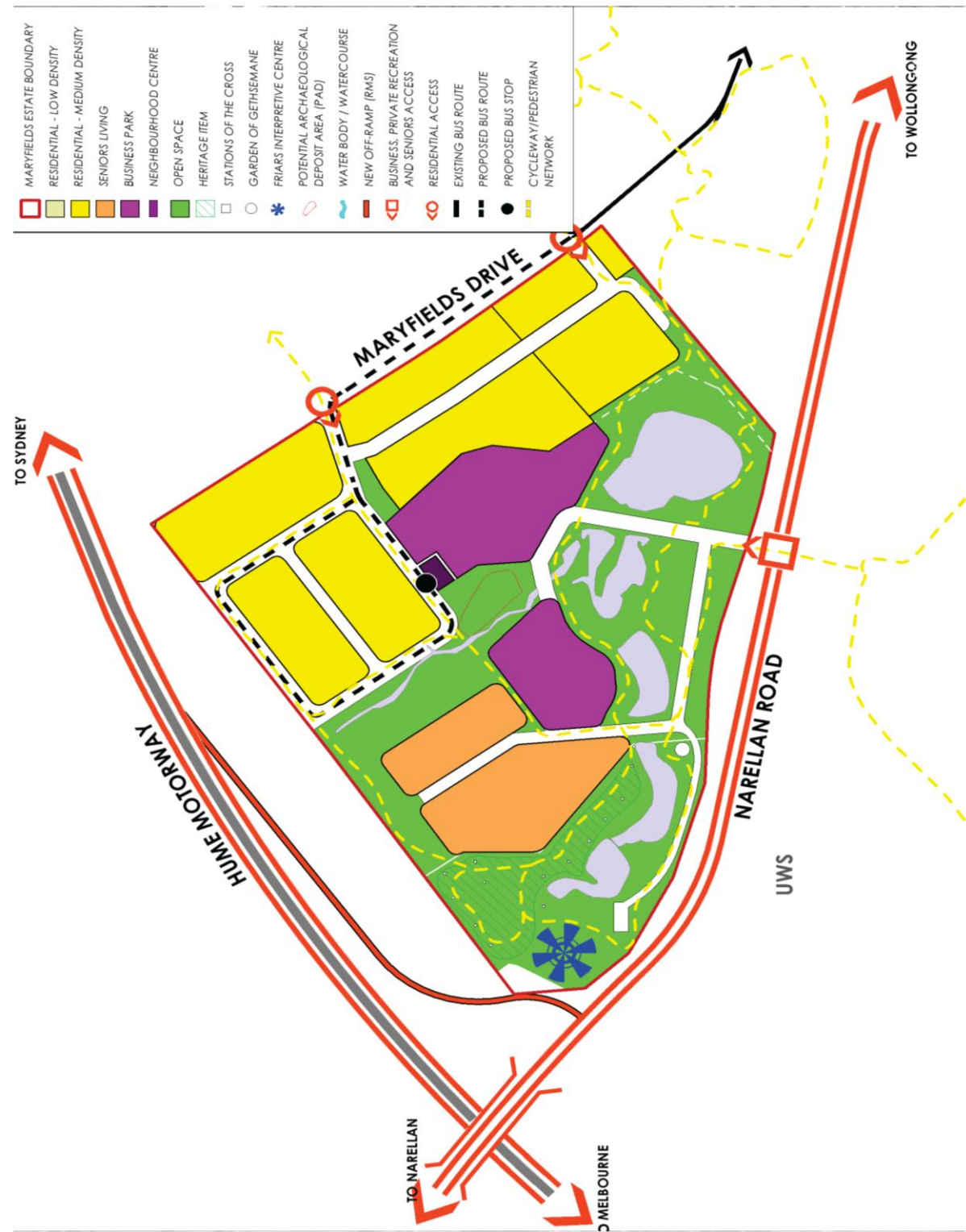


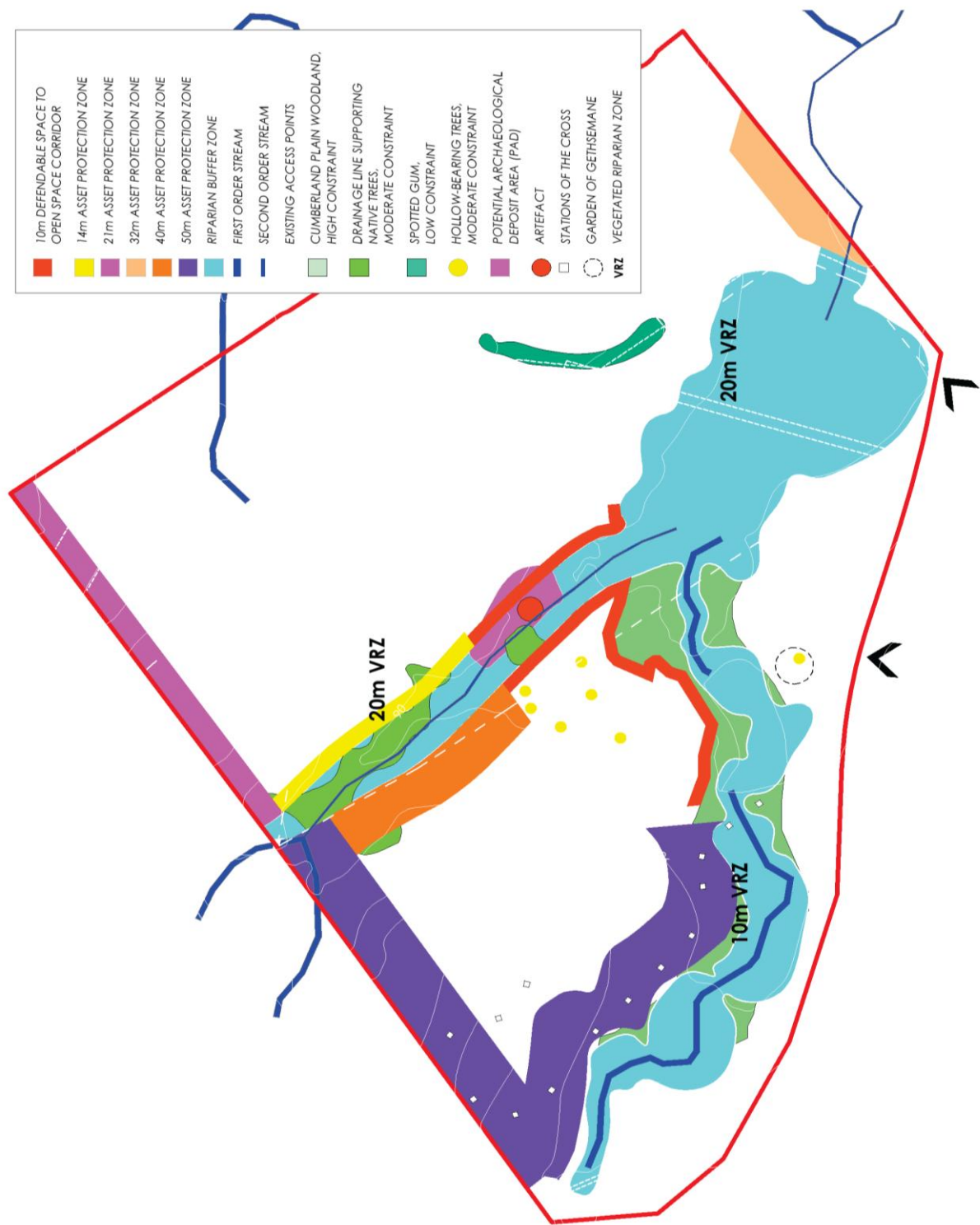
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

