

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

Proposal Details

Date Planning Proposal Received :	25-Jun-2014	LGA covered :	Campbelltown
Region :	Metro(Parra)	RPA :	Campbelltown City Council
State Electorate :	CAMPBELLTOWN	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street : Narellan Rd

Suburb : Narrellan **City :** Campbelltown **Postcode :** 2560

Land Parcel : the site consists of 6 parcels being: Lot 1 in DP 1136995 Lot 1 in DP 247902 Lot 2 in DP 569795 Lot 1 DP 575729 Lot 12 in DP 829093 Lot 13 in DP 1034409

DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :	44.00	Type of Release (eg Residential / Employment land) :	Both
No. of Lots :	0	No. of Dwellings (where relevant) :	620
Gross Floor Area :	0	No of Jobs Created :	1,000

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **to the best of the knowledge of the Metropolitan Delivery (Parramatta) Office, there have been no contact with lobbyists.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes :

The proposal represents the logical redevelopment of a site formerly used as a retreat centre and monastery, to urban development. The propose 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. A 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.

An economic study will be required to examine the feasibility of the proposed business park and to ensure it complements, rather than competing with the Campbelltown Macarthur major centre.

Given the significant size of proposal and the proposed new business precinct , the proposal was referred to the Infrastructure Team, the Subregional -Strategy Team, the Metropolitan Strategy Team and the Heritage Division. The last of these critical comments was received on the 19 August 2014. The issues raised internally were then discussed with Council's Strategic Manager in early September 2014, upon his return form leave. Also discussed were the site's constraints and Council's agreement to move forward with the proponent's detailed zoning configuration.

External Supporting Notes :

Adequacy Assessment

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Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objectives of the proposal are listed as:**
 "(i) to promote a balanced mix of sustainable housing and economic growth outcomes;

 (ii) to provide the opportunity for the master planned development of the land comprising a mix of housing lots, aged care and seniors housing, and establishment of a health and technology based business park;

 (iii) to protect and enhance the heritage and ecological values of the site."

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **On 8 August 2014, Council completed the exhibition of the draft Campbelltown Local Environmental Plan 2014 (draft Campbelltown LEP 2014). The proposed site is listed as "Deferred Matters", meaning that the current zoning under Campbelltown (Urban Area) Local Environmental Plan 2002 would prevail. The site is presently zoned 5(a) - Special Uses A Zone (Monastery) and one residual parcel of 6(a) - Local Open Space Zone under CLEP 2002. see Tag B - current zoning map.**

Council supports the incorporation of the Planning Proposal with the draft Campbelltown LEP 2014 rather than seeking an amendment to the soon to be superseded Campbelltown LEP 2002. This option would provide greater certainty for development outcomes on the land relating to height, floor space ratio, and lot sizes (which can be included in the Draft Campbelltown LEP 2014 in accordance with the Standard Instrument LEP template). However, as the proposal may progress faster than Campbelltown LEP 2014, it is useful to ensure that the proposal can proceed under both the new LEP and the existing instrument, as relevant.

The proponents Proposal Document, see page 21 -25, shows proposed zoning, height and floor space ratios for the site, Council's report is more general. Accordingly, this assessment is based on the material submitted by Council as augmented by the proponent's report. Given the substantial material provided by the proponent, it is appropriate that the Gateway Determination agree to a specific zoning of the site. Council has provided an indicative concept masterplan, see page 2 of Council's attachment. Council has described the proposed uses as follows:

- Residential Precinct- A total of 620 residential dwellings over 16.5 hectares, comprising 183 low density and 437 medium density residential dwellings. Building heights limited to two storeys on the Blair Athol side of the main ridgeline and a maximum height of three storeys elsewhere.**
- Seniors Living Aged Care Precinct - Approximate area of 8.5 hectares, 260 senior living dwellings, and aged care facility that could accommodate up to 100 beds and employ 40 people. Maximum building height is likely to be up to four storeys, with up to 50% of site area as building footprint.**
- Business Precinct -Approximately 12.7 hectares in area, with an anticipated gross floor area of 52,000m2 and 1000 employees. Anticipated height of four storey for office buildings.**
- Neighbourhood Centre - Provision for a centrally located neighbourhood shopping centre that is intended to serve the needs of the local catchment. The proponent has identified that this centre could accommodate up to three separate spaces of up to 500m2 in aggregate. These uses might include a convenience store, cafe/restaurant and local newsagent.**

