



Planning Proposal

**34 Queen Street, Campbelltown
(Lot 1 DP 539856)**

December 2024

Introduction

This Planning Proposal explains the intent of, and justification for, the proposed amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) for the property located at no. 34 Queen Street, Campbelltown (Lot 1 DP 539856).

The proponent is seeking an amendment to the Campbelltown Local Environmental Plan (CLEP) 2015 to facilitate the redevelopment of the site. The following amendments to CLEP 2015 are proposed:

- Rezoning a portion of the site from MU1 Mixed Use to R4 High Density Residential. The MU1 component of the site would be focused towards the Queen Street frontage whilst the R4 zoning would be located towards the back half of the site.
- Increase the maximum height of buildings from 26m (approximately 8 storeys) to 28m and 52m (approximately 15 storeys).
- Introducing a maximum floor space ratio 2.85:1 for the site.

The proposal also seeks to amend the Campbelltown (Sustainable City) Development Control Plan (SCDCP) by introducing site specific development controls in Volume 2 'Site Specific Development Control Plans' of the SCDCP including:

- Built form and layout
- Public domain improvements
- Active street frontage
- Access arrangements and car parking
- Tree canopy
- Landscaping
- Publicly accessible and communal open space
- Car parking

The proposal seeks to facilitate the renewal of the site by delivering new housing within the Campbelltown CBD.

The Site

The subject site is located at 34 Queen Street, Campbelltown (Lot 1 DP 539856). The subject site is 1.3ha (13,200m²) and located at the northern entry point to the Campbelltown CBD. The subject site is located 800m from Campbelltown Train Station and currently contains three buildings used for retail purposes (Officeworks, MCAS Superstore and Medical Centre) and is currently owned by H&R Properties Pty Ltd.

A map of the subject site is provided in Figure 1 below.



Figure 1: Subject site

The site is currently zoned MU1 – Mixed Use with a permissible maximum building height of 26m and no FSR.

Intended outcome of Planning Proposal

The proposal seeks to facilitate the redevelopment of 34 Queen Street, Campbelltown to provide capacity for increased housing within the Campbelltown CBD. The subject site is located on the northern end of Queen Street.

The proposal would facilitate the development of approximately 395 apartments with a mix of apartment types, along with approximately 2,000m² of non-residential floorspace along Queen Street.

Existing Situation

The site currently comprises of a single lot of land located on Queen Street in Campbelltown. The subject site is located 800m from Campbelltown Train Station and currently contains three buildings used for retail purposes (Officeworks, MCAS Superstore and Medical Centre) and is currently owned by H&R Properties Pty Ltd.

The Campbelltown Performing Arts High School adjoins the rear of the site and a local heritage item known as the 'Campbelltown Congregational Manse' is located at no. 38 Queen Street, Campbelltown.

The site is zoned MU1 – Mixed Use and has a maximum height of building of 26m under the Campbelltown Local Environmental Plan 2015 (CELP 2015). Current zoning and height of building maps of the site are shown in Figure 2 and 3 below. It is also noted that there is currently no FSR maps that apply to the site.

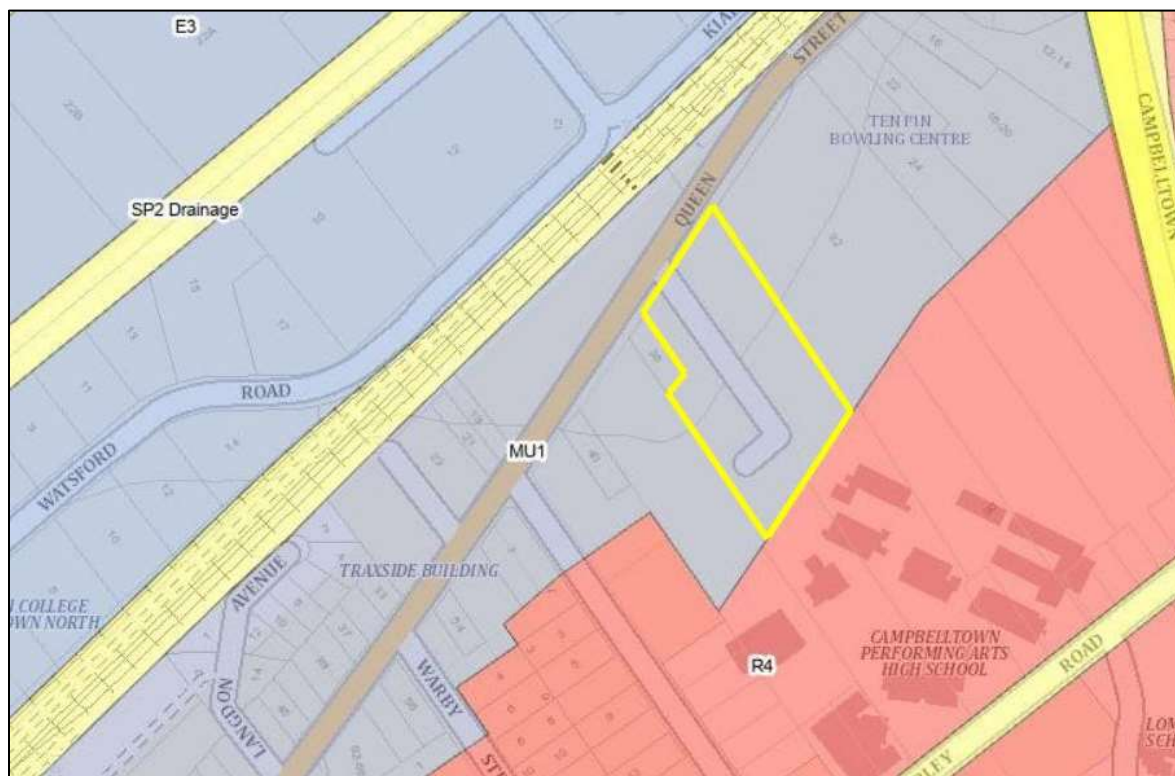


Figure 2: Zoning of subject site. The site is currently zoned MU1 – Mixed Use and is outlined in yellow.

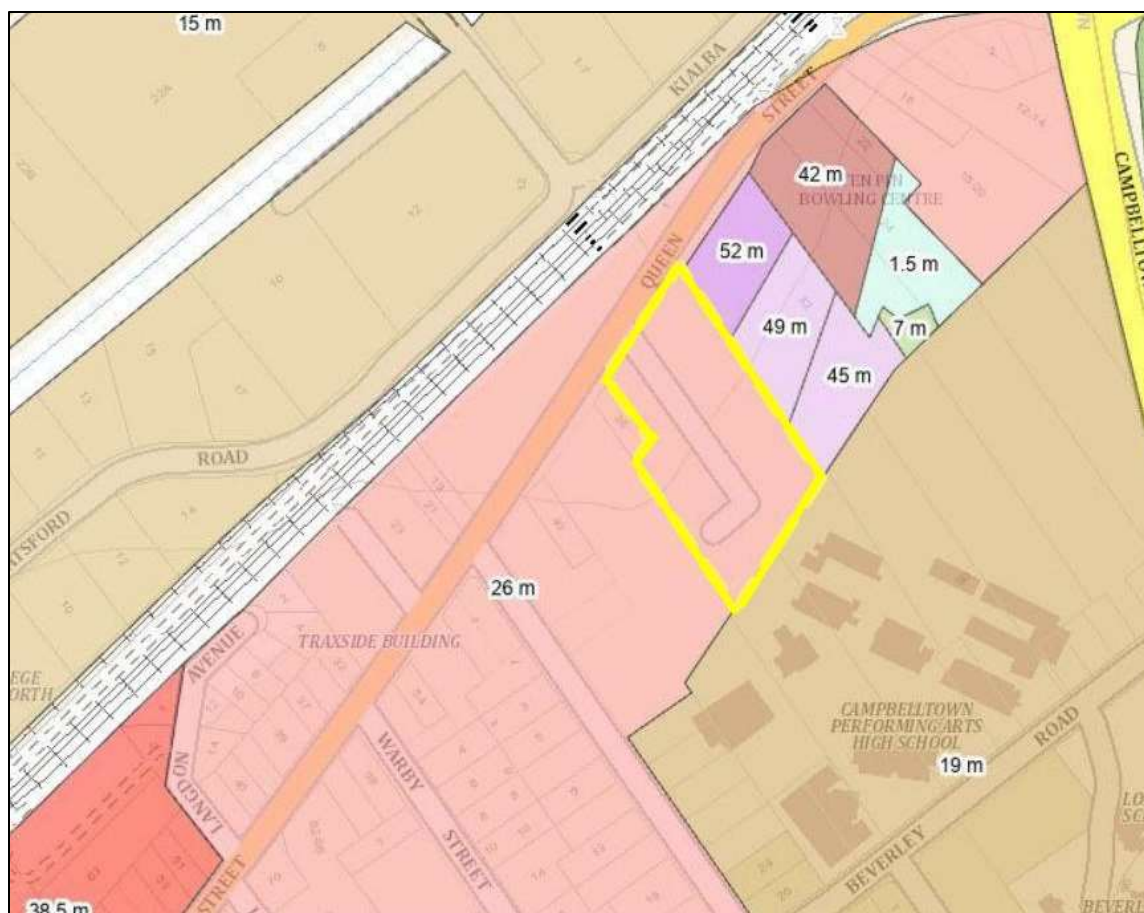


Figure 3: Permissible height of building. The site currently allows buildings up to a maximum of 26m.

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to rezone a portion of the site from MU1 – Mixed Use to R4 – High Density Residential, increase the maximum height of building from 26m to 28m and 52m and introduce an FSR of 2.85:1 for the site. The proposed mapping is identified in Part 4 of this Planning Proposal.

The Planning Proposal seeks to deliver the renewal of an existing site within the Campbelltown CBD and provide approximately 395 dwellings and 2,000sqm of non-residential floorspace that would include 80 jobs.

The proposal will meet the increasing demand for new housing in the Campbelltown City Centre and facilitate the renewal of a large site which would include open and commercial offerings in close proximity to existing transport.

The proposal would also facilitate public domain improvements including a shared laneways and connections to adjoining sites, landscaped setbacks and retention of trees at the front of Queen Street.

The vision and proposed massing scheme for 34 Queen Street, Campbelltown are shown in Figures 4 and 5 below.



Figure 4: Concept of 34 Queen Street, Campbelltown. View from Queen Street looking south.

