they and their families have lived on for multiple generations and care for alongside the Traditional Custodians.



The Nepean Gorge with a group of Aboriginal people by a fire. Edmond Bigot de la Touanne (1828)
(Source: Mitchell Library, State Library of NSW)

Part 1. Purpose of this Guide

This Guide supports the Greater Cities Commission's strategic vision for the Growth Area outlined in *the Greater Sydney Region Plan -A Metropolis of Three Cities* and the Western City District Plan. It builds upon the planning framework set out in the Interim Plan to provide a clear strategic framework including the new structure plan. This strategic framework informs how decisions will be made to rezone land to achieve a highly connected and accessible new communities. Critical to this is the structure plan for the Growth Area discussed below.

The Section 9.1 Ministerial Direction for the Growth Area will be updated to require proposed rezonings (known as Planning Proposals) to be consistent with the vision for Greater Macarthur as outlined in the Interim Plan and this Guide.

The 2022 Structure Plan

The 2022 structure plan (the structure plan) sets out the high-level guidance and direction for the future of the land release part of the Growth Area. It outlines key information to provide an understanding of how land can be used. The structure plan has now been updated to show the following information.

Koala corridors

The approval of the Cumberland Plain Conservation Plan (CPCP) and further strategic investigations for the Gilead Precinct have helped progress our commitment to delivering expanded and revegetated Koala corridors to implement the advice and recommendations of the NSW Chief Scientist. The indicative corridors (Menangle Creek, Nepean River, Georges River, Woodhouse Creek and Ousedale Creek Corridors) were first published in December 2021. Appropriate conservation zones and revegetation will occur over time as land is rezoned. The community can read more about how Koala corridors are being implemented as planning proposals are exhibited.

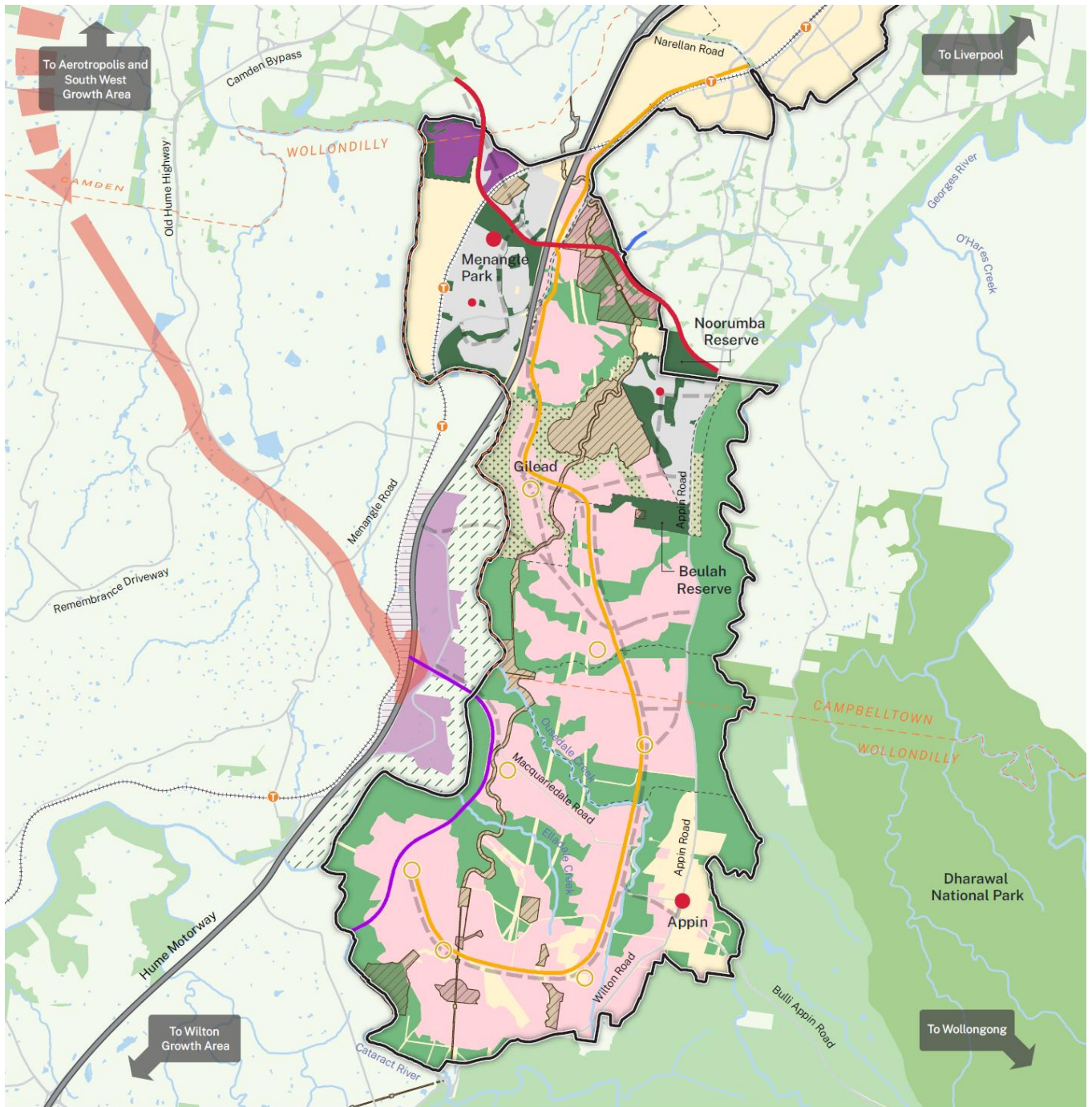
State Heritage Listings

Since the Interim plan was published, the sites below have been listed on the State Heritage Register (SHR). The structure plan shows all state heritage items, and a separate heritage map later in this Guide, shows both the state and local heritage items in the Growth Area.

1. Mount Gilead Estate

Listed on the SHR in August 2020, the Mount Gilead Estate is of exceptional significance as a cultural landscape on account of the nationally rare surviving features within it, its intactness as an estate, its collective value as part of notable colonial properties along Appin Road and its association with influential entrepreneurs and families.

For more information about Mount Gilead Estate, please visit the Heritage NSW [State Heritage Inventory webpage](#).



Greater Macarthur Structure Plan (Land Release Area)

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> Greater Macarthur boundary Precinct boundary LGA boundary Indicative local centre Local centre Neighbourhood centre Railway station Spring Farm Stage 1, 2 and Link Road | <ul style="list-style-type: none"> OSO2 Corridor OSO1 Corridor (under investigation) OSO1 indicative tunnel (under investigation) Indicative transport corridor Transit connection Proposed road Railway | <ul style="list-style-type: none"> Motorway Road State heritage item Other green spaces Proposed conservation – Gilead Stage 2 Rezoned Urban capable land Existing employment area Future employment area | <ul style="list-style-type: none"> Potential future employment, subject to investigation and consultation National park Open space <p>CUMBERLAND PLAIN CONSERVATION PLAN
For complete Cumberland Plain Conservation Plan mapping layers, please visit the department's CPCP webpage</p> <ul style="list-style-type: none"> Avoided land Excluded land Strategic conservation area |
|---|--|---|--|



