



# maryfields

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## E S T A T E

N A R E L L A N R O A D C A M P B E L L T O W N

PLANNING PROPOSAL  
30 JANUARY 2014

  
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*Plate 1 - Looking west from upper ridge line (west side of Monastery)*



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# APPENDICES

## **APPENDIX 1:**

### **Detailed Environmental Analysis and Masterplan**

prepared by Capital Syndications Pty Ltd and Benson McCormack Architects Pty Ltd

[30 January 2014]

## **APPENDIX 2:**

### **Traffic & Transport Assessment – Stage 1 Feasibility**

### **Traffic & Transport Assessment – Stage 2 Planning Proposal Assessment**

prepared by AECOM Australia Pty Ltd

[November 2013 & January 2014]

## **APPENDIX 3:**

### **University of Western Sydney - Letter of Support**

[November 2013]

## **APPENDIX 4:**

### **Maryfields Site Photographs**

compiled by Capital Syndications Pty Ltd

[November 2013]

## **APPENDIX 5:**

### **Planning Proposal Request by Landowners**

[30 January 2014]



# EXECUTIVE SUMMARY

The planning proposal provides Campbelltown with a pivotal catalyst opportunity to deliver land development solutions that will make a significant local contribution to the NSW2021 objectives and the sub-regional objective for the south-western area of Sydney. It offers a commitment towards an integrated planning solution to create the first prestige business park in this region, a high quality 'urban living' environment and a much needed high-quality environmental space for seniors living and aged care uses, all of which would be located within very close proximity to the Major Centre of Campbelltown-Macarthur. Future development consistent with the proposal is expected to attract and encourage new demographic groups that are vital to the expansion of Campbelltown's knowledge economy. The opportunity to target the specific sectors of medicine/health, education and administration are the obvious areas of best fit with the existing sectors already based in the area, and Maryfields Estate provides an opportunity for cluster businesses of up to 1,000 staff in aggregate to cost-effectively base themselves in a business park setting with excellent proximity to public and road transport corridors.

The obvious natural qualities and conservation assets within the site are protected and indeed enhanced by the planning proposal and there are no ecological constraints to any aspect of the proposal.

The planning proposal responds sensibly to the natural characteristics and attributes in which the subject site is located at the gateway into Campbelltown. It is deliberately designed to work symmetrically with the University of Western Sydney campus on Narellan Road by applying massing, form, scale and character to create a campus-like front door to the site at Narellan Road. The other proposed uses for the site will be very heavily or completely obscured by existing vegetation and future business park built forms to allow for a sensible transition from the commercial uses to the adjoining residential land use to the rear of the site. Future design would be conceived with the intent of lifting and reinforcing the personality of its context. The planning proposal therefore contributes greatly to the medium-longer term regional city aspirations for Campbelltown, and provides a substantive contribution to the housing choice requirements and objectives for the city and greater Sydney. The proposal provisions for new public and private open spaces that complement the surrounding accessibility of other spaces for the use and enjoyment of constituents and visitors. The proposal also allows for the ongoing use of a part of the site as a Monastery to allow the resident order of Poor Clare

Nuns the opportunity to age in place as development occurs around them, as well as the opportunity to plan for future generational needs of their order.

The ultimate development outcome from this planning proposal will deliver a generous provision of open space for use of future residents and workers within the site, as well as those from surrounding areas and other visitors. The planning proposal has carefully fused the surrounding land uses together with the alignment of land strategy to meet or contribute to the express needs of the south-west subregion.

# 1. OBJECTIVES AND INTENDED OUTCOMES

## 1.1 INTRODUCTION AND OBJECTIVES

This planning proposal is submitted to Campbelltown City Council to seek rezoning consideration for land situated at 168-192 Narellan Road Campbelltown. The aggregated landholdings that are the subject of this Planning Proposal comprise the following six connected parcels:

| Site #       | Lot and DP Reference | Site Area (Hectares) | Existing Usage/Identity                                                                  | Land Owner                                                                                                          |
|--------------|----------------------|----------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 1            | Lot 1, DP 247902     | 17.11*               | Maryfields - Stations of the cross                                                       | Association of the Franciscan Order of Friars Minor                                                                 |
| 2            | Lot 12, DP 829093    | 4.739                | Bethlehem Monastery - home of the Poor Clare Nuns                                        | Trustees of the Poor Clare Colletines                                                                               |
| 3            | Lot 13, DP 1034409   | 3.860                | Franciscan Friary - permanent or casual home for a maximum number of 5 Franciscan Friars | Trustees of the Franciscan Fathers<br><i>(now known as the Association of the Franciscan Order of Friars Minor)</i> |
| 4            | Lot 1, DP 1136995    | 16.28*               | Vacant land                                                                              | Association of the Franciscan Order of Friars Minor                                                                 |
| 5            | Lot 2, DP 569795     | 1.964                | Vacant land                                                                              | Association of the Franciscan Order of Friars Minor                                                                 |
| 6            | Lot 1, DP 575729     | 0.486**              | Vacant land                                                                              | Association of the Franciscan Order of Friars Minor                                                                 |
| <b>TOTAL</b> |                      | <b>44.439</b>        |                                                                                          |                                                                                                                     |

\*Subject to minor boundary adjustment due to pending land acquisition by Roads and Maritime Services in 2014

\*\*This Lot and DP will (subject to boundary adjustments) be wholly acquired by Roads and Maritime Services in 2014

The aggregate site is hereafter referred to as Maryfields Estate as this is the name that is most historically associated with this part of Campbelltown City.

Both religious orders that have ownership for this land are attached to the Catholic Church and are prevalent throughout the world. The patron saint of the male order is St Francis of Assisi (1182 - 1226), while St Clare of Assisi (1194 - 1253) is the patron saint of the female order. Two years after his death, Francis was pronounced a saint by Pope Gregory IX. In his life, San Francesco d'Assisi, born Giovanni di Pietro di Bernardone was an Italian Catholic friar and preacher, but was never an ordained Catholic Priest. He founded the men's Order of Friars Minor, the women's Order of St. Clare, and the Third Order of Saint Francis for men and women not able to live the lives of itinerant preachers. Francis is one of the most venerated religious figures in history, and the current Pope has taken the name of Francis in honour of St Francis of Assisi.

Capital Syndications Pty Ltd has prepared this planning proposal on behalf of the Landowners, primarily the Association of the Franciscan Order of Friars Minor (incorporating the Trustees of the Franciscan Fathers) and the Trustees of the Poor Clare Colletines. This planning proposal has been prepared for the purpose of section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the guideline prepared by the Department of Planning dated July 2009 entitled "A guide to preparing Planning Proposals".

Maryfields Estate presently has an aggregate site area of 44.4 hectares and is located approximately 2km south-west of Campbelltown Train Station and some 42.5km from the City of Sydney. An aerial image of the site in context of its surroundings is presented at Figure 1.1. The aggregate site area will marginally reduce to 43.7ha in mid 2014 due to compulsory land acquisitions totalling 0.7ha by Roads and Maritime Services (RMS) to facilitate their upgrades to Narellan Road.





Figure 1.1 – Aerial Image of Maryfields Estate



# 1. OBJECTIVES AND INTENDED OUTCOMES

Detailed ground-level photographic imagery of the present day site is provided at Appendix 4. Maryfields Estate is closely situated and highly accessible to nearby services and infrastructure. As well as being positioned at the junction of the Hume Motorway and Narellan Road, it is close to the Campbelltown Business Centre, Campbelltown and Macarthur Railway Stations, tertiary education establishments and an extensive range of community and recreational facilities. The site's variable topography and orientation, its prominent dress circle position, potential for expansive views over

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## BENSON MCCORMACK ARCHITECTS PTY LTD

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### Planning Proposal Peer Review

- Grahame Edwards, Director

## JOHN M. DALY AND ASSOCIATES PTY LTD

### Land Survey

- Michael Gordon, Managing Director

## NICHE ENVIRONMENT AND HERITAGE PTY LTD

### Flora & Fauna, Endangered Species and Biodiversity

- Matthew Richardson, Director
- Chris McEvoy, Team Leader - Environmental Approvals
- Ms Sian Griffiths, Senior Botanist
- Ms Anna Senior

## NICHE ENVIRONMENT AND HERITAGE PTY LTD

(in conjunction with Australian Bushfire Protection Planners Pty Ltd)

### Bushfire Planning

- Matthew Richardson, Director
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- Graham Swain, Director - Australian Bushfire Protection Planners Pty Ltd

## PERUMAL MURPHY ALESSI

### Statement of Heritage Impact, Stations of the Cross

- Luisa Alessi, Managing Director

the city and provision of water features on site combine with the other attributes to produce a site with high appeal for the range of uses put forward in this planning proposal.

This planning proposal and its appendices is a product of the work and commitment of the Development Team led by Capital Syndications Pty Ltd between January 2012 - January 2014 inclusive of significant consultation, assessment, review and collaboration to arrive at a thoroughly informed site strategy and concept. The proposal team consists of the following organisations and people.

## NICHE ENVIRONMENT AND HERITAGE PTY LTD

### Archaeological Assessment

- Amanda Atkinson, Archaeologist
- Glenda Chalker, Chairperson of the Cubbitch Barta Native Title Claimants Aboriginal Corp (a family group of the Tharawal people)
- Kristy Chalker

## AECOM AUSTRALIA PTY LTD

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## ITM DESIGN PTY LTD

### Consulting Hydraulic Engineers

- Markus Lachele, Managing Director

## RENZO TONIN & ASSOCIATES PTY LTD

### Acoustic Engineering Consultants

- Michael Gange, Senior Engineer

With the exception of the Transport and Traffic Assessments at Appendix 2 to this document, all other studies prepared and reported by the experts above are contained with the 10 appendices attached to Appendix 1 of this planning proposal.

This planning proposal has been developed for and in consultation with the Association of the Franciscan Order of Friars Minor (hereafter 'the Franciscan Friars') and the Trustees of the Poor Clare Colletines (hereafter 'the Poor Clare Nuns'). There are four desired objectives from this Proposal. These are to:

- (i) enable zoning that supports and fundamentally responds to the strategic growth objectives for Campbelltown City and the south-west subregion;
- (ii) protect and enhance the heritage values and scenic amenity associated with the southern valley area spanning the western to eastern boundaries;
- (iii) provide for an environment that will allow the existing occupants of the site the opportunity to age in place; and
- (iv) enable the landowners the opportunity to achieve a rational economic outcome for the future realisation of surplus land.

Correspondence from the landowners supporting the planning proposal is attached at Appendix 5.

The remainder of this document demonstrates how the planning proposal responds to the planning imperatives that inform the site. This is further supported by a detailed environmental analysis and masterplan concept attached at Appendix 1. Both documents are further supported by detailed expert reports and other material as referenced and provided in the appendices supporting both documents.

We respectfully request that Council endorse and forward this planning proposal to the Minister for Planning for a 'gateway determination' in accordance with section 56 of the EP&A Act.

## 1.2 DESCRIPTION OF MARYFIELDS ESTATE

Maryfields Estate is approximately 44 hectares in total with frontages to the Hume Motorway to the west, Narellan Road to the south and Maryfields Drive to the north. The Narellan Road frontage of the property is approximately 800m long. The site is generally placed just 2km west of the Campbelltown commercial centre and 1km north-west of the Macarthur commercial centre.

The land falls from approximately RL 114 m A.H.D. (Australian Height Datum) at its highest point on the western ridge to RL 80m A.H.D. at its lowest point on the south east valley floor at the south-east corner of the site. Overall, the landform is gently undulating and dominated by two prominent ridges which are generally parallel and orientated in a south-easterly direction. There are two gullies, which meet within the property, then fall to the south-east, eventually into the internal creek. A small portion of land in the northern most area of the site falls towards the north-east.

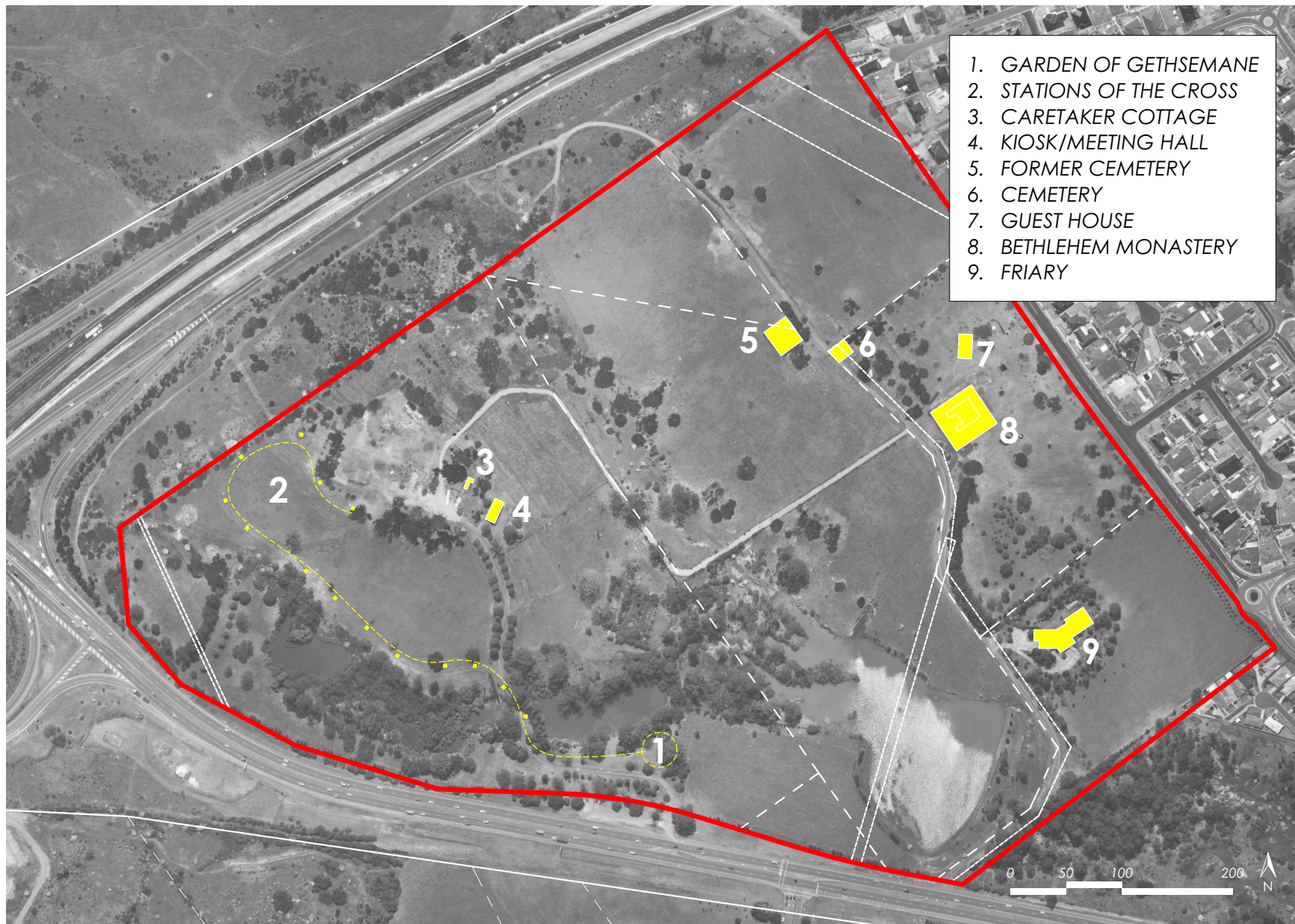
The site comprises a predominantly picturesque rural landscape characterised by open paddocks, rolling hills, grasslands, remnant woodland, several large dams/water bodies and buildings which are set well back from Narellan Road. Appendix 4 provides a collection of photographs taken at ground level throughout the entire site. Views are largely restricted along

approximately 600 metres of the edge of Narellan Road by remnant woodland screening. Views are almost completely restricted along the Hume Motorway due to the topography of land between the roadside and western property boundary, and the dense vegetation along this edge which continues at the Narellan Road corner and the majority of the Narellan Road frontage. The only significant vista occurs where there is a 200 metre long cleared area opposite the University of Western Sydney and Campbelltown TAFE, particularly at the Campus Access Road intersection with Narellan Road. This vista comprises a cleared paddock and large dam in the foreground and the Bethlehem Monastery and Franciscan Friary building in the distance, the former being sited on a hill. This vista will change considerably with the new intersection to be constructed in line with the University Campus Access Road in mid 2014 which will incorporate a vehicular U-Turn Bay within Maryfields Estate and new landscaping to minimise visual impacts.

The subject site therefore mostly provides cleared and elevated building land, which is defined by a series of ridges and creeks within the overall parcel. The elevated section of the site is mostly cleared with scattered indigenous and non-indigenous trees and scrub whilst the southern portion of the site is mostly timbered and shrub covered to the banks of both natural areas of creek and man-made ponds and dams.

Immediately to the north of the site is the suburb of Blair Athol, all of which was subdivided and developed since the late 1990's. The Hume Motorway road reservation and Narellan Road off-ramp runs along the western boundary of the site and a substantial stretch of mixed vegetation exists inside the southern boundary which is bounded by Narellan Road. To the east is a combination of the continuing vegetation corridor into John Kidd Reserve to the south and Blair Athol residential dwellings to the north.

In terms of active habitation, the existing uses and built forms on the site comprise a single-level building presently operating as a Catholic Monastery for the Poor Clare Nuns with a separate on-site one bedroom dwelling, a large separate residential dwelling presently operating as a home for between 3-5 members of the Franciscan Friars and a small caretakers cottage occupied by one person. The site also contains a separate multi-purpose meeting hall which is mostly used for community alcohol rehabilitation programs and two small non-habitable outbuildings. Finally, the site also contains a total of 14 statuary for the purposes of an outdoor 'Way of the Cross' procession. These are known as the Stations of the Cross (SOTC). The SOTC exist in many different forms across Australia and the globe. While of great significance to devout Catholics, they are merely symbols for Catholics to reflect on the circumstances that led to the crucifixion, burial and resurrection of Jesus. There is also a 15th display known as the Garden of Gethsemane that usually serves as a meeting place for pilgrims intending to experience and/or pray at the SOTC. These 15 items are the subject of a local heritage listing (2002). Accordingly, a Statement of Heritage Impact accompanies this planning proposal and is attached to Appendix 1 (as Appendix 3 to that document). An aerial image illustrating the location of the existing site uses is provided at Figure 1.2.