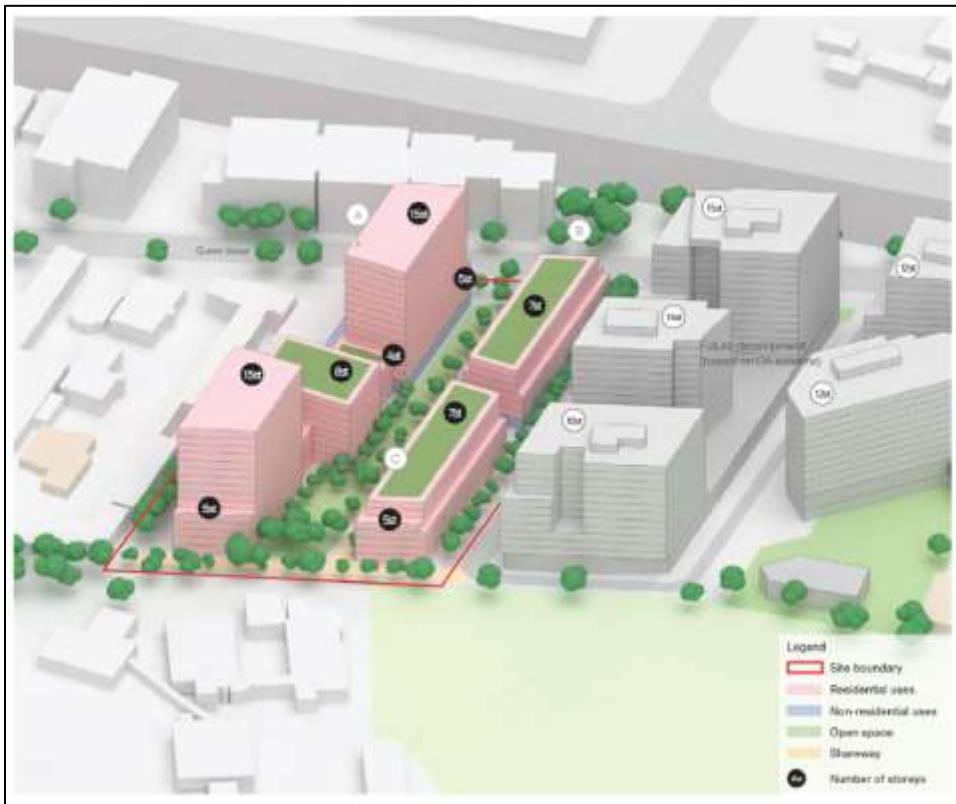


Figure 5: Proposed massing scheme

Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by amending the CLEP 2015. The following amendments are proposed to CLEP 2015:

- Amendment to the Land Use Zoning Map to amend the zoning for a portion of the site from MU1 – Mixed Use to R4 – High Density Residential.
- Amendment to the Height of Building Map from 26m to 28m and 52m.
- Amendment to the Floor Space Ratio (FSR) Map to introduce an FSR of 2.85:1 for the site.

The proposed amendments would need to be facilitated via the planning proposal process in order to achieve the desired outcome.

The proposed mapping is identified in Part 4 of this Planning Proposal document.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No.

The Planning Proposal has not been prepared as a result of any strategic study or report. However, the site is identified for potential increased densities within a number of strategies and plans such as the Glenfield to Macarthur Urban Renewal Corridor Strategy and the NSW Greater Macarthur 2040 Interim Plan.

The Planning Proposal would increase dwelling and densities within the Campbelltown CBD and in close proximity to existing transport hubs.

The vision for the site incorporates approximately 395 dwellings, 2,000m² of commercial floor space and 2,660 m² of combined open space at ground level (20 per cent of the site area) of which about 650m² is proposed to be publicly accessible and approximately 1,810 m² rooftop space (14 per cent of the site area).

A copy of the open space distribution is shown in Figure 6 below.



Figure 6: Open space distribution

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

Yes.

The Planning Proposal is the best way to achieve the intended outcomes and objectives. Proceeding with a stand-alone Planning Proposal is considered appropriate in this instance and will assist in the delivery of the Campbelltown Precinct in the Glenfield to Macarthur Urban Renewal Corridor Strategy.

Section B – Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan.

Greater Sydney Region Plan

The Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of three 30 minute cities through four key themes, infrastructure and collaboration, liveability, productivity and sustainability.

The Greater Sydney Region Plan aims to provide ongoing housing supply and a range of housing types in the right places to create more liveable neighbourhoods and support Sydney's growing population.

The Planning Proposal is consistent with the Greater Sydney Region Plan as it aims to provide housing and commercial premises within the Campbelltown CBD. The planning proposal is considered to be consistent with 'Objective 10: Greater housing supply, Objective 11: Housing is more affordable and diverse and Objective 12: Great places that bring people together'.

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The plan provides guidance in relation to job creation, housing supply and sustainability.

The Western City District Plan identifies (in part) the following priorities for Campbelltown CBD:

- W1: Planning for a city supported by infrastructure
- W4: Fostering healthy, creative, culturally rich and socially connected communities
- W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport
- W6: Creating and renewing great places and local centres, and respecting the district's heritage
- W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City
- W9 :Growing and strengthening the Metropolitan Cluster
- W11: Growing investment, business opportunities and jobs in strategic centres

The Planning Proposal would facilitate the revitalisation of the site within the Campbelltown CBD and in close proximity to existing transport hubs such as bus services on Queen Street and

Campbelltown Train Station. The Proposal would provide additional housing and new commercial premises that would activate the Queen Street frontage. The concept plan also incorporates open space across the site.

Glenfield to Macarthur Urban Renewal Corridor Strategy

The NSW Government finalised the plan for the Campbelltown Precinct in the Glenfield to Macarthur Urban Renewal Corridor Strategy (the URC Strategy) in December, 2017. The Strategy aims to provide better connections between homes, jobs and open space close to 7 train stations between Glenfield and Macarthur.

As part of the Strategy, Campbelltown has been identified as a Regional City Centre offering higher order civic, cultural, employment, residential and retail opportunities. Campbelltown provides a gateway to the south west and serves a wider growth area. The vision encapsulates Campbelltown as a health and education precinct which will provide a variety of housing types within walking distance of the Station.

The strategy outlines that the vision would be initiated through the lodgement of planning proposals and Council initiated LEP amendments. The subject site is identified as being located with the residential area under the Strategy.

Under the Strategy, buildings in this location are identified as being able to accommodate heights from 7+ storeys that would provide a location for residents close to local services and existing transport hubs. These would be setback from the street to ensure the scale and feel of Queen Street is maintained. Detailed planning would be required to identify appropriate height and built form outcomes in this area.

The PP is considered to be partially consistent with the URC Strategy as the portion of the site fronting Queen Street is proposed to retain the MU1 zone and not be rezoned to R4 as per the vision under the URC strategy. This departure from the URC Strategy is considered favourable as it will help provide an active street frontage to Queen Street, as identified in the Campbelltown precinct plan in the URC strategy and which has been supported by the DEP.

In addition, the vision under the Reimagining Campbelltown City Centre Master Plan, which was prepared post the URC Strategy, denotes this section of Queen Street, including the adjacent site (22-32 Queen Street) as City Centre Living which recommends active street frontages to Queen Street which the PP would achieve.

The subject site is also located in walking distance to Campbelltown Train Station (approximately 800 m).

4. Is the planning proposal consistent with Council's LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2032

The overarching Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

The PP is consistent with the following relevant actions of the CSP:

- 2.3 Housing a growing city; and
- 4.3 Revitalise the city

The initial Proposal submitted to Council on 28 June 2023 did not provide sufficient open space for the site after analysis was undertaken by Council's Open Space team and comments provided by Campbelltown LPP on 22 November 2023.

A redesign of the open space plan was provided to Council on 20 December 2023 which is considered to be suitable.

Campbelltown Local Strategic Planning Statement (LSPS)

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020.

The LSPS is Campbelltown City Council's plan for our community's social, environmental and economic land use needs over the next 20 years.

The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our 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 Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

The LSPS responds to region and district planning initiatives and information received from the Campbelltown community during the public exhibition period for the future of our city..

A number of actions within the LSPS are relevant to the proposal, and an assessment of the PPR against these actions is contained in Figure 7 below:

LSPS Priorities	
Theme 1 – A vibrant, liveable city	
Priority	Response
Priority 1: Creating a great place to live, work, play and visit	The PP would improve the existing site through the creation of an active mixed use environment consisting of dwellings, commercial premises and open space. The PP would provide open space and linkages to Queen Street as well as adjoining premises.
Priority 2: Create high quality, diverse housing	The PP would deliver additional housing. The PP is consistent with this priority as it has the potential to provide additional housing close to existing amenities/services and is consistent with the URC Strategy.
Priority 3: Embracing our heritage and cultural identity	The site is located in close proximity to a local heritage item at No.38 Queen Street. There is a need to ensure some refinement of the relationship between the heritage item and future development on the subject site.
Theme 2 – A Respected and Protected Natural Environment	
Priority 6: Respecting and protecting our natural assets	The PP seeks to incorporate open space on the site that would incorporate plantings and greenery. Further work is required on the amount, location and design of the open space area.
Theme 3 – A thriving, attractive City	
Priority 10: Creating strong and vibrant centres	The PP is located within the Campbelltown City Centre. The PP would provide additional housing close to existing amenities and transport hubs.
Theme 4 – A successful city	
Priority 14: Ensuring infrastructure aligns with growth	The PP is located within the Campbelltown City Centre. The PP will require careful consideration relating to existing and proposed infrastructure to service the proposed increase in population. Should the PP proceed to Gateway Determination, further consultation would occur with relevant State Agencies.

Figure 7: Assessment of Planning Proposal against LSPS

Reimagining Campbelltown City Centre Master Plan

The Reimagining Campbelltown City Centre Master Plan is a key strategic vision that provides a structured plan for the future growth of the Campbelltown CBD which includes the suburbs of Leumeah, Campbelltown and Macarthur. The subject site is within the boundary of the Re-imagining Campbelltown CBD study area and is consistent with the Master Plan.

The submitted urban design report references the Re-imagining Campbelltown City Centre Master Plan.