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The proponent has undertaken a number of studies, and has identified the site's environmental, heritage, and bushfire constraints. The consolidated constraints of the site are depicted on the map at shown at Page 12 of the proponent's report, attached. The proponent's proposed zoning pattern, shown at shown at Page 21 of the proponent's report, attached, generally has regard to these constraints.

In terms of proposed zoning, the proponent's suggested residential zone - R1 General Residential has not been applied anywhere in the Draft Campbelltown LEP 2014, and permits residential flat buildings. It would be more appropriate to change the planning proposal to reflect Council's endorsed concept of low to medium density residential development via a mix of R2 - Low Density Residential and R3 Medium Density Residential zones. And to generally reflect the broad allocation of hectares/land use discussed in Councils report, and summarised above

Further, whilst it is preferable that the proposal apply to the Draft Campbelltown LEP 2014, should the proposal proceed ahead of the Draft Campbelltown LEP 2014, that the proposal can then, instead, amend the Campbelltown (Urban Area) Local Environmental Plan 2002 and the above zoning pattern provide the blueprint for equivalent zones under the existing Campbelltown (Urban Area) Local Environmental Plan 2002. This approach has been discussed and verbally agreed by council's officer.

Justification - s55 (2)(c)

- a) Has Council's strategy been agreed to by the Director General? **No**
- b) S.117 directions identified by RPA :
 - 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**
- * May need the Director General's agreement
- Is the Director General's agreement required? **Yes**
- c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**
- d) Which SEPPs have the RPA identified?
 - SEPP No 19—Bushland in Urban Areas**
 - SEPP No 44—Koala Habitat Protection**
 - SEPP No 70—Affordable Housing (Revised Schemes)**
 - SEPP (Building Sustainability Index: BASIX) 2004**
 - SEPP (Housing for Seniors or People with a Disability) 2004**
 - SEPP (Infrastructure) 2007**

e) List any other matters that need to be considered :

1.1 Business and Industrial Zones

The proposal includes a business precinct of approximately 12.7ha in area, with an anticipated Gross Floor Area of 52,000m2 and 1000 employees. A centrally located neighbourhood shopping centre is included which is intended to serve the needs of the local catchment. The proponent has identified that this centre could accommodate up to three separate spaces of up to 500m2 in aggregate, and that these uses might include a convenience store, cafe/restaurant and local newsagent.

The proposal fulfills the intent of this direction, in the provision of new employment in a strategic location , complementing the nearby existing health, education and Campbelltown-Macarthur Centre uses. However, the s.117 Direction requires when a new business area is proposed,the Director-General should approve a Strategy which justifies the new area. The new business area has not been specifically identified in a

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approved strategy. As such, the Director-General's agreement to the inconsistency is required.

The proposal should be required to augment Council's proposed Economic analysis, to examine business demand and future capacity to ensure it can be developed to complement rather than compete with Campbelltown-Macarthur Major Centre. A traffic impact assessment and advice from infrastructure providers should also be provided to ascertain the required transport and road capacity to service the proposal.

The new business area has been supported by the Metropolitan Strategy Team and discussed with Council. As it represents an appropriate use for additional business employment in the South West Region, and is in keeping with the employment goals of the Metropolitan Strategy, its inconsistency with the s.117 Direction can be agreed at this stage. The proposed economic study will refine the scale and planning controls for the business area.

2.3 Heritage Conservation

There are 15 statutory/display items that, as a group, are listed as local heritage items. The proposal is considered consistent with this direction as it seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. Council have indicated that the proposal should be subject to the preparation of a Conservation Management Plan.