Campbelltown City Council – Planning Proposal for Maryfields

Name of Proposal

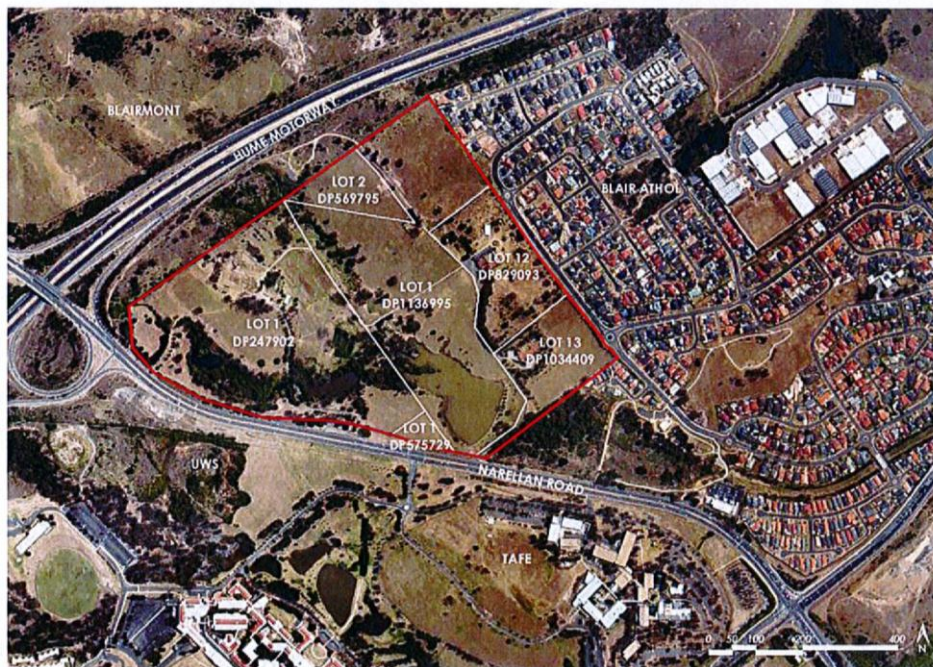
Amendment of Draft Campbelltown Local Environmental Plan 2014 – Proposed Rezoning of Maryfields, Narellan Road, Campbelltown.

Introduction

The subject planning proposal relates to land of approximately 44 hectares in area located at the junction of Narellan Road and the Hume Motorway, Campbelltown. The site is shown in Figure 1 and comprises the following lots:

- Lot 1 in DP 1136995
- Lot 1 in DP 247902
- Lot 2 in DP 569795
- Lot 1 DP 575729
- Lot 12 in DP 829093
- Lot 13 in DP 1034409

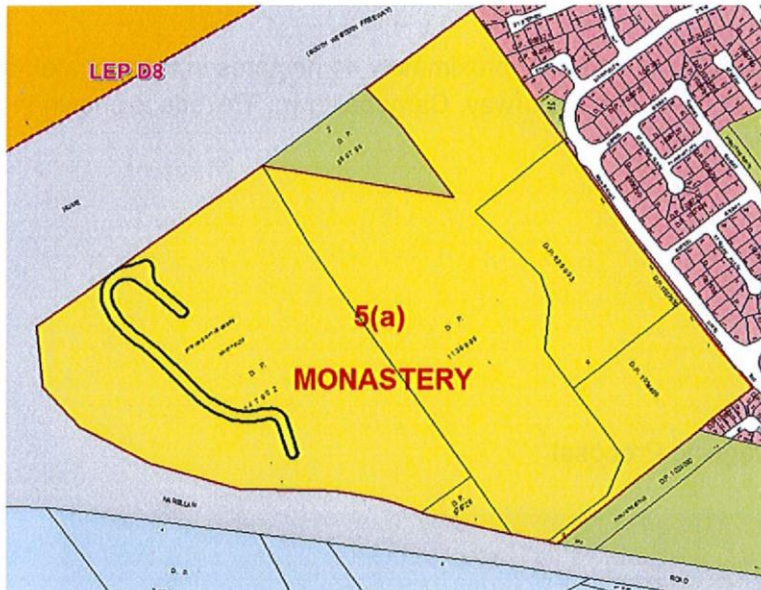
Figure 1: Area subject to the Planning Proposal



The majority of the subject site is currently zoned 5(a) Special Uses – Monastery under Campbelltown Local Environmental Plan 2002 (LEP 2002). A minor portion of the site (Lot 2 in DP 569795) adjoining the Hume Motorway boundary is zoned 6 (a) Local Open Zone under the same Plan.