Reimagining Campbelltown identifies 6 key pillars that inform decision making around the evolution of the Campbelltown City Centre:

- Confident and Self Driven
- Connected Place
- Centre of Opportunity
- No Grey to be Seen
- City and bush
- The good life

The planning proposal is considered to be consistent with the Reimagining Campbelltown City Centre Master Plan as it has the potential to revitalise the site and provide additional housing, close to existing transport nodes consistent with the City Centre Living Precinct.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Future Transport Strategy 2056

Future Transport 2056 sets the 40 year vision, directions and outcomes framework for customer mobility in NSW, which will guide transport investment over the longer term. It aims to respond to rapid changes in technology and deliver innovation to create and maintain a world class, safe, efficient and reliable transport system over the next 40 years.

The vision is built on six state-wide outcomes: customer focused, successful places, a strong economy, safety and performance, accessible services and sustainability.

Under these six outcomes, Future Transport 2056 identifies Greater Sydney Transport Customer Outcomes, including a number which are relevant to this Planning Proposal as outlined below.

- Successful places: Walking or cycling is the most convenient option for short trips around centres and local areas, supported by a safe road environment and suitable pathways
- A strong economy: 30-minute access for customers to their nearest metropolitan centre and strategic centre by public transport seven days a week

The Planning Proposal will support these outcomes by locating housing growth in close proximity to high frequency public transport which provides access to jobs and services within 30 minutes travel time.

Greener Places and draft Greener Places Design Guide

Greener Places is a design framework produced by Government Architect NSW to guide the planning, design, and delivery of green infrastructure in urban areas across NSW.

The policy establishes a framework to realise the following key green infrastructure objectives:

- To protect, conserve and enhance the NSWs network of green and open natural and cultural spaces
- To secure a network of high quality, high performing and well-designed green space, establishing a crucial component of urban infrastructure to address the environmental challenges of the twenty-first century
- To promote healthy living, encouraging physical activity, social cohesion, and enhancing wellbeing by providing liveable places for the NSW community
- To create a more strategic approach to planning for Green Infrastructure, encouraging early and integrated investment through statutory planning
- To deliver better tools for the delivery of Green Infrastructure.

The draft Green Spaces Design Guide was released in 2020 to support the implementation of Greener Places. The Guide seeks to apply a new consistent framework for planning public open space and responds to the challenges of increasing density and decreasing land supply through a performance-based approach.

Of particular relevance to the proposal, the Guide sets out performance criteria for planning for open space and recreation, including accessibility benchmarks for high density residential development to be with 200m of local open space and 2km of district open space.

The site incorporates approximately 2,600sqm (20% of the site area) of open space at ground level and 1,810sqm rooftop space (14% of the site area) provides opportunities for future through site links to the heritage site and adjacent development site at 22-32 Queen Street. Indicative access and site-through connections are identified in Figure 8 below.

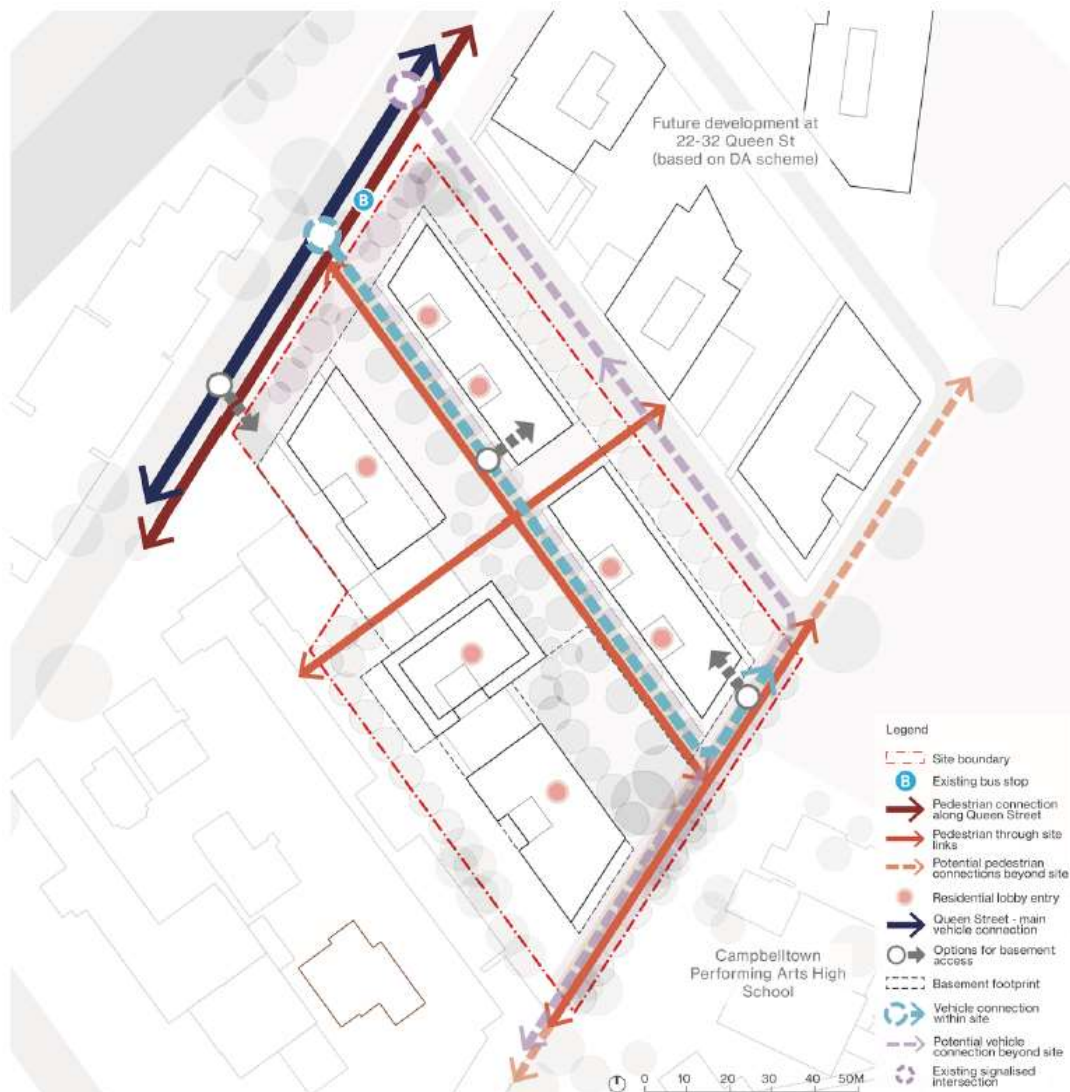


Figure 8: Site through links and new connections

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table (Figure 9) below provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the Planning Proposal.

State Environmental Planning Policies	Comment
SEPP (Biodiversity and Conservation) 2021	Not relevant to the Proposal.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal.
SEPP (Housing) 2021	The SEPP will apply to future development of the site if affordable rental housing is proposed.
SEPP (Industry and Employment) 2021	Not relevant to the Proposal.
SEPP 65 – Design Quality of Residential Apartment Development	The Proposal is not inconsistent with the SEPP. The reference design scheme

	demonstrates that a future development is capable of complying with design criteria of the Apartment Design Guide and the Urban Design Study includes an assessment against the criteria.
SEPP (Planning Systems) 2021	Not relevant to the Proposal.
SEPP (Precincts – Central River City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Eastern Harbour City) 2021	Not relevant to the Proposal.
SEPP (Precincts – Western Parkland City) 2021	The Planning Proposal is not inconsistent with the SEPP.
SEPP (Primary Production) 2021	Not relevant to the Proposal.
SEPP (Resilience and Hazards) 2021	Not relevant to the Proposal.
SEPP (Resources and Energy) 2021	Not relevant to the Proposal.
SEPP (Sustainable Buildings) 2022	The Proposal is not inconsistent with the SEPP. The SEPP would apply to future development on the site.
Transport and Infrastructure SEPP 2021	The SEPP will apply to future development of the land should the proposal include educational establishments or child care facilities. The proposal will not adversely impact on the realisation of the objectives of the SEPP.

Figure 9: Consistency with State Environmental Planning Policies

7. Is the planning proposal consistent with applicable Local Planning Directions (previously known as Ministerial Directions) (s9.1 directions) or key government priority?

The following table (Figure 10) below provides a brief assessment of consistency against each section 9.1 direction relevant to the planning proposal.

Consideration of s9.1 Directions	Comment
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	As previously outlined, the Proposal is consistent with the relevant regional and district plans.
1.2 Development of Aboriginal Land Council land	The Planning Proposal does not involve State or Regional development and is not on Aboriginal Land Council land.
1.3 Approval and Referral Requirements	The Planning Proposal is not inconsistent with the Direction. The Proposal will be forwarded to Agencies for further consultation.
1.4 Site Specific Provisions	Not relevant to the Proposal.
1.4A Exclusion of Development Standards from Variation	Not relevant to the Proposal.
Focus Area 1: Planning Systems – Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the Proposal.

1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant to the Proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use Infrastructure and Implementation Plan	Not relevant to the Proposal.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant to the Proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The Proposal is considered generally consistent with the Corridor Strategy. Further discussion is provided in Part 3 of this Planning Proposal.
1.10 Implementation of Western Sydney Aerotropolis	Not relevant to the Proposal.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not relevant to the Proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant to the Proposal.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant to the Proposal.
1.14 Implementation of Greater Macarthur 2040	<p>The Direction requires the Proposal to be consistent with Greater Macarthur 2040.</p> <p>The Proposal is consistent with the Plan particularly the Campbelltown Structure Plan. The site is identified as incorporating high density residential and the Proposal seeks to provide this type of development.</p> <p>The Proposal is consistent with the Vision and place goals identified for Campbelltown within the Plan and include:</p> <ul style="list-style-type: none"> • Provide a range of building heights, with high rise buildings close to the station to maximise pedestrian activity and increase trade for local businesses. • Retain the character of areas east of Lindesay Street, with a mixture of detached dwellings, townhouses and terraces. • Plan for a large floor plate, campus style office park west of the station. <p>The Proposal provides for increased housing and activation and will facilitate the revitalisation of a site on Queen Street.</p>

1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not relevant to the Proposal.
1.16 North West Rail Link Corridor Strategy	Not relevant to the Proposal.
1.17 Implementation of the Bays West Place Strategy	Not relevant to the Proposal.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not relevant to the Proposal.
1.19 Implementation of the Westmead Place Strategy	Not relevant to the Proposal.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not relevant to the Proposal.
1.21 Implementation of South West Growth Area Structure Plan	Not relevant to the Proposal.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not relevant to the Proposal.
Focus Area 2	
Design and Place	Not relevant to the Proposal.
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not relevant to the Proposal.
3.2 Heritage Conservation	<p>The subject site is also located adjacent to a local heritage item known as 'Congregational Manse' (Local Item - I32) located at 38 Queen Street, Campbelltown.</p> <p>The Proposal is not inconsistent with the Direction as it does not seek to amend the heritage listing of the adjoining site. Any future development of the site would also need to consider the heritage controls of the DCP as part of any future DAs.</p>
3.3 Sydney Drinking Water Catchments	Not relevant to the Proposal.
3.4 Application of C2 and C3 zones and Environmental Overlays in Far North Coast LEPs	Not relevant to the Proposal.
3.5 Recreation Vehicle Areas	Not relevant to the Proposal.
3.6 Strategic Conservation Planning	Not relevant to the Proposal.
3.7 Public Bushland	Not relevant to the Proposal.
3.8 Willandra Lakes Region	Not relevant to the Proposal.
3.9 Sydney Harbour Foreshores and Waterways Area	Not relevant to the Proposal.
3.10 Water Catchment Protection	Not relevant to the Proposal.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	The site is impacted by flooding. The Planning Proposal is supported by a Flooding and Stormwater Assessment.

