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Via email: brendan.x.obrien@lendlease.com

24 November 2022

Subject: Gilead Stage 2 Planning Proposal.

Dear Mr O'Brien

Thank you for your recent email to the Department in relation to koala corridors for the Gilead Stage 2 Planning Proposal. I understand Lendlease is aware there is some confusion in the community, in particular regarding the koala corridor methodology, and that further clarification from the Department would assist. This letter discusses the key milestones in relation to planning for Koala corridors.

Attachment A provides a timeline summary of these milestones.

Background

The basis for all koala corridors in the Greater Macarthur Growth Area (growth area), in which the Gilead Stage 2 site is located, is the independent advice and recommendations of the Office of the NSW Chief Scientist & Engineer. The first report (dated 30 April 2020) provided considerations for several potential koala corridors in the growth area. Of particular importance, was the recommendation that koala corridors achieve a minimum average width of at least 390m.

To ensure correct interpretation of this report, the Department subsequently submitted two further requests for clarification from the Chief Scientist. The first additional advice was received in February 2021 and the second advice specifically in relation to the Cumberland Plain Conservation Plan (CPCP), was received in May 2021. All the advice can be publicly accessed at:

<https://www.chiefscientist.nsw.gov.au/independent-reports/campbelltown-koala-advice>

A fact sheet on the CPCP advice can be found at: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-fags/Policy-and-legislation/Strategic-conservation-planning/fact-sheet-CPCP-koala-corridors-202208.pdf>. This fact sheet notes:

Although the CPCP does not include the Gilead Stage 2 site, the department has consistently applied all the Office of the NSW Chief Scientist & Engineer's advice ... The advice will guide precinct planning decisions, including the biodiversity certification application for Gilead Stage 2.

Koala corridor methodology

The advice from the Chief Scientist provides a single consistent methodology to plan for Koala corridors. This methodology has been applied across the entire growth area. Some of the key features of the methodology are discussed over:

What is a Koala corridor?

- Each Koala corridor is a single corridor with an 'end to end' point, and is not broken up into multiple smaller corridors.

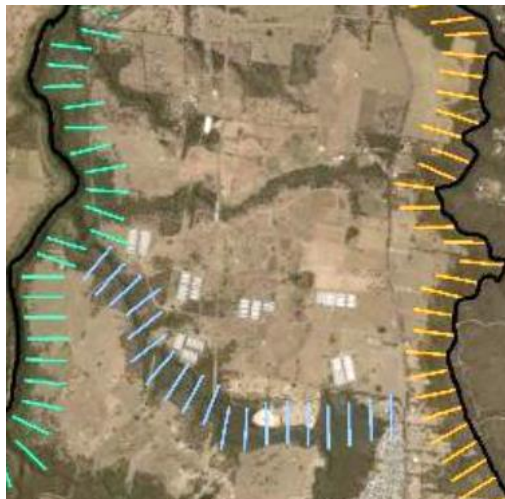
How wide does a Koala corridor have to be?

- As there are a number of existing constraints, such as the Upper Canal, corridors will be narrow in some areas and wide in other areas. While there is no minimum width, the overall corridor from 'end to end' must achieve an average width of at least 390m.

How is the average width measured?

- Transects are applied at regular intervals to measure the width along each corridor. The total length of the transects is calculated and then divided by the number of transects to determine the average width of the corridor. All corridors in the growth area achieve an average width of at least 390m. The excerpt below shows transects applied to the Nepean River Corridor, Georges River Corridor and Corridor E along Ousedale Creek. The Department has also applied the same transect methodology for Corridor A along Menangle Creek and Corridor B along Woodhouse Creek. Further information on transects can be found at: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Reports/Policy-and-legislation/strategic-conservation-plan/Cumberland-Plain-Conservation-Plan-functional-koala-corridors-report-2021.pdf?la=en>

This work has informed the final CPCP and the Gilead Stage 2 Planning Proposal, which are both reflected in the updated structure plan for the growth area.



