

To rezone a 44ha site known as "Maryfields" at 168-192 Narellan Rd Campbelltown to allow a business park, residential development, seniors living precinct and private open space areas.

Proposal Title :	To rezone a 44ha site known as "Maryfields" at 168-192 Narellan Rd Campbelltown to allow a business park, residential development, seniors living precinct and private open space areas.		
Proposal Summary :	To rezone a site known as "Maryfields", located at 168-192 Narellan Rd Campbelltown, to allow for a mix of land uses over the site including a business park, residential development, seniors living precinct and private open space areas. The site comprises six adjoining allotments with a total area of approximately 44 hectares. The site is situated at the intersection of Narellan Road and the Hume Motorway, approximately 2km north-west of the Campbelltown-Macarthur Major Centre which is serviced by Macarthur and Campbelltown Stations, its location is seen in Tag A and on page 1 of the attachment to Council's Report.		
PP Number :	PP_2014_CAMPB_001_00	Dop File No :	qA324938

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions :
- 1.1 Business and Industrial Zones
 - 2.3 Heritage Conservation
 - 3.1 Residential Zones
 - 3.3 Home Occupations
 - 3.4 Integrating Land Use and Transport
 - 4.3 Flood Prone Land
 - 4.4 Planning for Bushfire Protection
 - 6.2 Reserving Land for Public Purposes
 - 6.3 Site Specific Provisions
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : The planning proposal should proceed subject to the following conditions:

1. Council needs to amend the planning proposal so it reads as a Council document rather than the proponents.
2. Prior to undertaking public exhibition, Council is to update the proposal to show the proposed land zoning, land reservation acquisition and other applicable maps. The proposed R1 General Residential zone should be altered to a mix of R2 - Low Density Residential and R3 - Medium Density Residential zones, which generally reflects the broad allocation of hectares/land use discussed in Council's report.
3. The proposal should be prepared as both an amendment to the Draft Campbelltown LEP 2014, should the proposal proceed ahead of the Draft Campbelltown LEP 2014 and the Campbelltown (Urban Area) Local Environmental Plan 2002, using equivalent zones.
4. Council is to consult with infrastructure agencies to determine site requirements for the purposes of state and regional infrastructure provision, the land needs to be identified as an Urban Release Area, this enables satisfactory arrangements provisions to apply to this proposal. The satisfactory arrangements should take the form of a Voluntary Planning Agreement between the proponent and other relevant agencies and should ensure that any development of the land occurs at no cost to government. The draft voluntary planning agreement is to be exhibited with the planning proposal and would need to be in place before any development approval is granted.

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5. Council's proposed Transport, Management and Access Plan (TMAP) should be undertaken, in consultation with the RMS and Transport for NSW, to ensure adequate road capacity. An agreement should be reached regarding access and funding arrangements. This agreement is to form part of the negotiated voluntary planning agreement with the proponent and other relevant agencies.

6. Council is to ensure that the internal street network improves connectivity both within the site and with external land uses such as the University of Western Sydney and the residential neighbourhood of Blair Athol.

7. The proposal will require the Director-General's delegate's agreement to its inconsistency with s117 Directions: 1.1 Business and Industrial Zones, 4.3 Flood Prone Land and 6.2 Reserving Land for a Public Purpose. The proposal's inconsistency with Direction 1.1 Business and Industrial Zones is justified, and the Director-General's delegate's agrees to the proposal's inconsistency with this direction. In reference to Direction 4.3 Flood Prone Land, the proposal should be conditioned to, prior to exhibition, consult with the Office of Environment and Heritage and to provide a flood risk assessment to ensure that any development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. In reference to Direction 6.2 Reserving Land for Public Purposes to ascertain whether the inconsistency is justifiable, it will be necessary for Council, prior to exhibition, to indicate the size and impact of the proposed reduction in public open space.

8. The proposal should be required to augment the proposed Economic analysis, proposed by Council to examine business demand and future capacity to ensure the proposed 2.7ha Business area can be developed to complement rather than compete with Campbelltown-Macarthur Major Centre, and to ensure this area has a clear and viable future role. This assessment should be detailed enough to inform the planning controls which govern the height, scale and mix of uses on the site to ensure the development has regard to the retail centre hierarchy and does not permit retail uses apart from those that serve the needs of the immediate local area.

9. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A guide to preparing LEPs (Planning & Environment April 2013).

10. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning and Assessment Act:

- Sydney Metropolitan Catchment Management Authority
- Office of Environment and Heritage
- UrbanGrowth NSW
- Transport for NSW
- Department of Health
- NSW Rural Fire Service
- Transport for NSW - Roads and Maritime Services
- Sydney Water
- Telstra
- University of Western Sydney

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-Endeavour Energy
-Adjoining LGAs

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

11. A public hearing is not required to be held into the matter by any person or body under the section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

12. Following completion of the work required by the above conditions and prior to the commencement of community consultation, Council is to revise the planning proposal, where necessary and provide a copy of the proposal and relevant information to the Department's Regional Office.