	<p>Preliminary comments provided by EHG identified that further work would be required to mitigate the flooding issues on the site.</p> <p>An amended Flood Impact and Risk Assessment was prepared by S&G Consultants to address the comments provided by EHG.</p> <p>The Flood Impact and Risk Assessment determined that the flood hazard across the site is generally low hazard (H1 Category) up to the 1% AEP event which is considered safe for vehicles and pedestrians. The flooding is associated with overland flows from the local catchment upstream of the site.</p> <p>Given the low hazard, evacuation from the site can occur in all storm events up to the 1% AEP event if required. In the 1% AEP even and PMF a shelter in place strategy is proposed which is considered appropriate for this type of flooding in extreme storm events. 6 hours is recommended for the PMF.</p> <p>The proposal ensures that the habitable floor levels of all future buildings can be accommodated above the Flood Planning Level (FPL).</p> <p>The impact of the proposed development was assessed and was found to be negligible, with no significant changes to flood behaviour, flood hazard or flood impacts to adjoining sites.</p> <p>The inconsistency with this planning direction is considered to be of minor significance in this instance. In addition, the Planning Proposal has been supported by a flood study that shows the site can be evacuated in a 1% AEP event.</p>
4.2 Coastal Management	Not relevant to the Proposal.
4.3 Planning for Bushfire Protection	Not relevant to the Proposal.
4.4 Remediation of Contaminated Land	The Proposal is not inconsistent with this Direction.

	A preliminary site investigation was prepared and provided as part of the Planning Proposal package. Preliminary investigation of the site indicates that the site is suitable for redevelopment for mixed use and residential purposes.
4.5 Acid Sulfate Soils	Not relevant to the Proposal.
4.6 Mine Subsidence and Unstable Land	Not relevant to the Proposal.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>The intensification of urban development in close proximity to a rail station is consistent with this Direction.</p> <p>A Traffic and Transport Assessment has been prepared as part of the Planning Proposal package.</p>
5.2 Reserving Land for Public Purposes	Not relevant to the Proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the Proposal.
5.4 Shooting Ranges	Not relevant to the Proposal.
Focus Area 6: Housing	
6.1 Residential Zones	The Proposal will result in an increase in housing variety and increased density in an appropriate location.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the Proposal.
Focus Area 7: Industry and Employment	
7.1 Employment Zones	<p>The PP is inconsistent with this Direction as it will reduce the amount of employment related floor space for the site. The inconsistency is justified via a Retail Demand Study which provides an assessment of the sites capacity to accommodate retail and commercial floorspace as part of the proposed renewal of the site.</p> <p>The study identified that the site is adjacent to 22-32 Queen Street which is proposed to include 9,000 to 10,000sqm of retail floorspace which would limit the amount for the subject site.</p> <p>The inconsistency is also justified by the Glenfield to Macarthur Urban Renewal Corridor Strategy which identifies the site for high density residential development.</p> <p>The PP will still incorporate an MU1 portion of land that will be located towards Queen Street. This will allow for an active street frontage to be established.</p>

7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the Proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the Proposal.
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum and Extractive Industries	Not relevant to the Proposal.
Focus Area 9: Primary Production	
9.1 Rural Zones	Not relevant to the Proposal.
9.2 Rural Lands	Not relevant to the Proposal.
9.3 Oyster Aquaculture	Not relevant to the Proposal.
9.4 Farmland of State and Regional Significance on the NSW Far Coast	Not relevant to the Proposal.

Figure 10 - Consistency with Section 9.1 Directions

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations' or ecological communities or their habitat will be adversely affected as a result of the proposal?

No.

There is no critical habitat or threatened species, populations' or ecological communities or habitat located on the site.

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

No.

It is anticipated that there would be no environmental effects as a result of the planning proposal. The planning proposal seeks to amend the zoning, height of building and floor space ratio applicable to the site.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes.

The Planning Proposal is expected to have a positive economic impact through the generation of construction jobs in the short term. The local of non-residential uses on the site may also generate a small number of jobs in the long term. The Planning Proposal would also provide additional housing within the Campbelltown CBD with access to services, transport and other jobs.

The Planning Proposal is expected to provide a positive social impact, through the delivery of a high-quality development providing increased housing supply within an accessible location. Future residents of the site will have excellent access to a wide range of jobs within the Campbelltown CBD and other major centres, to local and subregional level retail services and facilities, to community services and facilities within the surrounding area, and to extensive open space and recreation facilities.

Section D – State and Commonwealth Interests

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

Yes.

The planning proposal will not result in a need for additional public infrastructure. The Proposal is located within the Campbelltown CBD on Queen Street in close proximity to existing infrastructure such as transport, government agencies, schools and local services.

11. What are the views of the State and Federal public authorities and government agencies consulted in order to inform the Gateway Determination?

On 4 October 2023, a letter was sent to State Agencies requesting preliminary comments on the PP. Of the 11 requests made to relevant State Agencies, 9 preliminary submissions were made to Council. The Department of Education and NSW Police did not provide any comments.

Additional consultation will occur with any public authorities identified in the Gateway Determination.

Preliminary consultation with State Agencies and their comments is identified below.

Below is a summary of the comments received:

- **Water NSW (WNSW)**

A submission was made advising that they have no comments in relation to the PP.

Comment: No response required.

- **Endeavour Energy**

A submission was made advising that the existing site includes a substation. Along with the submission, additional information was provided that required the Applicant to adhere to during the planning and more importantly during any future DA stage. A request was also made that the submission be passed to the Applicant.

Comment: Response and information provided by Endeavour will be provided to the Applicant, as requested.

- **Transport for NSW (TfNSW)**

TfNSW's submission noted that the traffic generation of the PP is less than the existing site conditions. No further assessment requirements were made by TfNSW as the PP is unlikely to have a significant impact on the classified arterial road network.

TfNSW will provide more detailed comments at later stages of the project.

Comment: Noted. No response required.

- **Sydney Trains**

Sydney Trains provided a submission on the PP that raised no comments.

Comment: Noted. No response required.

- **Heritage NSW (HNSW)**

HNSW provided preliminary comments on the PP. The submission advises that the subject site is located in close proximity to a local heritage item and that careful consideration should be made to the relationship with the local heritage item. The item is considered a local item under CLEP 2015, Council is responsible for undertaking the heritage assessment and consideration of any impacts on these items.

Comment: Noted. No response required.

- **South Western Sydney Local Health District (SWSLHD)**

SWSLHD recommended a stronger link between the draft PP and the Reimagining Campbelltown City Centre Master Plan and Campbelltown Collaboration Area Place Plan. Queen Street is a potential key active transport spine for Campbelltown and these strategies highlight the importance of prioritising people who choose to walk, cycle and use public transport.

The submission recommends that the PP give greater consideration to people walking or cycling particularly to local social infrastructure such as schools.

Comment: It is noted that the proposal requires further work in terms of design and its relationship to adjoining sites. This would need to address the location and connectivity of the site to Queen Street with opportunities to incorporate infrastructure for walking and cycling.

- **Sydney Water**

The PP is located within the Leumeah Water Supply Zone for water servicing. The submission advises that portable water servicing should be available. The PP is located within the Leumeah Sewerage Catchment Area Management Plan (SCAMP) of the Glenfield catchment for wastewater servicing and that wastewater servicing should be available.

Comment: Preliminary comments provided by Sydney Water indicate that there is potential for servicing of a potential development on the site. However, amplifications, adjustments and/or minor extensions to these services may be required. Consultation with Sydney Water would occur should the PP progress to future stages.

- **Department of Communities and Justice (DCJ)**

DCJ advised Council that they have no comments to make on the PP at this stage. DCJ noted that there are a number of assets in the vicinity of the subject site and have requested that future consultation occur if the PP progresses.

Comment: Noted. DCJ will be contacted for comment should the PP progress and be granted a gateway determination.

- **Environment and Heritage Group of Department of Planning and Environment (EHG)**

EHG provided a number of comments relating to flooding behaviour at the site and considered that the significant flood affectation had not been adequately addressed in the PP. The submission notes

that the PP is inconsistent with the requirements of Section 9.1 Direction – 4.1 Flood Prone Land. EHG is unlikely to support the PP unless significant emergency management constraints can be managed. EHG also advised that the NSW SES should also be consulted regarding its specific requirements for the PP.

EHG advised that the commentary regarding the PPs consistency with the relevant Section 9.1 Direction had not been adequately addressed. In order to demonstrate consistency with the Direction the PP would need to meet the objectives of the Direction including consistency with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 and ensure that the provisions of the LEP that apply to flood prone land are commensurate with flood behaviour including consideration of the potential flood impacts both on and off the subject land. It is noted that although the Floodplain Development Manual 2005 has been replaced by the Flood Risk Management Manual 2023, there is consistency on their concepts, principles and intent.

The following key principles are required to be considered:

a. Understand floor behaviour and flood constraints

Further information on existing flood behaviour, flood constraints and flood risk is required.

Response:

The revised flood study includes the full range of flood events, including lesser events, the 1% AEP event and the PMF.

The revised flooding report confirms that the flood hazard across the site is low hazard (Category H1) which is considered safe for vehicles and pedestrians. The flooding is associated with overland flows from the local catchment upstream of the site. These floods are shallow in depth and the revised flood study advises that the depth and velocity on site is considered to be safe for the intended use of the site.