The land is also partly affected by a local heritage listing under the provisions of LEP 2002. A copy of the LEP 2002 zoning map is shown below.

Figure 2: Campbelltown (Urban Area) Local Environmental Plan 2002 – Zoning Map Extract



Part 1 – Objectives or Intended Outcomes

The objectives for this planning proposal are as follows:

- (i) promote a balanced mix of sustainable housing and economic growth outcomes;
- (ii) provide the opportunity for the master planned development of the land comprising a mix of housing lots, aged care and seniors housing, and establishment of a health and technology based business park;
- (iii) protect and enhance the heritage and ecological values of the site.

Council is currently in the process of exhibiting draft Campbelltown Local Environmental Plan 2014 (*draft CLEP 2014*) following the preliminary endorsement of the Plan by the Department of Planning and Infrastructure (the Department).

Given the imminent progress of *draft CLEP 2014* to public exhibition, Council supports the option of incorporating this Planning Proposal within the draft CLEP 2014 rather than seeking an amendment to the soon to be superseded LEP 2002. This option would also provide greater certainty for development outcomes on the land relating to height, floor space ratio, and lot sizes which can be included in the *draft CLEP 2014* in accordance with the Standard Instrument LEP template provisions, rather than relying upon separate DCP guidelines to accompany LEP 2002.

It is anticipated that as the subject Planning Proposal progresses, Council will be guided by further advice from the Department on the best mechanism to achieve the intended outcomes for the site.

Part 2: Explanation of provisions

Concept Masterplan

The subject planning proposal is supported by a concept masterplan that indicates the intended future subdivision design and land use layout for the site (Figure 3).

Figure 3: Conceptual Masterplan



The range of land uses proposed under the Masterplan is listed as follows:

- A campus-style business office park;
- Residential dwellings comprising of low and medium density residential dwellings;
- Seniors living and aged care precinct;
- Private recreation zone including creek lines and dams, heritage and park areas;
- Neighbourhood Shopping Centre;
- A community facility to be operated by the Friars as an interpretative centre.

The Concept Masterplan generally divides the site into four broad areas of land use, with the residential component located in the north and east (adjacent Blair Athol), seniors living and aged care in the west (adjacent Hume Motorway), business park and neighbourhood centre in the central part of the site, and the open space / heritage areas across the front portion of the site adjacent to Narellan Road.

Employment and housing generation outcomes envisaged under the Masterplan are summarised as follows:

- Residential Precinct – A total of 620 residential dwellings over 16.5 hectares, comprising 183 low density and 437 medium density residential dwellings. Building heights limited to two storeys on the Blair Athol side of the main ridgeline and a maximum height of three storeys elsewhere.
- Seniors Living / Aged Care Precinct – Approximate area of 8.5 hectares, 260 senior living dwellings, and aged care facility that could accommodate up to 100 beds and employ 40 people. Maximum building height is likely to be up to four storeys, with up to 50% of site area as building footprint.
- Business Precinct – Approximately 12.7 hectares in area, with an anticipated GFA of 52,000m² and 1000 employees. Typically office buildings at four storey maximum heights facilitating medical and health research based enterprises. A neighbourhood shopping centre. Building footprints to be in the order of 30% of the site areas, with the business precinct divided into two main areas (northern and southern) by a riparian corridor of green space.
- Neighbourhood Centre - Provision for a centrally located neighbourhood shopping centre near the junction of the three precincts, that is intended to serve the needs of the local catchment. The proponent has identified that this centre could accommodate up to three separate spaces of up to 500m² in aggregate, and that these uses might include a convenience store, café/restaurant and local newsagent.

The indicative road layout shown under the Masterplan restricts the through movement of traffic through the site between Narellan Road and Blair Athol. In this respect, the proposed residential areas would be accessed from the north via the two existing roundabouts on Maryfields Drive through the existing local road network of Blair Athol. The business office park, seniors living /aged care and private recreation sites of the development would be accessed from a single access point at a reconfigured signalised intersection with Narellan Road and the UWS Access Road.

The proposal also includes a revised layout of the heritage listed Station of the Cross statues for consideration, which would ultimately require spatial adjustment of the physical statues.