Figure 2. 2022 Structure Plan for Land Release Areas of Growth Area

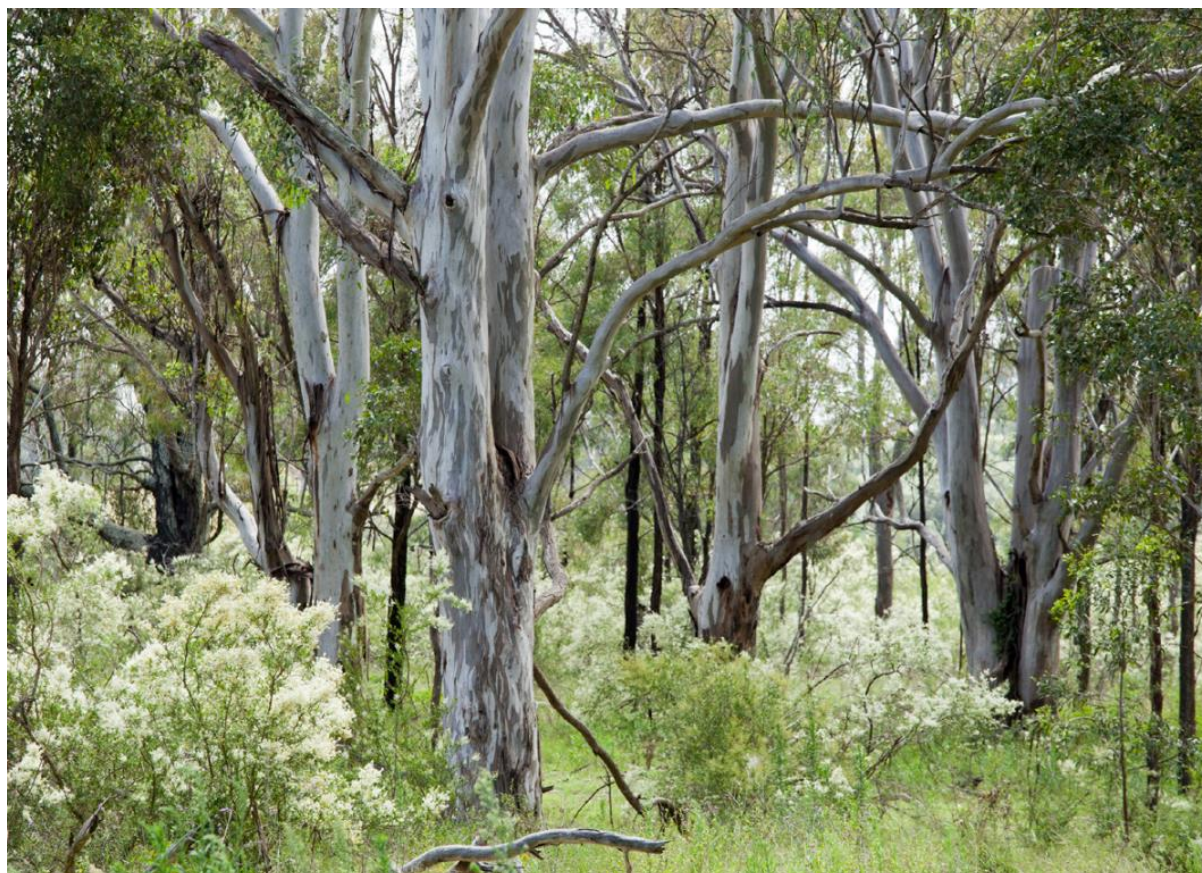
2. Appin Massacre Cultural Landscape.

The department has worked closely with Heritage NSW to engage with the Aboriginal community to investigate and understand sites within the Appin Massacre Cultural Landscape. The Appin Massacre Cultural Landscape listing was exhibited with a draft curtilage in August 2022. The SHR listing was finalised in late 2022.

The Cumberland Plain Conservation Plan

The CPCP was granted state approval in August 2022. At the time of writing, Commonwealth approval has not yet been granted. The structure plan has been informed by the approved CPCP. The key mapping layer 'avoided' land. This land has important biodiversity values and is home to important plants and animals. Avoided land will be progressively rezoned over time from the current rural zone to an environmental conservation zone. The structure plan also shows small part of the Strategic Conservation Area (SCA) to the west of the Growth Area. This portion of the SCA has been included to show the relationship to the employment area along the Hume Highway. This is generally land with large areas of native vegetation with good connectivity, or areas that provide habitat for threatened plants and animals. The CPCP also 'excluded' some areas, such as the existing Appin local centre and infrastructure easements. The structure plan has identified some of these excluded areas

More information about the CPCP is provided later in this Guide.



Cumberland Plain woodland. *Cumberland Plan Conservation Plan, what we heard report*. August 2022

Centres

While Macarthur and the future Wilton Town Centre are the planned regional strategic centres, the Growth Area will have several local and neighbourhood centres to provide local services and employment, reduce car dependency and increase walking and cycling connectivity. The structure plan has been updated as follows:

1. Local centres
 - Rezoned and existing local centres in the Growth Area are differentiated from future indicative local centres, which are yet to be planned or rezoned.
2. Neighbourhood centres
 - These centres are smaller than local centres and generally aim to be with a 15-20min walking catchment of most new homes. Rezoned or planned future neighbourhood centres are shown in the Gilead and Menangle Park precincts.

Transport corridors

Transport for New South Wales (TfNSW) has announced several road corridors in Growth Area which will support growth and connectivity across the region. These are now shown in the structure plan and include:

1. The Link Road Corridor
 - The Link Road is an east-west link road that will provide a key connection between Appin Road, Gilead and Menangle Road, Menangle Park, where it will connect with the Spring Farm Parkway Stage 1. In August 2022 TfNSW published the preferred option report.
2. Spring Farm Parkway Stage 1
 - Spring Farm Parkway Stage 1 is a new road connecting Menangle Road to the Menangle Park Precinct and includes a partial interchange with the Hume Highway. In July 2022 major construction commenced and the work is expected to be completed by late 2024.
3. Spring Farm Parkway Stage 2
 - TfNSW is planning Stage 2 to complete the key east-west link between the suburbs of Menangle Park and Spring Farm.
4. Outer Sydney Orbital Stage 2
 - The Outer Sydney Orbital Stage 2 is envisioned as a high productivity transport connection between Western Sydney and the Illawarra-Shoalhaven region by passing Wilton and Appin town centres. Following designation of the Appin Massacre Site State Heritage listing, TfNSW amended the previously announced alignment and adopted an alignment which is expected to support a future link to Picton Road. The Revised Options Report for Sector 1 of the Outer Sydney Orbital Stage 2 corridor documents the process to arrive at the re-alignment.
5. Greater Macarthur Transit Corridor
 - The Greater Macarthur Transit Corridor is for a proposed transport spine for growth in the Greater Macarthur area, that would enable a fast and reliable turn-up-and-go services between neighbourhoods, centres, and transport hubs.

6. East-west connection

- Proposed by TfNSW as future connections providing additional access and egress in and out of the Gilead and Appin precincts.

Employment Land

In 2018, the Interim Plan identified the following:

- Future potential employment land subject to further investigation along Moreton Park Road and the Hume Motorway, outside the Growth Area, and
- An area for potential mixed use residential and employment subject to further investigation along Macquariedale Road within the Growth Area.