The study notes that Queen Street is affected by flooding from a larger catchment area which is dammed by the elevated railway lines to the north.

b. Understand flood risk and how it may change

The existing flood risks and how they may change due to the development and climate change needs to be addressed by undertaking a flood impact assessment in accordance with the NSW Government's Flood Impact and Risk Assessment Guideline (FIRA).

Response:

The revised flood study has been undertaken in accordance with the Flood Impact and Risk Assessment Guideline. The revised flood study includes the full range of flood events, including lesser events, the 1% AEP event and the PMF.

The impact of the proposed development has been assessed for the full range of events and the proposal will have negligible impact on flooding, with no significant changes to flood behaviour, flood hazard or flood impacts to adjoining sites.

c. Maintain natural flood functions

As identified in Council's Stormwater advice letter, the site is a floodway, flood storage and flow path. The PP should present this information and how these will be maintained. The EHG advise that it is important to understand the natural flow conveyance and storage function of the floodplain.

Response:

The revised flood study demonstrates that the site is generally subject to low hazard (Category H1) flooding up to the 1% AEP event.

The revised flood study confirms that the proposal will not have any major adverse impacts on flooding off site and the proposal will not increase the flood levels or flood hazard elsewhere on the floodplain. The flood study identifies there is a minor spill of less than 0.025m (2.5cm) onto Queen Street; however, this can be managed on site once further detailed assessment is undertaken at the DA stage once ground floor levels are detailed and levels across the site have been established.

The proposal includes proposed new roads which provide uninterrupted overland flow paths to capture and convey overland flows from the upstream areas and channel it across the site in a similar manner to the existing site conditions. The flows would be conveyed through the site from the rear boundary with the Performing Arts School towards Queen Street which is similar to the existing scenario with no impact upstream of the site.

As noted above, there is a minor impact on Queen Street which is between 0.01m (10mm) to 0.025m (2.5cm) and is considered acceptable as it does not impact private properties and can be mitigated at the DA stage.

d. Manage flood risk effectively

The PPR is proposing to increase the dwelling density of the land and would result in increasing the exposure to flooding and flood risk on site. EHG advised that the post development flood risk and constraints and the impact of flooding on the future users of the site is to be addressed.

Response:

The revised flood study includes flood levels across the site for the full range of flood events. The proposal ensures that the habitable floor levels of all future buildings can be accommodated above the Flood Planning Level (FPL). The floor levels will be further detailed and assessed at DA stage once the detailed plans for future buildings are developed.

The revised flood study outlines that given the low hazard, evacuation from the site can occur in all storm events up to the 1% AEP event if required. Evacuation off site in storms up to and including the 5% AEP event can be made in a southerly direction along Queen Street where the flooding hazard

is low. In the 1% AEP event and PMF event a shelter in place strategy is proposed which is considered appropriate for this type of flooding in extreme storm events.

The revised flood study demonstrates that despite the site being mapped as a low flood island in the Bow Bowing Curran Creek Floodplain Risk Management Study and Plan, the proposed floor levels of the buildings will be above at the FPL and as such will not be inundated in floods up to and including the 1% AEP. The upper levels of the development will be above the PMF flood level and future buildings will be considered as high flood islands that provide shelter to the occupants.

The flood study confirms that the flooding across the site is considered flash flooding, is fast moving and does not provide enough warning time for evacuation during the 1% AEP and PMF events. These flood events do not generally last for a long period of time (ie hours as opposed to days) and a shelter in place strategy is proposed.

Queen Street is inundated in the 1% AEP event and off-site evacuation is not considered appropriate in this situation. The flood study outlines that a shelter in place strategy is appropriate for this site during these events in accordance with the "Flood Risk Management Guideline EM01" which provides a framework to adopting a shelter-in-place strategy due to the flooding in Queen Street.

Access and egress to and from the site is available via the south side of Queen Street which is not subject to high hazard up to the 5% AEP (20-YR ARI) and the proposed vehicular entry on the southern boundary, provides for emergency vehicles to reach the southern end of the site.

The provisions in Clause 5.21 of the Campbelltown LEP will apply to future development on the site, ensuring flood risk, management and safe evacuation is assessed and managed as part of future DAs on the site.

Comment: A copy of DCCEEW's submission was provided to the Applicant to assist in updating the flooding and risk related matters. The revised flood study responds to the concerns identified by DCCEEW as outlined above.

The revised flooding report includes the full range of flood events, including lesser events, the 1 per cent AEP event plus climate change and the PMF. The post-development scenario includes detail of the proposed development, including but not limited to the proposed building, earthworks, landscaping and infrastructure.

The flood study has been updated to address the comments provided by DCCEEW and demonstrate consistency with the Ministerial Direction.

The PP will be referred to NSW SES and EHG to provide further comments on the updated flood study and PP during public exhibition..

- **NSW Police Force – Campbelltown Local Area Command**

NSW Police provided a submission on the PP that advised of design features that would result in improvements to minimising criminal activity in and around the site. The submission places an emphasis on Crime Prevention through Environmental Design (CPTED), lighting, CCTV and landscaping in providing a safe space for the community.

Comment: Noted. The details identified within the submission would be more suitable at the DA stage, should the PP proceed in the future.

Part 4 – Mapping

The Planning Proposal seeks to amend the following maps in CLEP 2015:

Map	No	Requested Amendment
Land Zoning Map	ePlanning Spatial Viewer	Amend the land zoning map to rezone a portion of the land from MU1 – Mixed Use to R4 – High Density Residential.
Height of Building Map	ePlanning Spatial Viewer	Amend the height of building map by increasing the permissible height of building for the subject site from 26m to 28m and 52m.
Floor Space Ratio Map	N/A	Introduce an FSR of 2.85:1 for the site. There is currently no FSR that applies to the site.

The current and proposed maps are identified below.