**Figure 1.2 – Aerial Image of Existing Maryfields Site Uses**



# 1. OBJECTIVES AND INTENDED OUTCOMES

Prior to occupation by the Franciscan Friars, original European use of the land was for farming purposes only and the property previously contained a homestead that was eventually demolished. There has been one other substantial building upon this land that was constructed in the 1930's and demolished in 2009. This was a two-storey dormitory-style building that originally served as a former Provincial Office and home for the Friars before they relocated to Melbourne in the mid 1980's. It was subsequently a St Vincent de Paul rehabilitation clinic for drug and alcohol patients until it was eventually demolished for structural reasons.

## 1.3 CONSTRAINTS AND OPPORTUNITIES

This planning proposal has been developed with extensive input from the necessary specialist consultants to ensure the best possible urban planning and design vision that acknowledges and is responsive to the environmental considerations and factors relevant for this site, most notably ecology, traffic and visual impact. A major objective of this proposal is to engage with and enhance the natural setting of the site and to ultimately deliver an environmentally sensitive and responsive future development opportunity.

Development of this site is achievable as demonstrated in this document through careful consideration and analysis of the inherent characteristics of the site and integrated landscape solutions. Sensitive urban and environmental design is concerned with visual meaning and functional efficiency. It does not depend on universal principles or national codes, but is grounded in local characteristics, needs and community aspirations. These are the fundamental principles that have guided the zoning proposal as well as the open space and landscape character of the concept structure plan. Maryfields Estate is an ideal site in this regard. Its environmental context is clear and provides the opportunity for development that supports the South Western Sydney Sub-Regional Strategy as well as being reflective of its place as a gateway site to the City of Campbelltown.

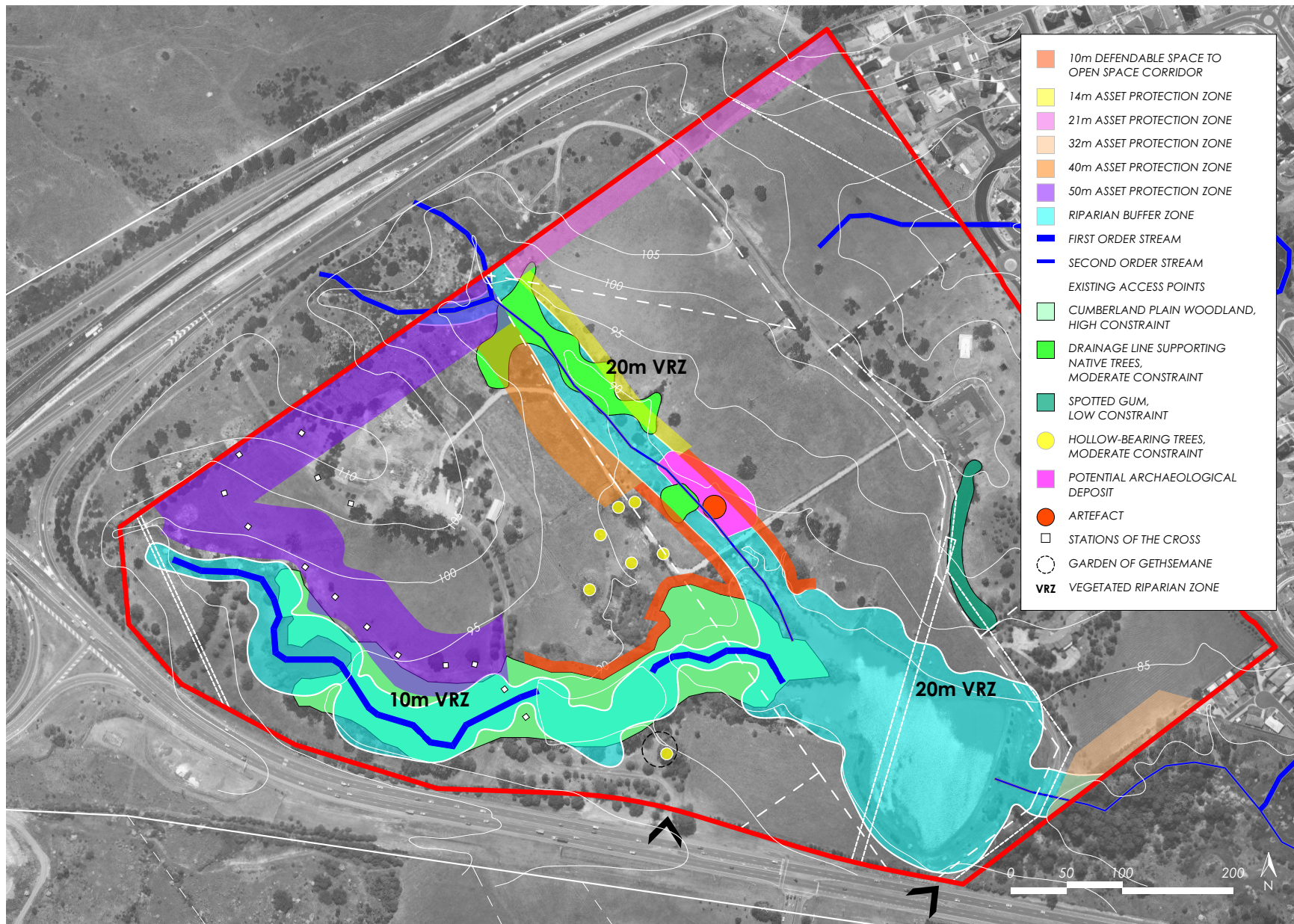
The structure and shape of the proposal responds sensitively to the environmental constraints and perspectives described throughout this planning proposal and consolidated at Figure 1.3.

A detailed explanation of environmental constraints is provided at Appendix 1. In summary, these include:

- limited pedestrian and vehicular access to site;
- presence of Cumberland Plain Woodland Forest in the southern part of the site;
- riparian corridors;
- presence of some hollow-bearing trees on site;
- the heritage items on site;
- an area of potential Archaeological Deposits;
- impact of Bushfire controls generally;
- impact of bushfire asset protection zones applying to intended uses for site; and
- reduced developable site area resulting from chosen strategy to address these constraints.

There are also a number of significant opportunities offered by this site that have also played a role in the formulation of the development proposal. These include:

- the north-south orientation of the site;
- retention and protection of all natural features on site;
- the views of the on-site dams and vegetated creek lines;
- the views to Blairmount (and Scenic Hills);
- incorporating open space and landscape principles to visually extend and incorporate the natural environment both within and surrounding the site;
- the physical proximity to the University of Western Sydney (Campbelltown) and Campbelltown TAFE;
- the physical proximity to major vehicular corridors (State roads) and public transport services;
- the ability to readily connect in to Maryfields Drive at Blair Athol and extend the fringe of that residential precinct;
- the ability to create a network of streets and pedestrian ways to increase the permeability of the site and strengthen the connections to, around and beyond the site;
- minimising disturbance to the existing topography through considered placement of streets;
- the ability to locate built form in such a way as to encourage environmentally sustainable design;
- the opportunity to renovate and knit the heritage items in with the adjoining proposed site use; and
- incorporating new private and public open spaces to increase the amenity within the site.



**Figure 1.3- Consolidated environmental constraints**

# 1. OBJECTIVES AND INTENDED OUTCOMES

## 1.4 INTENDED OUTCOMES

The planning proposal is introduced at Figure 1.4. It is followed by a structural plan at Figure 1.5 and described in detail throughout the remainder of this subsection and Section 2 of this document. The proposal uses and suggested zoning evolved in response to the environmental analysis and stakeholder analysis/consultation detailed in this document and at Appendix 1. Five key factors influence the type and mix of uses intended for this site:

- (i) the proximity of the site to the Campbelltown CBD;
- (ii) the mix of surrounding land uses including the proximity of the site to the University of Western Sydney, TAFE and Campbelltown hospitals;
- (iii) the need to provide opportunities for local employment growth, particularly in sectors not normally associated with this south-west sub-region of Sydney;
- (iv) a diversifying local population that is driving demand for housing choice; and
- (v) the demand for retirement and aged care living solutions from within and beyond the local area.

This proposal also recognises that the south-west sub region of Sydney (and particularly Campbelltown) has the lowest proportion of managers and professionals living in the area compared to other sub-regions. The area also has the lowest proportion of managers and professionals that travel to it as their work destination.

The planning proposal seeks to rezone the majority of the six connected sites that are known as Maryfields Estate for a combination of business (commercial offices), seniors living, aged care, residential and private recreation uses. Some of the site will continue to be applied for religious and community care uses.





**Figure 1.4 – Planning Proposal Structural Plan**



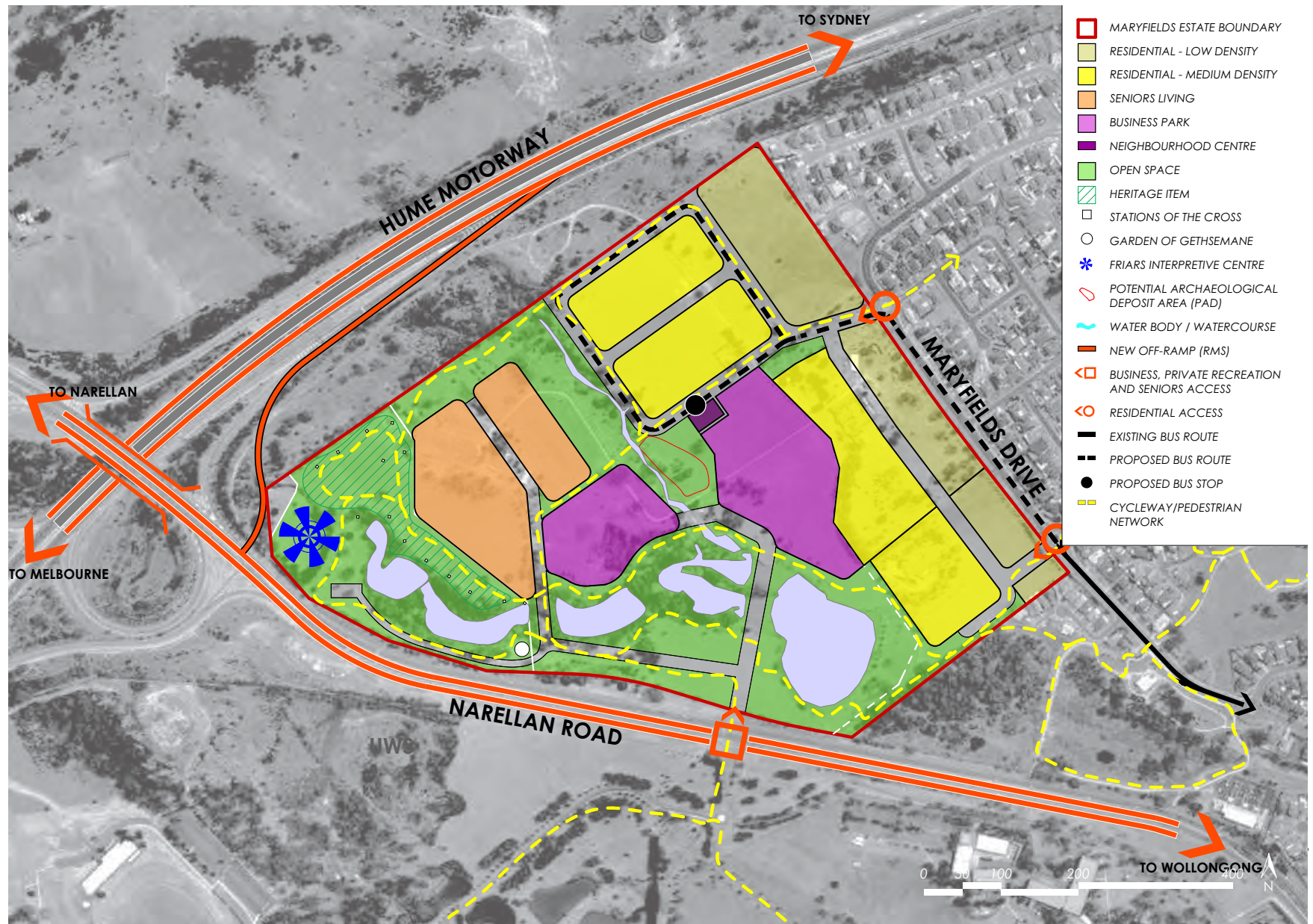


Figure 1.5 – Planning Proposal Structural Plan

## 1. OBJECTIVES AND INTENDED OUTCOMES

A summary of the proposed land uses, site area allowances, density and height assumptions is provided by the following table and explained in detail at section 2.

| Proposed Ultimate Land Use | Suggested Zoning - Existing 2002 LEP | Suggested Zoning - NSW Standard Instrument LEP | Site Area Allowed | Maximum Height         | Population Density | Indicative Maximum Floor Area | Emphasis                                                                     |
|----------------------------|--------------------------------------|------------------------------------------------|-------------------|------------------------|--------------------|-------------------------------|------------------------------------------------------------------------------|
| Business (Commercial)      | 10(a) & 6 (c)                        | B7 & RE2                                       | 12.7ha            | 4-storeys (15 metres)  | 1,000 employees    | 52,000m <sup>2</sup>          | Integrated with UWS - medico/business                                        |
| Seniors Living & Aged Care | 10(a) & 6(c)                         | R1 & RE2                                       | 8.5ha             | 4-storeys (15 metres)  | Approx 510         | 33,300m <sup>2</sup>          | Likely to be a Catholic facility                                             |
| Residential                | 2(c)                                 | R1                                             | 16.5ha            | 3-storeys (11 metres)  | Approx 1,800       | 99,560m <sup>2</sup>          | Low and medium density housing*                                              |
| Private Recreation         | 6(c)                                 | RE2                                            | 6.0ha             | 2-storeys (8.5 metres) | n/a                | 300m <sup>2</sup>             | Franciscan Interpretive Centre, Stations of the Cross and Caretakers Cottage |
|                            |                                      |                                                | <b>TOTAL</b>      | <b>43.7ha</b>          |                    | <b>185,160m<sup>2</sup></b>   |                                                                              |

*\*Monastery will remain in-situ for as long as the existing occupants require.*

The proposal also allows for a small neighbourhood centre near the junction of the first three precincts situated wholly within the business precinct. This is expected to be economically sustained by the various transient and permanent uses upon the site, and is also likely to be visited by residents beyond the boundaries of the site. Allowance will be made for a space that could accommodate up to three separate spaces of up to 500m<sup>2</sup> in aggregate or some other break-up as two or three spaces based on use feasibility analysis. It is expected that these uses might include a convenience store, café/restaurant and local newsagent. Provision is also made for a bus stop in this location to convey passengers directly to the Campbelltown town centre and transport interchange.

The planning proposal provides for an indicative gross floor area of, 185,160m<sup>2</sup> in aggregate to support the habitable uses set out in the table above. As a percentage of the total site area, this constitutes a gross floor space ratio of only 0.42:1. The planning proposal is organised so as to provide for a coherent and supportive framework for future development of the site regardless of how it ultimately stages, and to provide the opportunity to develop an urban environment of high quality that is reflective of and responsive to place and the specific conditions of the site. The proposal achieves the desired objectives to:

- provide for an environmentally sustainable and sensitive urban design outcome;

- provide a site sensitive approach that responds to the natural attributes of the site;
- preserve and enhance the undisturbed area of Cumberland Plain Woodland Forest in the southern part of the site;
- enhance the natural creek corridors within the site;
- not disturb any land area that may contain potential indigenous archaeological deposits;
- provide a mix of uses for the growth and development of Campbelltown, inclusive of commercial, seniors living and residential of a size, scale and form appropriate to the unique ethos of the site and surroundings; and
- generate employment opportunities through the future construction of properties, servicing of the seniors and business precincts, and through the future businesses that may choose to base at Maryfields.

At the time of writing, Campbelltown City Council has commenced drafting of a comprehensive Local Environment Plan ('LEP') consistent with the NSW State Instrument to bring all NSW Councils onto a common structure and definitional platform for land-use zonings and other criteria. Should the timing coincide with Council's consideration of this proposal, it is our understanding that Council may determine at that time to fold this planning proposal into that process, or alternatively continue to manage the proposal separately from the city-wide planning processes associated with the preparation, exhibition, revision and approvals for the new comprehensive LEP.





*Plate 2 - Looking west across large dam*



*Plate 3 - Riparian Tributary upstream of large dam*

## 2. PLANNING PROPOSAL

### 2.1 PROPOSED APPLICATION OF LAND

This section provides an explanation of the proposed amendment to the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map that currently apply to the subject land under the Campbelltown (Urban Area) Local Environmental Plan 2002 as well as a proposition as to how these zones and land use intentions would be reinterpreted under the NSW Standard Instrument.