In June 2022, there was an update to the 2017 [Greater Macarthur Region Employment Lands Study](#). The scope of work included assessment of population driven employment and consideration of strategic uses and employment potential. This study identified that additional employment lands are needed at Menangle (Moreton Park Road), just outside of the growth area. This is strategically located adjacent to the Hume Motorway, connecting to Port Botany and will also have direct access to the future Outer Sydney Orbital.

Adjacent to this employment area, the structure plan also shows a portion of the Strategic Conservation Area (SCA) identified under the CPCP. The SCA has resulted in the employment land not being as large as anticipated in 2018. The full SCA mapping can be found on the department's dedicated CPCP online mapping tool at: <https://www.planning.nsw.gov.au/cpcpmapping>

Also in June 2022, the 'West Appin Retail and Employment Study' found there would not be sufficient demand to require the 'mixed use residential and employment subject to further investigation' within the Growth Area shown in the 2018 structure plan. As a result, the structure plan has been updated to reflect these findings and to ensure there is the right amount of land to provide future employment opportunities to reduce long commutes for our future communities.

Potential additional employment area

The structure plan identifies an additional area as potential employment land west of the Hume Highway. This is adjacent to the employment land located at Moreton Park Road in Menangle. The SCA noted above, identifies land with biodiversity values and therefore the SCA mapped area is not suitable for employment purposes. The structure plan has been updated to show additional land which will need to be further investigated to understand whether it has employment potential. Any planning proposal seeking to rezone the site will need to investigate and provide justification for employment uses in this area. Wollondilly Shire Council, the department and the community will have an opportunity to assess and comment on any proposal prior to any decision being made. Some of the considerations which will need to be investigated include:

- Impact on the Metropolitan Rural Area,
- Consultation with the Greater Cities Commission,
- Wollondilly Shire Council's Draft Scenic and Cultural Landscapes Strategy,
- The Menangle Landscape Conservation Area and any other heritage items, and
- Whether the Hume Highway is a more appropriate boundary than the rail line.

Part 2. What has happened since 2021

A timeline of progress

The [Greater Macarthur 2040 Update – December 2021](#) discussed the technical studies, engagement, and government initiatives being undertaken since the Interim Plan was released in 2018.

The table below lists the major milestones in the development of the Growth Area since 2021.

Table 1

Date	Key project or milestone
November 2021 to April 2022	Engagement with the Greater Macarthur Aboriginal community.
April 2022	Amendments to the Menangle Park and Gilead Stage 1 planning controls completed
June 2022	Greater Macarthur Employment Lands Study published
July 2022	Appin and Gilead Technical Assurance Panel programs completed
August 2022	State approval granted for the Cumberland Plain Conservation Plan
August 2022	Exhibition of the proposal Appin Massacre Cultural Landscape listing on the State heritage register.
November 2022	State assessed planning proposal pathway announced for three sites within the Appin, North Appin and Gilead precincts of the Growth Area. Appin and Gilead (Stage 2) Planning Proposals commence public exhibition.
Early 2023	Section 9.1 Ministerial Direction updated.

Completed Planning Proposals

In early 2022, planning proposals for Menangle Park and Gilead were finalised. These planning proposals amended the earlier 2017 planning controls. Further details are below.

Menangle Park

The revised master plan for the 507-hectare site in the Menangle Park Precinct facilitated an extra 1,000 dwellings and dwelling diversity. The proposal relocated the town centre while introducing a

new neighbourhood centre to adjoin a new planned primary school. The delivery of housing at Menangle Park is also supported by a planning agreement to deliver new road and utilities infrastructure.

It also provides over 100 hectares of open space and recreational parklands with over 20 hectares dedicated to biodiversity preservation.

For more information about the rezoning refer to the department’s finalisation report on the [planning portal](#).

Gilead Stage 1

Gilead Stage 1 (also known as Figtree Hill) is within the Gilead Precinct. In April 2022 new planning controls were finalised to allow for an increase in housing diversity with changes to zoning and minimum lot size controls, such as an increased amount of Medium Density zone (such as town houses) near the future neighbourhood centre, while still maintaining the overall yield of 1,700 lots.

The rezoning included 23 ha of environmental conservation land, which was previously zoned as residential and open space, and an additional 10ha of open space was dedicated, bringing the total open space to 43ha (2.6 times the size of Hyde Park in Sydney).

Through a new concurrence clause and map, the planning proposal secured a portion of the site which forms part of the Koala Corridor along Menangle Creek. This is ‘Corridor A’ identified in Office of the NSW Chief Scientist & Engineer’s (OCSE) report ‘[Advice on the protection of the Campbelltown Koala population](#) (2020)’. For more information about how the concurrence clause works, refer to the section below titled ‘*How the department is Protecting Koalas*’.

For more information about the rezoning refer to the department’s finalisation report on the [planning portal](#).



Impression of future housing in Figtree Hill (Source: Lendlease)

Appin Massacre Cultural Landscape - State Heritage Listing

The Department, TfNSW and Heritage NSW worked closely with the Aboriginal community to understand how cultural values can be embedded early in the master planning process to provide houses, roads, centres and parks in the right locations. This informed work to investigate and prepare the proposed Appin Massacre Cultural Landscape State heritage listing which was exhibited in August 2022.

The Appin Massacre Cultural Landscape is made up of five key locations, and their physical and visual interconnections are important to an understanding of the Appin Massacre tragedy.

Further detail about the listing is available at the [Heritage NSW website](#).

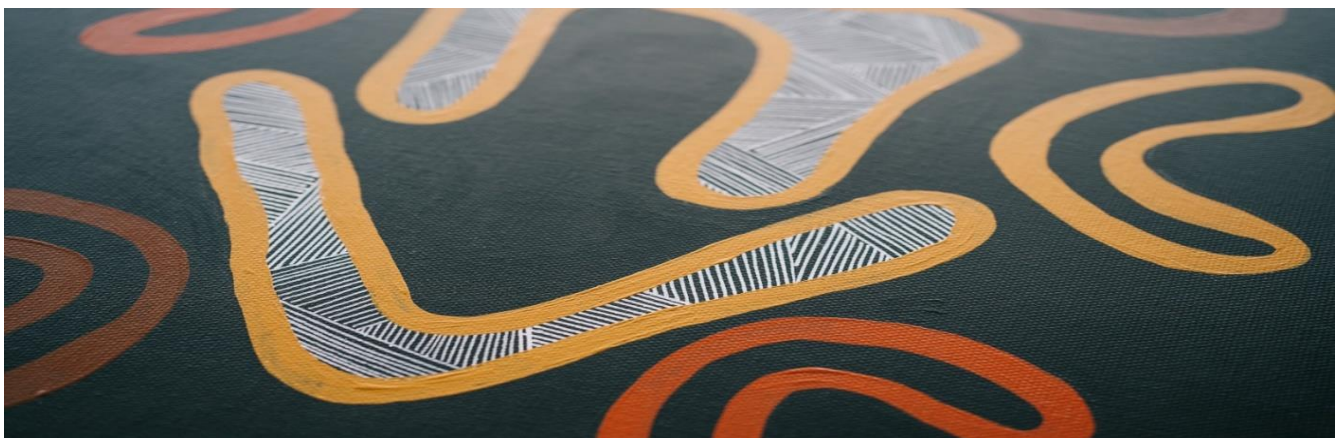
Aboriginal Engagement

During the first half of 2022, the department undertook engagement with the Aboriginal community living in or connected to the Growth Area.