Current Maps

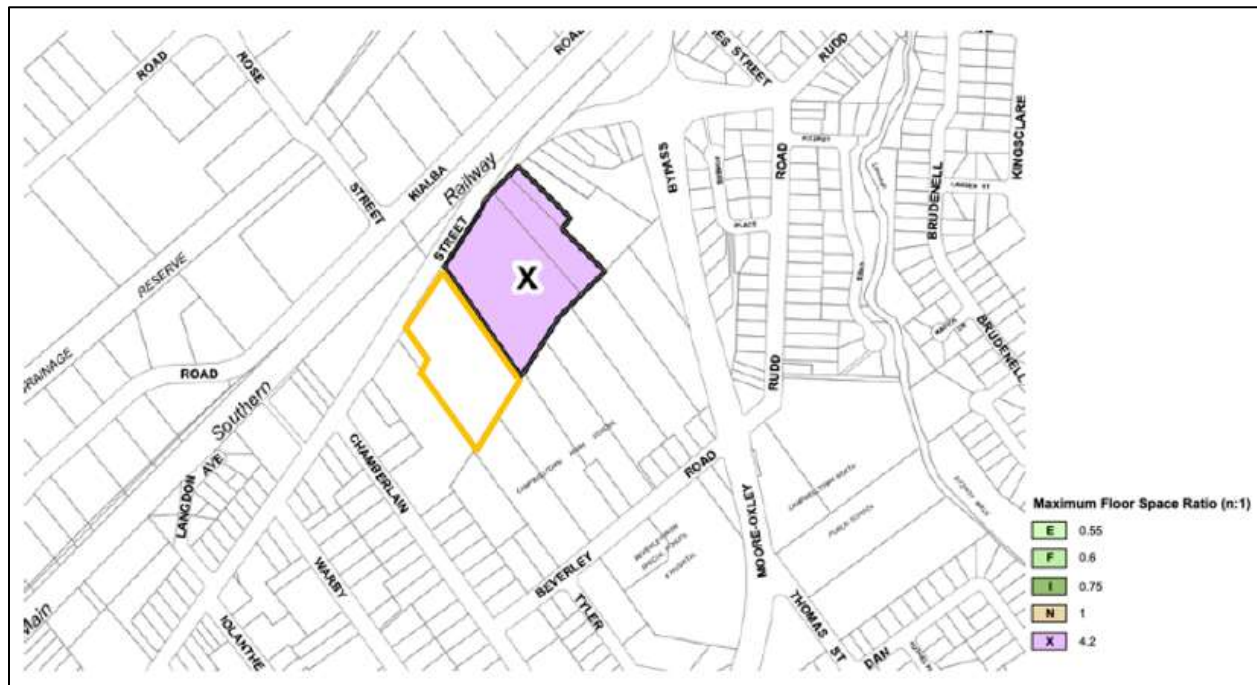
- Land Zoning Map



- Height of Building Map

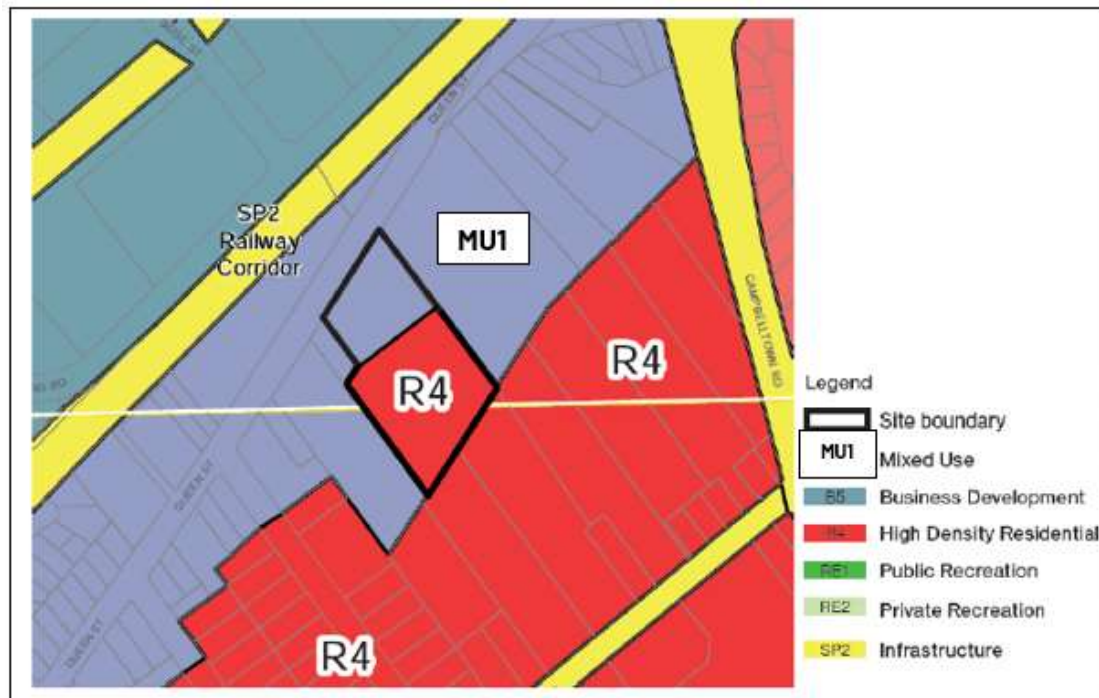


- Floor Space Ratio Map

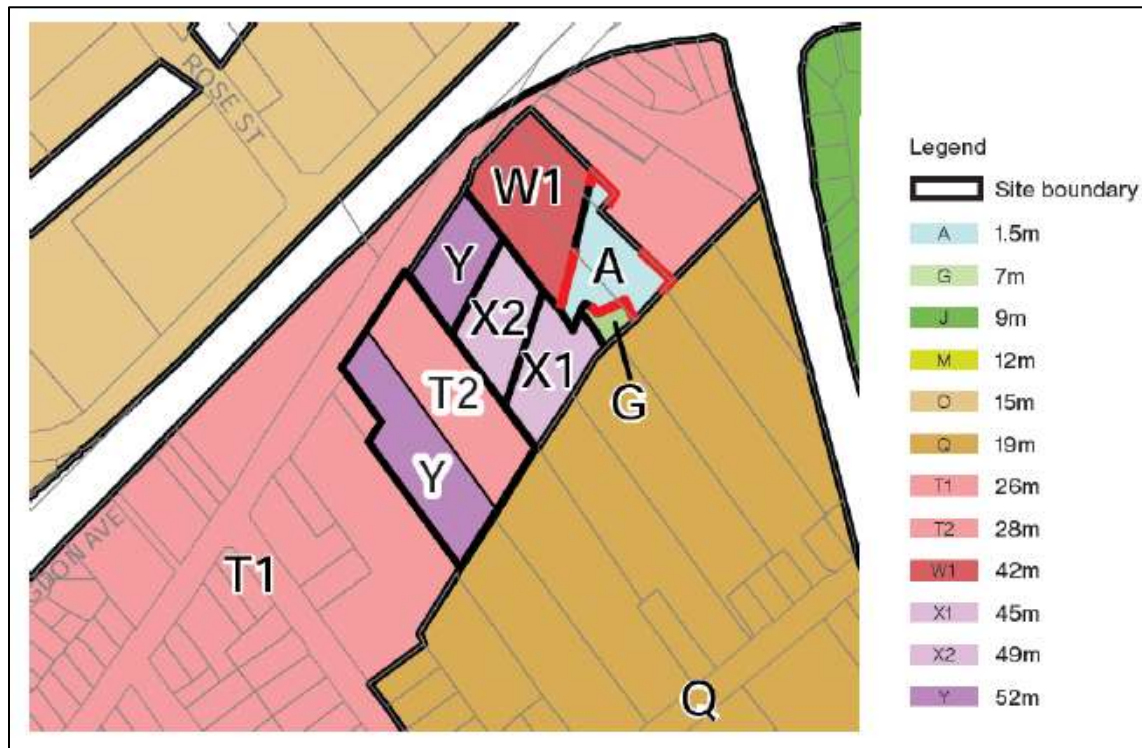


Proposed Maps

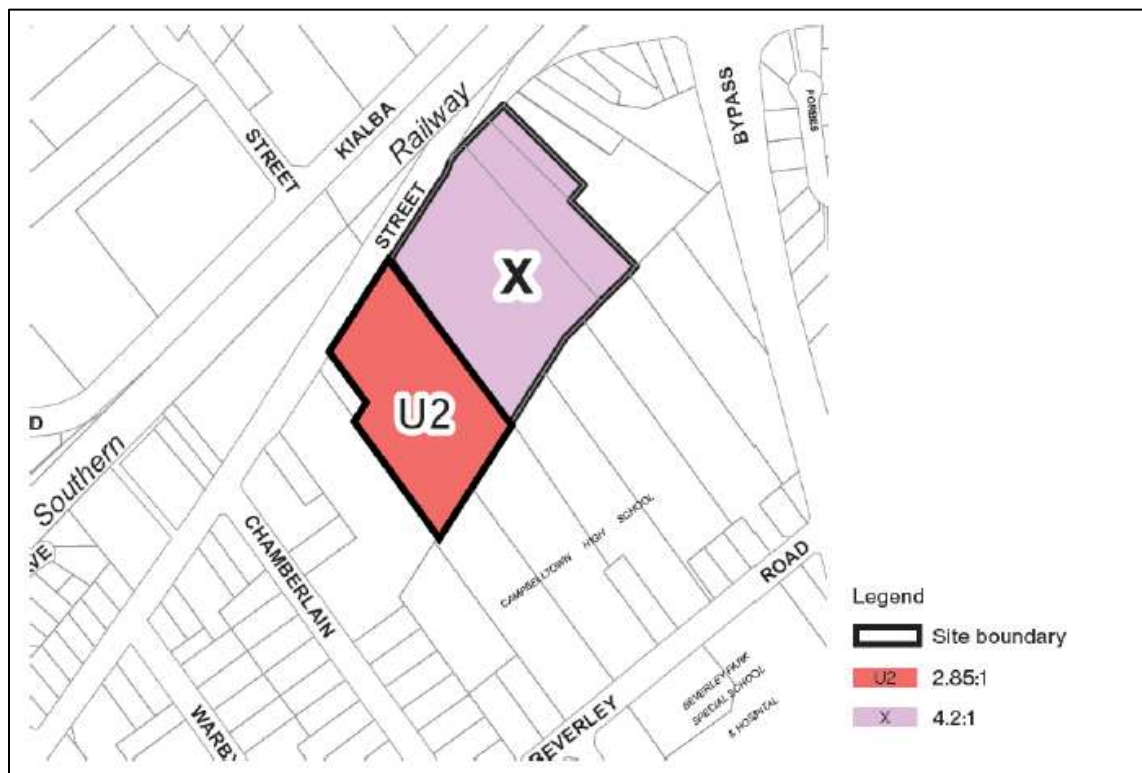
- Land Zoning Map



- Height of Building Map



- Floor Space Ratio Map



Part 5 – Community consultation

In accordance with 'Local Environmental Plan Making Guideline' prepared by the Department of Planning and Environment (2023), the consultation strategy is:

The Planning Proposal to be exhibited on Council's website (www.campbelltown.nsw.gov.au). Council's libraries also have access to the website.

The planning proposal will also be made available on the NSW Planning Portal website (www.planningportal.nsw.gov.au).

Copies of the Planning Proposal and associated studies to be made available at Council's Administration Building at 91 Queen Street, Campbelltown and at HJ Daley Library, Campbelltown.

As part of any future Gateway Determination, it is requested that the following agencies are contacted as part of the public exhibition period:

- Endeavour Energy
- Department of Education (DET)
- NSW State Emergency Services (SES)
- Transport for NSW (TfNSW)
- Sydney Trains
- South Western Sydney Local Health District (SWSLHD)
- Sydney Water
- Environment and Heritage Group (EHG)
- Department of Communities and Justice
- NSW Police

Preliminary consultation was undertaken with all of the listed State Agencies except NSW SES. After consultation with EHG, the NSW SES has been included for formal consultation. Water NSW has been removed from the list after preliminary consultation indicated that there were no Water NSW assets on or in close proximity to the subject site.

5.1 Campbelltown Design Excellence Panel Comments

The Planning Proposal was presented to the Campbelltown Design Excellence Panel (CDEP) on 8 December 2022. The Proposal has been refined to address the matters raised by the Panel in Figure 11 below.

Panel Comments	Response
General Comments	
The Panel appreciated the presentation of the proposal, which showed well-thought-out key considerations and principles for the scheme.	The proposal has been refined in response to the Panel's comments.
The overall approach to the site layout and	The proposal provides an appropriate scale of

<p>building massing was generally considered appropriate to the setting, save for the 18-storey building proposed. The Panel felt that the height had not been sufficiently justified with a return benefit to the scheme at this point. The Panel also encourages further exploration of some design opportunities that it felt would improve the ground plane and public domain.</p>	<p>development, and the proposed height is justified given the site's location in the Campbelltown city centre and alignment with the strategic planning framework. The proposal does not exceed a maximum height of 15 storeys which is consistent with the maximum height control at 22-32 Queen Street.</p> <p>The reference scheme and Urban Design Report provide further detail on the proposed landscape and open space strategy. The linear open space is proposed to be divided into three parts as the topography rises to the rear of the site. The open space fronting Queen Street is intended to be more "public" in nature and can be activated by adjacent retail, including outdoor dining and seating opportunities, as well as some play space. This is the focal point of the precinct and can attract people and families to the precinct while also supporting residents. To the rear of the site the open space will transition to private communal space and gardens for residents to enjoy.</p>
<p>Importance must be placed on landscape, deep soil and tree planting for communal and public open spaces.</p>	<p>Landscaping, deep soil and tree planting strategy are outlined in the Urban Design Report and supported by site specific DCP.</p> <p>The proposal ensures that provision of deep soil and tree canopy exceed minimum targets.</p>
<p>Further studies need to be provided on the impact on the south's future development</p>	<p>Solar studies in the Urban Design Report (Attachment A) demonstrate that the proposal will not limit future development on the adjacent site at 36 Queen Street. The proposal ensures appropriate ADG separation requirements to the adjoining site, including an approximate 38m separation to the local heritage item.</p>
<p>The arrangement of buildings around the central open space, and the provision of different spaces for residents, is acceptable in principle but requires some refinement.</p>	<p>The reference scheme and the Urban Design Report provide further detail on the design response, proposed built form and provision of open space (publicly accessible and communal space) within the site.</p> <p>The draft site-specific DCP contains supporting provisions relating to built form</p>