The planning proposal applies to the aggregated Maryfields Estate and the proposed zoning would be associated with a combination of boundary adjustments and new subdivision. A summary of what needs to occur to align with the maps presented below is set out in the following table.

| Site #       | Existing Lot and DP Reference | Existing Site Area (Hectares) | Proposed Lot and DP reference | Proposed Site Area (Hectares) | Existing Usage/Identity                                            | Proposed Usage/Identity                                                                                            |
|--------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 1            | Lot 1, DP 247902              | 17.1*                         | New (to be allocated)         | 6.0                           | Stations of the Cross                                              | Stations of the Cross and future Franciscan Centre                                                                 |
| 2            | Lot 12, DP 829093             | 4.7                           | Unchanged                     | 4.2                           | Bethlehem Monastery                                                | Bethlehem Monastery, then Residential long-term                                                                    |
| 3            | Lot 13, DP 1034409            | 3.9                           | Unchanged                     | 3.8                           | Franciscan Friary                                                  | Residential                                                                                                        |
| 4            | Lot 1, DP 1136995             | 16.3*                         | New (to be allocated)         | 29.7                          | Vacant Land                                                        | New Site 4 - Residential (8.5ha)<br>New Site 5 - Business Precinct (12.7ha)<br>New Site 6 - Seniors Living (8.5ha) |
| 5            | Lot 2, DP 569795              | 1.9                           | New (to be allocated)         |                               | Vacant Land                                                        |                                                                                                                    |
| 6            | Lot 1, DP 575729              | 0.5                           | n/a                           | n/a                           | Vacant Land to be acquired by RMS in 2014 for intersection upgrade |                                                                                                                    |
| <b>TOTAL</b> |                               | <b>44.4*</b>                  |                               | <b>43.7</b>                   |                                                                    |                                                                                                                    |

*\*subject to adjustment following pending compulsory RMS acquisitions in 2014 totalling 0.7ha.*

### 2.2 PROPOSED ZONING UNDER CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002

The land zoning is currently 5(a) Special Uses 'MONASTERY' for all sites except Lot 2 in DP 569795. This site is a remnant triangular shape parcel of 6(b) District Open Space land which is said to be a legacy of a historical redistribution and reorganisation of land boundaries associated with the 1970s widening of the Hume Highway.

The planning proposal seeks a Private Open Space zoning for a 6.0 hectare parcel in the south-western area of Maryfields Estate which encompasses the heritage listed Stations of the Cross.

The remainder of the site is proposed to be rezoned into three separate zones in total. These are:

- (i) 2(c) - Residential
- (ii) 6(c) - Private Open Space
- (iii) 10(a) - Regional Comprehensive Centre

A proposed land zoning map is presented at Figure 2.1, right.



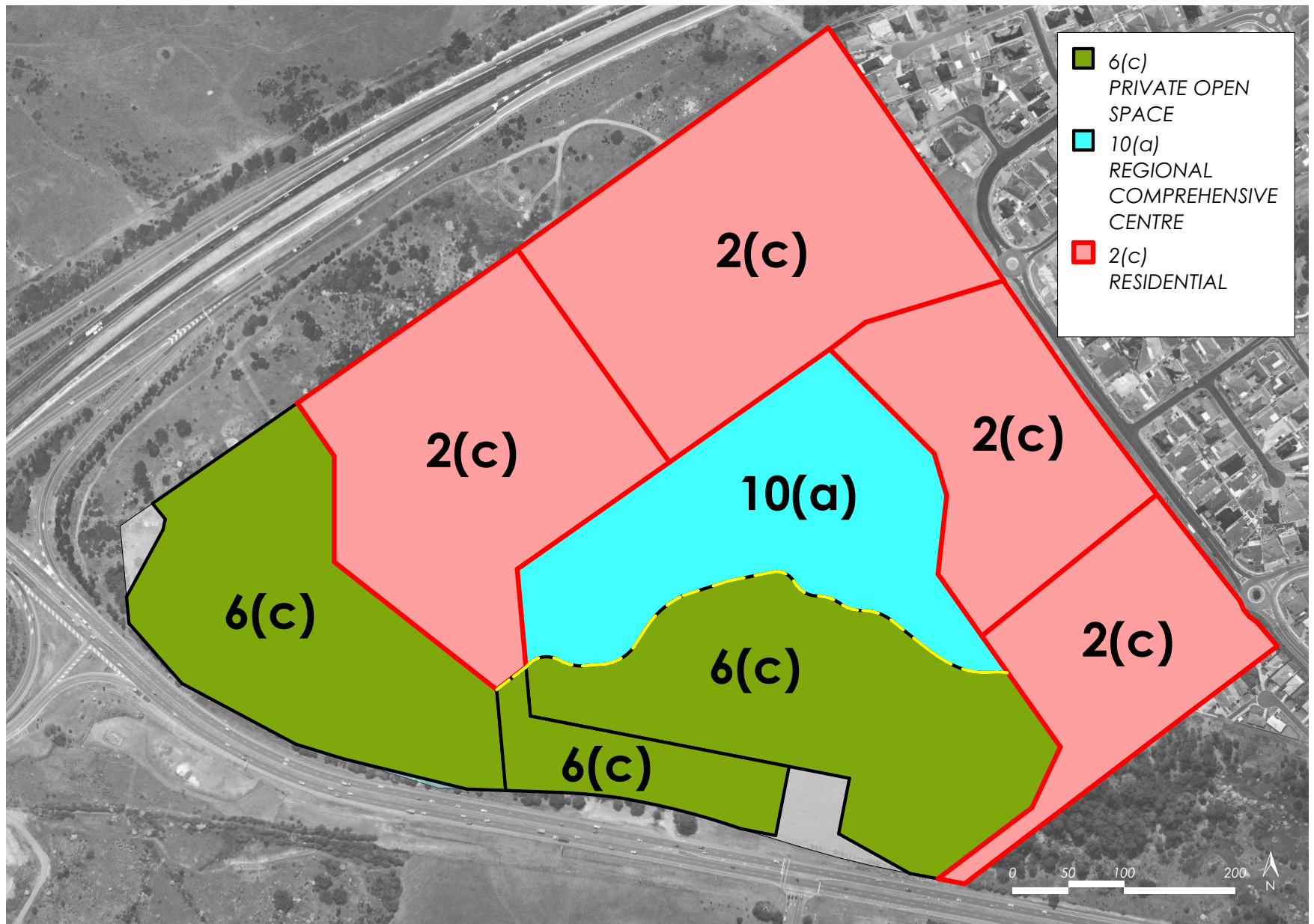


Figure 2.1 - Draft Land Zoning Map (Existing Campbelltown LEP 2002)

## 2. PLANNING PROPOSAL

Under the existing LEP, the stated objectives of these zones are tabulated below.

| ZONE         | ZONE OBJECTIVES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2(c)</b>  | <p>(a) to make provision for land to be used for housing and a range of associated uses, and</p> <p>(b) to permit a range of housing types, with identified density standards, and</p> <p>(c) to encourage the provision of a variety of housing types that are higher in density than traditional dwelling houses within locations that are accessible to public transport, employment and retail, commercial and service facilities, and</p> <p>(d) to permit the carrying out of a range of activities from dwellings, where such activities are not likely to adversely affect the amenity of residents of the locality, and</p> <p>(e) to permit development that is supported by physical and social infrastructure required to meet the needs of the future residents within the zone, and</p> <p>(f) to permit development that acknowledges and protects areas of environmental and cultural sensitivity, and</p> <p>(g) to permit development that incorporates measures to minimise potential soil salinity problems, and</p> <p>(h) to permit development that will maximise the retention of remnant native vegetation.</p> |
| <b>6(c)</b>  | <p>(a) to identify areas where private recreation facilities are or may be developed, and</p> <p>(b) to allow a limited range of other activities which will not detract significantly from the character of the locality or the amenity of any existing or proposed development in the locality.</p> <p>Except as otherwise provided by this plan, consent must not be granted for development on land within this zone unless the consent authority is of the opinion that carrying out the proposed development would promote one or more of the objectives of this zone.</p> <p>A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.</p>                                                                                                                                                                                                                                                                                                                                             |
| <b>10(a)</b> | <p>(a) to provide land for the City of Campbelltown and the Macarthur region's largest centre of commerce, and</p> <p>(b) to encourage employment and economic growth, and</p> <p>(c) to accommodate tertiary education and hospital facilities for the City of Campbelltown and the Macarthur region, and</p> <p>(d) to accommodate a wide range of cultural, entertainment and like facilities, and</p> <p>(e) to permit limited industrial uses that are compatible with the proper operation of a major regional centre, and</p> <p>(f) to encourage a variety of forms of higher density housing, including accommodation for older people and people with disabilities in locations which are accessible to public transport, employment, retail, commercial and service facilities.</p> <p>A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.</p>                                                                                                                               |

### 2.3 PROPOSED ZONING UNDER NSW STANDARD INSTRUMENT

At the time of writing, Campbelltown Council has advised of its intention to bring its Local Environmental Plan in line with the NSW standard instrument, however, the preparation of that document is still in drafting at the time of writing. Accordingly, this planning proposal seeks to provide a thoroughly considered environmental analysis and plan to bring about a suggested pattern of zones that align with the closest appropriate definitions in the Standard Instrument zoning table to those under the existing LEP and for the express land use intention.

The proposed zoning under this instrument that is considered of best fit with the desired objectives is as follows:

- (i) R1 - Residential
- (ii) RE2 - Private Recreation
- (iii) B7 - Business Park

A proposed land zoning map is presented at Figure 2.2.



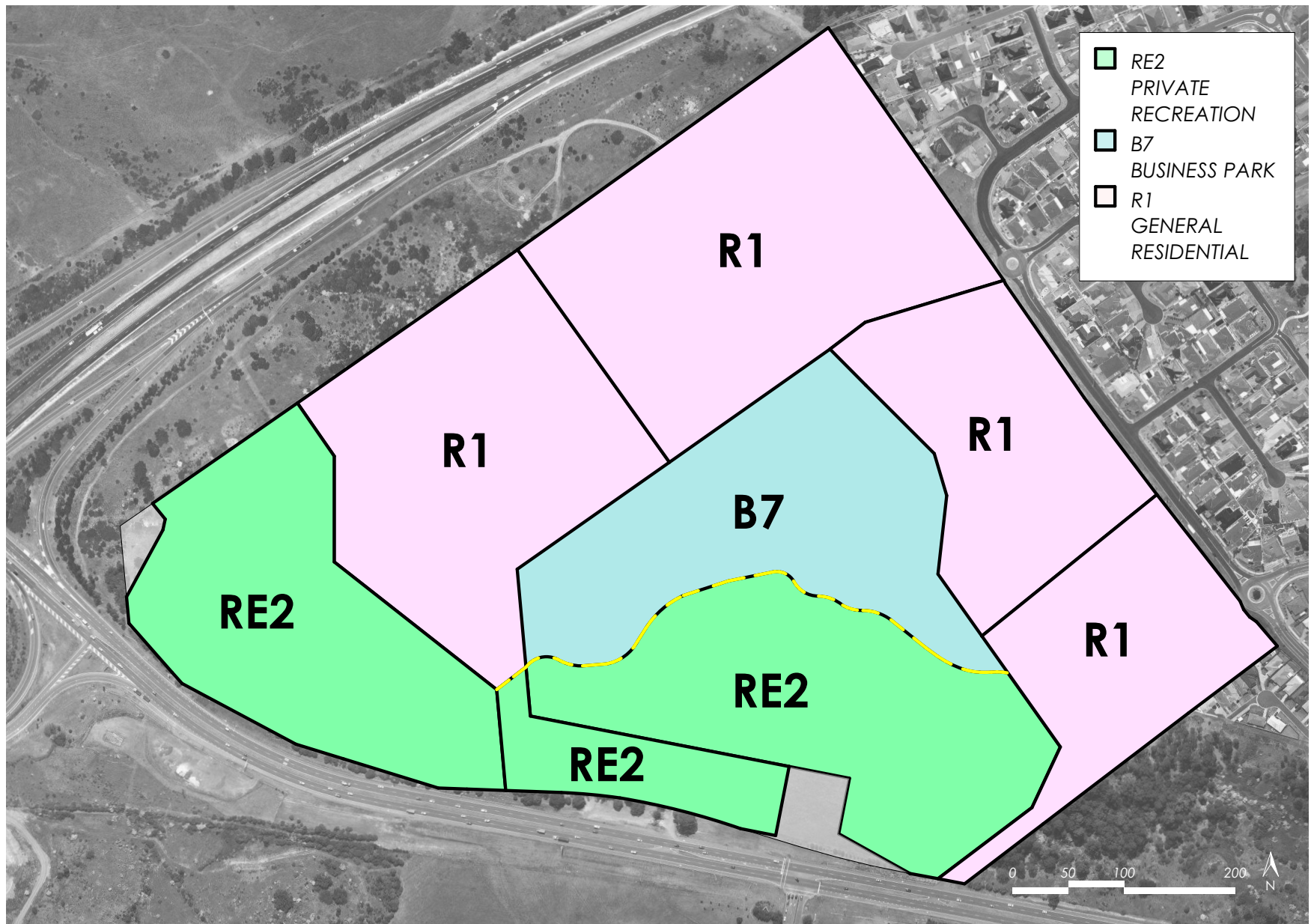


Figure 2.2 - Draft Land Zoning Map (NSW Standard Instrument)

## 2. PLANNING PROPOSAL

Under the NSW Standard Instrument, the template objectives of these zones are tabulated below. Words added in red font are those proposed by the landowner to ensure the desired objectives from rezoning are maximised. No words have been removed from the standard template.

| ZONE       | ZONE OBJECTIVES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>R1</b>  | <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul> <p>Development permitted with Consent includes:<br/>Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Group homes; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>RE2</b> | <ul style="list-style-type: none"> <li>• To enable land to be used for private open space or recreational purposes.</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreational purposes.</li> <li>• To ensure that the use and development of the land minimises any adverse visual or environmental effect on the amenity of the locality.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>B7</b>  | <ul style="list-style-type: none"> <li>• To provide a range of office and light industrial uses.</li> <li>• To encourage employment opportunities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</li> <li>• To make provision for high technology industries that use and develop advanced technologies, products and processes.</li> <li>• To provide for education uses</li> <li>• To provide for medical uses</li> </ul> <p>Development permitted with Consent includes:<br/>Building identification signs; Business identification signs; Business premises; Commercial premises; Child care centres; Educational establishments; Food and drink premises; Garden centres; Hardware and building supplies; Heliports; Hotel or motel accommodation; Landscaping material supplies; Light industries; Medical centres and day surgeries; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Roads; Respite day care centres; Self storage units; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres.</p> |

It should be noted that the business park B7 proposal for Maryfields is intended to be commercial offices.

## 2.4 HEIGHTS AND DENSITIES

The existing zoning of the site does not carry express development controls for floor space and height, hence allowing for merit-based assessments to apply for the approved Special Use purpose.

Regardless of the planning instrument through which rezoning is ultimately reflected, the proposed attitude to height and density is reflective of the specific uses proposed. The proposal is summarised in the following table, and supported by a proposed Height Map at Figure 2.3 and Density Map at Figure 2.4.

| Site and Proposed Use                                                | Proposed Zoning - Existing LEP | Proposed Zoning - NSW Standard Instrument | Site Area | Proposed Density | Proposed Maximum Height |
|----------------------------------------------------------------------|--------------------------------|-------------------------------------------|-----------|------------------|-------------------------|
| Adjusted Site 1 - Stations of the Cross and future Franciscan Centre | 6(c)                           | RE2                                       | 6.0ha     | n/a              | 8.5 metres (2-storeys)  |
| Adjusted Site 2 - Bethlehem Monastery, then Residential long-term    | 2(c)                           | R1                                        | 4.2ha     | 0.7-0.9:1        | 11 metres (3-storeys)   |
| Existing Site 3 - Residential                                        | 2(c)                           | R1                                        | 3.8ha     | 0.7-0.9:1        | 11 metres (3-storeys)   |
| Proposed Site 4 - Residential                                        | 2(c) and 6(c)                  | R1 and RE2                                | 8.5ha     | 0.7-0.9:1        | 11 metres (3-storeys)   |
| Proposed Site 5 - Business                                           | 10(a) and 6(c)                 | B7 and RE2                                | 12.7ha    | 1:1              | 15 metres (4-storeys)   |
| Proposed Site 6 - Seniors Living & Aged Care                         | 2(c)                           | R1                                        | 8.5ha     | 0.9:1            | 15 metres (4-storeys)   |