It is also noted that the Masterplan includes minor boundary adjustments along the Narellan Road frontage proposed by RMS, associated with the proposed construction of a new slip lane from the Hume Motorway across the south western corner of the site and intersection works with Narellan Road and the adjacent UWS site.

Environmental Studies

The subject planning proposal is supported by a number of environmental and technical studies that provide a preliminary assessment of the likely impacts of development occurring in accordance with the conceptual masterplan. There are no issues identified in these studies that would preclude the planning proposal proceeding.

Should the planning proposal proceed, further assessment would be required to refine the preliminary assessments already undertaken and provide additional information to support the final planning proposal. These would include the following matters:

- Traffic impact assessment and management
- Public transport assessment
- Ecological impacts and conservation recommendations
- Stormwater management and flood risk assessment
- Management and ownership of open space areas
- Indigenous heritage
- Non-indigenous heritage
- Noise Impacts and acoustic controls
- Bushfire risk assessment
- Contamination
- Geotechnical assessment, including salinity and dam stability
- Visual impacts
- Economic impact justification and assessment
- Service infrastructure and capacity

The traffic impact assessment would need to include further investigation of road design and infrastructure improvements required to adequately service future development, including connectivity with Narellan Road and Blair Athol and consideration of traffic infrastructure upgrades required in conjunction with the adjacent UWS Masterplan development.

All dams on site are proposed to remain in private ownership. The owners will be required to seek Dam Safety Committee requirements for these water bodies.

The preliminary ecological assessment has identified that the site includes remnant Cumberland Plain Woodland which is a critically endangered ecological community. There is also considered to be potential habitat for a number of threatened and migratory fauna species. Consequently,

additional ecological assessment would be required to include targeted surveys for these species, and consideration given to the protecting sensitive areas within an appropriate environmental protection zone. Consideration will also need to be made of bushfire risk management requirements that may impact upon ecological conservation areas.

The site represents an iconic gateway site to Campbelltown, and particular attention will be required to examine in detail the management of future development on the site so as to not adversely impact the main focal point from Narellan Road across the main water body at the south-west corner of the property.

The outcome of these studies would be used to accurately define the proposed zone boundaries, land use parameters, and associated planning controls under the Standard Instrument LEP template. The final planning proposal would therefore need to consider the proposed amendments to *draft CLEP 2014* that would be required to accommodate these changes.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is consistent with State, draft Sub-regional and local planning strategies relating to housing and employment.

The Metropolitan Plan for Sydney 2036 identifies Campbelltown-Macarthur as a major centre, with potential to emerge as a regional city. Under this Plan 11,000 additional jobs are forecast for the 2006 – 2031 period, with a specific action of employment growth in health and education services.

The draft South West Sub-regional Strategy establishes a housing target for the Campbelltown-Macarthur of approximately 25,000 additional dwellings, with almost 20,000 in the form of infill development, and a target of 26,000 jobs for the Campbelltown LGA by 2031, with at least 8,000 jobs within this Centre.

The Campbelltown Employment Lands Review, prepared for Council by specialist consultants Strategic Economics and Cox Richardson in 2010-2011, reinforces the importance of the Centre for job creation and the potential of land within the precinct to accommodate a future business park linked to the area's established education and medical facilities.

On 20 November 2012, Council considered a report discussing the importance of identifying strategic sites within the Campbelltown Local Government Area (LGA) for future employment purposes. The subject land was included in a broader precinct identified as having significant potential for a business park to compliment the growth of the Campbelltown Centre as a major employment hub. Council subsequently nominated the subject land within the 'North Side' Urban Activation Precinct application which has been submitted to the Department for consideration.

As noted in Part 2, further technical studies will be prepared to ensure that the subject site is capable of being developed as envisaged under the Concept Masterplan.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The existing zoning of the Maryfields site prohibits the intended land use outcomes envisaged under the conceptual masterplan accompanying the subject planning proposal.