	and open space to guide future development on the site.
It was encouraging to hear that the proponent had a retail assessment undertaken by Tony Dimasi for the viability of the retail component.	<p>The proposal includes approximately 2,000sqm of non-residential floorspace concentrated in the front portion of the site to activate Queen Street.</p> <p>The provision of non-residential floorspace is informed by the recommendations in the Retail Demand Study</p>
Specific Comments	
Panel Comments	Response
<p>Architectural design: The scheme in the master plan phase currently limits the architectural design language. The apartment layouts appear functional and have considered solar access and cross ventilation. The Panel felt that the proposal didn't quite meet the design objectives at this point, and further development is required.</p>	<p>The reference scheme and the Urban Design Report provide further detail on the design response including indicative architectural character and desired built form outcomes.</p> <p>Future development will be subject to existing design excellence provisions in Campbelltown LEP to ensure a high design outcome.</p>
<p>Urban design: The Panel supports the transition in height from taller buildings and setbacks to seven-storey buildings (with upper level setbacks establishing a four-storey 'base') to fit with the likely future built form to the north and to optimize sun access to the internal communal space and rooftops. Scale relationships require further development, especially in the case of the 18- storey building with its context, and with its neighbouring 15- storey building in particular.</p> <p>The Panel suggested that some of this height could be redistributed to other parts of the site.</p> <p>The building aesthetic indicated in images (form, materiality, colour, façade modulation) is considered appropriate given that the area is transitioning, and this development is looking to create a new neighbourhood character.</p> <p>However, more information is required to understand and comment on how the proposed scheme meets Campbelltown's vision and its own design principles.</p>	<p>The reference scheme includes reduced height at the front of the site (from 18-storey building to 15 storeys) and redistributed height within the precinct in response to the Panel's comments.</p> <p>The proposed heights are consistent with the maximum building height control at the adjacent development site at 22-32 Queen Street.</p> <p>The proposal, along the adjacent development site, provides an opportunity to enhance and activate the northern entry point into Campbelltown and transform the character and amenity of northern Queen Street. This portion of Campbelltown City Centre is identified within 'Reimagining Campbelltown' as an area suitable for 'city centre living' which addresses objectives to increase density in targeted areas to provide more homes located within convenient access into the main centre of town, jobs, retail, and recreation. The proposal will deliver on this vision while creating great precinct-style development that supports its residents as well as the broader community.</p>

Connectivity needs further study and clarity, particularly to the SE and the school.	The proposal includes opportunities for future connections to adjacent sites, including the sites to the south and the school if required.
<p>Landscaping: The provision of generous and contiguous deep soil areas to support large trees and extensive planting is encouraged, particularly within the internal communal space.</p> <p>While the central landscape area has the potential to be well used as the focus of the proposal, further design development is required, particularly once the basement carpark is designed. Transitions from private to communal open spaces need to be considered.</p> <p>The Queen Street public domain interface will be essential to the proposal's overall composition.</p> <p>The proponent is encouraged to liaise with the council about this.</p> <p>The Panel suggested using the other rooftops for communal open space developments with the likely district views available.</p>	<p>The proposal provides generous deep soil and landscaping outcomes.</p> <p>The reference scheme and Urban Design Report outline the intended streetscape character along the Queen Street and function of proposed poem space. Utilisation of level changes and landscape can provide cues between the different open space uses and character - publicly accessible open space at the front of the site and communal open space at the middle and rear of the site.</p> <p>The draft site-specific DCP includes supporting provisions relating to landscaping, streetscape and open space areas.</p>
<p>Streetscape: The development has generous setbacks with deep soil to accommodate large canopy trees. These will complement any proposed new street trees in grassed and paved verges.</p> <p>The Panel encourages the proponent to work with Council to make this a great forecourt/front door to the development.</p>	<p>The proposal includes generous street setbacks, and the reference scheme demonstrates a high quality street interface with Queen Street to activate both the street frontage and linear publicly accessible open space within the site.</p> <p>The draft DCP includes supporting provisions regarding setbacks and active frontage controls.</p>
<p>Solar access: Solar access requires further study to include the impact on any future development to the south and into the internal communal space and its amenity.</p>	<p>Detailed solar studies are provided in the Urban Design Report. The studies demonstrate the proposal will achieve the minimum solar access requirements to ground level communal open space areas and will not significantly impact future development to the south of the site. Rooftop communal open space areas will receive excellent solar access.</p>
<p>Privacy: Privacy is achieved by way of building and apartment layouts.</p>	Noted.
<p>Lighting/natural/artificial: The orientation of the units allows for natural lighting across the proposal.</p>	Noted.

Ventilation: Adequate cross ventilation is accommodated across the proposal.	The proposal achieves 66% cross ventilation as outlined in the Urban Design Report, which exceeds the ADG requirement of 60%.
Wind: The orientation and layout of the proposal provides suitable protected areas from prevailing winds.	Noted.
Sustainable Design: Building and apartment orientation are consistent with passive solar design principles; deep soil areas allow for tree canopy to respond to climate.	The proposal achieves improved sustainability outcomes with generous areas of landscaping, deep soil, tree canopy and high amenity apartments.

Figure 11: Responses to CDEP Advice

5.2 Campbelltown Local Planning Panel Comments

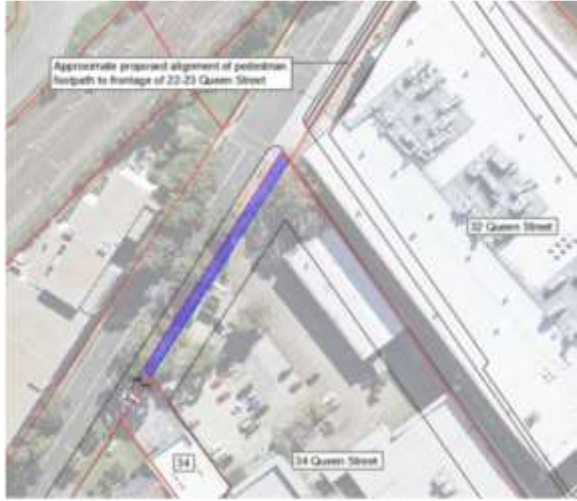
The Planning Proposal was considered by the Campbelltown Local Planning Panel (LPP) at its meeting held on 22 November 2024.

The following responses are provided below in relation to comments raised by the LPP in Figure 12 below.

LPP Comments	Response
1. The Panel acknowledges that the Planning Proposal (PP) would provide additional housing within the Campbelltown CBD and in close proximity to existing major train, bus and road infrastructure.	The Planning Proposal will facilitate approximately 395 dwellings within the Campbelltown CBD in walking distance to existing public transport, jobs and local services. The Planning Proposal will deliver increased housing supply in a well-serviced location.
2. The Panel notes and accepts the Council Officer advice provided to the Panel that the PP is generally consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy, the Greater Sydney Region Plan, the Western City District Plan, the Campbelltown Local Strategic Planning Statement and Local Housing Strategy, as well as the draft Greater Macarthur 2040 Plan.	Noted. As demonstrated in the Planning Proposal report, the proposal is consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy, the Greater Sydney Region Plan, the Western City District Plan, the Campbelltown Local Strategic Planning Statement and Local Housing Strategy, as well as the draft Greater Macarthur 2040 Plan. The Planning Proposal will deliver increased housing supply, in a highly accessible and well-serviced location, consistent with the strategic objectives Campbelltown City Centre.
3. The Panel also notes that preparation by the Council of the 'City Centre Planning and Design Framework' (Framework) building upon Council's strategic 'Re-imagining Campbelltown CBD' is imminent and will commence in	As outlined above, the Planning Proposal is consistent with the strategic planning framework and strategic objectives for the site as established in the Glenfield to Macarthur Corridor Strategy and Re-imagining Campbelltown CBD.

the near future. The PP site falls within the area to be considered by the Framework and so will form part of the wider CBD strategic work to be undertaken by Council.	Therefore, the Planning Proposal can progress concurrently with Council's strategic planning investigations for the Campbelltown City Centre as it is not inconsistent with the Council's strategic vision for the area.
4. Given the above strategic context, the Panel is of the opinion that the PP, subject to the further work identified in the Council's report to the Panel, is likely to demonstrate strategic merit.	The Planning Proposal demonstrates strategic merit.
5. The Panel accepts the Council Officer advice provided to the Panel that the PP has site specific merit but notes that this is again subject to the further work identified in the Council officer report to the Panel. The PP provides the opportunity for the urban revitalisation of the site within the Campbelltown CBD and close to transport as well as assist in creating an activated precinct at the northern end of Queen Street, linking with the approved mixed development adjoining at 22-32 Queen Street	Noted. As outlined above, the Planning Proposal has strategic merit and site specific merit. Additional work has been undertaken in response to concerns raised by Council.
6. The Council Officer report to the Panel identifies that further technical analysis is required to be undertaken by the proponent before the PP may be reported to the Council to consider whether or not the matter proceed to a Gateway determination. These technical matters include traffic impacts and flooding. In addition to the technical issues, the report to the Panel identifies that the PP and draft DCP require more refinement regarding site planning and design issues including the location, quantity and quality of publicly accessible open space and also communal open space to meet the needs of the future population on the site. Further site planning and design issues identified include opportunities for pedestrian and vehicular links to adjoining land.	<p><u>Open Space</u></p> <p>The Planning Proposal and supporting reference scheme has been revised to provide improved communal and publicly accessible open space at ground level. The planning, design and location of publicly accessible open space has been revised in response to the comments provided by Council, and the request to deliver improved communal / publicly accessible open space outcomes on the site.</p> <p>The proponent has worked with Council to prepare a revised concept plan that increases the amount of combined open space from 1,600m² to 2,600m² and aims to deliver improved activation to Queen Street. The revised concept plan also provides for improved through site connections and links to adjacent sites. Council has reviewed the revised open space approach and advised that it is an improvement on the initial open space</p>

	<p>design provided as part of the Planning Proposal.</p> <p><u>Flooding</u></p> <p>The revised Flood Study submitted to support the Planning Proposal demonstrates that flood risk can be suitably managed on the site, and future development can be located above the flood planning level. The revised flood study confirms the proposal will not result in any significant changes to flood risk, flood hazard, or impacts to adjacent properties.</p> <p><u>Traffic</u></p> <p>The Traffic Report submitted with the Planning Proposal and supplementary traffic advice confirms that the traffic assessment and assumptions are appropriate for the site, and proposal will not result in any unacceptable traffic impacts. The detailed matters outlined in Council's comments regarding access can be more appropriately assessed at the development application stage once further detail is known.</p>
7. Notwithstanding the proposals broad strategic merit, the Panel concurs that the above-mentioned additional work identified by the Council officers is required before a PP is further progressed.	Additional work outlined above has been undertaken or is being progressed in consultation with Council.
<p>8. In addition to the technical, site planning and design matters raised by the Council officers, the Panel reinforces that any PP presented for a Gateway determination should demonstrate that the potential "up-zoning" and anticipated future development on the site will provide:</p> <ul style="list-style-type: none"> Well-located, sufficient and high quality communal open space and deep soil zones at ground level, capable of accommodating and sustaining canopy trees and a range of outdoor recreation opportunities for future residents. 	<p>The Planning Proposal provides for high quality communal open space, with 34% of the total site area as communal/ publicly accessible open space – providing for a variety of spaces for residents. The proposal provides for over 30% tree canopy cover and 25% of the site as deep soil (including setbacks) which will provide improved greening and landscaping outcomes for the site.</p> <p>The Planning Proposal demonstrates that a future development is capable of complying with design criteria of the Apartment Design Guide, achieving over 70% solar access to apartments, over 60% cross ventilation,</p>