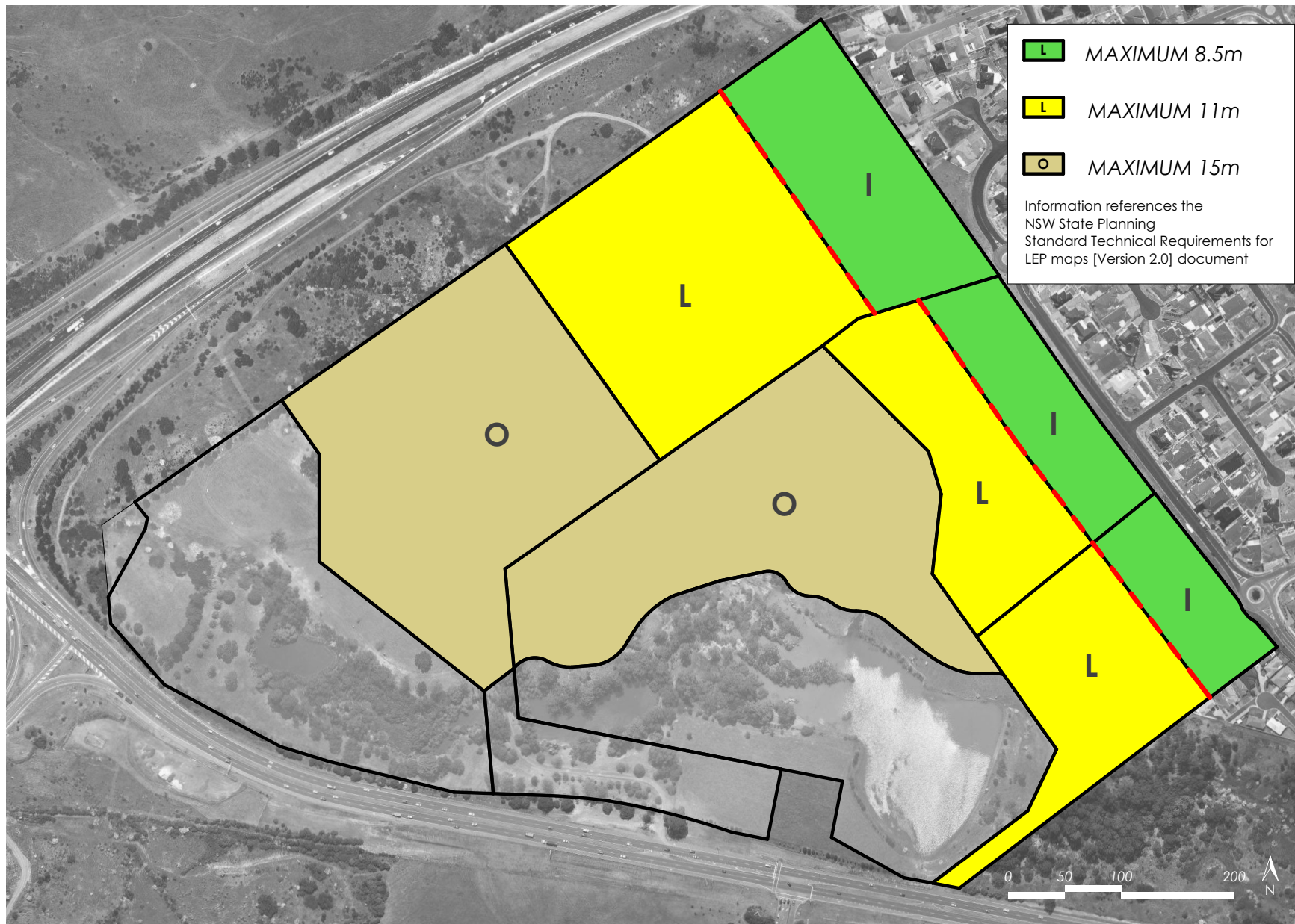
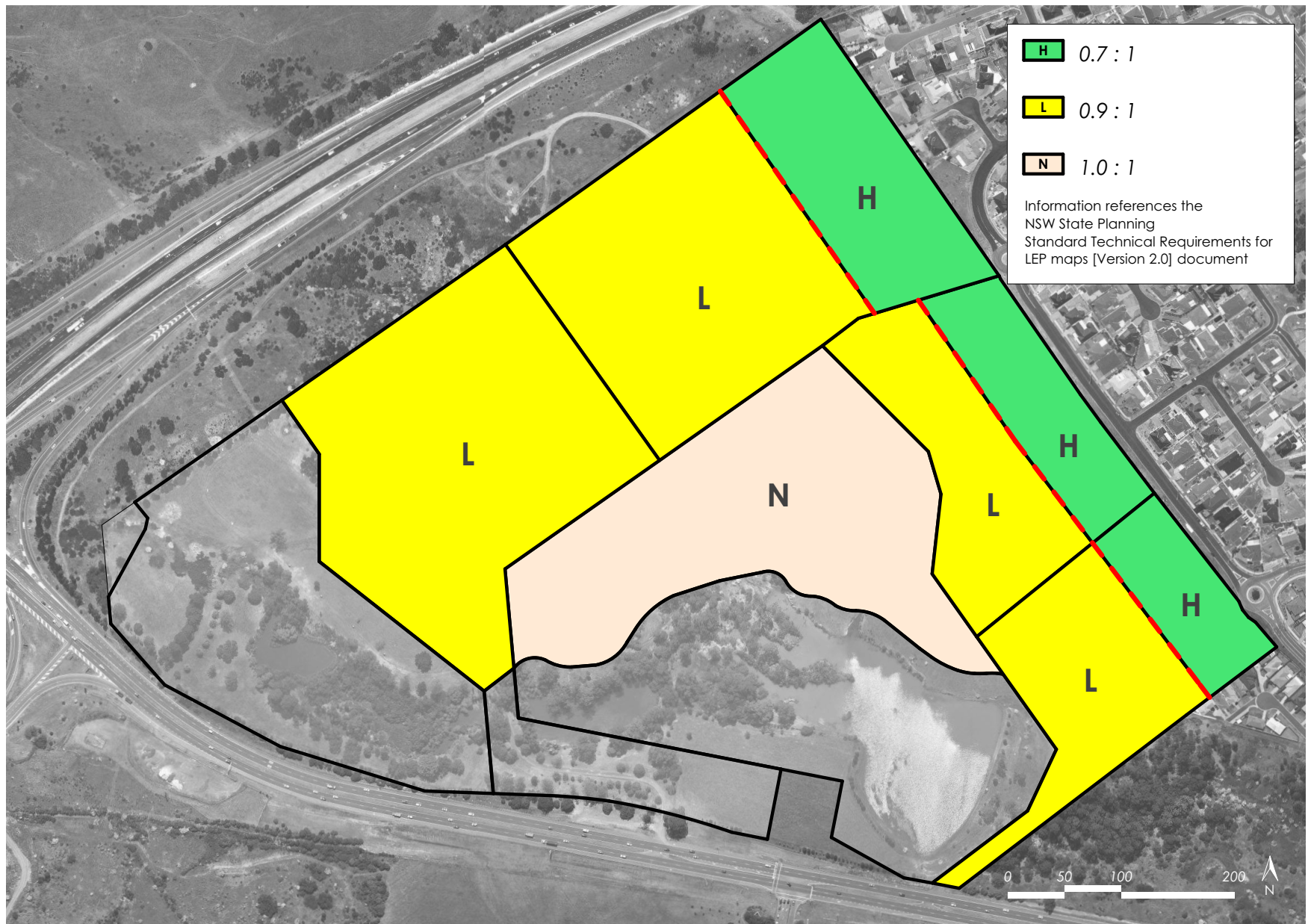


Figure 2.3 - Proposed Height Map



**Figure 2.4 - Proposed Density Map**



# 3. JUSTIFICATION

## 3.1 NEED FOR THE PLANNING PROPOSAL

This section responds to the two specific questions provided by the NSW Department of Planning and Infrastructure (DP&I) Guidelines to Preparing a Planning Proposal.

### (i) Is the planning proposal a result of any strategic study or report?

This planning proposal provides a catalyst to the ultimate objective to create a prestige business park precinct for south-west Sydney situated adjacent to the Campbelltown-Macarthur Growth Corridor and inclusive of the Campbelltown Campus of the University of Western Sydney (UWS) and any other lands identified by Campbelltown City Council. The proposal also includes the creation of a diverse range of housing choice options including a seniors and aged care precinct.

In terms of the proposed business park, the zoning of land designated for that express purpose allows for the commitment of marketing investment necessary to attract high quality commercial tenancies to Campbelltown, and thus, employment opportunities for those that live locally. This in turn lessens pressure on the road and public transport system and facilitates the release of portions of the site for choice of housing, as well as mitigating financial risk to the proponents who would otherwise be forced to hold onto untenable and financially unviable special uses-zoned land. In this context, representatives of the proponents have briefed Campbelltown City Council and DP&I officers, and have received in-principle support to pursue this planning proposal.

To ensure the planning proposal ultimately delivers the intended scheme and economic stimulus for Campbelltown-Macarthur, future success beyond the rezoning phase will necessitate that the following occurs:

- (i) a working group is established that includes the landowner, UWS and designated City Economic Development representative by Council. The Council representative should ideally chair these meetings unless an alternative chair or rotational model is mutually agreed;
- (ii) a clear, concise and sensibly flexible planning framework to allow for the rapid assessment of development applications. As an observation, the Norwest business park has an approved Master Scheme that guides all development design and assessment which is reputed to have been a major factor in the success of that business park. A similar Master Scheme would make sense for Campbelltown, especially in terms of dramatically reducing cycle times for planning-related approvals;

- (iii) future development planning allows for the easy reach of complementary lifestyle venues sought by contemporary knowledge workers (eg, cafes, restaurants etc);
- (iv) research and determination of the industry theme brands of greatest attraction for the Subregion and potential areas of specialisation for the nominated location(s) so as to commence their branding, promotion and marketing; and
- (v) agreement as to how the marketing of the opportunity will be packaged and presented to the business community, including agreement around funding contributions, local or state-based inducement opportunities. Suggested examples may include concessional rates, concessional stamp duties and other taxes, state government relocation incentives etc.

Campbelltown Council have also advised of their participation in a strategic exercise facilitated by DP&I with assistance from Hill PDA in the last three years that explored the suitability of strategic sites in the south-west region of Sydney for potential activation as a business park. It is understood that the Maryfields site featured as one of the strongest contenders in that study, and that the report was prepared to final draft stage but not publicly issued. Council and DP&I will therefore have ready familiarity with that strategic study and process. Since that time, Campbelltown Council has also formally nominated the Maryfields site within a defined prospective Urban Activation Precinct (UAP) for DP&I to consider under the UAP Program.

### (ii) Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The existing zoning of Maryfields Estate necessitates the furnishing of this planning proposal in order to lay the platform for the intended development outcomes to be realised. This site is of considerable strategic value to Campbelltown City due to its location within 2km of the city CBD, the strategic road corridors upon which it sits and the proximity of the site to the Campbelltown Campus of the University of Western Sydney. There are no other sites of this scale and nature with this proximity to the CBD where planning opportunities only involve just one or two landowners.



### 3.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

This section responds to the four specific questions provided by the DP&I Guidelines to Preparing a Planning Proposal.

(i) Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

This response considers the following documents:

- (a) NSW 2021: A plan to make NSW number one (NSW Government 2011)
- (b) South Western Sydney Regional Action Plan (NSW Government 2012)
- (c) Draft Metropolitan Strategy for Sydney to 2031
- (d) Draft South-West Subregional Strategy (Department of Planning 2007)
- (e) Metropolitan Plan for Sydney 2036

A discussion on each of these documents is provided below.

(a) NSW 2021: A plan to make NSW number one.

NSW Government 2011 is in its third year and is “a 10 year plan to rebuild the economy, return quality services, renovate infrastructure, restore accountability to government, and strengthen our local environment and communities. It replaces the State Plan as the NSW Government’s strategic business plan” [Source: [www.2021.nsw.gov.au](http://www.2021.nsw.gov.au)]. This plan sets immediate priorities for action and guides NSW Government resource allocation in conjunction with the NSW Budget. Agencies will identify cost-effective initiatives to achieve the goals and targets within the plan. The plan is based around 5 strategies, and within the umbrella of those contains some 32 Goals and 180 targets. It also has a strong emphasis on community forum consultation and input to discuss progress and identify new initiatives.

The current NSW government has stated that its number one priority is to restore economic growth and establish NSW as the first place in Australia to do business. Amongst other things, that includes making more land available for housing and jobs, particularly where that land is closely located to existing infrastructure.

The NSW 2021 strategies, goal and targets that this planning proposal responds to at both a direct and indirect level are summarised in the table below and further explained under.

| NSW 2021 STRATEGIES                                 | SPECIFIC NSW 2021 GOALS<br>TO WHICH THIS PLANNING PROPOSAL RESPONDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SPECIFIC NSW 2021 TARGETS<br>TO WHICH THIS PLANNING PROPOSAL CONTRIBUTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Rebuild the economy                              | All 6 goals stated here are of a macro nature and outcomes will mostly flow from State Government initiatives. One goal partly relates to housing affordability and availability:<br><b>Goal 5:</b> Place downward pressure on the cost of living                                                                                                                                                                                                                                                                                                         | Two targets are relevant here:<br>(i) Facilitate the delivery of 25,000 new dwellings in Sydney per year<br>(ii) Increase the available green field 'zoned and trunk serviced' lots to always be above 50,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2. Return quality services                          | There are 12 goals stated here which lay with the five sub-headings of: Transport; Health; Family & Community Services; Education; and Police & Justice. This proposal responds to the following specific goal related to transport:<br><b>Goal 8:</b><br>• Grow patronage on public transport by making it a more attractive choice                                                                                                                                                                                                                      | Two targets are relevant here:<br>(i) Increase the proportion of total journeys to work by public transport in the Sydney Metropolitan Region to 28% by 2016<br>(ii) Increase walking and cycling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3. Renovate infrastructure                          | One of the 3 goals stated here has relevance to this proposal, namely:<br><b>Goal 20:</b><br>• Build liveable centres                                                                                                                                                                                                                                                                                                                                                                                                                                     | The focus here is to drive better quality of life for people by encouraging jobs growth in centres closer to where people live. The relevant target here is:<br>• Increase the percentage of the population living within 30 minutes by public transport of a city or major centre in metropolitan Sydney                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 4. Strengthen our local environment and communities | This strategy and goals have great relevance for this proposal and accordingly, the proposal itself builds from the very principles and goals outlined NSW 2012 for 4 of the 7 goals stated, these being:<br><b>Goal 22:</b><br>• Protect our natural environment<br><b>Goal 25:</b><br>• Increase opportunities for seniors in NSW to fully participate in community life<br><b>Goal 26:</b><br>• Fostering opportunity and partnership with Aboriginal people<br><b>Goal 27:</b><br>• Enhance cultural, creative, sporting and recreation opportunities | The targets related to each of the four corresponding goals of direct relevance to/with this proposal are:<br><b>Goal 22:</b><br>• Establish voluntary agreements with landowners over the next decade to bring<br>- an average 20,000 hectares per year of private land under conservation management<br>- an average 300,000 hectares per year of private land being improved for sustainable management<br>• Improve the environmental health of wetlands and catchments through actively managing water for the environment by 2021<br><b>Goal 25:</b><br>• Extend stamp duty concessions to 'empty nesters' over 55 years old who sell an existing home and purchase a newly constructed dwelling worth up to \$600,000. At the time of writing, it is unlikely that any seniors living/aged care unit envisaged by the average size assumptions in this proposal is at risk of exceeding this \$600,000 threshold in south-western Sydney.<br><b>Goal 26:</b><br>• Increase the number of Aboriginal culturally significant objects and places protected<br><b>Goal 27:</b><br>• Increase the number of opportunities for cultural participation including:<br>- community events which are planned and delivered locally |
| 5. Restore accountability to government             | All 4 goals stated here are of a macro nature. The processes and proof points belong to both the NSW State Government and all NSW local government authorities.                                                                                                                                                                                                                                                                                                                                                                                           | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

### 3. JUSTIFICATION

#### (b) The South Western Sydney Regional Action Plan

The South Western Sydney (SWS) Regional Action Plan (NSW Government 2012) is centred on continuing to grow and diversify the region's economy complemented by better connected transport, in addition to offering better human services and environmental protection. The NSW Government in partnership with the community aims to:

- promote an economic powerhouse, maintaining the position of SWS as one of the largest industrial regions in Australia and providing better access to the region's outstanding educational and research facilities
- deliver a well connected region, reducing road congestion and improving integrated services to reduce travel time across the region and to surrounding regions
- support a strong and inclusive region, through the provision of coordinated support services that meet community needs and improve the quality of life
- manage the environment sustainably, by supporting the social, economic and environmental value of the region's river systems and their catchments and improving air quality in balance with urban development

#### The planning proposal incorporates:

- allowance for a dedicated business park zone. The objective of this park is to provide the region with the opportunity to place professional headquarters or satellite offices at this location in a way that harmonises with the surrounding natural environment and distinguishes this setting from that of the retail/industrial settings that are concentrated in nearby areas within south west sydney. The proximity to the University of Western Sydney (Campbelltown Campus) faculty of medicine, Campbelltown Public Hospital and Campbelltown Private Hospital potentially makes this an ideal location for an office attraction strategy as a medico-business park.
- provision for integrated public transport (buses) to exclusively move through the site from Blair Athol to provide connectivity between Blair Athol and Maryfields Estate in a way that would encourage use of public transport to access the local Trains Stations, the Campbelltown CBD and other destinations. This would in turn serve to minimise any pressure on the Blaxland Road and Narellan Road intersection through the minimisation of alternative vehicle movements during peak hours.
- a generous dedicated zone for existing and future aged and disability living needs capable of accommodating up to 510 permanent residents. The proximity of the site is also within 2km of the Campbelltown CBD, Campbelltown Public Hospital and Campbelltown Private Hospital thus providing an opportunity for vulnerable and disadvantaged groups in the region to receive coordinated and integrated support services that meet their needs to improve their quality of life.

- retention and enhancement of the ecological and natural drainage catchments prevalent within the site and the integration of these with the proposed uses of the site in a way that promotes the health, active use and public surveillance of these catchments.

#### (c) The Draft Metropolitan Strategy for Sydney to 2031

Released in March 2013, it provides a blueprint for balanced and sustainable growth for Sydney, with both renewal in established suburbs, and greenfield development. In terms of the Campbelltown-Macarthur region, this draft strategy recognises the area as a major centre and nominates the following aspirations for the region:

- continue as the focus for office, retail, entertainment, cultural, public administration and services development in a potential commercial core with business park opportunities in the broader centre catchment;
- better integrate the centre with Campbelltown Hospital, the University of Western Sydney (UWS) campus and TAFE; and
- provide capacity for at least an additional 10,000 jobs to 2031.

In addition, the 'Centres strategy' set out in the Draft Metropolitan Strategy crystallises the focus for the selection of sites as the emphasis for new homes and jobs will be to locate these in centres that have great transport connections as well as shops, schools, health services and other infrastructure. To the extent that businesses will be encouraged to relocate or base themselves in city centre areas, particularly outside of Sydney and Parramatta, these are likely to be of a more specialised orientation defined by target tenancies. Such industries are likely to include health, education and office parks, as well as manufacturing.



### 3. JUSTIFICATION

The Maryfields Estate planning proposal is essentially a development on a prime multi-hectare site in an infill location within 2km of the centre of the Campbelltown CBD. The Narellan Road upgrade and traffic plan proposed provides optimal accessibility and connectivity between the site, the surrounding precincts and the proposed new urban area. In its completed form, the estate will have contributed to the delivery of the new homes and jobs targets to 2031 set out in this document. In his Minister's foreword, Brad Hazzard MP comments "Sydneyiders have told us they want more choice about the types of housing available – and that housing needs to be more affordable, close to jobs and near good transport connections." He further adds "We will revitalise existing neighbourhoods for people who want to live near our city centres, with an emphasis on giving people more choice about the type of home they live in. At the same time, we will actively pursue opportunities for new housing in greenfield areas .....".

#### **This planning proposal offers a strong fit with this strategy because it:**

- offers Sydneyiders a range of affordable housing choices (up to 620 dwellings), the majority of which are expected to fall within the \$350,000 - \$500,000 price range on current market assessment;
- offers seniors a further 260 unassisted living dwellings and an aged care facility that could accommodate up to 100 beds;
- places new housing in excellent proximity to the Campbelltown city centre close to shops,

- schools, hospitals the UWS and public transport corridors;
- offers a wide spread of housing types and sizes for the needs of the majority of households;
- offers business park space for a future employment accommodation capacity for up to 1,000 workers regardless of how they travel to the site; and
- delivers new public spaces incorporating strong social, ecological, cultural and heritage elements considered important for the city of Campbelltown.

#### **(d) Draft South-West Subregional Strategy**

The Draft South-West Subregional Strategy (Department of Planning 2007) was never finalised, however, its core three pillars for establishing Campbelltown-Macarthur as a major centre remain nonetheless compelling and relevant for this planning proposal. These three pillars and influence on the proposal are summarised in the table below.

| PILLARS FOR CAMPBELLTOWN MACARTHUR                                                                                                                                                                                 | PLANNING PROPOSAL RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Continue as the focus for office, retail, entertainment, cultural, public administration and services development in a potential commercial core with business park opportunities in the broader centre catchment. | This proposal will deliver a boutique business park within two kilometers of the Campbelltown CBD with public transport connections to Campbelltown and Macarthur train stations and city centre already in place to the front and rear of the site. This proposal also provides the ability for buses to move through the site if required in line with early guidance provided by Roads & Maritime Services (RMS). The proposal also incorporates an augmented cultural precinct focusing on the heritage listed Stations of the Cross as a focal point, and future interpretive centre focused on the way of St Francis and Clare of Assisi as a legacy of the occupation and usage of the site by both religious orders of the Catholic Church. |
| Better integrate the centre with Campbelltown Hospital, the University of Western Sydney campus and TAFE.                                                                                                          | This proposal recognises that the UWS along with Campbelltown Hospital are key infrastructure assets for Campbelltown. Direct formal approaches have been made of the UWS Campus Development team to explore the co-operative sponsorship/development of a medical-oriented business park precinct for the commercial precinct.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Provide capacity for at least an additional 10,000 jobs to 2031.                                                                                                                                                   | A business park is proposed, and will have capacity for up to 1,000 employees without the need for road upgrades beyond those already occurring with the 2014-2015 approved upgrades to Narellan Road and new intersections which will substantially improve existing Campbelltown bottlenecks.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

DP&I have advised that in 2014, new Subregional Delivery Plans will be drawn up in partnership with the community and local councils. These will supersede the existing draft documents. The existing draft strategy is nonetheless a useful point of reference as it contains policies that are very consistent with the objectives of NSW 2021 and the Metropolitan Strategy. In particular, there

are seven key actions identified in that suite of documents that very much appeal to Maryfields Estate. These key actions are set out in the table below, together with a concise summary of how this specific planning proposal responds to each of these key actions.

| KEY DIRECTIONS                                                                         | KEY ACTIONS AND PLANNING PROPOSAL RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plan for major housing growth                                                          | <p><b>1. Campbelltown Council to identify areas around the Campbelltown Major Centre which should be land banked for higher densities in the long term.</b></p> <p><i>This proposal allows for a broad variety of housing stock including aged care, seniors living, medium density, low density and semi-rural offerings. The proposal offers a benchmark mix of dwellings that is expected to match the demand of household requirements for this particular area.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Intensify existing areas around existing retail centres and public transport corridors | <p><b>2. NSW Government and Campbelltown Council to support the development of Campbelltown as a major centre and investigate its potential as a Regional city.</b></p> <p><i>The proposed allocation of land for a boutique business park with capacity for up to 1,000 employees makes a considerable contribution to this objective and reinforces the inclusion of this site by Council as a key element of the proposed north-side urban activation precinct. There are currently no business parks of this nature in the south-west region of Sydney. The immediate proximity to existing major public transport corridors is likely to encourage a higher skilled workforce to locate in the Campbelltown area supporting employment activities not presently represented in the area.</i></p> <p><b>3. Council to implement employment capacity targets for Campbelltown and plan for sufficient commercial, retail, industrial and business park floor space in their Principal LEP</b></p> <p><i>As explained above for Action 2.</i></p> |
| Strengthen centres with public transport                                               | <p><b>4. Plan for a housing mix near centres, transport and services</b></p> <p><i>As explained above for Action 1.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Extend transport networks to connect the south west growth centre to existing centres  | <p><b>5. Implement plans to extend strategic bus routes to connect the proposed town centres in the south west growth centre to Liverpool, Campbelltown and Leppington</b></p> <p><i>The proposal allows for existing bus routes to pass or extend through the site.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Recognise and support unique rural character                                           | <p><b>6. Improve access to quality parks and public spaces</b></p> <p><i>The proposal makes provision for substantial areas of private and public open spaces in the form of heritage, neighbourhood and memorial parks that will allow public appreciation of items that are of significance to Campbelltown.</i></p> <p><b>7. Protect Sydney's natural environment</b></p> <p><i>Areas of ecological value upon this site are preserved within the corridor of lands proposed as Private Recreation Zoning or otherwise preserved as privately managed Vegetated Riparian Zones.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### 3. JUSTIFICATION

This strategy aims to also ensure adequate supplies of strategic employment lands in the south-west region to support targeted economic activities, and to build upon the presence of the finance, health, education and community service sectors in both Liverpool and Campbelltown. This region of Sydney is likely to represent good value for corporates and other organisations considering more cost effective office accommodation strategies.

The Draft NSW Planning South-West Subregional Strategy considers the strategy for Campbelltown-Macarthur as a major centre. A critical point made in that document is that “Future long-term potential to achieve high quality city development should not be compromised by further fragmenting large sites and developing at lower densities in the shorter term”. The case for allowing higher density housing becomes particularly compelling in areas with good access to parklands. Given the volume of green space proposed in this plan, as well as the proximity to other spaces including Mount Annan Botanical Gardens, this planning proposal for Maryfields Estate has taken particular care to ensure the city of Campbelltown maximises the outcomes from this greenfield opportunity for the benefit of all stakeholders.

If the city is able to eventually provide a deep range of business, government, retail, cultural, entertainment and recreational activities, then the aspiration to attain Regional City status becomes a very real opportunity. The logical direction for the city is to see it become a more integrated centre that leverages its position as a major education, health, service and commercial centre for the south-west.

#### (e) Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 provided criteria to assess residential land release outside the Growth Centres. The purpose is to ensure no new land is released outside of the identified growth centres unless it meets strict sustainability criteria. The criteria apply to greenfield sites planned for urban rezoning, regardless of scale or lot production, including rural, residential and employment developments. These criteria are required to be assessed in the Information Checklist of the DP&I's Guide to preparing planning proposals. A preliminary assessment of the Maryfields site against the metropolitan Threshold Sustainability Criteria is provided in the table, to the right.



| THRESHOLD SUSTAINABILITY CRITERIA                                                                                                                                               | ASSESSMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 Infrastructure provision</p> <p>Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way</p>            | <p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> <li>• deliver development that is consistent with the local residential development strategy, subregional strategy, regional infrastructure plan and Metropolitan Strategy</li> <li>• be consistent with the provision of costed and economically feasible infrastructure</li> </ul>                                                                                                                                                                                                                    |
| <p>2 Access</p> <p>Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provide</p>                 | <p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> <li>• benefit from the improving accessibility of the local area by public transport and road access</li> <li>• form an integrated part of the larger Campbelltown and Macarthur urban area which has adequate transport services</li> <li>• provide potential for a connecting bus service through the site, despite existing bus routes and stops to both the front and rear of the Maryfields site</li> <li>• make a positive contribution to achievement of travel and vehicle use goals</li> </ul> |
| <p>3 Housing diversity</p> <p>Provide a range of housing choices to ensure a broad population can be housed</p>                                                                 | <p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> <li>• improve local housing diversity and contribute to the local and regional supply of housing</li> <li>• provide opportunities for the development of aged care housing</li> </ul>                                                                                                                                                                                                                                                                                                                   |
| <p>4 Employment lands</p> <p>Provide regional/local employment opportunities to support Sydney's role in the global economy</p>                                                 | <p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> <li>• improve the existing level of subregional employment self-containment</li> <li>• provide appropriately zoned employment related land that can assist in meeting subregional employment capacity targets</li> </ul>                                                                                                                                                                                                                                                                                |
| <p>5 Avoidance of risk</p> <p>Land use conflicts, and risk to human health and life, avoided</p>                                                                                | <p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> <li>• provide safe evacuation route in the event of flood or bushfire</li> <li>• not propose residential development within 1:100 floodplain</li> <li>• avoid development of physically constrained land</li> <li>• avoid land use conflicts with adjacent, existing or planned future land use activities</li> </ul>                                                                                                                                                                                   |
| <p>6 Natural resources</p> <p>Natural resource limits not exceeded/ environmental footprint minimised</p>                                                                       | <p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> <li>• not place unacceptable pressure on infrastructure capacity to supply water and on environmental flows</li> <li>• demonstrate efficient and suitable use of land without significantly impacting agricultural land and productive resource lands</li> <li>• not place unacceptable pressure on energy supply infrastructure</li> </ul>                                                                                                                                                             |
| <p>7 Environmental protection</p> <p>Protect and enhance biodiversity, air quality, heritage, and waterway health</p>                                                           | <p>The Maryfields planning proposal seeks to:</p> <ul style="list-style-type: none"> <li>• conserve items, areas, objects and places of environmental heritage significance</li> <li>• protect areas of Aboriginal cultural heritage value</li> <li>• maintain or improve existing environmental condition for water quality</li> <li>• maintain or improve existing environmental condition for air quality</li> </ul>                                                                                                                                                                  |
| <p>8 Quality and equity in services</p> <p>Quality health, education, legal, recreational, cultural and community development and other government services are accessible.</p> | <p>The proximity and ease of access of the Maryfields site to the excellent services and assets of the centres of Campbelltown and Macarthur can ensure quality and equity of services for new residents and workers.</p>                                                                                                                                                                                                                                                                                                                                                                |

### 3. JUSTIFICATION

#### (ii) Is the planning proposal consistent with a council's local strategy or other local strategic plan?

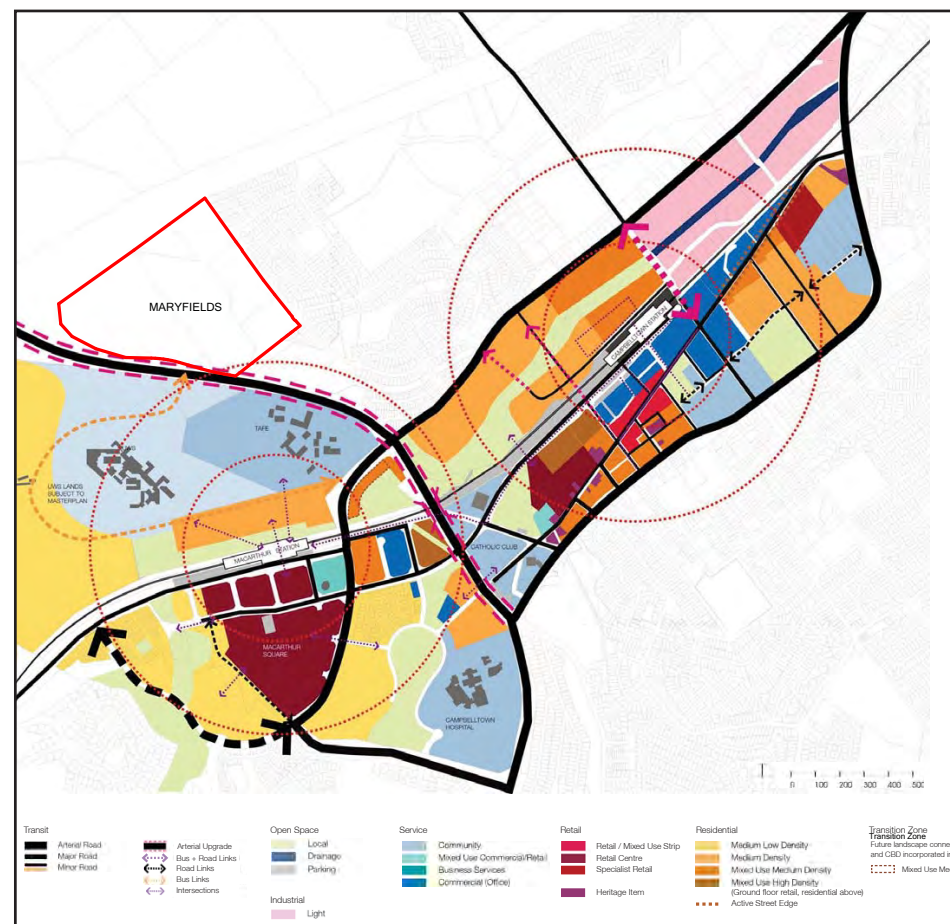
At the time of writing, there are 10 Development Control Plans (DCPs) in place for the City of Campbelltown. One of these is considered directly relevant to the planning proposal, while a further DCP will be relevant for future development upon the site. These DCPs are:

- Campbelltown (Sustainable City) Development Control Plan 2012
- DCP No.83 - Heritage Policy

The Heritage Policy has been considered as part of the Statement of Heritage Impact at Appendix 1 (and in turn, Appendix 3 of that document). Care has been taken to ensure that no other aspects of the planning proposal would cause any compromise to the objects of Campbelltown (Sustainable City) Development Control Plan 2012. In recognising this is a planning proposal only, some of the more technical aspects that would apply to future development applications can only be properly assessed at the time those applications are drafted and ultimately furnished to Council.

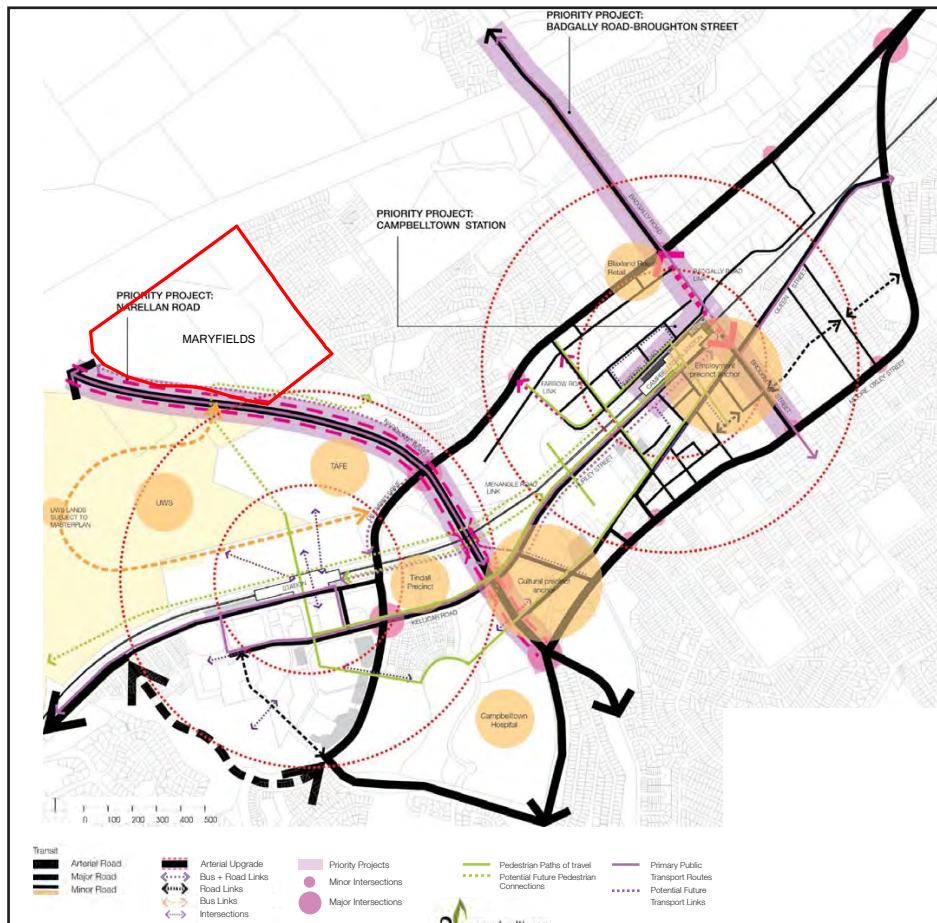
The Campbelltown Centres Structure Plan is a visionary document that sets a framework and articulates the key elements for development of Campbelltown-Macarthur and Ingleburn over the next 25 years. The Campbelltown Centres Structure Plan addresses the corridor of centres between Macarthur and Glenfield but focuses on a vision for the Campbelltown-Macarthur centres. The plan acts as a base for more detailed studies that identify strategies and actions to be implemented through Local Environmental Plans and Development Control Plans and is an adopted policy of Campbelltown City Council.

The Campbelltown-Macarthur Structure Plan is a 25 year plan for growth and change. Its main objectives are to establish a regional competitive advantage for the city while preserving and enhancing the character of precincts. Campbelltown Structure Plan recognises the Campbelltown CBD core and the adjacent Blaxland Road and North Queen Street Precincts. It integrates two sides of Campbelltown currently divided by the railway into a cohesive and connected whole. The station is its primary focus because it will become Campbelltown's public transport gateway as well as the CBD's major linking and image building elements. Figure 3.1 illustrates the structure plan.



**Figure 3.1 - Campbelltown-Macarthur Structure Plan**

The Structure Plan recommends substantial upgrades to the arterial road network, better bus links to the west and north and improved pedestrian and cycle connections. Figure 3.2 illustrates the access network for the structure plan.



**Figure 3.2 - Campbelltown-Macarthur Access Network for the Structure Plan**

As the Campbelltown-Macarthur Structure Plan was prepared in 2009, it does not include and address the potential of the Maryfields site.

The Maryfields site is located in the triangular area between the Narellan Road priority project, the Hume Motorway and the Blair Athol residential area. In respect of the Campbelltown-Macarthur Structure Plan, as the Maryfields site could be considered an 'urban infill' site for the broader Campbelltown-Macarthur area, the Maryfields planning proposal is considered to be consistent with the stated vision and objectives of the structure plan. This is supported by the approved and ongoing master planning and development of the UWS campus and the improvements to Narellan Road.

It is also noted that in December 2012, Campbelltown City Council formally nominated two defined areas of its city landholdings as candidates for the NSW Urban Activation Precinct (UAP) Program. One of these possible areas is described as the North-side Precinct (Nomination 1). This proposed precinct is inclusive of Maryfields Estate, UWS and the industrial land corridor along Blaxland Road. Figure 3.3 provides an illustration of this precinct nomination provided by Campbelltown City Council.





Figure 3.3 - Campbelltown City Council North-side Precinct nomination





**Figure 3.4 - Maryfields Estate Planning Proposal and UWS Masterplan overlays within proposed North-side UAP nomination**

### 3. JUSTIFICATION

At the time of writing, the UAP nomination is still with DP&I for assessment.

Figure 3.4 provides a populated illustration of this precinct nomination for the approved UWS Masterplan together with this planning proposal for Maryfields Estate, each of which will be serviced by a new common signalised intersection scheduled for construction by RMS in 2014.

At the time of submission of this planning proposal, Campbelltown Council has also prepared and submitted a preliminary draft of its proposed new LEP to DP&I. A Section 65 Certificate under the Environmental Planning and Assessment (EP&A) Act is required from DP&I for Council to be able to proceed to public exhibition. This is being issued under the former section 65 of the EP&A Act as the resolution to prepare the new LEP was made by Council in 2006 which was prior to the contemporary Gateway process. This is still pending, hence it is difficult to estimate the likely LEP timeline until the timing of the exhibition date is clear. For the purposes of establishing a baseline, we have assumed public exhibition will commence on Monday 31 March 2014. It is understood that the LEP draft presently retains the existing special uses zoning.

#### (iii) Is the planning proposal consistent with applicable State Environmental Planning Policies?

As at November 2013, there are two State Environmental Planning Policies (SEPPs) of potential relevance for the Maryfields site in the formulation of this Planning Proposal. These are:

- (a) SEPP (Infrastructure) 2007
- (b) SEPP (Housing for Seniors or People with a Disability) 2004

A brief outline of the objectives of each SEPP and comments on the considered relevance of each to the site, or the Planning Proposal, or future development within the site follows below.

#### *SEPP (Infrastructure) 2007*

This SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. It is considered that this SEPP may become relevant for future development applications for the business precinct, particularly where or if this occurs in conjunction with the UWS.

#### *SEPP (Housing for Seniors or People with a Disability) 2004*

This SEPP encourages the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood. It is noted that under the existing Special Uses (Monastery) zoning, the landowner is already able to take advantage of this SEPP for these development uses as per clause 4(1)(a)(iv) of the SEPP. The planning proposal has allowed for these uses within the area of the site considered the most picturesque and serene, as well as being of best fit with the adjoining heritage items. The scale of accommodation allowed is substantial at approximately 260 independent living units and 100 aged care beds. The planning proposal seeks an express rezoning for that objective to allow for development assessment to occur at a local level. In the absence of this, this SEPP would still apply.

#### (iv) Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Section 117 Ministerial Directions are an important statutory requirement in the preparation of draft LEPs. Issues of consistency with section 117 directions must be resolved before draft LEPs are exhibited. The following table provides an overview of the Maryfields planning proposal assessed against the relevant section 117 Ministerial Directions.



| SECTION 117 DIRECTION                                       | ASSESSMENT                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1 Business and industrial zones                           | The Maryfields planning proposal is considered consistent with this direction as it proposes employment land in an appropriate location.                                                                                                                                                                                                                                                                                                 |
| 2.3 Heritage conservation                                   | The Maryfields planning 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.                                                                                                                                                                                                                      |
| 3.1 Residential zones                                       | The Maryfields planning proposal is considered consistent with this direction as it proposes to encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services, and minimise the impact of residential development on the environment and resource lands.                                                                                  |
| 3.3 Home occupations                                        | The Maryfields planning proposal is to be consistent with this direction.                                                                                                                                                                                                                                                                                                                                                                |
| 3.4 Integrating land use and transport                      | The Maryfields planning proposal is considered consistent with this direction as it will improve access to housing, jobs and services by providing for walking and cycling connections and public transport, thus reducing private vehicle travel demand and supporting the efficient and viable operation of public transport services.                                                                                                 |
| 4.1 Acid sulfate soils                                      | The Maryfields planning proposal is considered consistent with this direction as it does not contain acid sulfate soils.                                                                                                                                                                                                                                                                                                                 |
| 4.3 Flood prone land                                        | The Maryfields planning proposal is considered consistent with this direction as it will seek to ensure that 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. Only a roadway is proposed across potential flood area within the site, and the future design of that road will observe the Policy and Manual as appropriate. |
| 4.4 Planning for bushfire protection                        | The Maryfields planning proposal is considered consistent with this direction as it will seek to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, providing appropriate defendable spaces and asset protection zones and encouraging the sound management of bush fire prone areas.                                              |
| 5.1 Implementation of regional strategies                   | The Maryfields planning proposal is considered consistent with this direction as it seeks to meet the regional strategy vision, land use strategy, policies, outcomes and actions.                                                                                                                                                                                                                                                       |
| 6.2 Reserving land for public purposes                      | The Maryfields planning proposal is considered consistent with this direction as it does not propose land for public purposes.                                                                                                                                                                                                                                                                                                           |
| 7.1 Implementation of the Metropolitan Plan for Sydney 2036 | The Maryfields planning proposal is considered consistent with this direction as it seeks to meet the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.                                                                                                                                                                                                        |

## 3. JUSTIFICATION

### 3.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

This section responds to the three specific questions provided by the DP&I Guidelines to Preparing a Planning Proposal.

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

The impact of the planning proposal is explained throughout this document and in detail at Appendix 1. The proposal goes to great lengths to either eliminate or minimise any adverse environmental impacts from the proposed future land uses. There were no threatened species, populations, critical habitat or other habitats adversely affected by this proposal. The Ecology Assessment completed by Niche Environment and Heritage and detailed at Appendix 1 (and in turn Appendix 1 of that document) documents the study undertaken. An area of Cumberland Plain Woodland (high constraint) was identified in the lower valley. The planning proposal ensures this Woodplain remains intact with all proposed development land uses to be substantially setback from this community. This has been further assured with the dedicated Private Recreation zoning proposed for the entire front valley.

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

Section 1.3 and Appendix 1 set out the environmental constraints applicable to this planning proposal in detail. The proposal has gone to great lengths to work within the bounds of these constraints so that no adverse environmental effects will arise.

**(iii) Has the planning proposal adequately addressed any social and economic effects?**

The planning proposal provides for a new permanent residential population on the site as well as a regular daily workforce population. Accordingly, the economic, social and environmental outcomes, which can be achieved by the planning proposal include:

- an approach that integrates proposed land uses with surrounding uses and facilities as part of the fabric of Campbelltown-Macarthur;
- a development that protects and enhances social and local cultural amenity and identity, inclusive of the heritage items;

- a design solution that encourages the integration of the future population with the wider community, and new housing choice options for all age groups;
- flexible design and adaptable building principles to allow for easy access for all groups including young children and people with disabilities;
- new dedicated housing for the growing area needs for seniors and aged care facilities;
- potential for strong cooperative linkages between the business precinct, UWS and TAFE for research and employment;
- new recreation places and spaces; and
- new linear connections for pedestrians and cyclists, particularly with Blair Athol and John Kidd Reserve.

The potential economic impacts for Campbelltown City are substantial. It was clear from the 2013 federal election campaign platforms of the major parties that continued growth of the knowledge and service economy is key to Australia's economic future. In recent years, this is what has ultimately underpinned Sydney's success as a global city. The surety of sustainable growth in future depends heavily on the many enablers of that growth, including amongst other things, the sustainable development of knowledge centres and centres of excellence within reach of the greater population and not just those concentrated within easy travel distance of capital city business districts. It is therefore considered that the establishment of strategically located business parks in regional and sub-regional locations and appropriate inducements for public and private entities to relocate or establish offices at these locations is critical to the ongoing success of Sydney, and indeed NSW. Existing models for successful business parks have also assisted in providing a broader range of jobs in clusters outside of Sydney CBD, thus reducing the need for many residents to travel longer distances across Sydney to work. This in turn assists to contain or reduce the level of traffic congestion in major road corridors. Work places that enable staff to combine leisure and family responsibilities while being conveniently located to paid work are also very likely to be attractive to employers and workers alike, and in this regard, Maryfields may provide the complete package for a number of future residents.

In light of the existing size and substantial anticipated population growth for Sydney's South West Subregion by 2036, there is a compelling case that now is the right time to plan for the establishment of an integrated prestige business park well located in the sub-region that is in keeping with those established in the north and north-western regions of Sydney, or better. It is the view of the landowner and their consultant team that the north-side Urban Activation Precinct nomination (of which Maryfields is a part) is particularly strong because it allows for a commercial business precinct at its core which will tie in with an overall integrated plan with the approved UWS masterplan and potentially the renewal of the Blaxland Road corridor which comprises 138.5 hectares of industrial zoned land, of which 53.6 hectares is undeveloped. Appendix 3 provides evidence of UWS' support in this regard. Better business parks usually combine both stand-alone and campus-style office developments usually around specific sectors or themes in a landscape setting offering high amenity.

The drivers of success for business parks are readily determinable from case studies such as Norwest, or even Macquarie Park which has strong ties with Macquarie University. Characteristics of these include:

- the public perception or sense of the setting or physical location being prestige due to some point of difference (eg visual amenity and surroundings, landscaping etc);
- considerably cheaper capital outlays or lease rentals compared to traditional CBD locations;
- the proximity to drawcards such as the University as a whole, the University medical faculty and allied health faculties and centres, Campbelltown public and private hospitals, etc;
- the quality of corporate neighbours;
- the ability to establish large building floorplates that are suited to contemporary workplace requirements;
- spatial quality in general - business parks usually offer lower floorspace ratios and more landscape;
- the ability to assure a standalone identity for corporate occupants who otherwise have to compete for vertical building naming rights;
- good rates of onsite car parking, often at grade or low-rise, and better perceptions of vehicle and personal security;
- the proximity or provision of onsite amenities, including places of private or public recreation;
- the proximity or provision to public transport and state road corridors;
- access to lifestyle facilities (eg, gymnasiums, parks for organised or casual fitness etc);
- proximity to quality housing choice options; and
- proximity to (or allowance for) affordable quality childcare.

A setting that offers a highly appealing visual outlook will also be an inducement to corporate decision-makers.

Maryfields has outstanding access to existing infrastructure including the Hume Motorway, rail and bus services and established town and retail centres of both Campbelltown and Macarthur. Accordingly, whether it is on its own, or an integrated business park with UWS and other landowners, establishing the right conditions to encourage investment and establishment/relocation would ultimately be an image-boost for the Campbelltown-Macarthur Major Centre in the sub-region's centre hierarchy. It would also provide for a new mix of employment opportunities and services to better support the constituents of the sub-region.

The likely demand generators therefore provide the stimulus for a medico-business theme to be considered for the Maryfields business precinct. There is considerable value in gaining an understanding as to which businesses or other facilities potentially sited at Maryfields could be of great complement to the local hospital establishments as well as the medical and allied-health faculties and research facilities associated with UWS. According to the NSW Government, the South Western Sydney Local Health District is the fastest growing health district in New South Wales and health research is said to be a centrepiece of this expansion. This includes the establishment of the Ingham Institute for Applied Medical Research at Liverpool, and of the NSW Government Biomedical research rules.

Campbelltown Hospital is a major metropolitan hospital, operating under a common executive management structure and with networked services with Camden Hospital. It is also a teaching campus for the UWS Medical School. Services offered are broadly based, and beyond general medicine, the hospital has divisions for coronary procedures and cancer treatment, as well as other specialty surgeries. At the time of writing, Campbelltown Public Hospital is undergoing a major staged redevelopment to cater for the urban growth demands and to provide the local community with access to a greater range of healthcare services and simplify the patient journey through the health system.

Campbelltown Private Hospital is owned and managed by Healthscope Group and services offered are confined to the categories of Rehabilitation and Mental Health. The hospital is also undergoing a redevelopment that will include the addition of two new state of the art operating theatres, a new day surgery ward and the expansion of inpatient and day program rehabilitation services.



### 3. JUSTIFICATION

At a high-level, it would appear there is scope for willing providers to business-case the supply and demand of broader private hospital services and day surgery operatives in the Campbelltown-Macarthur area and south-western Sydney as a whole. This in itself could provide good stimulus to introduce recognised brand providers to the Maryfields business park opportunity.

The landowners therefore encourage Council to take care to ensure that the ultimate zoning approved for the business precinct allows for both commercial and medical uses.

The residential element of the proposal provides a transition between Blair Athol and the uses proposed for the southern half of Maryfields Estate. The proposal targets new housing options for the context in which the site is placed to distinguish it from the ubiquitous low density residential model that characterises Blair Athol and will also characterise the majority of the approved UWS/UrbanGrowth NSW housing scheme which is now underway. That particular scheme will predominantly target families wishing to upgrade from their first home purchase.

Staging of the residential scheme is achieved by the creation of the three separate sites proposed. Housing choice options from the proposed zonings will ensure the area is not saturated with one housing type or footprint model. Analogous to the lower-density proposal is the Macarthur Gardens residential scheme which would ultimately characterise the future of the existing Friary and Monastery sites. The separate site to the north-western corner of the estate is nominated for higher density living as this location is regarded as being the optimum place within the site for such development due to the natural buffers and easements that contain and define the development area on all four sides, as well as the proposed public transport (bus shelter) at the south-eastern edge of that site.

The density of the proposal is considered appropriate for the setting, and economically critical to sustain the viability of the other proposed land uses which have ultimately placed the interests of the city ahead of the more attractive economic outcomes otherwise available to the landowner for alternative uses. Not surprisingly, considerable unsolicited investor interest has already been expressed in the proposed residential sites.

The residential land use mix has considered the existing and emerging needs of the greater south-west region, and in particular, the provision of seniors housing and aged care facilities. The premier facility within the immediate Campbelltown-Macarthur area is the Illawarra Retirement

Trust development at 1 Hyde Parade Campbelltown. It is situated amongst the Campbelltown medical precinct and within very easy reach of both the Campbelltown Town Centre and Macarthur Square precincts. That facility contains 262 Independent Living Units and 77 aged care beds. The land parcel it sits upon is similar in total land area to the scale of site area ultimately defined by the placing preference and environmental constraints set out in this Planning Proposal. As the available evidence points to the scale of the IRT development being economically viable, and the volume of that development does not exceed 4-stories in height, this Planning Proposal has assumed a similar scale (260 Units and 100 aged care beds) to illustrate and define the size of permanent and visitor population likely to use this precinct in future.

At the time of writing, the landowners have made direct confidential approaches of two separate unrelated third parties to determine their potential level of interest in a future facility of this scale in this location. Both parties have expressed high interest in pursuing commercial terms, and while this land use could be pursued under the existing zoning, the marketing of any future scheme will be greatly enhanced with clarity as to the surrounding land uses at Maryfields. Accordingly, further discussion with these and or any other parties is suspended until zoning clarity together with technical responses regarding other aspects of the scheme can be provided. One of the parties approached is a leading long-established provider of seniors living and aged care services in Australia.

The landowner considers it highly likely that a quality reputable provider can be secured that will value the unique character and setting for this proposed precinct, and will be prepared to invest in the development of a facility that has the potential to ultimately be a prestige seniors living precinct in the south-west sub-region of Sydney.

### 3.4 STATE AND COMMONWEALTH INTERESTS

This section responds to the two specific questions provided by the DP&I Guidelines to Preparing a Planning Proposal. Section 5 of this document sets out the stakeholder assessment and consultation that has occurred to enable the formulation of this planning proposal. There are no known significant Commonwealth or State interests in the planning proposal beyond the expected consultation of State Consent authorities that ordinarily participate in the process to consider and ensure that the most appropriate planning and development outcomes are achieved. This includes consideration of the NSW state, regional and sub-regional strategies as described at section 3.2.

#### (i) Is there adequate public infrastructure for the planning proposal?

The detailed studies undertaken to support the planning proposal have not identified inadequacies in infrastructure relevant to each discipline reported. However, it will be the case that future development applications will be required to respond to such matters depending on the staging sequence and development timing. Reference should be made to the specific expert studies completed and appended to the detailed Environmental Analysis and Masterplan at Appendix 1 of this planning proposal.

#### (ii) What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The NSW Long Term Transport Master Plan (Transport for NSW 2012) identifies a planned and coordinated set of actions to address the transport challenges facing Sydney and the regions. Amongst other roads, this document identifies Narellan Road as part of a strategic corridor linking the South West Growth Centre with Campbelltown and Macarthur. This strategic corridor is known to experience congestion which will only worsen without the necessary upgrades.

In May 2013, RMS released a Review of Environmental Factors Report associated with its proposed upgrade for a 6.8km length of Narellan Road (between Camden Valley Way and Blaxland Road). This comprehensively reports on all factors impacted by the proposed upgrade. The objectives and upgrade proposal set out in those documents are fully supported by the applicant. The proposal will also result in some minor boundary adjustments and the acquisition of small pockets of Maryfields Estate land by RMS. The authors and modelers of the Traffic and Transport strategy material in support of the RMS proposal were the firm of AECOM Australia Pty Ltd.

To ensure the integrity and accuracy of traffic modeling for the Maryfields Estate Planning Proposal, AECOM were separately engaged ahead of the finalisation of their work for the RMS study to:

- investigate the new traffic capacity opportunities for Maryfields Estate with the Narellan Road upgrade;
- establish mechanisms that would best minimise any adverse impact on that capacity in the future; and
- ensure that the design of the new controlled intersection linking Maryfields Estate with Narellan Road and the University Access Road allowed for the future substantive development of land at Maryfields Estate.