13. The timeframe for completing the LEP is to be 24 months from the week following the date of the gateway determination.

Supporting Reasons :

The proposal should be supported as it represents the logical redevelopment of a site formerly used as a retreat centre and monastery, to urban development. The proposed low-medium residential, seniors housing [comprising 260 living units and an 100 bed aged care facility] and local neighbourhood centre reflect the adjoining residential area, whilst the proposed business park provides much needed employment. The site is located opposite the University of Western Sydney, TAFE and close to sub-regional medical facilities and exhibits some co-locational features. As such, the business park component of the proposal presents a unique opportunity to create a high quality medicine/health based business park for the Campbelltown/Macarthur region that builds upon the synergies of the site with the UWS Faculty of Medicine, Campbelltown Public Hospital and Campbelltown Private Hospital.

Panel Recommendation

Recommendation Date : **16-Oct-2014**

Gateway Recommendation : **Passed with Conditions**

Panel

Recommendation :

The LEP Review Panel met on 16 October 2014. The following members sat on the panel:

**Simon Manoski (Chair), General Manager, Metropolitan
Ashley Albury (Regional Representative), General Manager Western Region
Julie Rogers (Local Government Representative) Deniliquin Council
Troy Loveday, Project Manager (Secretariat)**

The Panel recommends that the planning proposal should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the proposal to show the proposed land zoning, land reservation acquisition and other applicable maps. The proposed R1 General Residential zone should be altered to a mix of R2 - Low Density Residential and R3 - Medium Density Residential zones, which generally reflects the broad allocation of hectares/land use discussed in Council's report.

2. The proposal should be prepared as both an amendment to the Draft Campbelltown LEP 2014 and, should the proposal proceed ahead of the Draft Campbelltown LEP 2014, the Campbelltown (Urban Area) Local Environmental Plan 2002, using equivalent zones. This should be clearly explained when the planning proposal is placed on public exhibition.

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3. Council is to consult with infrastructure agencies to determine site requirements for the purposes of State and regional infrastructure provision. The land needs to be identified as an Urban Release Area; this enables satisfactory arrangements provisions to apply to this proposal. The satisfactory arrangements can take the form of a Voluntary Planning Agreement (VPA) between the proponent and other relevant agencies and should ensure that any development of the land occurs at no cost to government. The draft VPA is to be exhibited with the planning proposal and would need to be in place before any development approval is granted.

4. Council's proposed Transport, Management and Access Plan (TMAP) should be undertaken, in consultation with the Roads and Maritime Service and Transport for NSW, to ensure adequate road capacity to service the proposal. An agreement should be reached regarding access and funding arrangements. This agreement is to form part of the negotiated voluntary planning agreement with the proponent and other relevant agencies.

5. The proposal will require the Director-General's delegate's agreement to its inconsistency with s117 Directions: 1.1 Business and Industrial Zones, 4.3 Flood Prone Land and 6.2 Reserving Land for a Public Purpose. The proposal's inconsistency with Direction 1.1 Business and Industrial Zones is justified, and the Director-General's delegate's agrees to the proposal's inconsistency with this direction. In reference to Direction 4.3 Flood Prone Land, prior to exhibition, Council should consult with the Office of Environment and Heritage and provide a flood risk assessment to ensure that any development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. In reference to Direction 6.2 Reserving Land for Public Purposes, to ascertain whether the inconsistency is justifiable, it will be necessary for the proponent, prior to exhibition, to indicate the size and impact of the proposed reduction in public open space.

6. An economic centre analysis is to be prepared to ensure that the proposed 12.7ha business precinct has a clear and viable future role. This analysis should ensure the proposal complements and does not compete with the intensification of Campbelltown-Macarthur which is identified as a Major Centre in the Draft Metropolitan Strategy 2031. This assessment should be detailed enough to inform the planning controls which govern the height, scale and mix of uses on the site to ensure the development has regard to the retail centre hierarchy and does not permit retail uses apart from those that serve the needs of the immediate local area.

7. Community consultation is required under sections 56(2) (c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A guide to preparing LEPs (Planning & Environment April 2013).

8. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning and Assessment Act:

- Sydney Metropolitan Catchment Management Authority
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- UrbanGrowth NSW
- Transport for NSW
- NSW Health
- Rural Fire Service
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- Sydney Water
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9. A public hearing is not required to held into the matter by any person or body under the section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

10. Following completion of the work required by the above conditions and prior to the commencement of community consultation, Council is to revise the planning proposal, where necessary and provide a copy of the proposal and relevant information to the Department's Regional Office.

11. The timeframe for completing the LEP is to be 18 months from the week following the date of the gateway determination.

Signature:

Printed Name:

Date:
