



AGENDA FOR THE CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

6 November 2023 – 6.00pm

**Location: Council Chambers
Cnr Chapel Road and The Mall
Bankstown**

ORDER OF BUSINESS

APOLOGIES AND DECLARATIONS

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

DARANI / BANKSTOWN WARD

1 80 & 80A North Terrace, Bankstown

Subdivision to allow road closure of Terrace Lane under Roads Act,
1993 and creation of one (1) new lot 3

BUNYA / REVESBY WARD

2 Unit 1, 2 Louie Street, Padstow

Change of use of Unit 1 to a place of public worship 25

BUDJAR / CANTERBURY WARD

3 Planning Proposal for 11 Harp Street, Campsie (RZ3/2019) 47

Canterbury Bankstown Local Planning Panel - 06 November 2023

ITEM 3	Planning Proposal for 11 Harp Street, Campsie (RZ-3/2019)
APPLICANT	Urbis
OWNERS	Neetan Investments
AUTHOR	Corporate

PURPOSE AND BACKGROUND

The purpose of this report is to seek the Local Planning Panel's advice on proposed changes to the *Canterbury Bankstown Local Environmental Plan 2023*.

Council is in receipt of a Planning Proposal for the site at 11 Harp Street, Campsie. The application includes the acquisition of 5 and 11A Elizabeth Street, to provide vehicular access to the proposed private hospital on the site.

The site is zoned IN2 Light Industrial and currently comprises a car storage facility on a filled platform approximately 8 metres above street level. The Planning Proposal seeks to include *Health Services Facility* and *Hotel and Motel Accommodation* as an Additional Permitted Use on the site, in order to enable development of a private hospital and supporting Medi Hotel, as well as amend the maximum permissible FSR from 1:1 to 2.1:1, and introduce maximum building heights to the site ranging from 16.5 metres to 38.5 metres to allow for a 3 to 10 storey private hospital and health precinct. There is currently no maximum building height for this site.

The Planning Proposal is supported by a Letter of Offer which outlines the Applicant's in principle commitment to provide a monetary contribution towards the design and construction of new cycleways in Campsie and pedestrian improvements in the vicinity of the site to improve access for users of the site in the future.

The redevelopment of the site for a new private hospital and health precinct will have significant positive social, economic and health related benefits. Approximately 425 Full Time Equivalent staff will be employed once operational and the private hospital will provide health services to support the nearby Canterbury Public Hospital, including provision of health services not offered at the existing public hospital. At present there are no operational private hospitals in the Canterbury Bankstown LGA and there is strong demand for such health facilities to operate within the LGA.

A detailed assessment of the application indicates that there is strategic and site-specific merit to proceed to the next step in the plan making process and seek Gateway approval from the Department of Planning and Environment (DPE). Council will prepare a site-specific Development

Control Plan (DCP) that will set out the detailed planning and development controls for the site and would be exhibited concurrently with the Planning Proposal.

ISSUE

In accordance with the Local Planning Panels Direction, issued by the Minister for Planning and Public Spaces in 2018, the Canterbury Bankstown Local Planning Panel is requested to provide advice for Council's consideration on whether a Planning Proposal for the site 11 Harp Street, Campsie should proceed to the Department of Planning and Environment for a Gateway Determination.

RECOMMENDATION that -

1. The application to amend the *Canterbury Bankstown Local Environmental Plan 2023* proceed to the Department of Planning and Environment for a Gateway Determination, subject to the matter being reported to Council for a resolution to proceed and the following matters being addressed prior to exhibition:
 - a. Updated Traffic Impact assessment
 - b. Site Auditor to be engaged to review the site contamination documentation
2. Council prepare a site specific DCP Amendment as outlined in Section 4 of this report and exhibit the DCP Amendment.
3. A draft Planning Agreement be prepared and exhibited, subject to the following:
 - a. Council undertakes further negotiations with the developer to seek increased public benefits, to confirm the total value of each works and monetary contribution item in the Letter of Offer. This may include further analysis and an independent peer review being undertaken by Council prior to exhibition.
 - b. Council engages with NSW Health and Transport for NSW to understand opportunities for pedestrian and cycling connectivity improvements between the site and the Canterbury Public Hospital and require the draft Planning Agreement to progress concept plans at a future date.
4. Subject to the issue of a Gateway Determination, Council prepares and exhibits the planning proposal, draft site specific DCP and draft Planning Agreement and the matter be reported to Council following the exhibition.

Council seek authority from the Department of Planning and Environment to exercise the delegation in relation to the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.

ATTACHMENTS

[Click here for attachments A-R](#)

- A. Applicant's Planning Proposal (October 2023)
- B. Applicant's Draft Letter of Offer (September 2023)
- C. Applicant's Response to Greater Cities Commission with Draft Guiding Principles Industrial Land Review (September 2023)
- D. Applicant's Statement on Site Contamination and Remediation (September 2023)
- E. Applicant's Updated Flood Advice Memo (September 2023)

- F. Correspondence from Sydney Local Health District (July 2023)
- G. Site Survey Plan
- H. Applicant's Urban Design Report (August 2020)
- I. Applicant's Community Context Review (2019)
- J. Applicant's Economic Impact Assessment (2019)
- K. Applicant's Servicing Strategy Report (2019)
- L. Applicant's Fire Engineering Letter (2019)
- M. Applicant's Acoustic Review (2019)
- N. Transport for NSW Referral Comments and Council's Traffic Engineer Comments (2019)
- O. Peer Review of Traffic Impact Assessment (December 2020)
- P. Applicant's Traffic Impact Assessment (August 2019)
- Q. Council's Urban Design Referral Comments (July 2023)
- R. Council's Revised Urban Design Scenarios (July 2023)

POLICY IMPACT

Council's adopted Local Strategic Planning Statement (LSPS) – 'Connective City 2036' guides the future growth and development of the City of Canterbury Bankstown to 2036. The proposal responds to the key directions by reinforcing the role of Campsie as a Strategic Centre and supporting the development of the Eastern Lifestyle and Medical Precinct through social infrastructure in close proximity to Campsie and along the Corridor between Campsie and Kingsgrove. The proposal will also facilitate achievement of Evolution Three – Places for Commerce and Jobs by promoting employment growth near the Campsie Master Plan area and providing health services to support the growing population envisaged in Evolution 6 – Urban and Suburban Places, Housing a City from the LSPS. The proposal, if developed, is anticipated to contribute 425 jobs, during the construction and operation of the Health Precinct which will indirectly assist with the 2,700 target established in the Campsie Master Plan.

The proposal also aligns with the following planning priorities within the South District Plan which identifies that Canterbury Bankstown LGA will accommodate 70% of population growth in the South District, and that planning must provide services and social infrastructure to meet this growth and changing needs. The proposal which comprises a health services facility and associated ancillary hotel and motel accommodation will facilitate employment growth in Campsie which is identified in the District Plan as is the principal underlying economic goal for metropolitan and strategic centres.

- Planning Priority S3 – Providing services and social infrastructure to meet people's changing needs.
- Planning Priority S4 – Fostering healthy, creative, culturally rich and socially connected communities.
- Planning Priority S9 – Growing investment, business opportunities and jobs in strategic centres.

FINANCIAL IMPACT

There is little impact to Council for this proposal as it is supported by a Letter of Offer that ensures appropriate infrastructure upgrades are provided to accommodate the intensification of the site for the public interest. The infrastructure upgrades proposed will be delivered through a planning agreement as outlined in this report in addition to ordinary conditions of any development approval.

COMMUNITY IMPACT

- This application will enable the delivery of a new private hospital and associated hotel accommodation that will operate ancillary to the health use on the site that aligns with the strategic vision set out in Council's LSPS. The proposal will deliver a number of positive social, economic and health related benefits to the surrounding community and broader city.
- There are currently no operational private hospitals within Canterbury Bankstown Local Government Area (LGA). There is an unmet demand for private hospital beds in the LGA which this proposal will assist with filling.
- If a development is realised, the subject planning proposal will facilitate at least 425 direct FTE jobs during construction and operation, including skilled medical related professional roles and essential support jobs and act as a catalyst for future investment in health and allied services in Campsie.
- The building will have a significant change to the existing built form of the current development on the site and will change the character of the surrounding area. While the change will be significant when compared to the currently minimal development on the site, the planning proposal and associated Development Control Plan will ensure that the redevelopment is sensitive to the adjoining residential interfaces, and less intrusive in terms of industrial activity interfacing with residential development.
- The planning proposal includes a Letter of Offer that will include provision of pedestrian upgrades and a monetary contribution towards delivery of a future cycleway in Campsie as well as stormwater upgrades and provision of roundabouts.

DETAILED INFORMATION

1. SITE DESCRIPTION

The subject site (site) at 11 Harp Street, Campsie comprises the following properties as shown in **Figure 1** and **Table 1**.

Property Address	Property Description	Current Zone	Site Area
11 Harp Street, Campsie	Lot 3 DP270114	IN2 Light Industry	29,996m ²
5 Elizabeth Street, Campsie	Lot 1051 DP789344	IN2 Light Industry	2,238m ²
11A Elizabeth Street, Campsie	Lot 14 DP262535	IN2 Light Industry	2,739m ²
Total			34,973m ²

Table 1: subject site details

The site has a frontage of 22.5 metres to Harp Street, and a depth of 377 metres. The site currently comprises a car storage facility on a filled platform approximately 8 metres above street level.