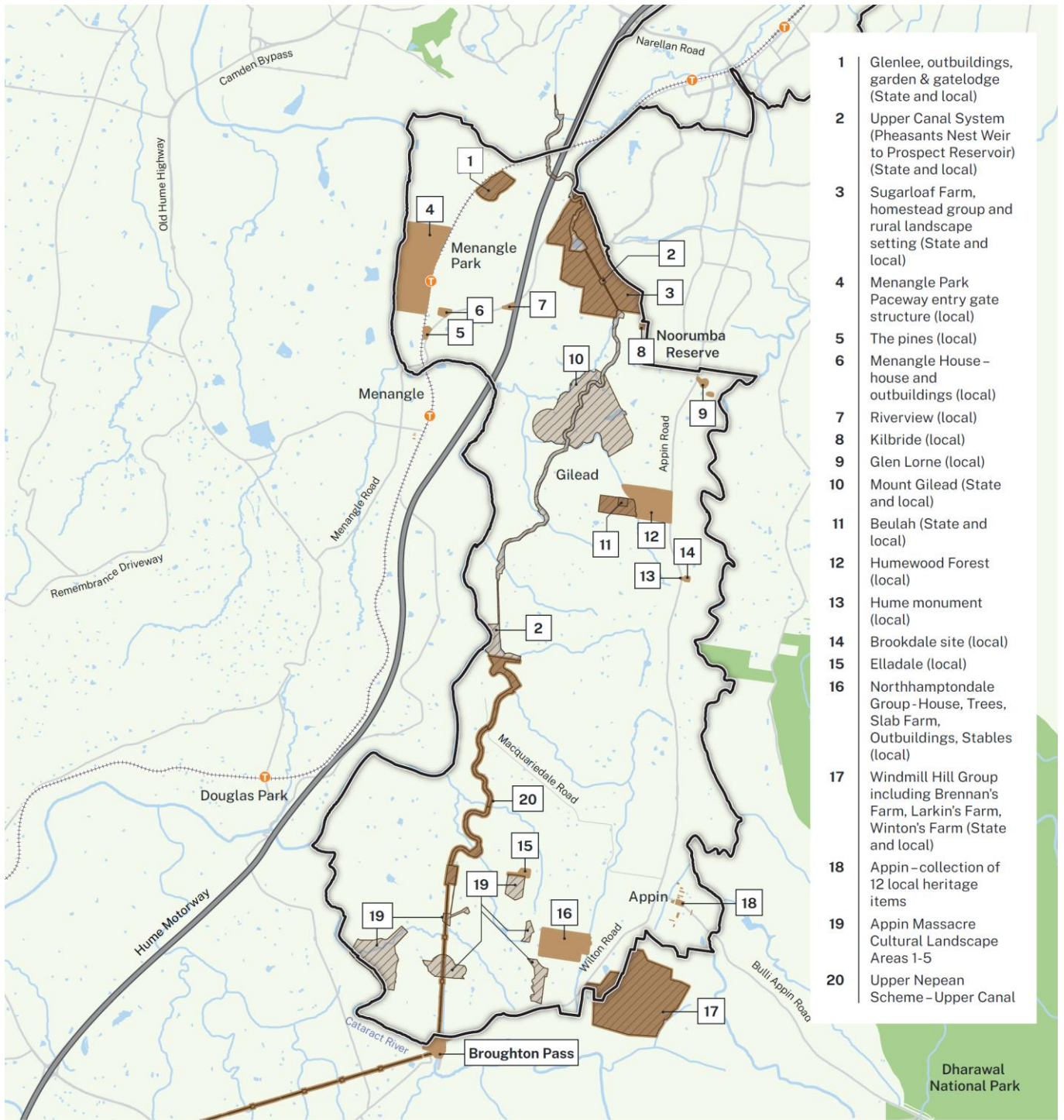
The engagement assisted the department to gain an understanding of the community's spiritual and emotional connection to place and has helped contribute to the vision for the Growth Area. The engagement has helped:

- implement the draft Connecting with Country framework in two draft proposals prepared under the Technical Assurance Panel program,
- have a thorough understanding and appreciation of cultural values of the Growth Area
- prepare a 'Starting with Country' map which shows areas of cultural sensitivity
- inform an Aboriginal Engagement Outcomes Report and guidance to recognise Country in planning and development.

This is further discussed in **Part 4** of this update, including the Starting with Country map which shows areas of Cultural sensitivity.



Aboriginal artwork (DPE)



- 1 Glenlee, outbuildings, garden & gatelodge (State and local)
- 2 Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) (State and local)
- 3 Sugarloaf Farm, homestead group and rural landscape setting (State and local)
- 4 Menangle Park Paceway entry gate structure (local)
- 5 The pines (local)
- 6 Menangle House – house and outbuildings (local)
- 7 Riverview (local)
- 8 Kilbride (local)
- 9 Glen Lorne (local)
- 10 Mount Gilead (State and local)
- 11 Beulah (State and local)
- 12 Humewood Forest (local)
- 13 Hume monument (local)
- 14 Brookdale site (local)
- 15 Elladale (local)
- 16 Northhamptondale Group - House, Trees, Slab Farm, Outbuildings, Stables (local)
- 17 Windmill Hill Group including Brennan's Farm, Larkin's Farm, Winton's Farm (State and local)
- 18 Appin – collection of 12 local heritage items
- 19 Appin Massacre Cultural Landscape Areas 1-5
- 20 Upper Nepean Scheme – Upper Canal

Greater Macarthur land release heritage

- | | |
|----------------------------|---------------------|
| Greater Macarthur boundary | State heritage item |
| Railway station | Local heritage item |
| Railway | National park |
| Motorway | Open space |
| Road | |



Figure 3. Heritage Map for land release areas of Growth Area

The Upper Canal

As outlined in the Interim Plan, the [Upper Canal](#) is a unique heritage feature of Growth Area. Development adjacent to the Upper Canal corridor in 'affected land' under clause 2.163 of the [Transport and Infrastructure SEPP](#) must be consistent with [WaterNSW Guidelines](#) for 'Development Adjacent to the Upper Canal and Warragamba Pipelines'. This ensures nearby development does not obstruct the ability for the pipelines to supply safe and reliable drinking water as Western Sydney grows.

Cumberland Plain Conservation Plan

The department has finalised the CPCP, a conservation plan for Western Sydney that will help protect threatened plants and animals, and support the creation of housing, infrastructure and green spaces.

On 17 August 2022 the CPCP was granted State approval. The CPCP applies strategic conservation planning and protects biodiversity upfront in the planning process for large-scale development. It ensures we protect our unique and diverse plants and animals, while identifying areas suitable for housing and infrastructure for local communities.

The CPCP provides for strategic biodiversity certification under the *Biodiversity Conservation Act 2016* (NSW) and will also provide strategic assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) in the Growth Area. This means that no further biodiversity approvals are needed in certified areas in the CPCP. While certification removes the need for further biodiversity approvals before developing in certified land, planning proposals can protect additional areas of existing vegetation through the provision of local open space, the protection and rehabilitation of waterways, or through conservation zones.

