



Gateway determination report – PP-2023-1344

34 Queen Street Campbelltown

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning Proposal
Attachment B – Gateway Determination
Attachment C – Gateway Determination Letter to Council
Attachment D - Council Meeting Report & Minutes – 9 July 2024
Attachment E – Urban Design Study
Attachment F – Urban Design Revised Concept
Attachment G – Retail Study
Attachment H – Heritage Impact Assessment and Heritage Addendum
Attachment I – Transport Assessment
Attachment J – Revised Flood Study
Attachment K – Preliminary Site Investigation
Attachment L – Draft DCP, Part 18

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	LGA name
PPA	Campbelltown City Council
NAME	34 Queen Street Campbelltown (395 homes, 80 jobs)
NUMBER	PP-2023-1344
LEP TO BE AMENDED	Campbelltown Local Environmental Plan 2015
ADDRESS	34 Queen Street Campbelltown
DESCRIPTION	Lot 1 DP 539856
RECEIVED	17/07/2024
FILE NO.	IRF24/1850
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal (**Attachment A**).

The objectives of the planning proposal are to make amendment to Campbelltown Local Environmental Plan (LEP) 2015 by amending development standards to facilitate mixed use development comprising residential dwellings, commercial/retail floor space, and public and private open spaces.

The intended outcomes of this planning proposal are to:

- Deliver the renewal of an existing site within the Campbelltown CBD and provide approximately 395 dwellings and 2,000m² of non-residential floor space that would provide 80 jobs.
- Meet the increasing demand for new housing in the Campbelltown City Centre and facilitate the renewal of a large site which would include 2,660m² of open space and commercial offerings in close distance to public transport.
- Facilitate public domain improvements including shared laneways and connections to adjoining sites, landscaped setbacks and retention of trees at the front of Queen Street.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Land Use Zoning, Height of Buildings and Floor Space Ratio controls and Maps in the Campbelltown LEP 2015 per the changes below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	MU1 – Mixed Use	MU1 – Mixed Use (front portion of the site) R4 – High Density Residential (rear position of the site)
Maximum height of the building	26m	28m and 52m
Floor space ratio	NIL	2.85:1
Number of dwellings	NIL	Approximately 395 dwellings
Number of jobs	Not known	Approximately 80
Private and Public Open Space	N/A	2,660m ² (including 650m ² publicly accessible)

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved. The amendment will provide opportunity for additional housing in the Campbelltown CBD by increasing the FSR and HOB controls that will uplift the density. The amendment will allow transitioning of existing commercial uses to a mixed use development comprising higher density residential built form and retail/commercial use. The future residents and community members will benefit from the site being close to the existing transport hubs.

The planning proposal also seeks to introduce site specific development controls in the Campbelltown (Sustainable City) Development Control Plan (**Attachment L**) including controls including:

- Built form and layout
- Public domain improvements
- Active street frontage
- Access arrangements and car parking
- Tree canopy
- Landscaping
- Communal open space (publicly accessible), and
- Car parking.

1.4 Site description and surrounding area

The subject site is located at 34 Queen Street, Campbelltown and is legally described as Lot 1 DP 539856. It is an irregular shape with an area of approximately 13,200m², located on the northern end of Queen Street, Campbelltown and to the south east of the Main Southern railway line. The site is within the Campbelltown City Centre and approximately 800m from Campbelltown Railway

station. The site contains three main buildings and currently operating as commercial and retail uses (Officeworks, MCAS Superstore and medical centre). It is surrounded by other commercial and retail uses to the east and south, and some recently developed residential apartments to the south west.

A local heritage item known as 'Congregational Manse' is located adjacent to the site at 38 Queen Street. Campbelltown Performing Arts School is located at the rear of the site.



Figure 1 Subject site (source: Nearmap)

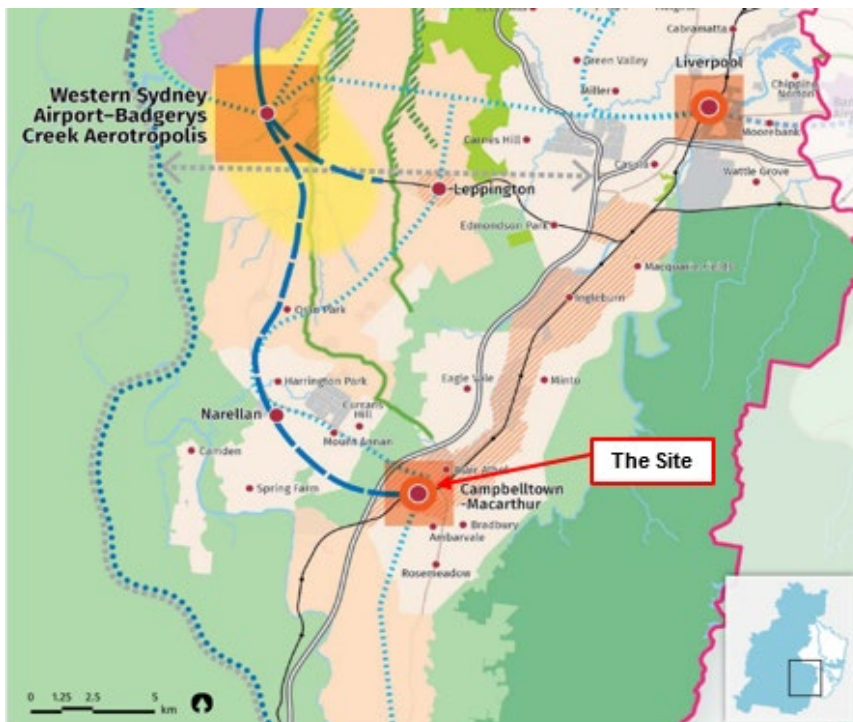


Figure 2 Site context (source: Western City District Plan)

1.5 Mapping

The planning proposal (**Attachment A**) includes mapping showing the proposed changes to the Land Zoning (**Figure 3**), Height of Buildings (**Figure 4**) and Floor Space Ratio (**Figure 5**) maps, which are suitable for community consultation.