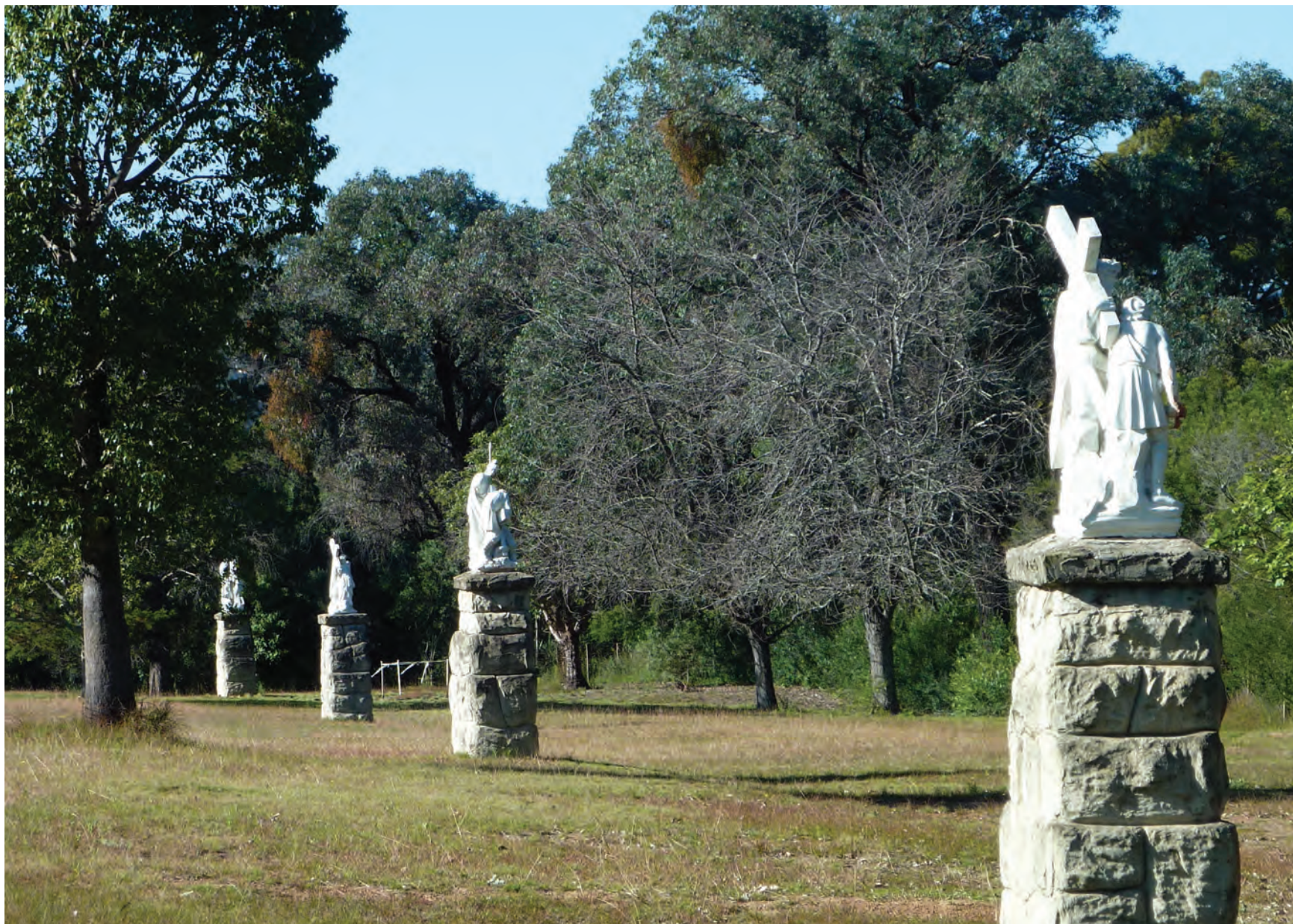
The AECOM findings and recommendations are set out in this planning proposal document and have been fully incorporated in the concept and design proposal proposed by the proponents. In particular, specific attention has been given to ensure:

- traffic generation likely from the proposed development land uses and densities for Maryfields Estate will fall comfortably within the future capacity limits for the surrounding road network including Narellan Road;
- the proposal allows for buses to move through the site;
- vehicle movements to and from Narellan Road are restricted to just the proposed business park, seniors living/aged care scheme and private recreation spaces, the latter two of which are unlikely to impact on traffic movements in peak hours; and
- residential vehicle movements will occur via Maryfields Drive through Blair Athol.

The NSW Government State Infrastructure Strategy documents an integrated approach to infrastructure planning and delivery. The strategy builds on NSW 2021, plans for regional and metropolitan land-use and development and the NSW Long Term Transport Master Plan (Transport for NSW 2012), setting the State's infrastructure delivery and reform priorities over the next five years. The State Infrastructure Strategy recognises the need to service new residential growth centres and specifically identifies the upgrade of sections of Narellan Road as works that are funded, with planning underway.

The upgrade works to Narellan Road and establishment of a signalised intersection to Maryfields Estate is the most critical infrastructure precursor to the enablement of development solutions for Maryfields Estate. The timing of these infrastructure works could not be more opportune for this planning proposal.





*Plate 4 - Stations of the Cross*





*Plate 5 - Looking north to Station 12*

# 4. COMMUNITY CONSULTATION

## 4.1 STAKEHOLDER IDENTIFICATION

The process of identifying potential stakeholders in the preparation and implementation of this planning proposal commenced initially with a workshop comprising key representatives of the landowner body, the Project Director and Architects, as well as an early informal discussion with Council. The following stakeholder parties were identified.

| GOVERNMENT                                   | COMMUNITY ORGANISATIONS                                | OTHER ORGANISATIONS/CONSTITUENTS                                |
|----------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------|
| Campbelltown City Council*                   | Tharawal Local Aboriginal Lands Council*               | The University of Western Sydney*                               |
| Roads and Maritime Services (RMS)*           | Cubbitch Barta Aboriginal Native Title Claimants Corp* | Campbelltown TAFE                                               |
| NSW Office of Environment and Heritage (OEH) | Poor Clare Nuns resident at Maryfields*                | Blair Athol Residents in the vicinity of Maryfields Drive       |
| NSW Office of Water (NOW)*                   | Franciscan Friars resident at Maryfields*              | Blair Athol Residents in general                                |
| NSW Planning and Infrastructure (NSWPI)*     |                                                        | Urban Growth NSW (formerly Landcom)*                            |
| MACROC                                       |                                                        | Potential investors and/or tenancies for the business precinct* |
|                                              |                                                        | Potential owner/operators for the Seniors living/care precinct* |
|                                              |                                                        | Campbelltown City constituents and local Chamber of Commerce    |
|                                              |                                                        | Busways                                                         |

*\*Stakeholder or subset of stakeholder group has already been consulted or approached for consultation in advance of the submission of this planning proposal.*

The landowner welcomes any further suggestions by Councillors and/or Officers of Campbelltown City Council.

## 4.2 FRANCISCAN FRIARS AND POOR CLARE NUNS

The Franciscan Friars have essentially occupied Maryfields since the early 1930's and made active use of the property for around 50 years before scaling down considerably by the mid 1980's. Today, Maryfields mainly functions as a private monastery for the 12 Poor Clare Nuns who permanently reside there. The separate Friary usually contains around 3 members of the order residing from time to time there so that the house is occupied. The only substantive visitation to the Stations of the Cross is on Good Friday each year and attendances are driven primarily by weather conditions. Estimates in recent years suggest peak attendances are approximately 2,000. The Order has continued to make its separate meeting hall adjacent to the Stations available for community alcohol and drug rehabilitation meetings.

The Friars agree that their history and attachment to Maryfields calls them to make the best attempt to play a role in guiding the right sort of future development for this land before it is ultimately sold. The Friars are not in the business of land development, hence their overriding goal is to seek a planning proposal for Maryfields that will ensure the most harmonious development solutions are ultimately approved for the site. The Friars could simply pursue a sale of the entire property on an as-is basis today, but in doing so, they recognise the risks in what may become of Maryfields, and are also mindful of the substantial discount that a land developer would require of them to take the property off their hands on a speculative basis. There is high appeal in positioning the property to meet the future needs of Campbelltown City, to dedicate some of its lands as public and to achieve a more rational economic outcome which improves their ability to fund other community and charitable works supported by their Order.



Their desired outcomes from an approved planning proposal for Maryfields include the following:

- (i) To maintain an on-going residential presence for the Friars and Poor Clare Nuns for the medium term future in their existing locations;
- (ii) New zoning(s) that balance environmental, financial, community needs and the needs of both the Franciscan Friars and Poor Clare Nuns;
- (iii) The straightforward land subdivision and staged release of idle capital from surplus land to apply to other charitable and community works associated with the Franciscan Friars;
- (iv) Protect and beautify the established riparian zones upon the site;
- (v) Provide for better accessibility and information about the Stations of the Cross statues upon the site, as well as information about the story of St Francis and St Clare within that domain;
- (vi) Provide substantial space to contribute to the existing and future aged and disability care needs of Campbelltown;
- (vii) Support the objectives of Council in the successful delivery of city employment opportunities and economic attraction to Campbelltown (a particular area of interest for the Franciscan Friars is in the medical/health sector to create a precinct that links the proximity of the site to Campbelltown hospital and the medical faculty of the UWS);
- (viii) Provide a variety of living solutions for people of all ages to meet the housing choice needs of the Campbelltown area;
- (ix) Allow for dedicated park areas accessible to the public for leisure purposes which ties in the above, including provision for pedestrian links and cycleways; and
- (x) Enable an appropriate economic outcome to allow the Franciscan Friars to apply funds to other much needed community initiatives both nationally and abroad.

#### 4.3 CAMPBELLTOWN CITY COUNCIL

The Association of the Order of Franciscan Friars Minor (OFM) has pursued rezoning or redevelopment of the Maryfields site for nearly 20 years, however, such pursuits have only ever occurred at discussion level without the robust strength of reporting furnished in this planning proposal. Accordingly, in terms of the process that has been applied today, the Association first signalled their intention to pursue development of Maryfields Estate through an initial Freedom of Information request to the General Manager dated 27 May 2011. The objective of that application was to ensure the entire development and reporting history was thoroughly researched before any tangible planning could proceed.

Following an exhaustive period of detailed research, and a series of informal discussions and enquiries, a further advice was issued to the General Manager dated 24 July 2012 following the early preparation of a desktop and visual environmental analysis, together with a suggested strategy and conceptual plans for the site. The purpose of that second advice was to inform Council of the landowners intention to submit the consolidated Maryfields site as a candidate for the NSW Government Urban Activation Precincts (UAP) program. To qualify as a candidate for the UAP program, planning proposals for nominated sites must:

- be consistent with State, regional and/or local strategies
- optimise use of existing and planned infrastructure
- be important to at least one local government area and supported by the relevant Council(s)
- be environmentally, socially and economically sustainable and viable; and
- be financially viable for development and consistent with market demand

In a subsequent letter to DP&I from Council dated 3 December 2012, Council acknowledged the submission by the OFM and nominated its inclusion within the defined boundary of a larger precinct nominated for the UAP program. This is referred to as the 'North-side' precinct within Council.

At the time of writing, it is understood that the site has been neither ruled in or out by DP&I and that the site remains on the list of candidates to consider for possible future endorsement.

A third advice dated 24 July 2013 (exactly one year later) was issued to the General Manager requesting that Council bring about a formal planning proposal for Maryfields that is consistent with the landowners objectives for the site as a UAP candidate to assure the necessary flexibility to switch to that process should DP&I accept the North-side Precinct nomination. Following the issue of the third advice, a formal briefing of Councillors was arranged for 17 September 2013 at the chambers of Campbelltown City Council. In attendance were 11 of the 15 elected Councillors, as well as a large number of management and staff. Subject to future presentation and discussion about some of the operational aspects of what was proposed, all Councillors were encouraged by what they saw. None of the 11 Councillors in attendance voiced any material objection to the proposal concept and approach adopted by the landowners. This planning proposal is therefore submitted to advance the objectives outline above in accordance with the contemporary planning proposal process outlined by NSWPI.



## 4. COMMUNITY CONSULTATION

### 4.4 NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Section 3.3 explains that DP&I received two submissions for the Maryfields site in 2012 for consideration as a potential UAP candidate for south-western Sydney. In June 2012, the NSW Premier announced the UAP program as an important component of a package of wider housing delivery and jobs initiatives. The ultimate objective of the program is to deliver more homes in places with access to infrastructure, transport, services and jobs. Community benefits include improved options for housing choice, increased amenities, services and improved public spaces.

A meeting with DP&I in August 2012 (attended by representatives of the landowner) confirmed DP&I's awareness of the site, as well as the validity of the proposal by the landowner as a UAP candidate based on the intended application/uses for the site. That meeting preceded the formal nomination from Council in December 2012 of its proposed North-side Precinct which is inclusive of the Maryfields site. In light of the slower than expected pace at which the UAP program has proceeded, DP&I encouraged the landowner to consider the approach of bringing about a planning proposal that is consistent with UAP objectives. This would allow for the planning proposal to fold into the UAP process, should the UAP process be extended to the North-side Precinct in the near future. The landowner has followed this advice in the preparation of this planning proposal submission. It is also considered that the highest possible environmental assessment work at this time would only serve to strengthen the UAP proposition for the North-side Precinct.

### 4.5 ROADS AND MARITIME SERVICES

The process of consultation with RMS commenced in 2012. This arose initially within the scope of their assessment for the Narellan Road upgrade and consideration of the future intended development uses for Maryfields. That assessment included parallel consideration of the UrbanGrowth NSW (formerly Landcom) and University of Western Sydney housing proposal to the south and south-western area of the campus. It was acknowledged in the midst of that planning exercise that upgrades to Narellan Road would impact upon Maryfields Estate. These impacts include:

- (i) widening of Narellan Road with encroachments at locations along the southern boundary to Narellan Road;
- (ii) creation of a new Hume Motorway off-ramp at Narellan Road with a large encroachment at the south-western boundary;
- (iii) closure of the two median openings along Narellan Road that presently enable right hand turns in and out of Maryfields Estate;

- (iv) upgrade and establishment of a new four-leg signalised intersection with new single access in and out of Maryfields directly across from the University campus access road; and
- (v) creation of a drainage easement from the fourth leg of the new intersection into the main dam at Maryfields Estate.

The changes outlined above necessitate the compulsory acquisition in the aggregate of approximately 6,840m<sup>2</sup> of Maryfields Estate land by RMS. All works inclusive of rectification and landscape works to Maryfields land is being funded and completed by RMS. At the time of writing, UrbanGrowth NSW are in discussions with RMS to dedicate the budget it had set aside for the upgrading of Narellan Road and UWS/TAFE intersection to be given to RMS as a contribution. The process of acquisition and pre-construction planning is already nearing completion at the time of writing.

The process of design associated with the new intersection to service Maryfields considered the future development intentions of the landowners. In that regard, RMS gained an early appreciation of the proposed land uses for Maryfields Estate and likely traffic movements. RMS recognised the ability for future development to provide movements to Maryfields Drive as well as through the Narellan Road intersection. RMS guidance at this early stage of the process was to:

- (i) allow for dispersal of traffic through both Maryfields Drive and Narellan Road;
- (ii) determine the appropriate volumes that should/could move through each point of entry/exit;
- (iii) provide for the ability for only buses to move through the site between Maryfields Drive and Narellan Road; and
- (iv) establish appropriate mechanisms to discourage or eliminate other vehicles from 'rat-running' through the site.

In order to ensure 100% alignment between the objectives of RMS, UWS, UrbanGrowth NSW for Narellan Road and the OFM for Maryfields Estate, AECOM have assisted all aspects of this planning proposal as they had already been retained to drive the modelling and strategy for the Narellan Road upgrade. The UWS project is for the creation of approximately 850 residential lots. Most lots are for conventional detached housing with some small opportunities on the flatter land to achieve higher densities in the form of town houses or small lot product. At the time of writing, stage 1 is currently under construction for approximately 240 residential lots and some superlots for medium density product. The project is planned for launch in mid 2014 and the entire project life-cycle is expected to take around 8 years depending on sales rates.

Detailed formal discussions with RMS regarding this planning proposal occurred in early November 2013. These discussions were facilitated by AECOM, and the outcomes of those discussions are factored into the roads and traffic design, dissection and capacity spread set out at Appendix 2.

#### 4.6 NSW OFFICE OF WATER

The NSW Office of Water ('NOW') was provided with preliminary advice for the proposed development of Maryfields Estate in September and October 2013. They have been a key stakeholder in the environmental constraints assessment for this site. This consultation occurred with the assistance and involvement of a representative from Niche Environment and Heritage Pty Ltd who provided NOW with a formal briefing paper. The briefing paper followed the initial receipt of preliminary and adjusted NOW guidelines for development in the vicinity of riparian corridors. The objective of that exercise was to aid planning and development options of the study area by proposing riparian corridors that meet an appropriate balance between NOW's riparian corridor objectives, identified ecological constraints on the site, development objectives and bushfire hazard safety requirements for future residents/tenants.

In October 2013, NOW advised that "Tentative assessment of the information you provided, the treatment of the two watercourse on site appears reasonable and in line with our guidelines. However, the issue of the density of the vegetation on the northern creek needs to be discussed in light of the bush fire hazard assessment report and its treatment." It is understood that full assessment occurs within the Integrated Development Assessment Scheme (IDAS) process. A Controlled Activity Application has been prepared pending future submission if required, however, we have confirmed this step is unnecessary for the purpose of a planning proposal. Following the completion of future building works, It is understood that subsequent Controlled Activity Approvals would be required when significant maintenance is to be conducted in the future (ie, after each of the sites are developed). Therefore, this documentation will also assist subsequent landowners to undertake these maintenance works in future. An application would incorporate the necessary accompanying studies include a Review of Environmental Factors (required to support the Controlled Activity Approval to demonstrate compliance with State and Federal legislation), and a Vegetation Management Plan (required to support the Controlled Activity Approval).

Figure 4.1 sets out the 'Riparian corridor constraints' that apply to this proposal.