The CPCP ensures we avoid and minimise impacts to biodiversity where feasible. Any impacts of future development that we cannot avoid on Certified - Urban Capable land will be offset through the CPCP's conservation program. The conservation program's commitments and actions include specific measures to protect the koalas in south western Sydney which were identified in the [2021 Update](#). The CPCP applied the advice from the NSW Chief Scientist to protect koalas and koala corridors.

The final CPCP and mapping was released in August 2022, and planning controls to support the implementation the CPCP were introduced in Chapter 13 of the Biodiversity and Conservation Planning SEPP (2021) and Ministerial Direction 3.6 Strategic Conservation Planning.

The Growth Area structure plan shows the avoided land within the Growth Area, and only a portion of the Strategic Conservation Area around the adjacent employment land.

To view more information and to view the complete CPCP mapping, please visit the [department's CPCP webpage](#).

How the department is protecting koalas

Planning Proposals must implement the identified Koala corridors

The indicative koala corridor for the Growth Area was published in 2021 and will inform future planning proposals. The NSW Government is committed to protect the southwestern Sydney koala population. The advice and recommendations of the NSW Chief Scientist have been implemented in CPCP and to inform the proposed koala corridors in the Gilead Precinct. This will significantly expand koala habitat over time and ensure safe movement and habitat for koalas and other animals in the Growth Area. These corridors will be secured over time as land is rezoned, through planning controls such as additional mapping to be included in State Environmental Planning Policy (Precincts – Western Parkland City) 2021, appropriate permitted uses that align to the NSW Chief Scientist’s advice, and the concurrence clause discussed below.



Dan Lunney (DPE)

Concurrence clause

As part of the Gilead Stage 1 rezoning, a concurrence clause was inserted into the Campbelltown Local Environmental Plan (Clause 7.28) to protect a portion of Koala Corridor A along Menangle Creek. The clause will require councils to forward a copy of the Development Application to the department seeking the Planning Secretary's concurrence before consent can be issued. Relevant considerations a Development Application will need to address include:

- 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 adjoining land for construction and maintenance,
- any mitigation measures such as revegetation, and
- consistency with the NSW Chief Scientist's advice and recommendations.

The department will seek to extend the concurrence clause to apply to other Koala corridors as they are rezoned. This can be seen in the Planning Proposals for Gilead Stage 2 and Appin.

Permissible uses in the C2- Environmental Conservation Zone

As part of the Technical Assurance Panel pilot program, the department worked with Councils and agencies to confirm the appropriate zone for koala corridors and land mapped as 'avoided' under the CPCP, is the C2 – Environmental Conservation zone. Further to this, the final advice issued under the assurance panel program outlined a restrictive list of permissible uses for the C2 zone where it is part of a mapped Koala Corridor, and where the concurrence clause will apply. There is a much larger range of permissible uses recommended for C2 areas which are not part of a Koala Corridor. This can be seen in the Planning Proposals for Gilead Stage 2 and Appin.

Outcomes of the Technical Assurance Panel Program

The pilot program concluded for both sites in the Appin and Gilead Precincts in July 2022. The program provided a forum to identify and resolve key local, state, and other strategic matters to inform the preparation and review of the two draft proposals. Staff from both Wollondilly Shire and Campbelltown City Councils participated in the program, along with Government Architect NSW, Sydney Water, TfNSW, Environment and Heritage Group, and Heritage NSW. In September 2022, the Chair issued final letters of assurance to the proponents. The letters contain consolidated advice to proponents to finalise the draft proposal prior to the statutory rezoning process. A review of the program, governance documents, and the final assurance letters are now all available on the [department's TAP webpage](#).



An update on Council strategies

Campbelltown City Council

1. Local Housing Strategy

The department is working with Council on the implementation of the [Local Housing Strategy](#) (LHS). Local housing strategies are detailed strategic, and implementation plans that show where and how new homes are best to be developed in each local government area. In April 2022 the department issued [a modified conditional approval](#) to Campbelltown Council's LHS.

2. Economic Development Strategy

The recently completed [Economic Development Strategy](#) (EDS) provides a framework to help guide Campbelltown's economic transition towards a future state of diverse local job opportunities, higher value industry, knowledge and high skilled jobs, and a reskilled and upskilled workforce.

Wollondilly Shire Council

1. Local Housing Strategy

The department reviewed the [Wollondilly LHS](#) in September 2021 and issued a [letter of conditional approval](#). The department is working with council to implement the conditions for approval, including updates to the LHS to reflect the outcomes of the Technical Assurance Panel program.

2. Other strategies

The Council has also released several strategies and studies which are relevant to the Appin precinct. These include the Employment Lands Strategy, Centres Strategy and Urban Tree Canopy Plan and Landscape Strategy. These can be viewed at [Wollondilly Council's webpage](#). In October 2022, the department provided a letter of support for the Urban Tree Canopy Plan and Landscape Strategy, and a letter of support for Council's Rural Lands Strategy was issued in November 2022.

Wollondilly Shire Council is delivering smart infrastructure in areas such as Wilton, this includes but is not limited to, smart waste disposal for bins and Wi-Fi connectivity. As part of new growth area planning, council is seeking to implement this across the LGA in the Growth Area. Further information on Council's Smart Shire Strategy can be found at its [webpage](#).



Glossy Black Cockatoo eating the woody fruit (or cone) of a Sheoak tree, which is its primary food source. Planting native trees which also provide food will bring birds to your garden and help nationally endangered birds. (Picture: Charles Dove, DPE)

Part 3. Current projects and initiatives

There are several government initiatives and projects helping shape the way we plan for growth in Greater Macarthur. This section highlights some of this work.

Greening our City Program

Urban trees play an increasingly important role in keeping our neighbourhoods liveable. To keep our cities cooler, greener, and cleaner, planting trees and increasing canopy coverage is a key strategic action we can take. The Growth Area presents an opportunity not only to map, expand and re-vegetate existing koala habitat, but it also is an opportunity transform thousands of hectares of cleared former farm land into local parks and tree lined streets, which will increase the tree canopy.

The department's [Greening our City Program](#) supports the NSW Government's commitment to increase tree canopy and green cover by planting five million trees by 2030 and achieve 40% canopy cover across Greater Sydney by 2036.

How can we make Sydney cool?

In September 2022, the Department provided 6,000 free native trees across Greater Sydney. Since the Free Tree Giveaway program started in August 2020, the program has received an overwhelming response from the community, with more than 67,000 trees already planted.

Since 2019, the Greening our City grant program has funded over 90,000 new trees across Greater Sydney. An additional \$700,000 in funding was made available in June 2022 to councils in Greater Sydney to help remedy the impacts that recent storms and floods have had on tree-planting efforts.

What tree to plant?

Whether you're adding to your garden, or planting an urban forest, the Department has made it easier to choose the right tree for your project. Our All About Trees tool (<https://www.dpie.nsw.gov.au/premiers-priorities/register-your-tree/All-about-trees>) helps you discover large or small native and exotic trees to suit most NSW climates: drought-resistant, frost hardy, part shade, deciduous or evergreen varieties sized to fit your space.

These efforts will all help provide habitat and mitigate urban heat.



Native grasses, smaller trees and shrubs are great for smaller spaces and can play a vital role to restore biodiversity. Christmas Beetle on a Banksia Robur flower, Peter Sherratt, DPE.