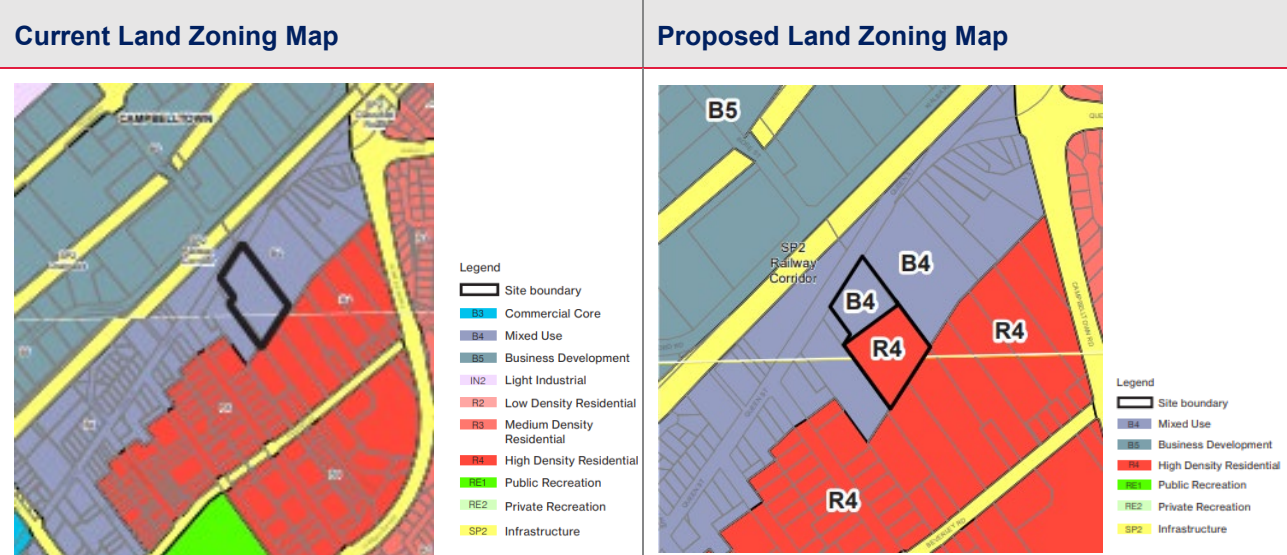


Figure 3 Current and proposed zoning map

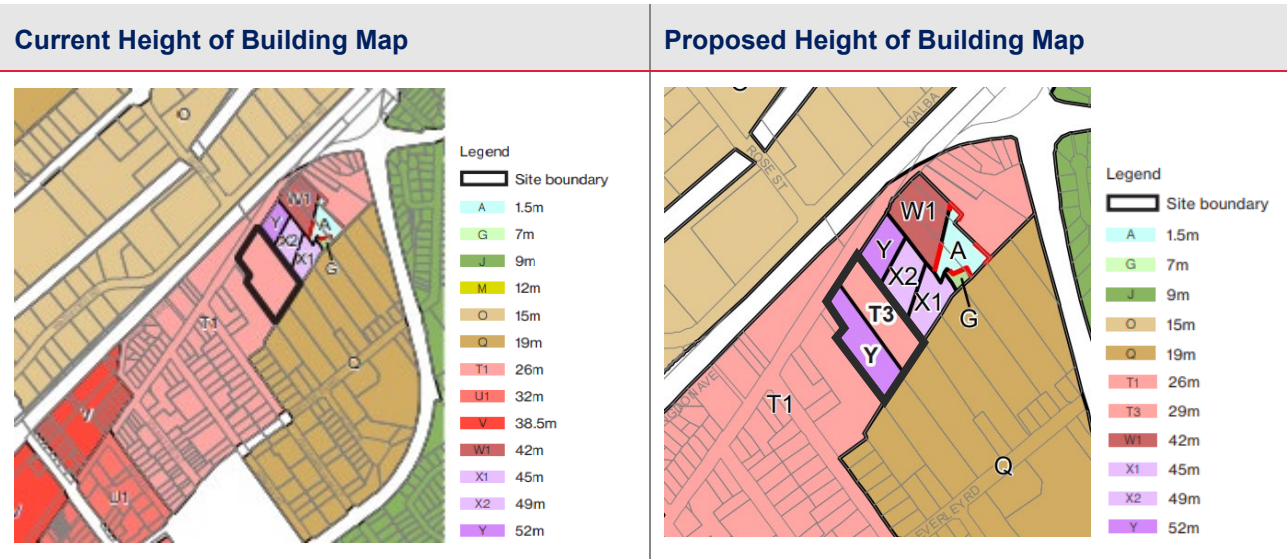


Figure 4 Current and proposed height of building map

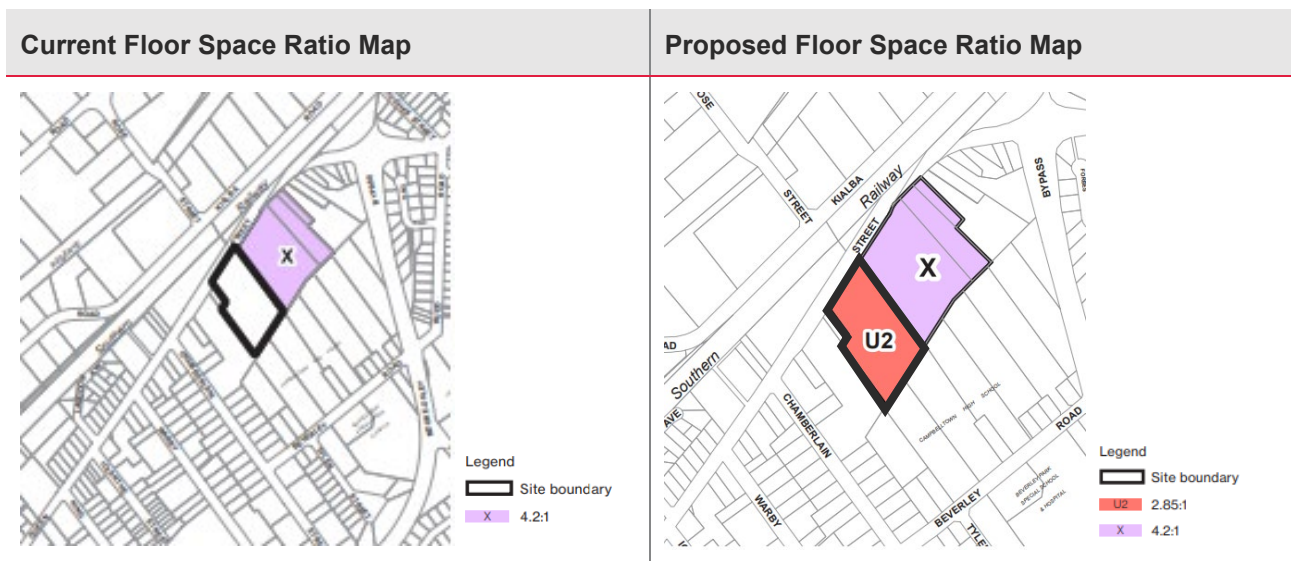


Figure 5 Proposed height of building map

1.6 Background

In June 2023, a draft planning proposal and supporting studies including draft DCP (**Attachment L**) were submitted to Council seeking an amendment to the Campbelltown LEP 2015 in relation to 34 Queen Street, Campbelltown. The draft planning proposal was considered to have sufficient strategic merit and commenced consultation with agencies in October 2023. Council received 10 submissions.