Council is currently in the process of exhibiting the draft comprehensive local environmental plan to cover the entire Campbelltown Local Government Area, however the zoning of the subject land is not proposed to change under the draft Plan. Accordingly, it is considered that the best means of achieving the objectives of the planning proposal would be to prepare an amendment to *draft CLEP 2014*.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

The Planning Proposal will likely provide a net community benefit in that:

- The intended future development of the site is consistent with State, regional and local strategic directions for development in the area.
- The rezoning of the land will logically extend the urban footprint of residential development to the north (Blair Athol).
- The proposed business park will promote employment growth and be complementary to existing health and educational facilities nearby.
- The proposal will increase housing choice and supply in the Campbelltown LGA supporting existing social and transport infrastructure surrounding the site.
- The proposal will contribute to the sustainable management of important heritage and ecological assets on the site.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies).

Metropolitan Plan for Sydney 2036

The proposal is consistent with the Metropolitan Strategy in that it contributes to achievement of a housing target of 155,000 homes by 2036 for the South West, and employment growth of 11,000 additional jobs for the Campbelltown-Macarthur area.

The proposal is also consistent with Action E2.5 of the Metropolitan Plan, which identifies the potential for specialised centres to cluster together health, aged care, education and R&D facilities to improve efficiencies and foster innovation.

Draft South West Subregional Strategy

The draft South West Subregional Strategy aims to provide 24,653 new dwellings in the Campbelltown LGA by 2031, with 4,700 of these dwellings in Campbelltown greenfield release areas. An employment target of 26,000 additional jobs is also proposed for the Campbelltown LGA.

Campbelltown–Macarthur is classified as a Major Centre servicing the South West subregion, requiring housing and employment growth. The planning proposal is therefore considered to be consistent with the aims of both the Metropolitan Plan and the Draft South West Subregional Strategy given the significant employment, aged care and housing outcomes proposed.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Campbelltown 2025 – Looking Forward is Council's Strategic Vision which provides a platform for the LGA's sustainable future. It is underpinned by six Strategic Directions which are summarised as follows:

- Protection and enhancement of the City's Key Environmental Assets
- Growth as a Regional City
- Creation of a Distinctive Campbelltown Sense of Place
- An Accessible City
- Provision and maintenance of quality Infrastructure
- Creation of Educational, Employment and Entrepreneurial Opportunities

Campbelltown's Community Strategic Plan 2013 – 2023 is built on the foundation goals and aspirations of the 2025 Strategic Vision, and is based on the following overarching objectives:

- A sustainable environment
- A strong local economy
- An accessible City
- Responsible leadership
- A safe healthy and connected community.

The subject planning proposal is considered to be consistent with the abovementioned Strategies of Council, given that the proposal would provide a more efficient and sustainable urban land use outcome on an underutilised site that is strategically located near the Campbelltown–Macarthur Centre, significant transport systems and infrastructure investment.

6. Is the planning proposal consistent with applicable state environmental planning policies?

It is considered that the planning proposal is consistent with all applicable state environmental planning policies (SEPPs) being:

SEPP No 1 – Development Standards
SEPP No 19 – Bushland in Urban Areas
SEPP No 44 – Koala Habitat Protection
SEPP No 55 – Remediation of Land
SEPP Affordable Rental Housing 2009
SEPP Building Sustainability Index – BASIX 2004
SEPP Housing for Seniors or People with a Disability 2004
SEPP Infrastructure 2007

However, it is noted that some additional technical studies would be required to inform the final planning proposal for public exhibition purposes, and would therefore be subject to further evaluation to determine consistency with all relevant SEPPs.

7. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

Yes. Details of the planning proposal and consistency with applicable s117 directions are summarised as follows:

1.1 Business and industrial zones	The Maryfields planning proposal is considered consistent with this direction as it proposes employment land in a suitable location. Further economic assessment is required to ensure that the proposal is consistent with the retail hierarchy of existing commercial centres.
2.3 Heritage conservation	The Maryfields planning proposal is considered consistent with this direction as it incorporates the conservation of listed heritage items and would be subject to the preparation of a Conservation Management Plan.
3.1 Residential zones	The Maryfields planning proposal is considered consistent with this direction as it would facilitate a variety and choice of housing types to provide for existing and future housing needs, and make more efficient use of existing infrastructure and services without adverse environmental impacts.
3.3 Home occupations	The Maryfields planning proposal is not inconsistent with this direction.
3.4 Integrating land use and transport	The Maryfields planning proposal is considered consistent with this direction as it would provide