Register your tree

If you have planted a tree, register it here to help reach the NSW Government's state-wide goal of one million trees by the end of 2022 and the Department's own commitment to plant five million trees across Greater Sydney by 2030. This will help achieve the Greater Sydney Region Plan's 40% canopy cover target by 2036. <https://www.dpie.nsw.gov.au/premiers-priorities/register-your-tree>. You can also see a map showing the expanding tree canopy across Greater Sydney

Parks for People Program

Parks for People is an ambitious NSW Government initiative that sets a new benchmark for high-quality public open spaces in our communities. In partnership with local councils, the department is delivering diverse, community-oriented and resilient parks across Greater Sydney.

Appin Park

Working with Wollondilly Shire Council and the local community, the department is delivering a 23ha park that runs alongside Appin Road, less than 1 km north of Appin town centre. The Park will create new recreational space while protecting the existing environment and celebrating the local culture of the Dharawal people. The [project](#) is currently in design development and will look to include connected cycle paths, improved and expanded tree canopy as well as nature-based play spaces.



Figure 1 Location of the new Appin Park (DPE)

Healthy Built Environment Checklist

The South West Sydney Local Health District supports healthy built environments and has invested in healthy urban planning and design partnerships through their local councils (including Campbelltown and Wollondilly). The Healthy Streets indicators have been utilised in local projects and policies, along with reference to the guidelines presented in the [Healthy Built Environment Checklist](#). This is a practical tool to help deliver the quality local environments needed for well-connected and liveable communities in NSW, through engagement with planning and development processes.



Greater Macarthur Transport Network Plan

The Greater Macarthur Transport Network Plan (GMTNP) by Transport for NSW sets out the NSW Government position on state-significant transport infrastructure and services required to support land release components of the Greater Macarthur Growth Area. The GMTNP recommends an “emerging preferred” network which is based on a shared vision for the area developed through internal and external stakeholder engagement.

A key feature is the corridor for the Macarthur Transit Corridor, providing for a public transport link between centres in West Appin and Gilead to Macarthur and Campbelltown.

The emerging preferred transport network provides a balanced outcome between the forecast travel demand and careful management of the environmental impacts. The transport network is also characterised by a comprehensive network of regional, rapid, frequent and local public transport services, and new east-west connections that will encourage vehicle flows away from centres including to the proposed transit corridor forming a spine for sustainable movement.

Sydney Water

Sydney Water's [Macarthur Regional Servicing Plan 2022 - 2027](#) provides a wholistic integrated water cycle management strategy (30 years) for the region. This will allow for delivery of services. The current preferred servicing direction for the Growth Area is centred around a new wastewater-recycled plan in the Upper Nepean.

Wastewater

- New Upper Nepean plant to be established in next 10 years (by 2032) – subject to further planning and approvals
- Glenfield, Wilton/Bingara, and Picton shall be used as an interim (short to medium term) servicing approach for wastewater and recycled water services with other potential decentralised schemes if necessary.
- Opportunity to consolidate and transfer flows from smaller plants (Picton and Bingara) to Upper Nepean Opportunity to transfer flows from West Camden to Upper Nepean to increase overall PRWD (potable recycled water demand) volume.

Drinking Water

- Drinking water services via existing Macarthur and Nepean systems (with augmentations)
- Opportunity to transfer stormwater and wastewater PRWD to Macarthur catchment and then to the drinking water system in the medium to long term

Stormwater

- Localised stormwater harvesting and re-use for short to medium term and initiate collaboration/planning for a precinct/regional based stormwater harvesting and waterway target to move towards PRWD pathway for medium to long term
- Increased flexibility to retain, treat and re-use stormwater through Upper Nepean facility for non-potable and potable end-uses
- Opportunity to deliver improved stormwater outcomes

The Greater Macarthur Region Adaptive Plan is proposed to be released in November 2022 which identifies services for accelerated growth, short to medium and medium to longer term. This plan will also address water quality and design principles.

Following this release, Sydney Water are proposing to undertake the following,

- Options Assessment: November 2022 – November 2023
- Concept Design, Stage 1: November 2023 – November 2024
- Funding approval for Detail Design & Delivery 2025 – 2028 (indicative only)

Part 4. Shaping the Future of Greater Macarthur

State assessed planning proposals

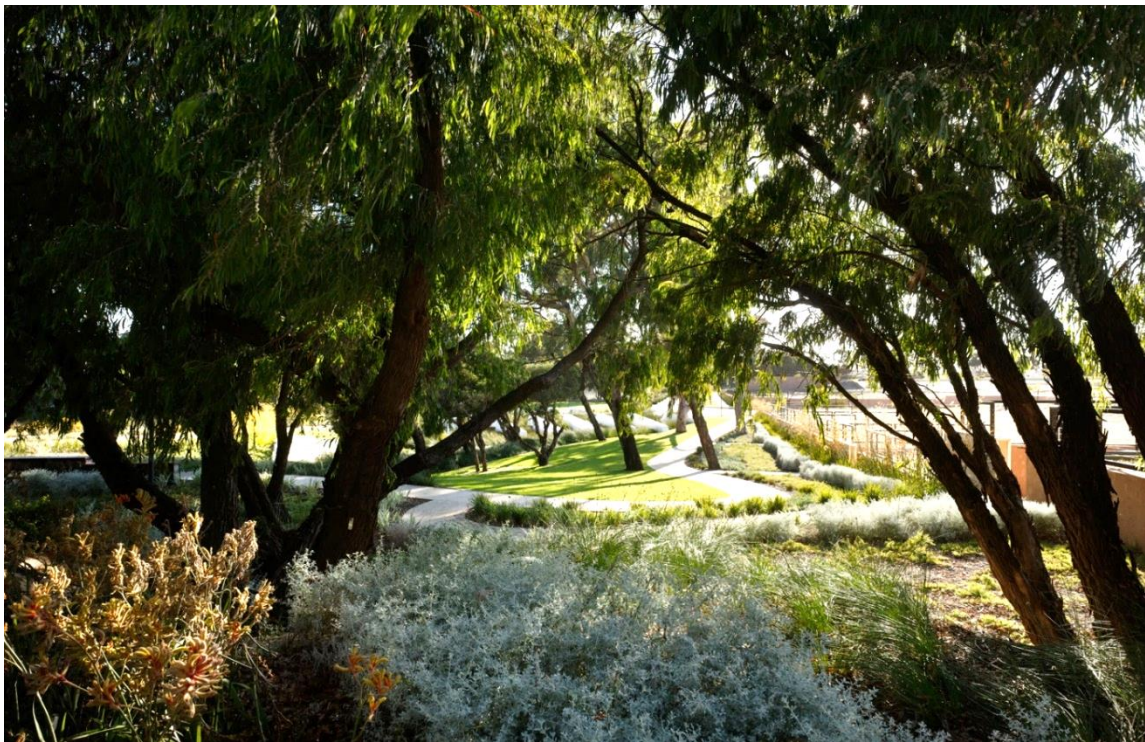
A state assessed planning pathway has been announced to progress Appin (Part) Precinct, Gilead Stage 2 and North Appin planning proposals.

Local Councils, state agencies and authorities, and the community will have an opportunity to review the proposals and make a submission when the proposals are placed on public exhibition. The Department is available to assist with any queries the community may have.