On 22 November 2023, the draft planning proposal was presented to the Local Planning Panel. The Panel was supportive of the planning proposal subject to some changes and refinement prior to progress it for a Gateway determination.

On 9 July 2024, Council endorsed the planning proposal to be forwarded to the Department for a Gateway Determination and endorse the draft DCP for community consultation.

2 Need for the planning proposal

The planning proposal is not a result of any strategic study or report. However, the site is within the Campbelltown CBD and identified in the Glenfield to Macarthur Urban Renewal Corridor Strategy and the Greater Macarthur 2040 Interim Plan. The planning proposal is for potential increase in densities, aims to provide high rise buildings close to the public transport to maximise pedestrian activity and increase trade for local businesses.

The planning proposal represents the best means of achieving the objectives and intended outcomes for the Campbelltown CBD as the current building heights and FSR controls under the Campbelltown LEP 2015 would not achieve the vision for Campbelltown CBD in conjunction with local and state policies.

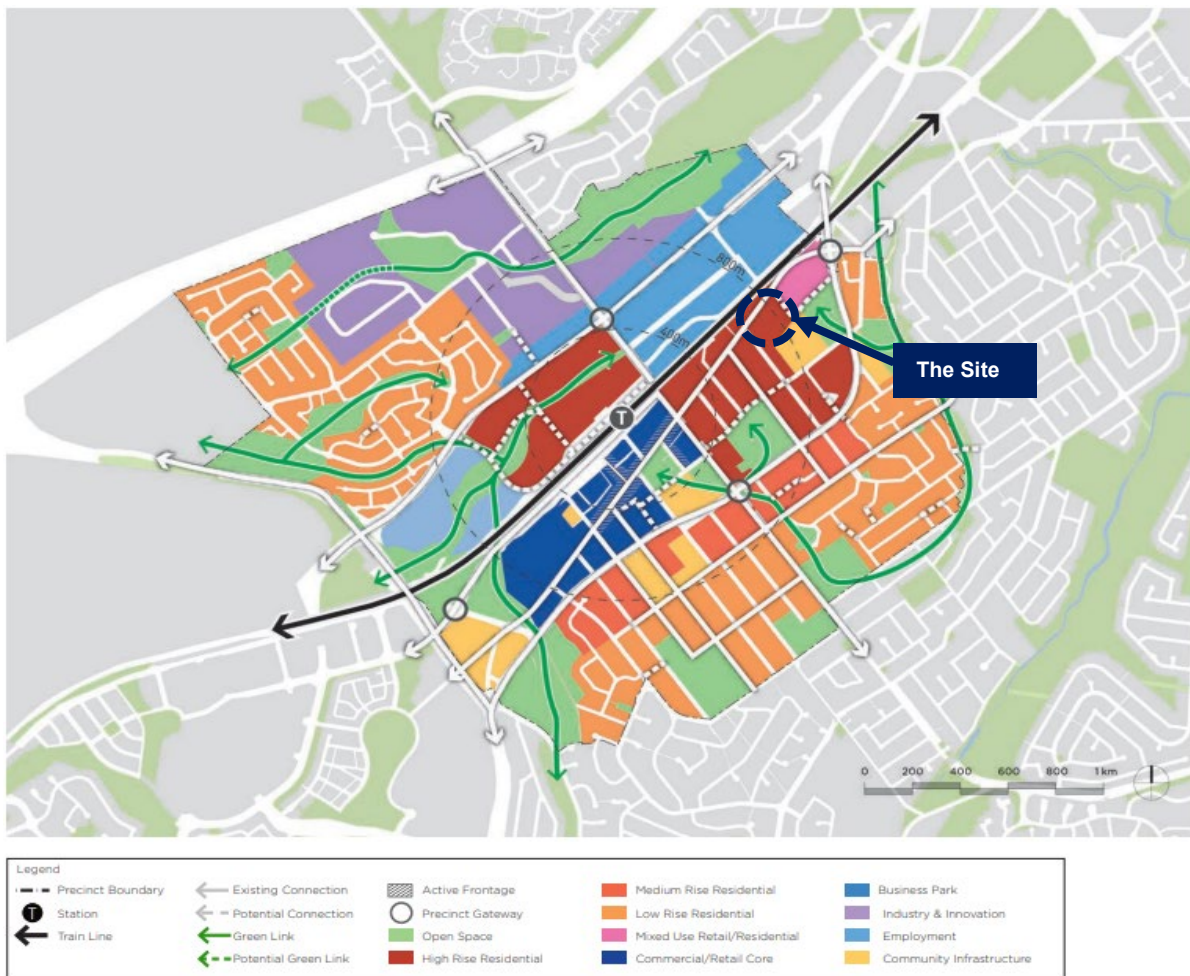


Figure 6 Glenfield to Macarthur Urban Renewal Corridor (Source: Glenfield to Macarthur Urban Renewal Corridor Strategy)

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Greater Sydney Regional Plan: A Metropolis of Three Cities (Marh 2018).

Table 4 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 1 – Infrastructure supports the three cities	<p>The site is currently serviced by wastewater, potable water, electricity and telecommunications infrastructure.</p> <p>Additional residential housing and commercial/retail floor space on the site will enhance employment densities within walking distance of public transport infrastructure, including rail and buses. This approach ensures efficient use of existing infrastructure, provides opportunities for local employment and live and work in the same place, and helps limit urban sprawl in Greater Sydney.</p>

Regional Plan Objectives	Justification
Objective 2 – Infrastructure aligns with forecast growth	The site is located within the Glenfield to Macarthur Urban Renewal Corridor. The proposal is also within the Macarthur Precinct as identified in Greater Macarthur 2040 Interim Plan. This plan identified an additional 4650 homes for this precinct and this proposal aligns with this growth target.
Objective 5 – Benefits of growth realised by collaboration of governments, community and business	Council is undertaking public consultation as part of the Gateway Determination and ensuring collaboration with agencies, stakeholders and the community to achieve better planning outcome.
Objective 10 – Greater Housing Supply	This planning proposal will provide additional housing in Campbelltown CBD which is close to public transport, services and employment. The proposal seeks to expedite delivery of new housing to meet the growing demand in the area.
Objective 12 – Great places that bring people together	The planning proposal provides an opportunity to redevelop the existing commercial site into a residential hub, commercial/retail space with open space within walking distance to Campbelltown City Centre.
Objective 22 – Investment and business activity in centres	The front portion of the site is zoned as MU1 Mixed Use which allows the site to provide 2,000m ² of non-residential floor space facing Queen Street and the remaining of the site as high density residential. Zoning a portion of the site to allow high density residential combining with retail/commercial use is considered the most appropriate outcome for the site to ensure activation and revitalisation of Queen Street
Objective 31 – Public open space is accessible, protected and enhanced	The planning proposal is designed to provide generous front setback that will extend the public domain and additional trees and landscaping will work as a green buffer to the busy Queen Street and enhance the public amenity with increased tree canopy and plantings. The open space to the front of the site will be publicly accessible and activated by retail uses and outdoor dining.