	housing and employment opportunities within an area that is readily accessible to transport infrastructure, including public transport services.
4.1 Acid sulfate soils	The Maryfields planning proposal is considered consistent with this direction as the site does not contain acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	The Maryfields planning proposal is considered consistent with this direction as the site is not identified as being subject to mine subsidence or identified as unstable land.
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. Road construction would be required within a potential flood prone area, however the future design of that road would be required to comply with the Flood Policy and Manual as appropriate.
4.4 Planning for bushfire protection	The Maryfields planning proposal is considered consistent with this direction as it allows for appropriate defensible spaces and asset protection zones in accordance with the Planning for Bushfire Protection 2006 Guidelines.
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 not considered to be inconsistent with this direction subject to Departmental approval to alter the existing Local Open Space Zone for Lot 2 DP 569795. Further consideration with respect to the provision of land for public purposes will occur during the rezoning process.
6.3 Site Specific Provisions	The Maryfields planning proposal is to be consistent with this direction.
7.1 Implementation of the Metropolitan Plan for Sydney 2036	The Maryfields planning proposal is considered consistent with this direction as it generally complies with the vision, transport and land use strategy, policies, outcomes and actions

	contained in the Metropolitan Plan for Sydney 2036.
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Section C – Environmental, social and economic impact.

- 8. 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?**

A preliminary ecological assessment has been undertaken for the proposal and has identified that the site includes remnant Cumberland Plain Woodland which is a critically endangered ecological community. There is also considered to be potential habitat for a number of threatened and migratory fauna species.

The conceptual layout of future development on the land generally conserves the most sensitive ecological areas within undeveloped open space and riparian areas. It is therefore considered unlikely that the proposal would have an adverse impact on the remnant Cumberland Plain Woodland or any potential habitat for threatened species.

However it is noted that some additional assessment of potential ecological impacts on possible threatened species would need to be undertaken, and measures identified in the detailed planning proposal for their management.

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

The planning proposal provides a conceptual masterplan for future development on the site, which is supported by a number of preliminary environmental and technical studies. It is considered that this information provides a sufficient understanding of the likely environmental effects of the proposal for the purposes of commencing the planning proposal process. In this respect, some additional detailed environmental, heritage and technical studies would be required for the final planning proposal.

- 10. How has the planning proposal adequately addressed any social and economic effects?**

The planning proposal has provided a broad assessment of the social and economic effects of development proceeding on the site generally in accordance with the accompanying masterplan. These potential impacts are considered to be generally beneficial having regard to the following matters:

- Provision of a range of housing types and living situations, including aged care and seniors living, that respond to the needs of the changing population.
- Provision of a development outcome that protects and enhances social and local cultural amenity and identity through the integration and management of listed heritage items;

- Broadening and stimulating economic growth with the development of a business park that capitalises on existing higher order education and medical precincts in Campbelltown / Macarthur;
- Provision of new recreation places and spaces, and improved connections for pedestrians and cyclists, particularly with Blair Athol and John Kidd Reserve.

In order to properly inform the final planning proposal, it is considered that a detailed economic impact assessment would need to be undertaken to provide appropriate justification and analysis of the proposed business park precinct. This should include consideration of the market viability of proposed extent of commercial floor space, and where necessary, appropriate site and land use controls to ensure that the business park can operate sustainably as intended.

In addition, it is considered that the economic impact assessment should also examine the form and function of the proposed neighbourhood retail centre to ensure that it only serves the needs of the immediate area, and does not conflict with the hierarchy of higher order business and retail centres in the Campbelltown / Macarthur area.

Section D – State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

Initial investigations have noted that the subject site can be serviced with water, sewer, stormwater drainage, electricity, gas and telecommunication facilities. However, the relevant technical studies required for the final planning proposal would address availability of adequate public infrastructure to service the proposed future development of this site.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This issue should be addressed when Council receives the gateway determination.

Part 4 – Community Consultation

It is expected that the preparation of a Planning Proposal for the site to generally enable the land uses identified in the masterplan would be subject to the normal statutory period of a minimum 28 days for public exhibition.