Table 2 State assessed sites

Site	LGA	Number of new homes	Project description and benefits
Gilead Stage 2	Campbelltown	3,300	<p>The proposal will rezone a 495ha site to support new housing, including an affordable housing target and supporting infrastructure.</p> <p>The proposal will deliver a significant portion of the east-west Koala Corridor (Corridor B) along Woodhouse Creek) linking Beulah Reserve to the Menangle Creek Corridor (Corridor A). The proposal will also deliver the final northern portion of the Nepean River Koala Corridor. 191ha of koala and wildlife corridor conservation land will be provided. For contrast, Centennial Park is 189ha.</p>
Appin (Part)	Wollondilly	12,000	<p>The proposal will rezone a 1,284ha site to support new housing, including an affordable housing target, regional open space, supporting infrastructure and approximately 470ha of conservation land.</p> <p>The proposal will help secure and implement a significant portion of the Nepean River Koala Corridor and part of the Ousedale Creek Corridor (Corridor E).</p>

Site	LGA	Number of new homes	Project description and benefits
North Appin (Part)	Wollondilly with a small portion in Campbelltown	3,000	The proposal will rezone a 300ha site to support new housing and help secure and deliver more of the Koala Corridor along Ousedale Creek (Corridor E).

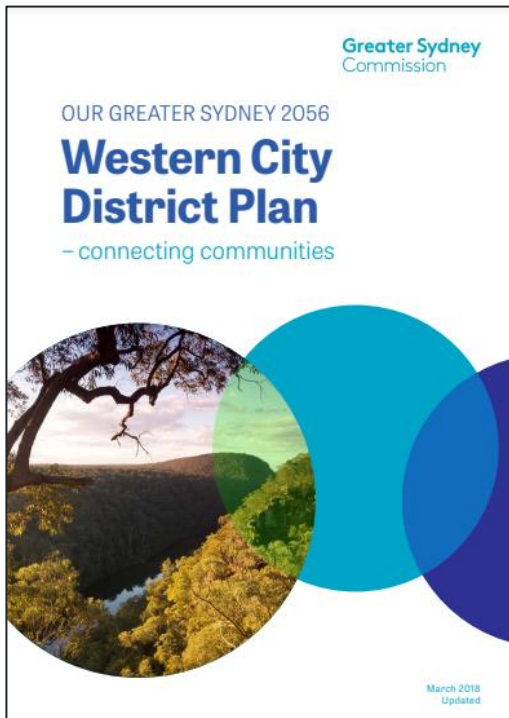


Artist impression of local open space in North Appin. (Source: Ingham Property)



Artist impression of Release Area 1, Appin. (Source: Walker Corporation)

Information to Guide Planning Proposals



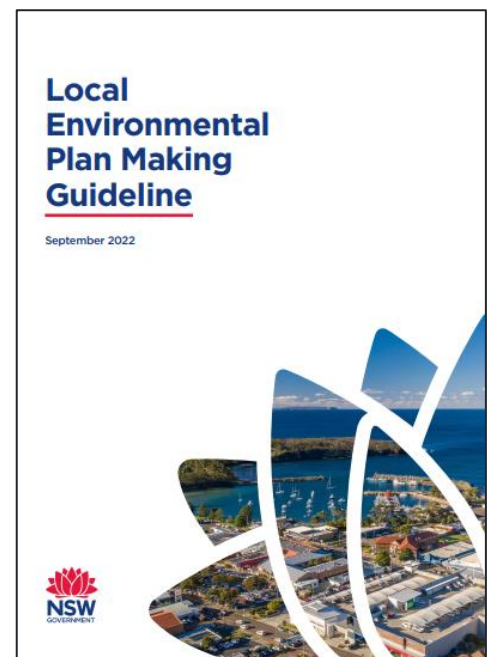
Planning proposals in land release areas must demonstrate consistency with the structure plan and the strategic framework for Greater Macarthur, such as the relevant priorities in the Greater Sydney Region Plan, Western City District Plan, council's Local Strategic Planning Statements and Local Housing Strategies.

The department has updated Section 9.1 direction '1.14 Implementation of Greater Macarthur 2040' to ensure that rezoning within the Growth Area is consistent with the Greater Macarthur 2040 Interim Plan and this Guide.

Local Environmental Plan Making Guide

Local Environmental Plans (LEPs) guide planning decisions for local government areas through zoning and development controls. They provide a local framework for the way land can be developed and used.

On 15 December 2021 the department published the new [Local Environmental Plan Making Guideline](#) which was updated in September 2022. It provides information on each step of the rezoning process, including the role of councils and the department and opportunities to be involved.



Starting with Country

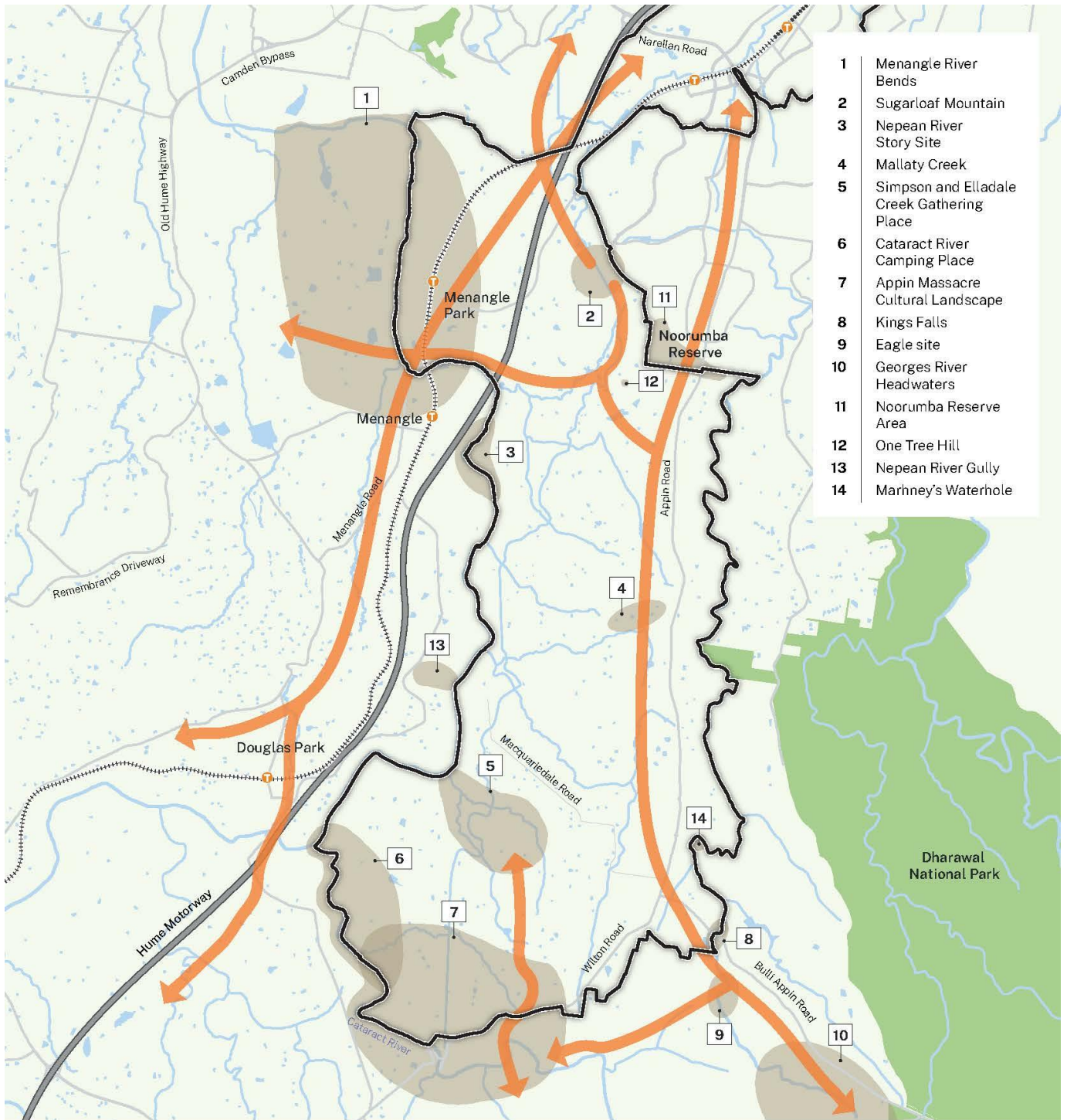
Aboriginal cultural heritage often extends beyond tangible aspects such as landmarks, dwellings, and historic sites. By considering the intangible aspects and engaging with cultural knowledge advisors early in the process, it is possible to develop proposals that protect all aspects of Country and cultural values.