3.2 District Plan

The site is within the Western District and the former Greater Cities Commission released the Western City District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The Department is satisfied the planning proposal gives to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*.

The planning proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 5 District Plan assessment

District Plan Priorities	Justification
Planning Priority W1 Planning for a city supported by infrastructure	The planning proposal will increase housing opportunities and commercial/retail activities within the Campbelltown City Centre. The site is close distance to Campbelltown Train Station and other transport modes. It provides connections for future residents, workers and visitors to Campbelltown and other town centres. The planning proposal satisfies this priority.
Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities	The planning proposal will facilitate the renewal of the site that will provide high quality public amenity and assist in revitalising the site. It will create residential, commercial, retail and 2,660m ² of publicly accessible open space within the Campbelltown CBD. It will provide future residents, surrounding neighbours and visitors to access jobs, services and other amenities. The planning proposal aims to provide tree canopy and green space as key forms of environmental and social infrastructure.
Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport	The planning proposal will enable residents to walk and access jobs and services in the City Centre. The planning proposal will facilitate the redevelopment of the site for approximately 395 residential dwellings. It is located approximately 800m from Campbelltown Railway Station and transport hub that will provide an easy access to homes, jobs and other amenities.
Planning Priority W6 Creating and renewing great places and local centres, and respecting the District's heritage	The planning proposal will facilitate the renewal of the site currently which only allows commercial use to a mixed use development. It consists of approximately 395 new housing, 4,4770m ² of open space, 1,800m ² of local retail and non-residential uses that will provide services and amenities for the local community. This site is within a walking distance to Campbelltown town centre and provide publicly accessible connections to neighbouring sites.
Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The planning proposal site is well located within the Campbelltown City Centre. It is at the northern end of Queen Street, within walking distance of Campbelltown Train Station and bus connections. It is also close proximity to Campbelltown Road which is a main connector that enables local and regional vehicle access.
Planning Priority W9 Growing and strengthening the metropolitan cluster	The planning proposal will facilitate an urban development to support Campbelltown – Macarthur cluster within the Western Parkland City's needs to ensure people have access to jobs and services. Activities in this cluster will be influenced by both the significant population growth and the activities of Western Sydney Airport and Badgerys Creek Aerotropolis and the broader Western Sydney Employment Aea.
Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres	The planning proposal will contribute to the economic growth of the Campbelltown City Centre through the provision of employment opportunities by the development potential and land use activities on site and is highly accessible to key public transport hubs.

The planning proposal is consistent with these planning priorities as it:

- Will facilitate the provision of additional 395 housing within Campbelltown City Centre
- Is approximately 800m from Campbelltown Train Station and other transport hubs
- Provides job opportunities within the town centre and close to public transport hubs
- Supports the principal underlying economic goal for strategic centres, employment growth
- Will contribute to meeting Council's jobs and housing targets.

3.3 Glenfield to Macarthur Urban Corridor Strategy

The Glenfield to Macarthur Urban Renewal Corridor Strategy (GMURCS) was finalised in November 2017. This strategy identifies opportunities for additional housing and jobs around the seven train station precincts between Glenfield and Macarthur and provides a high-level analysis of infrastructure required to support future growth. The strategy includes individual precinct plans around the seven train stations, of which includes Campbelltown Station.

As part of the strategy, Campbelltown has been identified a gateway to the south west and serves a wider growth area. The subject site is within the Campbelltown Precinct, where it is a Regional City Centre offering higher order civic, cultural, employment, residential and retail opportunities.

The Campbelltown Precinct aims to:

- Provide a range of building heights, with higher rise buildings close to the station to maximise pedestrian activity and increase trade for local businesses.
- Enhance the activity around Campbelltown station and Queen Street with pedestrian friendly streets, outdoor dining, street tree planting, inviting public gathering spaces and attractive street furniture.
- Establish a quality open space and public domain network that provides better linkages to and upgrades of existing open spaces.
- Provide a variety of housing types within walking distance of the station to cater for all members of the community.
- Vitalise and activate Queen Street to deliver a significant amount of retail and commercial jobs with high levels of amenity and access to public transport.
- Provide a new prestige campus-style office park with access to the station, Hume Highway, TAFE and University of Western Sydney and facilitate business clustering and expansion of Campbelltown's knowledge economy in the medicine/health, education and administration sectors.
- Promote cycling and walking by providing new shared pathways, separated cycleways, footpaths, pedestrian refuges, street tree planting, bicycle storage facilities and lighting.
- Introduce new regional and local cycle routes and walking connections to improve links with Campbelltown station and the surrounding area.
- Improve linkages to and through the City Centre through a high quality public domain connecting the revitalised commercial and retail core, Queen Street, Campbelltown Mall and Council chambers.
- Improve east west connections by investigating a potential future pedestrian, cycling and public transport link between Badgally Road and Broughton Roads.

The GMURCS identifies the subject site for mixed uses (residential and non-residential) that would complement the character of the city centre area and the planning proposal is partially consistent with the strategy as the portion of the site front Queen Street is proposed to retain the MU1 zone and not be rezoned to R4 as per the vision under the GMURCS. However, this approach is

considered favourable as it will be able to provide continuous active street frontage to Queen Street along with the development on adjacent site at 22-32 Queen Street.

The planning proposal is consistent with the GMURCS as it aligns with the vision of the Campbelltown Precinct by seeking to rezone the site to allow for a mixed use development.