The Heritage Division of the Office of Environment and Heritage, provided its comments on 2nd September 2014, it indicated that the site contained no items of state heritage significance which means the heritage division has no statutory role in the proposal. It also indicated that the proponent's heritage impact assessment was robust and addressed the significance of the local heritage items.

3.1 Residential Zones.

The proposal includes an additional 620 residential dwellings over 16.5 hectares, comprising 183 low density and 437 medium density residential dwellings. The proposal also includes a Seniors Living Aged Care Precinct with an area of approximately 8.5 hectares, This will comprise 260 senior living dwellings, and an aged care facility that could accommodate up to 100 beds.

The proposal fulfills the intent of this direction, in the provision of a variety and choice of housing types to provide for existing and future housing needs, and make more efficient use of existing infrastructure and services. In accordance with sub clause 5 (a) of this Direction, the proposal should be conditioned to ensure the provision of satisfactory infrastructure.

The traffic assessment referred to previously should address the potential traffic generation of the residential development.

3.4 Integrated Land Use and Transport.

The planning proposal is considered consistent with this direction as it would provide housing and employment opportunities within an area that is readily accessible to transport infrastructure, including public transport services.

4.3 Flood Prone Land

The proposal will rezone land within a potential flood prone area, as such, the Secretary's or her delegate's agreement to the inconsistency is required. To assess whether this inconsistency is justifiable, the proposal should be conditioned to consult with the Office of Environment and Heritage, to provide a flood risk assessment and to

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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. This is best sought following consultation with the Office of Environment and Heritage and an assessment of the flood risk assessment prior to exhibition.

4.4 Planning for Bushfire Protection.

The proposal is considered consistent with this direction as it allows for appropriate asset protection zones in accordance with Planning for Bushfire Protection 2006. It is recommended that the NSW rural Fire service be consulted.

6.2 Reserving Land for public purposes.

The proposal alters an existing public open space zone and as such is inconsistent with this Direction.

The Director-General's agreement to the inconsistency is required. Whilst the planning proposal will deliver a generous provision of open space, this open space will be private open space, for use of future residents and workers within the site. In order to ascertain whether the inconsistency is justifiable it will be necessary for the proponent to indicate the size and impact of the proposed reduction in public open space.

6.3 Site Specific Provisions

Site specific planning controls for the site have not been indicated by Council. Council has advised that it will incorporate the proposal in the new Standard Instrument format LEP which is currently on exhibition. Council has advised that it will be consistent with this provision.

7.1 Implementation of the Metropolitan Plan for Sydney

The planning proposal is considered consistent with this direction as it generally complies with the core aim of the Metropolitan Strategy which promotes integrated landuse and transport. The proposal is an infill site which will intensify urban development in proximity to Campbelltown major centre and transport. The suggested Economic and retail/centre analysis should ensure the proposal complements rather than competes with Campbelltown-Macarthur which is identified as a Major Centre in the Metro strategy.

Compliance with relevant SEPP's

The proposal is generally consistent with the relevant SEPP's. Some issues in these SEPP's will be assessed at DA stage, any development will be conditioned to comply with the provisions of these SEPP's.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

The proposal will require the Director-General's agreement to its inconsistency with s117 Direction 1.1 Business and Industrial Zones, 4.3 Flood Prone Land and 6.2 Reserving Land for a Public Purpose.

In regard to 1.1 Business and Industrial zones, as the proposal is not in accordance with a Strategy approved by the Director General. However, the proposal is generally in accordance with "the relevant Regional Strategy or Subregional Strategy" as required by this Direction. The Maryfields site is located within 2 km of Campbelltown-Macarthur which is identified as a Major centre in the Metropolitan Plan for Sydney 2036 and the draft South West Subregional Strategy. Given this proximity, and these Strategies' regional goals of employment and residential growth, it is considered that the proposal is generally consistent with this Direction.