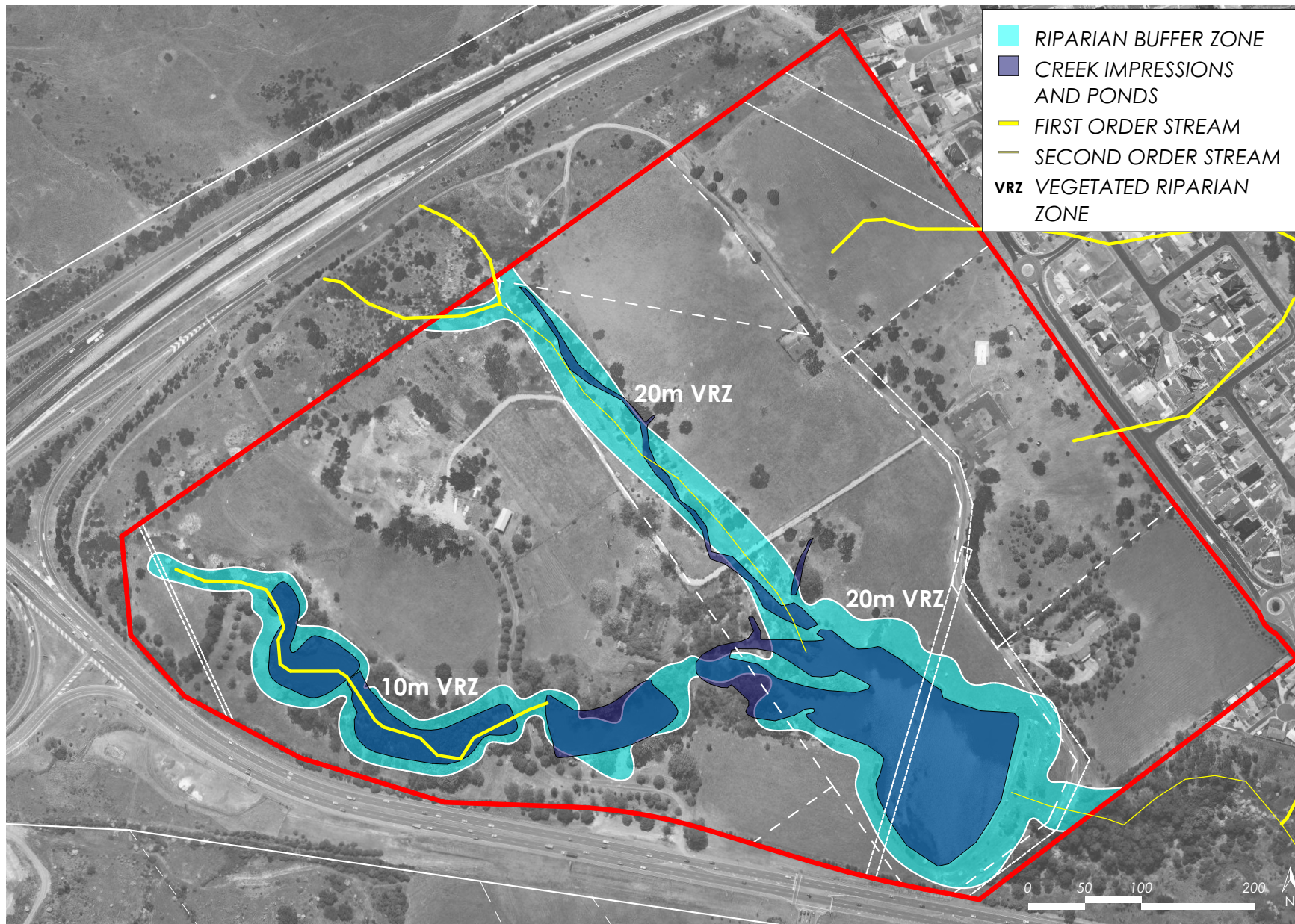


Figure 4.1 - 'Riparian corridor constraints as advised by NSW Office of Water'



## 4. COMMUNITY CONSULTATION

### 4.7 SYDNEY WATER

A meeting was held with the Growth Strategy Division of Sydney Water in December 2013 to present and explain the planning proposal. This was followed by a discussion about the potential impacts from a mains water and sewerage services perspective. Sydney Water have indicated that future updates to the Sydney Water Growth Servicing Plan will consider the intentions for Maryfields Estate, with committed planning effort to follow an advice from DP&I or Campbelltown City Council of the proposed change of zoning. Nonetheless, Sydney Water has confirmed that 4th December 2013 is effectively the trigger date for Maryfields Estate to be included within the planning strategy timetable moving forward. Should it transpire that future development of the Estate runs to a timetable that is in advance of the State Government timeframe for growth works, the landowner is able to accelerate their program subject to the furnishing of a high-level feasibility study based on Sydney Water models and data to be prepared by a Sydney Water accredited Works Coordinator.

### 4.8 UNIVERSITY OF WESTERN SYDNEY

The presence of the UWS directly opposite the site will share a common point of vehicular entry with the new signalised intersection at Narellan Road. This provides an unrivalled opportunity for Campbelltown city to facilitate an integrated planning approach to encourage businesses with a complementary partnership fit with the University to establish a foothold at either Maryfields Estate or within the dedicated precinct within the University campus. This prospect is as much in the interests of the University, as it is the city of Campbelltown as a whole. There is no doubt that a three-way partnership between Council, UWS and the Maryfields business park landowner will maximise the chances of Campbelltown attracting and welcoming new commercial and/or professional employers to Campbelltown city. UWS have already provided a letter of support in this regard which is attached at Appendix 3.

In terms of the process to seek expressions of interest, it is proposed to segment industry and candidate targets into groups so that the industry/employer combinations that are considered to have the highest possible attraction to the city are targeted first. A value proposition to any sizeable commercial office regardless of industry is the opportunity to establish themselves in part or a whole in brand new accommodation in south-western Sydney on a budget. The access to public transport and heavily populated residential areas surrounding the site will in turn assure the attractiveness of the location as a place to work.

A map of the Campbelltown Campus and its relationship to the future Narellan Road intersection that will also service the non-residential uses of Maryfields Estate was provided at Figure 3.4. This also highlighted the substantial potential for an integrated co-operative planning approach post rezoning. Faculties and research centres that are situated at the University Campus include:

| DISCIPLINES             | FACULTIES                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Medical & Allied Health | Medicine; Complementary Medicine; Health Research; Nursing and Midwifery; Science and Health; Family and Community Health Research |
| Non-Health              | Law; Business; Computing, Engineering and Mathematics; Solar Energy Technologies Research; Indigenous Education                    |

It is clear from the above dissection that there is a strong case for attempting to shape and style the business precinct into that of a medico business park, specialist health services precinct or a combination of both. Such an outcome would indeed be the best possible result for Campbelltown city. Indeed, UWS already has established links into Campbelltown and Liverpool hospitals for clinical placements, hence the stimulus for integration is already there. Accordingly, it is the view of the landowner that a strategy for targeting both publicly listed and private companies should be drafted and jointly resourced between all three stakeholder parties. Assuming that the task is appropriately workshopped, agreed, resourced and executed, it is expected that the right result will ultimately be achieved. However, opportunities to pursue corporates in the non-health disciplines outlined above are also considerable.

Discussions with the UWS Campus Development Team in late 2013 have culminated in an alignment of objectives and mutual agreement between neighbours to support each other in the common endeavour to plan and encourage future corporate occupation of business lands within either or both of the proposed Maryfields and UWS business precincts. UWS have advised that within their approved masterplan, land has been allocated for future business occupation in areas of the campus that are similarly situated to the southern side of Narellan Road. Precinct statistics for the combined position are summarised as follows:

| DIMENSIONS/CRITERIA                        | UWS 'APPROVED'      | MARYFIELDS 'PROPOSED' |
|--------------------------------------------|---------------------|-----------------------|
| Total Site Area – Hectares (ha)            | Approx 167ha*       | Approx 43.7ha**       |
| Usable land allocation for Business Uses   | Approx 4.0ha        | Approx 5.0ha          |
| Proposed max building height (Business)    | 10-storeys approved | 4-storeys proposed    |
| Volume of low density residential          | 850                 | 94                    |
| Volume of medium density residential       | n/a                 | 526                   |
| Volume of seniors independent living units | n/a                 | 260                   |
| Volume of Aged Care Beds                   | n/a                 | 100                   |

*\*includes 17ha of land adjacent to UWS owned by UrbanGrowth NSW*

*\*\*post compulsory acquisition of 0.7ha of land by RMS in 2014.*

The opportunity for Campbelltown city is to generate momentum and anchor tenant interest in future business precinct hub at the east-west gateway within the next 2-3 years. The right time to commence that process will (at a minimum) coincide with the ability to provide prospective parties with tangible evidence of Council's support for the zoning proposal.

## 4.9 WOLLONGONG CATHOLIC DIOCESE

The landowners have consulted with other representative bodies within the Catholic Church including the Chair of the Wollongong Diocese Committee for the Aged. The role of that committee is to advise the Bishop on issues regarding the needs of 'ageing people' in the diocese which is inclusive of the Macarthur area. Discussions to date have also included an appropriate representative from CatholicCare (formerly Centacare), however, it is noted that the scope of their collective interest is inclusive of all persons, hence non-denominational. Recent communications in this regard have included a description and quantification of proposed uses for Maryfields Estate and the scheme envisaged for seniors living and aged care in particular. The Chair of the Committee has brought the attention of the scheme to the Bishop for the Wollongong Diocese, and has advised the landowners of their appreciation, support and encouragement for this proposal.

## 4.10 COMMUNITY OUTCOMES

The planning proposal provides for a new permanent residential population on the site as well as a regular daily workforce population. Accordingly, the social outcomes, which should be achieved by the planning proposal include:

- an approach that promotes integration of the land uses proposed inclusive of the surrounding uses and facilities, and thus knits into the fabric of Campbelltown-Macarthur;
- a development that establishes, protects and enhances social and local cultural amenity and identity, inclusive of the heritage items upon this land;
- a design solution that ultimately encourages the integration of the future population with the wider community, and new housing choice options for all age groups;
- some component of the development that is flexible in design and based on adaptable building principles to allow for easy access for all groups including young children, people with disabilities;
- new dedicated housing for the growing area needs for seniors and aged care facilities;
- the encouragement of strong cooperative linkages between the business precinct, the University of Western Sydney and TAFE for research and employment;
- new public spaces; and
- new linear connections for pedestrians and cyclists, particularly with Blair Athol and John Kidd Reserve

## 5. PROJECT TIMELINE

The rezoning of the Maryfields site has two potential scenarios for implementation of the planning proposal for gateway determination.

- (i) Scenario 1 is a Planning Proposal for the spot rezoning of the Maryfields site from Cambelltown LEP 2002
- (ii) Scenario 2 is a Planning Proposal for the rezoning of the Maryfields site as part of the preparation of the new draft Cambelltown (Standard Instrument) LEP

The project timeline is based upon reasonable judgments for the required processes under the

provisions of the Environmental Planning and Assessment Act and the Department of Planning and Infrastructure's Guide to preparing planning proposals. The department's guidelines note that the timeframe for the completion of the planning proposal will depend on the complexity of the matter, the nature of any additional information that may be required and the need for any agency and community consultation.

As the timetable for the comprehensive instrument is something Cambelltown City Council will need to prepare, the project timeline in Figure 5.1 sets out an indicative timetable for the 'spot rezoning' planning proposal (Scenario 1) only.

| PROJECT STAGE                                                                                                                                           | TIME PERIOD | ESTIMATED COMPLETION DATE    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------|
| 1. Anticipated date for consideration and endorsement of the planning proposal by Cambelltown City Council                                              | 2 months    | End of March 2014            |
| 2. Anticipated approval and reporting period (council to the department)                                                                                | 1 month     | End of April 2014            |
| 3. Consideration of planning proposal by the department                                                                                                 | 2 months    | End of June 2014             |
| 4. Anticipated date of Gateway determination and commencement date                                                                                      |             | Mid June 2014                |
| 5. Anticipated timeframe for the completion of required technical information (As noted in the planning proposal, much of this work has been completed) | 4 months    | September 2014               |
| 6. Government agency consultation (pre and post exhibition as required by Gateway determination)                                                        | 2 months    | November 2014                |
| 7. Commencement and completion dates for public exhibition period                                                                                       | 2 months    | December 2014 - January 2015 |
| 8. Consideration of submissions                                                                                                                         | 1 month     | February 2015                |
| 9. Consideration of a proposal post exhibition                                                                                                          | 1 month     | March 2015                   |
| 10. Anticipated date Cambelltown City Council will forward to the department for notification                                                           | 1 month     | April 2015                   |

**Figure 5.1 – Planning Proposal Project Timeline**



# 6. SATISFACTION OF NSW PLANNING & INFRASTRUCTURE GUIDELINES

## 6. MANDATORY REQUIREMENTS

| REQUIREMENT                                                                                                              | OBJECTIVE MET | SECTION REFERENCE |
|--------------------------------------------------------------------------------------------------------------------------|---------------|-------------------|
| Objectives and intended outcomes                                                                                         | Yes           | 1.1               |
| Mapping (including current and proposed zones)                                                                           | Yes           | 2.2 - 2.4         |
| Community consultation                                                                                                   | Yes           | 4.1 - 4.9         |
| Explanation of provisions                                                                                                | Yes           | 1.4, 2.2 - 2.4    |
| Justification and process for implementation (including compliance assessment against relevant section 117 direction(s)) | Yes           | 3.1 - 3.4         |

## 6.1 OTHER MATTERS/AREAS OF FOCUS

| REQUIREMENT                                                                                                    | OBJECTIVE MET | SECTION REFERENCE          |
|----------------------------------------------------------------------------------------------------------------|---------------|----------------------------|
| <b>Strategic Planning Context</b>                                                                              |               |                            |
| • Demonstrated consistency with relevant Regional Strategy                                                     | Yes           | 3.4                        |
| • Demonstrated consistency with relevant Sub-Regional strategy                                                 | Yes           | 3.4                        |
| • Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy | Yes           | 3.2                        |
| • Demonstrated consistency with Threshold Sustainability Criteria                                              | Yes           | 3.2                        |
| <b>Site Description/Context</b>                                                                                |               |                            |
| • Aerial photographs                                                                                           | Yes           | 1.1 - 1.2                  |
| • Site photos/photomontage                                                                                     | Yes           | Appendix 4                 |
| <b>Traffic and Transport Considerations</b>                                                                    |               |                            |
| • Local traffic and transport                                                                                  | Yes           | Appendix 1 - 1.11 and 1.6  |
| • TMAP                                                                                                         | n/a           | n/a                        |
| • Public transport                                                                                             | Yes           | Appendix 1 - 1.11 and 1.10 |
| • Cycle and pedestrian movement                                                                                | Yes           | Appendix 1 - 1.12 and 1.9  |
| <b>Environmental Considerations</b>                                                                            |               |                            |
| • Bushfire hazard                                                                                              | Yes           | Appendix 1 - 1.10 and 1.19 |
| • Acid Sulphate Soil                                                                                           | Yes           | Appendix 1 - 1.14          |
| • Noise impact                                                                                                 | Yes           | Appendix 1 - 1.18          |
| • Flora and/or fauna                                                                                           | Yes           | Appendix 1 - 1.7 and 1.21  |
| • Soil stability, erosion, sediment, landslip assessment, and subsidence                                       | Yes           | Appendix 1 - 1.14          |
| • Water quality                                                                                                | Yes           | Appendix 1 - 1.13          |
| • Stormwater management                                                                                        | Yes           | Appendix 1 - 1.13          |
| • Flooding                                                                                                     | Yes           | Appendix 1 - 1.13          |
| • Land/site contamination (SEPP55)                                                                             | Yes           | Appendix 1 - 1.14          |
| • Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)               | n/a           | n/a                        |
| • Sea level rise                                                                                               | n/a           | n/a                        |

## 6.1 OTHER MATTERS/AREAS OF FOCUS, CONTINUED

| REQUIREMENT                                                                           | OBJECTIVE MET   | SECTION REFERENCE               |
|---------------------------------------------------------------------------------------|-----------------|---------------------------------|
| <b>Urban Design Considerations</b>                                                    |                 |                                 |
| • Existing site plan (buildings, vegetation, roads, etc)                              | Yes             | 1.1 and 1.2                     |
| • Building mass/block diagram study (changes in building height and FSR)              | Yes, as a Table | 2.4                             |
| • Lighting impact                                                                     | n/a             | n/a                             |
| • Development yield analysis (potential yield of lots, houses, employment generation) | Yes             | Appendix 1 - 2.14               |
| <b>Economic Considerations</b>                                                        |                 |                                 |
| • Economic impact assessment                                                          | Yes             | 3.3                             |
| • Retail centres hierarchy                                                            | n/a             | n/a                             |
| • Employment land                                                                     | Yes             | Appendix 1 - 2.3                |
| <b>Social and Cultural Considerations</b>                                             |                 |                                 |
| • Heritage impact                                                                     | Yes             | Appendix 1 - 2.8                |
| • Aboriginal archaeology                                                              | Yes             | Appendix 1 - 1.9                |
| • Open space management                                                               | Yes             | Appendix 1 - 1.15, 1.16 and 2.9 |
| • European archaeology                                                                | Yes             | Appendix 1 - 1.8                |
| • Social and cultural impacts                                                         | Yes             | Appendix 1 - 2.13               |
| • Stakeholder engagement                                                              | Yes             | 4.1 - 4.9                       |
| <b>Infrastructure Considerations</b>                                                  |                 |                                 |
| • Infrastructure servicing and potential funding arrangements                         | Yes             | Appendix 1 - 2.11               |
| <b>Miscellaneous/Additional Considerations (nominated by Proponents)</b>              |                 |                                 |
| • Visual analysis, site orientation and view corridors                                | Yes             | Appendix 1 - 1.3 and 1.5        |



*Plate 6 - Franciscan Friary*





*Plate 7 - Riparian Vegetation*



maryfields

E S T A T E

NARELLAN ROAD CAMPBELLTOWN

PLANNING PROPOSAL  
30 JANUARY 2014



Capital  
Syndications

benson  
mccormack  
architects



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