3.4 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Campbelltown Community Strategic Plan 2032	<p>The planning proposal is consistent with:</p> <ul style="list-style-type: none"> Focus Area 2.3 Housing a Growing City, 2.3.1 Ensure all people in Campbelltown have access to safe, secure, and affordable housing. Focus Area 4.3 Revitalise the City, 4.3.1 Activate a unique and lively city as a destination for business, social, event and leisure activities.
Campbelltown Local Strategic Planning Statement (LSPS)	<p>The Campbelltown LSPS identifies the subject site as part of the 'Metropolitan Cluster (City Centre)' and the Glenfield – Macarthur Renewal Corridor. The estimated dwelling potential within the Glenfield – Macarthur Renewal Corridor is 17,900 dwellings of which 7,900 new dwellings are identified for Campbelltown.</p> <p>The planning proposal provides a sound justification for how it will align with priorities of the Campbelltown LSPS. The proposal is to:</p> <ul style="list-style-type: none"> Provide a 20 year land use vision for the Campbelltown LGA Outline the characteristics that make the city special Identify shared values to be enhanced or maintained Direct how future growth and change will be managed Prioritise changes to planning rules in the Campbelltown LEP 2015 and DCP Implement the Region and District Plans as relevant to the Campbelltown LGA Identify where further detailed strategic planning maybe needed. <p>From the Campbelltown LSPA, the proposal particularly gives effect to:</p> <ul style="list-style-type: none"> <i>Planning Priority 1 – Creating a great place to live, work, play and visit</i> The proposal seeks to revitalise the site by providing an active mixed use environment, consisting of dwellings, commercial premises and open space. It also aims to provide open space and active street frontage to Queen Street. <i>Planning priority 2 Creating High Quality, Diverse Housing</i> It seeks to enable the delivery of additional housing close to existing amenities and services. <i>Planning Priority 3 – Embracing our heritage and cultural identity</i> The subject site is located adjacent to a local heritage item "Campbelltown Congregational Manse" at 38 Queen Street and the proposal acknowledges it requires some refinement to address the future development and its relationship to a local heritage item.

Local Strategies	Justification
	<ul style="list-style-type: none"> • <i>Planning Priority 6 – Respecting and protecting our natural assets</i> The planning proposal seeks to provide open space with tree planting and greenery. Further works required including detailed design and species to provide a range of opportunities for passive and organised recreation. • <i>Planning Priority 10 – Creating strong and vibrant centres</i> The site is located within the Campbelltown City Centre and the planning proposal will provide additional housing and business activities close to existing amenities and transport hubs. • <i>Planning 14 – Ensuring infrastructure aligns with growth</i> The planning proposal will require further consultation with relevant State agencies to ensure the delivery of existing and future infrastructure that can accommodate future growth. <p>The planning proposal seeks to rezone part of the subject site to R4 High Density Residential and remaining front part of the site as MU1 Mixed Use. This will provide opportunities for greater housing choice and flexibility in the local area and enable the delivery of commercial and retail development that is located close to major road and rail transport networks.</p>
Reimagining Campbelltown City Centre Master Plan	<p>The vision for Reimagining Campbelltown City Centre Master Plan ('Master Plan') is to elevate the Campbelltown City Centre to the status of a Metropolitan CBD, a leading centre of health services, medical research and tech-related activity that will be achieved through ambition, innovation and opportunity.</p> <p>The subject site is within Campbelltown City Centre which is the capital of the Macarthur Region and is considered as Sydney's southern gateway.</p> <p>The subject site is considered to be part of a 'walkable city core' in a mixed use / high density area with planned intensification of land, proximity to transport and access to amenity.</p> <p>The planning proposal is consistent with the Reimagining Campbelltown City Centre Master Plan as it will revitalise the site and provide additional housing close proximity to transport nodes.</p>
Campbelltown Local Housing Strategy (LHS)	<p>The Campbelltown Local Housing Strategy examines the housing needs of current and future Campbelltown residents and approaches how to manage sustainable housing growth to 2041 and beyond. The proposal gives effect to the Campbelltown LHS by addressing:</p> <ul style="list-style-type: none"> • <i>Housing diversity</i> - The LHS identified that there is a need to encourage a more diverse housing stock to meet the changing needs of the population and the planning proposal is consistent as it aims to provide high density residential development in an urban renewal precinct • <i>Amenity and liveability</i> - The planning proposal will be able to provide new and renewed communities with a high amenity, active and liveable neighbourhoods which are connected by mass transit to other part of the LGA and Greater Sydney. • <i>Support and monitor housing delivery</i> – the planning proposal provides an opportunity for housing developments in the Glenfield to Macarthur Urban Renewal Corridor. The proposal can also encourage and promote

Local Strategies	Justification
	revitalisation for other sites for further housing developments in the city centre.

3.5 Local planning panel (LPP) recommendation

The Planning proposal was reported to the Campbelltown Local Planning Panel on 22 November 2023 in accordance with requirements of Section 2.19 of the *Environmental Planning and Assessment Act 1979*.

The LPP was generally supportive of the proposal however, it was recommended the proposal should proceed to Gateway determination subject to further technical analysis on traffic impacts and flooding and refinement of the planning proposal prior to report to Council to consider proceeding to a Gateway determination and supporting draft DCP amendments. Council officers recommended that once the draft DCP controls are endorsed by Council for exhibition purposes and Gateway determination has been issued by the Department, the proposed draft DCP controls will be exhibited concurrently with the planning proposal.


On 9 July 2024, Council at its meeting, supported the officers and LPP's recommendations and endorsed the planning proposal to proceed to Gateway Determination, following the receipt of additional flooding information.

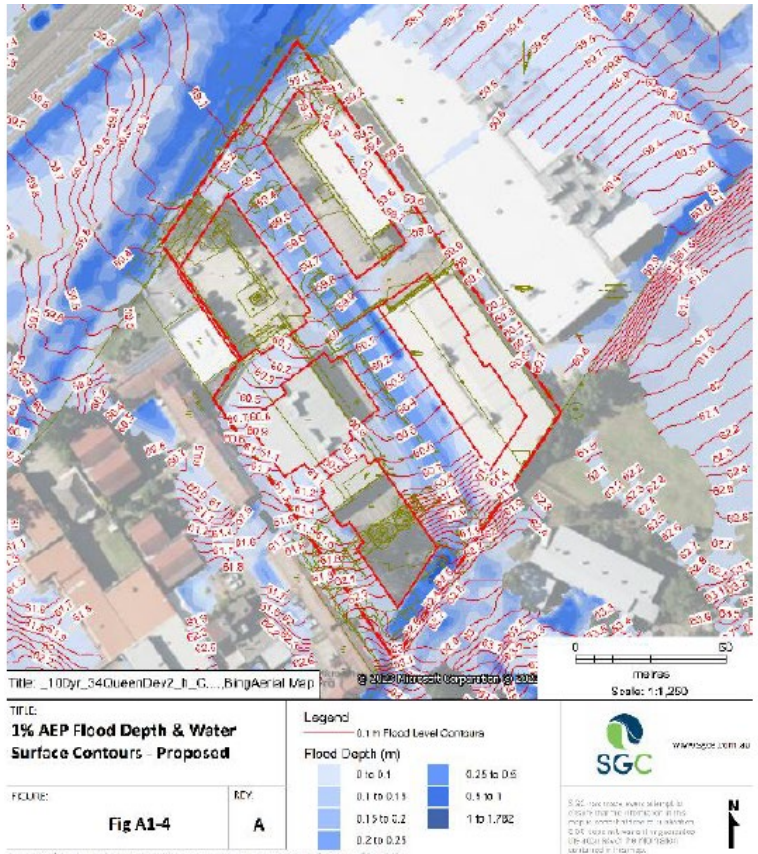
3.6 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans	Consistent	The planning proposal is consistent with this Direction as the proposal seeks to achieve the overall intent of the Regional Plan's vision, land use strategy, goals and directions or actions. It aims to provide opportunities for mixed-use development in an area that is close to public transport and employment options.
1.4 Site Specific Provisions	Consistent	The planning proposal is not inconsistent with the direction as it involves changes to existing active provisions only.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Consistent	The planning proposal is generally consistent with Glenfield to Macarthur Urban Renewal Strategy. The subject site is located within the Campbelltown precinct. The planning proposal is consistent with this Direction as it seeks to provide mixed use development in the form of high-rise residential and ground floor commercial.
1.14 Implementation of Greater Macarthur 2040	Consistent	The planning proposal is consistent with Greater Macarthur 2040 as it provides mixed use commercial and residential development within the land identified within the Greater Macarthur Growth Area. It is consistent with the vision and place goals identified for Campbelltown that it will provide a range of building heights, with