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In relation to Direction 4.3 Flood Prone Land, the proposal will rezone land within a potential flood prone area. It is considered that the Director-General's or her delegate's agreement to the inconsistency is best sought following consultation with the Office of Environment and Heritage and an assessment of the flood risk assessment prior to exhibition.

In order to ascertain whether the inconsistency with Direction 6.2 Reserving Land for a Public Purpose is justified, it will be necessary for the proponent to indicate the size and impact of the proposed reduction in public open space prior to exhibition.

Mapping Provided - s55(2)(d)

Is mapping provided? **No**

Comment : An indicative concept plan is provided which depicts possible placement of zones and infrastructure. Council will determine the final plan based on a more detailed review of the proponent's studies and in consultation with Council, the community and key stakeholders.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council has proposed the normal 28 day statutory period for public exhibition.

Additional Director General's requirements

Are there any additional Director General's requirements? **Unknown**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **December 2014**

Comments in relation to Principal LEP : The exhibition of the Draft Campbelltown Principal LEP finished on the 8 August 2014. The planning proposal will amend the Principal LEP, or if the proposal proceeds ahead of the Principal LEP, it will amend the Campbelltown (Urban Area) Local Environmental Plan 2002.

Assessment Criteria

Need for planning proposal : The existing use of the land, as a monastery, does not reflect the changing nature of the surrounding land uses, which have generally been developed for urban development. Furthermore, the site is in proximity to the major centre of Campbelltown-Macarthur which is anticipated to develop and consolidate its regional role in the medium term. The site is shown as deferred in the Draft Campbelltown Principal LEP in anticipation of its redevelopment. The proposal represents a logical use of the land which can potentially complement the long term function of the Major Centre and contribute to both employment and the provision of a variety of housing types.

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Consistency with strategic planning framework :

The proposal is generally consistent with the Draft Metropolitan Strategy for Sydney 2031 and the Draft South West Subregional Strategy which anticipates both employment and housing growth and consolidation of Campbelltown-Macarthur major centre. The proposal is an infill site which proposes a "Business Precinct" in proximity to the University of Western Sydney Campbelltown Campus, the Campbelltown-Macarthur centre and rail transport.

It is important to ensure that the proposed 12.7 ha business precinct does not compete with the intensification of Campbelltown-Macarthur which is identified as a Major Centre in the Metropolitan strategy. The suggested economic centre analysis should ensure the proposal complements rather than competes with Campbelltown-Macarthur. This assessment should also inform the planning controls which govern the height, scale and mix of uses on the site to ensure the development takes into account the centre hierarchy.

The Metropolitan Strategy Branch has indicated that the proposed business park use would, if viable, bring much needed employment in this part of Sydney. They have indicated that any retail use here, either general or bulky goods retail, would be strongly opposed. A condition is suggested which addresses this concern.

Environmental social economic impacts :

In terms of the social impact, the low and medium density residential and seniors living components of the proposal are an appropriate use for this infill site which adjoins other existing residential uses. It will both complement these uses and provide a variety of housing which fulfills the concept of "aging -in-place" for both the existing monastic residents of the site and the region in general.

The Metropolitan Strategy Branch has said that, given its location, low and medium density development are appropriate, and high density housing is not appropriate. To ensure the site does not permit high density housing, the conditions require that the R1 General Residential zone (which permits all forms of residential development, including high density residential), requested by the proponent, 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 Councils report.

The Metropolitan Strategy Branch has said that the site is not appropriate for seniors housing development within as it is not "easy walking distance of a centre large enough to provide general retail and other services".

The proposal generally complies with the location and access requirements outlined in the SEPP (Housing for Seniors or People with a Disability). This SEPP requires easy access to a local centre and access via public or private transport to a centre with general retail and other support services. The site is 2km north west of Campbelltown-Macarthur major centre and accessible by public transport to this centre, additionally, the proposal includes a local neighbourhood centre. The Regional Team has recommended other seniors living proposals in similar circumstances as the proposal. It is therefore considered that the site is appropriate for seniors housing development.