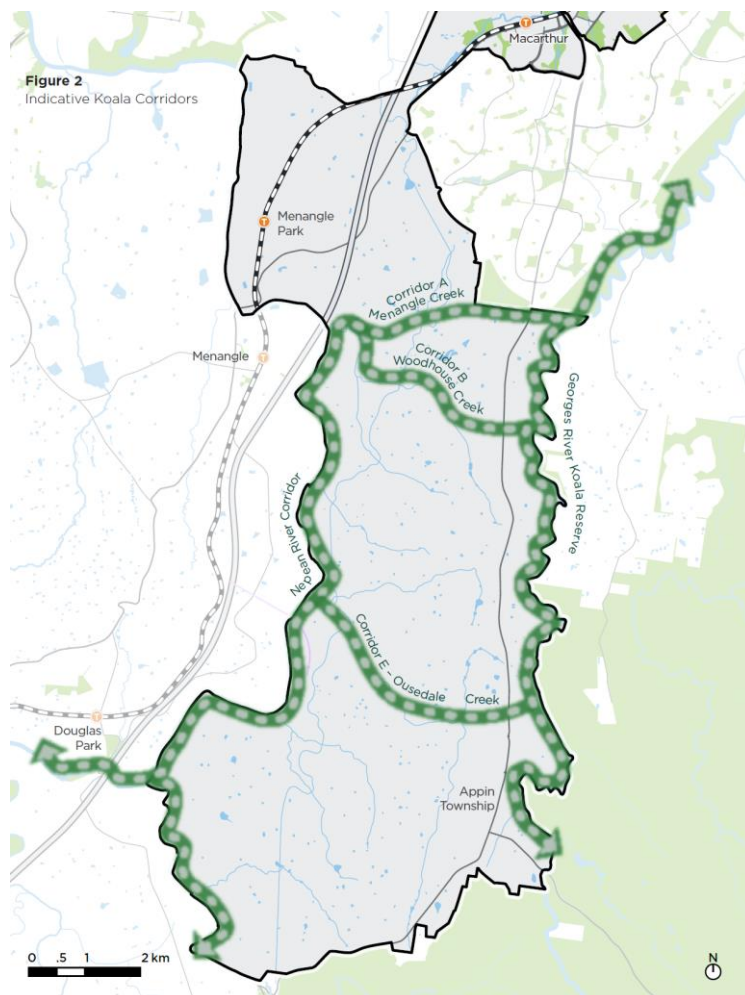
Technical Assurance Panel

The Technical Assurance Panel program (TAP) commenced in October 2020. Through this program, the Department worked with Lendlease, Campbelltown City Council and state agencies to confirm that the Gilead Stage 2 Planning Proposal proposes to secure and deliver koala corridors consistent with the Chief Scientists advice. In addition to this, the proposal also seeks new koala corridor maps, a tailored list of permissible uses within a Koala corridor, and expanding the existing concurrence clause which will require the Planning Secretary's concurrence before consent can be granted to any proposed development within a mapped Koala corridor.

The final TAP advice dated 21 September 2022 discusses these issues and can be accessed at: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Plans-for-your-area/Technical-Assurance-Panel/gilead-stage-2-final-tap-advice.pdf?la=en>. The outcomes of the TAP program are reflected in the current Planning Proposal for Gilead Stage 2, which can be accessed at: <https://pp.planningportal.nsw.gov.au/ppr/under-exhibition/gilead-stage-2> .

Updated strategic framework for the Greater Macarthur Growth Area

In December 2021, the Department published an update to the 2018 Interim Plan (<https://preview.planning.nsw.gov.au/-/media/Files/DPE/Brochures/Greater-Macarthur-2040-Update.pdf?la=en>). This publication included the following indicative strategic map of Koala corridors for the growth area, which will be delivered over time as land is rezoned.