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		high rise buildings close to the station to maximise pedestrian activity and increase trade for local businesses. The revitalisation of the site will provide additional housing and activation of Queen Street.
3.2 Heritage Conservation	Consistent	<p>The subject site adjoins a local heritage item known as 'Congregational Manse' (Local item I32) located at 38 Queen Street, Campbelltown.</p> <p>The planning proposal seeks to respect the curtilage of the heritage item with the tower podiums set off the property boundary and separated by deep soil plantings to reduce the visual impact.</p> <p>Potential overshadowing and domination of the towers will be reduced by articulation of individual elements and careful placement. A detailed Heritage Impact Statement (Attachment H) accompanied the planning proposal recommended any future development of the site would also require consideration of heritage conservation controls of the DCP.</p>  <p>Figure 7 Adjacent local heritage item (Source: Planning Proposal)</p>
4.1 Flooding	Further justification required	<p>This direction is relevant as the flooding across the site is classified as between low risk H1 category where the buildings and the open spaces are proposed.</p> <p>The Revised Flood Study (Attachment J) concluded the proposed development does not have a major adverse impact on the flooding elsewhere in the floodplain according to a detailed revised flood study by SGC.</p> <p>There is a minor spill on Queen Street which is below 0.0025m in height difference which can be absorbed on site once more details are available. This minor spill can be addressed at DA</p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		<p>stage once the ground floor level is detailed further and levels across the development have been established.</p> <p>However, it is noted that the proponent is continuing to work with Council to address flooding impacts on the site and to finalise the flood risk assessment. Therefore, until this information is provided, the consistency with this direction cannot be determined. Further consultation with DCCEE and SES should be undertaken.</p>  <p>Figure 8 Proposed 1 per cent AEP flood depth and water surface contours (Source: Planning Proposal Revised Flood Study)</p>
4.4 Remediation of Contaminated Land	Consistent	<p>This Direction is relevant as the subject site has been previously used for recreational and commercial use since 1947.</p> <p>The Preliminary Site Investigation report (Attachment K) concludes that a detailed site investigation (DSI) should be undertaken to obtain quantitative data on the actual contamination status of the site. The investigation should include an assessment of soil and groundwater, and a hazardous building materials survey of the current buildings. This should be required at the DA stage.</p> <p>However subject to the implementation of the recommendations outlined in the report, and subsequent contamination</p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		<p>management and / or remediation as deemed necessary on the basis of those investigations, it is considered that the site can be made suitable for the proposed development.</p> <p>It is recommended that consultation with the NSW EPA is also required.</p>
5.1 Integrating Land Use and Transport	Consistent	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs improving access to housing, jobs and services by walking, cycling and public transport, increasing the choice of available transport and reducing car dependency, supporting efficient and viable operation of public transport services.</p> <p>The planning proposal is consistent with this direction as it will promote the use of public transport by having transport hubs and Campbelltown CBD are within walking distance from the site.</p>
6.1 Residential Zones	Consistent	<p>This direction applies to a planning proposal that will affect land within an existing or proposed residential zone which significant residential development is permitted.</p> <p>The planning proposal will result in an increase in housing capacity, variety and density in an appropriate location close to the public transport link, amenity and services.</p>
7.1 Employment Zones	Inconsistency justified	<p>The planning proposal is inconsistent with this direction as it will reduce the amount of employment and related floor space for the site by allowing the site to accommodate high density residential.</p> <p>A Retail Demand Study (Attachment G) identified that the site is adjacent to 22-32 Queen Street that proposes to include 9,000 to 10,000m² of retail floor space and that may limit the amount for the subject site and impact the future viability.</p> <p>The inconsistency is justified by the retail /shop front assessment at the ground level of the proposal on Queen Street and identified also the subject site's future commercial/retail activities is impacted by substantial retail centres and precincts available within Campbelltown CBD.</p> <p>The inconsistency with this Direction is also justified as the site is identified for high density residential development in the Glenfield to Macarthur Urban Renewal Corridor Strategy.</p>

3.7 State Environmental Planning Policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed in the table below.

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
State Environmental Planning Policy (Housing) 2021	Chapter 2 Affordable Housing.	Applicable	<p>The proposal is consistent with this SEPP as it promotes the planning and delivery of housing in a location where it will use existing and planned infrastructure and services with a reasonable degree of amenity in the form of recreation areas around the mixed-use zones.</p> <p>As the proposal is within an accessible area, it is recommended that future development consider options for in-fill affordable housing. It is recommended that consultation with the Land and Housing Corporation is undertaken to ascertain the feasibility of affordable housing for this planning proposal.</p>
	Chapter 4 Design of residential apartment development	Applicable	<p>This part of the SEPP aims to provide principles to ensure that residential apartments are high quality design and maximise amenity both externally and internally for occupants. The SEPP is supported by the Apartment Design Guide (ADG) which provides further detail on how development can achieve these principles.</p> <p>Detailed compliance with this SEPP is required at the time of future development application for any site facilitated by this planning proposal.</p>
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 3 Educational establishments and child care facilities	To be determined	<p>This SEPP applies to future development of the land if the proposed development includes educational establishments or child care facilities.</p> <p>It is recommended that consultation is undertaken with relevant authorities about certain development during the assessment process to determine consistency with this SEPP and align the NSW planning framework with the National Quality Framework that regulates early education and child care services.</p>
State Environmental Planning Policy (Resilience)		Applicable	<p>The Preliminary Site Investigation concludes that there's an assumption of contamination or hazardous building materials are present</p>