In terms of the environmental constraints, the proponent has provided an ecological study which shows that the proposal does not impact the majority of the site, which comprises cleared land. However, the study identifies:

- critically endangered ecological community of Cumberland Plain Woodland, generally located along the gullies and riparian areas of the site;
- potential habitat for a number of threatened and migratory fauna species; and
- that the site exhibits a number of hollow bearing trees, which if removed would need to be considered as part of the Assessment of Significance process under the Threatened Species Conservation Act.

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Additional fauna and flora studies are therefore considered necessary to make a sufficiently detailed assessment of significance in accordance with Section 5A of the EPA Act 1979 , Threatened Species Assessment Act and EPBC Act.

It is recommended the Office of Environment and Heritage (OEH) be consulted to ascertain the impact of potential flooding and the level of environmental investigations/studies that may be needed.

Assessment Process

Proposal type : **Precinct** Community Consultation **28 Days**
Period :

Timeframe to make **12 months** Delegation : **DDG**
LEP :

Public Authority **Sydney Metropolitan Catchment Management Authority**
Consultation - 56(2) **Department of Education and Communities**
(d) : **Office of Environment and Heritage**
 Landcom
 Transport for NSW
 Department of Health
 NSW Rural Fire Service
 Transport for NSW - Roads and Maritime Services
 State Emergency Service
 Sydney Water
 Telstra
 University of Western Sydney
 Adjoining LGAs

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Economic

Other - provide details below

If Other, provide reasons :

The proposal should be required to augment the proposed Economic analysis, proposed by Council to examine business demand and future capacity to ensure it can be developed to complement rather than compete with Campbelltown-Macarthur Major Centre in the Draft Metropolitan Strategy 2031. A traffic impact assessment and advice from infrastructure providers should also be provided to ascertain the required transport and road capacity to service the proposal. These studies should ensure that the proposed 12.7ha business precinct 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 retail uses on the site to ensure the development takes into account the retail centre hierarchy and is focused on serving the needs of the immediate precinct.

In November 2013, the proponent discussed the proposal with Council and the Roads and Maritime Service (RMS)s, it is understood that the RMS raised issues with Council concerning the capacity of the regional road system. Council's proposed Transport, Management and Access Plan (TMAP) should be undertaken, in consultation with the RMS and Transport for NSW, to address this issue.

The Metropolitan Strategy Branch have suggested that the internal street network be reconfigured to improve

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connectivity both within the site and to improve external links with the University of western Sydney and the residential neighbourhood of Blair Athol. This comment is listed as a matter for Council to consider in the conditions of approval.

Identify any internal consultations, if required :

Metropolitan and Regional Strategy

Is the provision and funding of state infrastructure relevant to this plan? **Yes**

If Yes, reasons : **The Growth Infrastructure Funding Team has commented on the proposal as follows:**

"In view of the significance of the proposal in terms of residential (including aged care) it is considered that the provision and funding of regional infrastructure should be considered at this stage of the proposal.

The proposal should include a condition at the Gateway requiring that the land be identified as an URA (urban release area) therefore bringing the satisfactory arrangements into play for this proposal.

It would be good if the proponent was advised at this early stage that the satisfactory arrangements would take the form of a Planning Agreement which would need to be in place before any approval would be granted.

There is also a need to commence discussions with the infrastructure agencies."

It is noted that both the existing Campbelltown LEP 2002 and the draft 2014 Campbelltown LEP have satisfactory arrangement provisions. These suggestions are appropriate and are included in the recommended conditions of approval.

Documents

Document File Name	DocumentType Name	Is Public
Council Report and Resolution 3 June 2014 - Maryfields Planning Proposal.pdf	Proposal	No
Attachments to Council's Report 2014 - including Planning Proposal.pdf	Drawing	No
Proponent Maryfields estate_PROPOSAL Final.pdf	Proposal	No
Tag A Site Location.pdf	Map	No
Tag B - Current Zoning.pdf	Map	No

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.

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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.

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

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(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
- 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.

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Signature:



Printed Name:

PERYIN JOHN

Date:

10 OCTOBER 2014