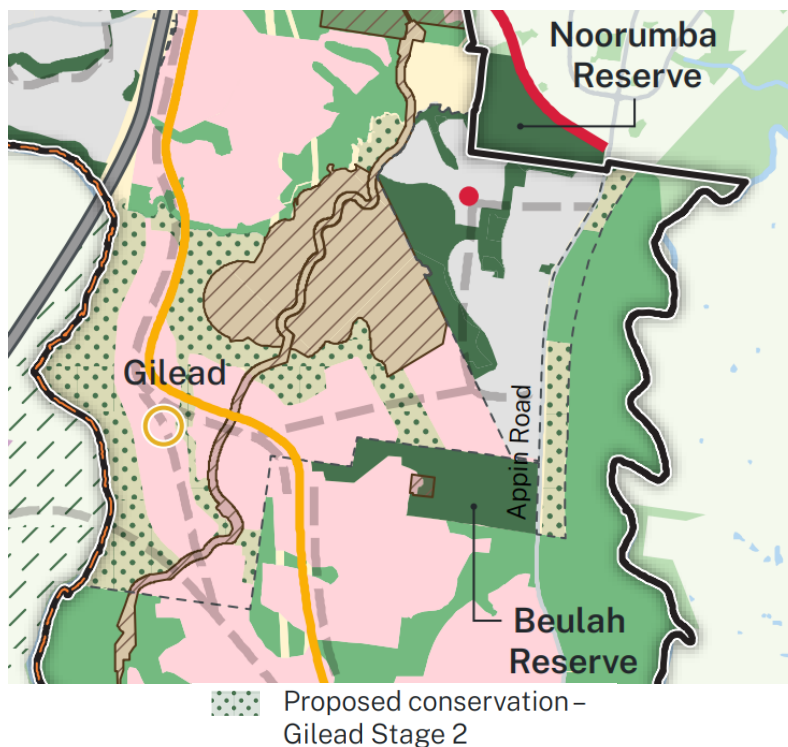
It is important to note, that the identified Koala corridors for the growth area include:

- three 'east-west' corridors:
 - o Corridor A along Menangle Creek
 - o Corridor B along Woodhouse Creek
 - o Corridor E along Ousedale Creek, and
- Two north-south corridors:
 - o Nepean River Corridor, and
 - o Georges River Corridor.

The Department recently published an updated structure plan for the growth area. It can be accessed at: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/Plans-for-your-area/Greater-Macarthur-Growth-Area-November-2022-Structure-Plan.pdf?la=en>

The excerpt below of this structure plan shows the proposed conservation land in the Gilead Stage 2 site. Of the identified Koala corridors, the Gilead Stage 2 Planning Proposal is proposing to deliver the following corridors which traverse the site:

- the northern portion of the Nepean River Corridor
- a portion of Corridor A along Menangle Creek, and
- a substantial portion of Corridor B along Woodhouse Creek.



Further, the package of measures to protect koalas are discussed in the recently published *Guide to the Greater Macarthur Growth Area (November 2022)* which accompanies the new structure plan (see pp 17 and 18). The Guide is available at: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Manuals-and-guides/Guide-to-the-Greater-Macarthur-Growth-Area-November-2022.pdf?la=en>

Should you have any questions, you are welcome to contact Ms Naomi Moss, Manager Infrastructure and Place, at the Department on 02 9274 6351.

Yours sincerely



Adrian Hohenzollern
Director, Western
Metro West

Attachment A

Timeline of key milestones since 2020

Date	Milestone
April 2020	NSW Chief Scientist and Engineer report <i>Advice on the protection of the Campbelltown Koala population</i>
October 2020	Technical Assurance Panel program commenced
February 2021	NSW Chief Scientist and Engineer <i>Response to questions about advice provided in the Koala Independent Expert Panel Report Advice on the protection of the Campbelltown Koala population</i>
May 2021	NSW Chief Scientist and Engineer <i>Advice regarding the protection of koala populations associated with the Cumberland Plain Conservation Plan</i>
December 2021	Update to the Greater Macarthur 2040 Interim Plan published with the Koala Corridor map
July 2022	Submission of preliminary draft planning proposal for Gilead Stage 2, to the Technical Assurance Panel for Council and state agency review
August 2022	Cumberland Plain Conservation Plan receives state approval
September 2022	TAP program concludes with final assurance advice provided to Lendlease to finalise the draft planning proposal for Gilead Stage 2
November 2022	Publication of the updated Structure Plan and Guide for the Greater Macarthur Growth Area. Statutory rezoning process commences with the formal submission of the Planning Proposal for Gilead Stage 2 with public exhibition commencing 21 November.