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
and Hazards) 2021			<p>based on the age of current and historic uses of the buildings.</p> <p>A Detailed Site Investigation is recommended at the DA stage and obtaining quantitative data on the actual contamination status of the site. The investigation is also to include soil and groundwater assessment.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022		Applicable	<p>This SEPP will apply to future development of the subject land if residential development is proposed.</p> <p>Council states that detailed compliance with this SEPP will be demonstrated at the time of making a development application for any site facilitated by this planning proposal.</p>

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment
Flooding	<p>The site is impacted by flooding and the flood impact and risk assessment was conducted by SGC. The flood study identifies the site is affected by local flooding from the local upstream catchment. Queen Street is affected by flooding from a larger catchment area. It states, while the overland flow from the upstream catchment to the south is variable and follows the slope of the land, the Queen Street flooding is stagnant and is dammed by the elevated railway lines to the north.</p> <p>At preliminary consultation with State agencies, the Department of Climate Change, Energy, the Environment and Water (DCCEE) provided advice that the flood study required further updating including:</p> <ul style="list-style-type: none"> • Details on existing flood behaviour, flood constraints, and flood risk. • Evidence that the Proposal will maintain the site's function as a floodway, flood storage, and flow path. <p>The proponent is continuing to work with Council to address flooding impacts on the site and to finalise the flood risk assessment.</p> <p>It is recommended that the planning proposal to be updated and a further consultation with NSW State Emergency Service (SES) and DCCEE should be undertaken as part of the public exhibition.</p>

Environmental Impact	Assessment
Heritage	<p>The site is located adjacent to a local heritage item known as former ‘Congregational Manse’ – Item No. The building is used as a restaurant within the Maclin Lodge Motel complex which is adjacent to the site on the south west boundary. The heritage listed building is located within 38 Queens Street however, not clearly visible from Queen Street.</p> <p>The Heritage Impact Statement (Attachment H) recommends the redevelopment of the subject site should be guided by a series of heritage principles to ensure that the resulting built form is respectful of the heritage item in its vicinity.</p> <p>The concept plan seeks to respect the curtilage of the heritage item with the tower podiums set off the property boundary and separated by landscaping and deep soil plantings to reduce the visual impact. The HIS notes that articulation and careful placement of each individual elements can potentially reduce the overshadowing and scale issues. It suggests the podium level should include articulation to present as multiple, fine-grain forms, in preference to a single solid façade.</p> <p>Detailed design and compliance with heritage principles is required at the time of future development application stage.</p>
Urban Design and Concept	<p>It is acknowledged the planning proposal presents a unique opportunity to renew a large parcel of land within walking distance to Campbelltown CBD and train station and contribute to revitalise the northern end of Queen Street.</p> <p>The planning proposal is followed by the neighbouring site at 22-32 Queen Street development which sets a precedent. Both proposals will uplift density, providing high quality housing, non-residential commercial and retail spaces and community open space. The Urban Design Study (Attachments E) states the planning proposal along with other proposed developments in Queen Street will transform the character and amenity of the northern end of Queen Street with new and attractive precinct-style developments.</p> <p>The key outcomes of urban design study provide draft concept (Attachment F) for the site which potentially can deliver:</p> <ul style="list-style-type: none"> • Approximately 398 new dwellings within a 10-15 minute walk of the station and the main street • Approximately 4,470m² open space for residents and the wider community • Deep soil and tree canopy that exceeds local target • Approximately 1,800m² of local retail and non-residential uses that provide services and amenities for the local community • Publicly accessible connections to neighbouring sites, including the adjacent future development • High quality design. <p>To facilitate above, the amendments to the Campbelltown LEP 2015 is required for land zoning MU1 Mixed Use to be retained at the front portion of the site and apply R4 High Density Residential at the rear portion of the site. Height of Building controls to accommodate 52m at the south west of the site which would allow up to 15 storeys and 29m at the north east of the site for up 7 storeys.</p>

Environmental
Impact

Assessment



Figure 9 View from Queen Street Frontage indicating retail use on the ground floor level and residential apartments above (Source: Planning Proposal Urban Design Study)



Figure 10 View from the rear laneway looking north towards the communal open space framed by residential and mixed use buildings (Source: Planning Proposal Urban Design Study)

Environmental Impact

Assessment

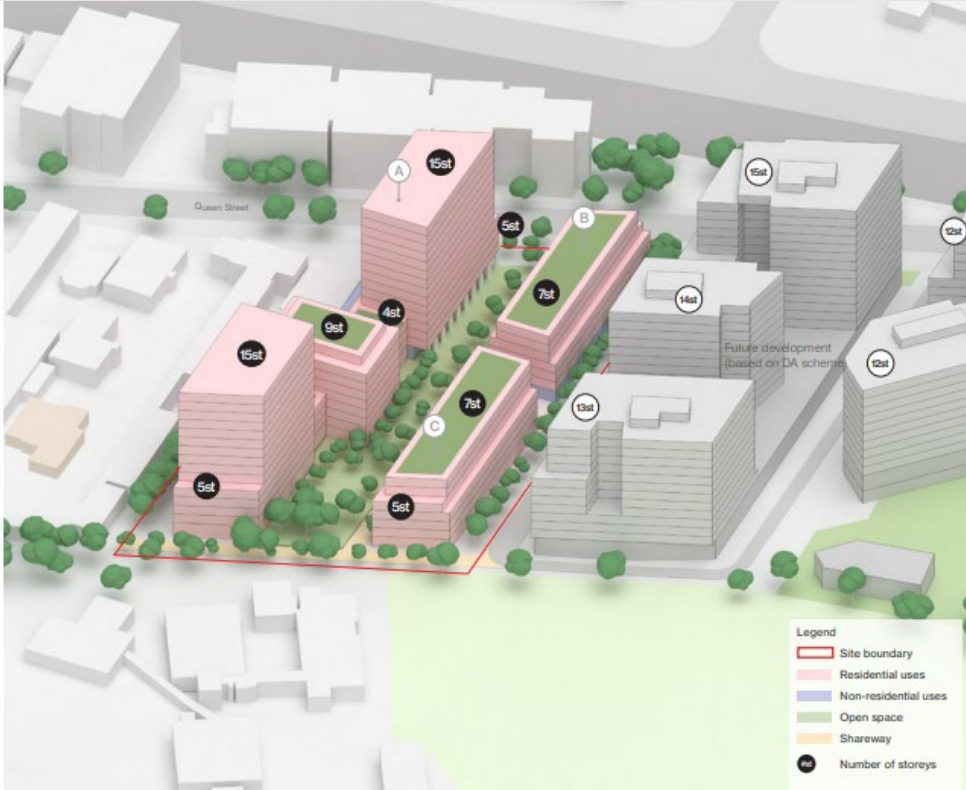


Figure 11 Building Massing and configuration (Source: Planning Proposal Urban Design Study)