<ul style="list-style-type: none"> residential dwellings that will be consistent with the Apartment Design Guide objectives, Design Criteria and Design Guidance regarding internal amenity and environmental performance; and public physical and social infrastructure improvements/benefits identified by the Council. 	<p>compliant building separation, more than 25% of the site area as communal open space and more than 15% deep soil on site. Refer to the Urban Design Report which provides an assessment of compliance with the Apartment Design Guide.</p> <p>Following feedback from Council, a 3m land dedication along Queen Street is also to be provided. The lot boundary of the site currently extends a further 3m into the public domain compared to the adjacent lot boundaries at 32 and 34 Queen Street. The 3m land dedication will facilitate a consistent and legible public domain along Queen Street and form aligned and accessible pedestrian crossing points.</p> <p>The 3m wide land dedication to Council has been included in the draft site-specific DCP. The area to be dedicated to Council is shown in purple below:</p> 
<p>9. The Panel's advice to the Council is that any PP for the site proceed on the basis that the matters raised in items 6 and 8 have been satisfactorily addressed.</p>	<p>The matters outlined in items 6 and 8 have been satisfactorily addressed at this stage with additional work to be commenced as part of a future gateway determination.</p>
<p>10. The Panel's further advice is that the Council consider appropriate public outcomes/benefits that may be reasonably delivered by the Proponent in association with the substantial "upzoning" of the land the subject of the PP including, but not limited to, the</p>	<p>The Planning Proposal provides for improved public outcomes and benefits including:</p> <ul style="list-style-type: none"> Increased housing supply and greater housing diversity High amenity and unrestricted publicly accessible open space on the site

provision of public open space, including, unrestricted “publicly accessible” open space on the site. These agreed Council/Proponent outcomes should be formally documented as part of the PP process.	<p>(concentrated close to the Queen Street frontage)</p> <ul style="list-style-type: none"> • Activation and revitalisation of Queen Street • Enhanced landscaped setbacks and public domain improvements • Significant increase in tree canopy cover on the site • A 3m land dedication along Queen Street
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Figure 12: Responses to LPP Advice

5.3 Key Matters

A summary of key matters and responses relating to the PP are outlined in Figure 13 below.

Matters	Response
<p>Heritage</p> <p>The subject site is located adjacent to a local heritage item known as ‘Congregational Manse’ (Local Item – I32) located at 38 Queen Street, Campbelltown. The PP seeks to establish connections to the adjoining sites, including 38 Queen Street to provide a better relationship with the local area.</p>	<p>Any future work on the site would need to respond to the heritage significance of the site and establish a design that would be considered sympathetic to the local area.</p>
<p>Adjoining approved development</p> <p>The site adjoins 22-32 Queen Street, Campbelltown which has recently had a DA approved for the demolition of existing structures and for the construction of 5 residential towers across 2 podiums containing 558 apartments, ground floor commercial premises, 5 levels of basement car parking and internal access roads. The approved DA provides a total of 7,600 m2 of commercial floorspace.</p>	<p>The revised open space scheme outlines additional linkages from the site to the adjoining site at 22-32 Queen Street. The links would allow the sites to become connected and to benefit each other where residents would be able to use the facilities of both sites.</p>
<p>Open Space</p> <p>As part of the PPR submitted to Council, the proposal incorporated communal open space through the spine of the site and on the rooftops of buildings. Assessment of the open space location and distribution indicated that it would not be appropriate and a re-design would be required as the shadow</p>	<p>Following on from discussions and feedback from Council Staff the open space scheme was revised and enhanced. The revised scheme provides approximately 2,660 m2 principal open space at ground level (20 per cent of the site area) and approximately 1,810 m2 rooftop space (14 per cent of the site area). The revised totals provide a total of 34 per cent of the site area which exceeds the</p>

<p>diagrams indicated that the publicly accessible open space will be in shade for the majority of the year.</p> <p>In addition, the PPR proposed to utilise Queen Street Reserve which is located approximately 300 m north of the site, on the other side of Queen St adjacent to its intersection with Campbelltown Rd, as public open space in addition to what was provided on site. Under the original open space scheme a total of approximately 1,600m2 was provided at ground level (12 per cent of the site area) and approximately 2,080 m2 rooftop space (16 per cent of the site area).</p>	<p>Apartment Design Guide minimum requirement of 25 per cent.</p>																											
<p>Traffic and access</p> <p>During the assessment of the PPR, Councils engineers raised the following concerns:</p> <ul style="list-style-type: none">• The transport impact assessment assumes 1.0 per cent per annum growth rate of the traffic, however the population growth rate data of Campbelltown LGA is approximately 3.0 per cent and therefore, the traffic impact assessment needs to consider 3.0 per cent annual growth rate of the traffic.• Based on this, an updated traffic impact assessment needs to be provided showing the impact of the proposed development on Council local road network especially Queen Street.• There are existing line of sight issues turning left or right into Queen Street due to existing trees. As there are a significant number of vehicles accessing the proposed development, this issue will need to be addressed in the planning stage or in DA stage.	<p>JMT Consulting advised that the traffic growth rate is considered appropriate given the historical traffic data collected at nearby intersections to the site demonstrates that there has either been negative traffic growth, or negligible growth of less than 0.25% per annum over recent times. This traffic data analysis is summarised in the table below, and indicates that the 1% per annum growth rate adopted represents a conservative estimate of likely future traffic volumes.</p> <table><tr><th rowspan="2">Intersection</th><th colspan="3">AM Peak Hour</th><th colspan="3">PM Peak Hour</th></tr><tr><th>2016</th><th>2022</th><th>% Growth</th><th>2016</th><th>2022</th><th>% Growth</th></tr><tr><td>Campbelltown Road / Queen Street</td><td>3911</td><td>3847</td><td>-0.3%</td><td>4563</td><td>4588</td><td>0.1%</td></tr><tr><td>Chamberlain Street / Queen Street</td><td>1787</td><td>1653</td><td>-1.4%</td><td>1838</td><td>1859</td><td>0.2%</td></tr></table> <p>The 1% per annum growth rate is consistent with that adopted for the traffic analysis supporting the adjacent site at 22-32 Queen Street, Campbelltown. Therefore given the adopted background growth rate is consistent with that used for the adjacent site, combined with recent traffic data indicated negligible background traffic growth, the assumptions adopted are considered appropriate for further use, with no updates to the traffic modelling required.</p> <p>Additionally, sight line issues and driveway access locations would be considered at the time of a detailed DA.</p>	Intersection	AM Peak Hour			PM Peak Hour			2016	2022	% Growth	2016	2022	% Growth	Campbelltown Road / Queen Street	3911	3847	-0.3%	4563	4588	0.1%	Chamberlain Street / Queen Street	1787	1653	-1.4%	1838	1859	0.2%
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<ul style="list-style-type: none"> In addition, single point driveway access (entry and exit) needs to be reconsidered as it is likely that the traffic volume is going to increase significantly. <p>Council's comments were provided to the Applicant for further analysis to demonstrate to Council that the surrounding network would be able to accommodate the increase in traffic as a result of the PP.</p>	<p>Further consultation will occur with TfNSW during the public exhibition period.</p>														
<p>Flooding</p> <p>The PPR was accompanied by a flood study was prepared by SGC. The flood study identifies that the site is affected by local flooding from the local upstream catchment. It is also noted that Queen Street is also affected by flooding from a larger catchment area.</p> <p>Council also provided comments to the Applicant on 16 March 2023 relating to the flood information for the property. This is attached to the flood study.</p> <p>Design flood modelling was undertaken for the 1 per cent AEP design flood event. The flood levels are summarised below.</p> <table border="1"> <thead> <tr> <th>Location</th><th>1% AEP Flood Level (m AHD)</th></tr> </thead> <tbody> <tr> <td>Rear Corner – South West</td><td>63.0</td></tr> <tr> <td>Rear Corner – South East</td><td>60.8</td></tr> <tr> <td>Rear Boundary – Middle</td><td>62.0</td></tr> <tr> <td>Front Boundary – Middle</td><td>59.2</td></tr> <tr> <td>Front Corner – North West</td><td>58.4</td></tr> <tr> <td>Front Corner – North East</td><td>58.1</td></tr> </tbody> </table> <p>Preliminary consultation with EHG identified that the flood study required further updating. Concerns were raised by EHG relating to flood behaviour on the site and that significant flood affectation had not been addressed. Detailed comments from EHG are provided within this PP under Question 11.</p>	Location	1% AEP Flood Level (m AHD)	Rear Corner – South West	63.0	Rear Corner – South East	60.8	Rear Boundary – Middle	62.0	Front Boundary – Middle	59.2	Front Corner – North West	58.4	Front Corner – North East	58.1	<p>The Flood Study submitted with the Planning Proposal demonstrates that flood risk can be suitably managed on the site, and future development can be located above the flood planning level.</p> <p>However, amendments to the flood study have not yet been undertaken. It is proposed to undertake further work in relation to flooding matters prior to requesting gateway determination. The reason that the flood study will need to be updated prior to request a gateway determination is because once a gateway determination is issued, Council will be then requested to finalise the planning proposal within a limited time frame, usually within 12 months, therefore it is important to address critical matters, prior to requesting the gateway determination from DPHI.</p>
Location	1% AEP Flood Level (m AHD)														
Rear Corner – South West	63.0														
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Figure 13: Key matters for planning proposal progression

Part 6 – Project Timeline

Dates	Item
22 November 2023	Local Planning Panel advice
9 July 2024	Council endorsement
July 2024	Referral to DPHI for Gateway Determination
16 September 2024	Gateway Determination
December 2024	Public exhibition of planning proposal and referral to any required public authorities
April/May 2025	A report to Council on Submissions received
June/July 2025	Send planning proposal to DPHI for finalisation
July/August 2025	Making of LEP Amendment

It should be noted that the Council elections are proposed to be held in September 2024 and the project timeline has taken this into account.