In the Growth Area, the Aboriginal community continues to care for the waterways, bushland, native vegetation, and history of the area as they have for generations. This includes movement corridors and knowledge sharing about the Appin Massacre. Where previous approaches to development have changed landforms through cut and fill, starting with Country ensures respectful consideration of land use while creating opportunities to preserve cultural heritage and create much needed housing.

A site analysis is a common and standard element to any proposal. The department is encouraging everyone to re-think the site analysis as starting with Country. This can be achieved by walking Country with the Aboriginal Community early in the process to empower Aboriginal voices and to ensure that people with local connection and cultural knowledge can be incorporated into the early stage of detailed planning for a site.

Government Architect NSW (GANSW) released the Connecting with Country draft framework in 2020 which encourages planning and design professionals to listen to Country and embed cultural values into the lifecycle of a project. More information can be found at the [GANSW webpage](#).

To inform this update, engagement with the Aboriginal community resulted in the Starting with Country Map for the growth area. The map shows Cultural values within the growth area.



- 1 Menangle River Bends
- 2 Sugarloaf Mountain
- 3 Nepean River Story Site
- 4 Mallaty Creek
- 5 Simpson and Elladale Creek Gathering Place
- 6 Cataract River Camping Place
- 7 Appin Massacre Cultural Landscape
- 8 Kings Falls
- 9 Eagle site
- 10 Georges River Headwaters
- 11 Noorumba Reserve Area
- 12 One Tree Hill
- 13 Nepean River Gully
- 14 Marhney's Waterhole

Greater Macarthur Starting with Country



- Greater Macarthur boundary
- Culturally sensitive movement corridors
- Railway station
- Culturally sensitive areas
- Railway
- National park
- Motorway
- Road

Figure 6. Starting with Country Map showing areas of cultural sensitivity. GHD (and DPE) 2022

The following table provides principles informed by Traditional Custodians, cultural knowledge advisors, and the broader Aboriginal community. The objectives and approach were guided by the Connecting with Country framework. Although not all guidance will be relevant to every planning proposal, many of the outcomes will listed below will be better delivered if they are considered in the very early stages of preparing a planning proposal. Following any successful rezoning, further engagement and two-way feedback throughout the life of the project with Traditional Custodians and knowledge holders is strongly encouraged to foster ongoing collaboration. Being able to connect with Country is a fundamental objective for the vision of Greater Macarthur.

Theme	Principles and outcomes to be demonstrated in planning proposals
Understanding of cultural heritage	<ul style="list-style-type: none"> • Demonstrate consideration of cultural values and cultural landscape which goes beyond tangible archaeological assessments and site boundaries. • Involve Traditional Custodians and knowledge holders in placing value on tangible heritage items, such as large quantities of artefacts indicating intensive use of an area. • Engage with the Aboriginal community in a way that promotes cultural safety including choosing a neutral location on Country, taking an opt-in approach, and ensuring the engagement group comprises a balance of community members and project team.
Master planning (to prepare a structure plan or indicative layout plan)	<ul style="list-style-type: none"> • Reference the Starting with Country Map in and address any areas of cultural sensitivity that apply to the proposed rezoning. • Development within culturally sensitive areas requires further consultation with relevant Traditional Custodians and cultural knowledge holders to undertake more detailed investigation. Noting access these culturally sensitive areas should be facilitated and prioritised. • Include open space connections between ridgelines, creeks and places mapped in the Starting with Country Map. Connected pathways and linking ridgetop parks with linear green corridors to waterways promote walking Country, animal connectivity and provide opportunities to facilitate cultural tours. • Consider lines of sight and view corridors across Country as highlighted in Starting with Country Map to continue connection and foster a sense of orientation. • Recognise the strong links to water throughout the Growth Area and embed a naturalised response to water on Country through water infrastructure planning. • Develop respectful buffers from waterways in collaboration with Traditional Custodians and knowledge holders.

	<ul style="list-style-type: none"> • Include detailed restoration and management plans of conservation areas to ensure the health of Country. The use of local native vegetation is recommended. • Areas of cultural value should not be isolated in pocket parks, and rather connected through the open space network to allow for orientation and protection of cultural values within Country. • Consider opportunities for truth telling and knowledge sharing about the Appin Massacre.
Future Development outcomes	<ul style="list-style-type: none"> • Work with existing landforms and limit cut and fill. Avoid bringing fill into an area from off Country and taking fill from Country to other places. • Include cultural design through urban design and landscaping to reflect local Country and culture through working with Traditional Custodians and knowledge holders in alignment with GANSW's Draft Connecting with Country framework. • Address opportunities for sharing cultural knowledge through public art, signage, language and naming in the built environment. • Include and protect native vegetation and provide opportunities for revegetation. Local native vegetation and bush medicines are recommended. • Consider how to meet the minimum 5% affordable housing target as set out in the Western City District Plan. • Ensure that Traditional Custodians and knowledge holders can care for Country and practice culture without access restrictions.
Future community outcomes	<ul style="list-style-type: none"> • Consider the needs of elders and people with disabilities. Aboriginal communities have housing needs that require different models and thinking, including space for intergenerational living and options for different family compositions. • Encourage affordable, culturally responsive housing. • Consider producing plain English Aboriginal Cultural Heritage reports to share for education purposes, particularly with schools. • Identify opportunities to improve access to Country for cultural practice so access can be easily facilitated and prioritised without requiring explanation or 'red tape', especially along waterways. Encourage cultural infrastructure including facilities for practicing culture on Country, spaces for cultural gathering and facilities for storing artefacts. • Include opportunities for ongoing engagement of Aboriginal community. • Local communities should have an opportunity to learn about the shared history of GMGA

Next steps

The finalisation of the CPCP, Chief Scientist's advice, the Greater Macarthur Transport Network Plan, new State Heritage Register listings, findings and recommendations of the Technical Assurance Panels for Appin and Gilead, as well as increasing our cultural competency and understanding Cultural values have been key projects that will shape and inform the future of the Growth Area.

We will continue to work with councils, agencies and other stakeholders to provide further updates in the future.

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