Figure 12 Landscape and tree canopy concept (Source: Planning Proposal Revised Concept)

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 10 Social and economic impact assessment

Social and Economic Impact	Assessment
Housing opportunities	Increased residential housing opportunities within the Campbelltown CBD with access to services, transport and jobs will create positive social impacts for the community. The proposed additional housing supply should assist in delivering housing diversity and affordability.
Public Infrastructure	<p>The planning proposal may result in a need for additional public infrastructure and may impose additional demands on local infrastructure, public or community services as a result of a population uplift. The site is located in close proximity to existing bus and train services.</p> <p>There may be some additional matters in relation to infrastructure upgrades that may be raised as a result of the public exhibition and consultation with public authorities.</p>
Open Space and Communal Open Space	<p>Greener Places and the Greener Places Design Guide is to guide the planning, design and delivery of green infrastructure in urban areas across NSW. They aim to promote healthy living, encouraging physical activity social cohesion and enhancing wellbeing by providing liveable places for the community.</p> <p>The planning proposal is to provide approximately 2,600m² of open space at ground level which equate to 20% of the site area and 1,810m² of rooftop space, that equates to 14% of the site area. It aims to provide permeable links to the heritage site at 38 Queen Street and to the development site at 22-32 Queen Street.</p>

<p>Social and Economic Impact</p>	<p>Assessment</p>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Figure 13 Proposed open space Provision (Source: Planning Proposal Open Space Approach)</p> </div> <div style="text-align: center;">  <p>Figure 14 Site through links and new connections (Source: Planning Proposal)</p> </div> </div>
<p>Traffic and Transport management</p>	<p>A Transport Assessment Report (Attachment I) was prepared as part of the planning proposal analysing road network, traffic volumes and travel behaviour based on the existing conditions comparing to future uses of the site. The analysis demonstrates that the planning proposal will result in reductions in traffic movements during the weekday afternoon and Saturday peak hours of the day, due to the proposed reduction in retail/commercial floor space on the site.</p> <p>Transport for NSW (TfNSW) provided comments at the preliminary consultation with State agencies and noted the planning proposal is expected to generate less traffic than the existing commercial use of the site. It also notes that the planning proposal is unlikely to have any significant impact on the classified arterial road network.</p>
<p>Campbelltown economic viability</p>	<p>The proposal will contribute to the economic activity of Campbelltown and the economic activity associated with the Campbelltown-Macarthur precinct. Development relating to this planning proposal will create opportunities for employment and provide opportunities for home, businesses and employment.</p>

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 11 Infrastructure assessment

Infrastructure	Assessment
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Local Infrastructure	The site is within walking distance to local schools, shopping centres and other services and amenities. It is approximately 800m distance to Campbelltown Railway Station and other transport hubs that provide connections to other centres and further to Glenfield to Macarthur Urban Renewal Corridor.
Electricity	The preliminary consultation with Endeavour Energy states that the existing site includes a substation. Additional information was provided to the proponent which is to be addressed at future development stages.
Water	<p>A preliminary consultation with Sydney Water indicates the site is located within the Leumeah Water Supply Zone for water servicing and portable water servicing should be available. The site is also within Leumeah Sewerage Catchment Area Management Plan of the Glenfield catchment for wastewater servicing and that wastewater servicing should also be available.</p> <p>Further consultation with Sydney Water is required for potential servicing issues at future development stages.</p>

5 Consultation

5.1 Community

The planning proposal is categorised as a complex under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 30 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

Council has nominated the public agencies to be consulted about the planning proposal.

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- Transport for NSW
- Sydney Trains
- Department of Climate Change, Energy, the Environment and Water
- NSW State Emergency Service
- Sydney Water
- Endeavour Energy
- Department of Education
- South Western Sydney Local Health District
- NSW Environmental Protection Authority
- Department of Communities and Justice
- NSW Police

6 Timeframe

Council proposes a seven month time frame to complete the LEP.

The Department recommends an LEP completion date of 12 months in line with its commitment to reducing processing times. It is recommended that if the Gateway is supported it also includes conditions requiring council to exhibit and report on the proposal by specified milestone dates.

A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council does not request delegation to be the Local Plan-Making authority.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The planning proposal is generally consistent with regional, district and local plans and their relevant objectives,
- It has strategic merit,
- There are no adverse social, economic or environmental impacts,
- The planning proposal supports increasing in housing in a suitable location that is close to public transport and employment options. The subject site is also considered a preferred housing location in the Campbelltown-Macarthur area,
- The planning proposal provides opportunities for housing in a mixed use land use zone that incorporates non-residential and public open space land uses which function to provide connections with the local neighbourhood, and
- The planning proposal provides opportunities for a variety of housing types within walking distance of the Campbelltown Station and CBD.

9 Recommendation

It is recommended the delegate of the Secretary:

- agree that any inconsistencies with section 9.1 Direction 7.1 Employment Land Zones is minor or justified; and
- note that consistency with section 9.1 Direction 4.1 Flooding is unresolved and will require further justification.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to public exhibition, the planning proposal should be updated to further address the flooding impacts on the site including:
 - a. Existing and impacted flood behaviour, flood constraints and flood risk;
 - b. Consideration of changes due to the proposed development and climate change;
 - c. Consideration of how the site will maintain natural flood functions; and
 - d. Management of flood risk effectively including to future residents of the site.
2. Prior to public exhibition, the planning proposal is to be revised to address conditions 1 and forwarded to the Department for review and approval.

3. The draft site-specific development control plan for the site should be concurrently exhibited with the planning proposal.
4. The planning proposal should be made available for community consultation for a minimum of 30 days.
5. Consultation is required with the following public authorities:
 - Transport for NSW
 - Sydney Trains
 - Department of Climate Change, Energy, the Environment and Water
 - NSW State Emergency Service
 - Sydney Water
 - Endeavour Energy
 - Department of Education
 - South Western Sydney Local Health District
 - NSW Environmental Protection Authority
 - Department of Communities and Justice
 - NSW Police
6. The timeframe for completing the LEP is to be 12 months from the date of Gateway determination.
7. Given the nature of the proposal, Council should not be authorised to be the local plan-making authority.



16/9/2024

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