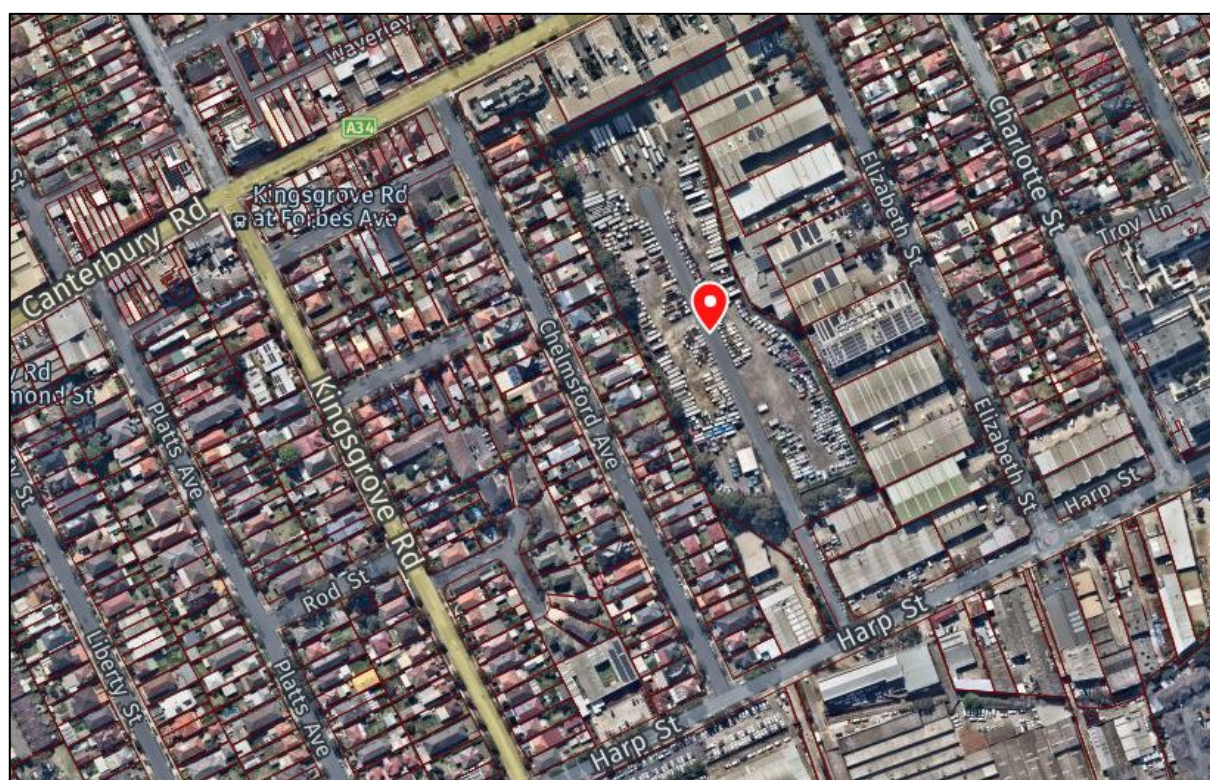


Figure 1: Site Map – 11 Harp Street, Campsie

Photos of the site and surrounding area are provided below.



Photo 1: View of the entrance to the site looking south towards Harp Street



Photo 2: The south eastern part of the subject site



Photo 3: The north eastern corner of the site with residential flat buildings on the adjoining site to the north that front to Canterbury Road



Photo 4: The current use of the site for storage of trucks and other vehicles, view looking south along the existing central access driveway



Photo 5: Harp Street looking west near Elizabeth Street

2. PROPOSAL

In August 2019 Council received an application to amend the *Canterbury Local Environmental Plan 2012* to facilitate an integrated health precinct (private hospital development) at 11 Harp Street, Campsie. Further, in July 2020 the applicant submitted a revised application in response to Council's preliminary assessment.

A brief outline of the history of this planning proposal is provided below:

- September 2018 and June 2019 – Pre-lodgement meetings held with Council. Council Officers write to the applicant advising strategic and site specific issues will require further consideration before lodgement.
- August 2019 – Planning proposal lodged with Council. Council commences assessment.
- July 2020 – Planning proposal is revised at Council's request to remove the initially proposed seniors living accommodation element of the proposal.
- April 2021 – Council writes to the applicant advising the proposal has strategic merit and aligns with the LSPS and requests additional information to address contamination, traffic, urban design, geotechnical and flooding matters to enable Council to finalise its assessment.
- June 2021 – Council meets with the Greater Cities Commission (GCC) to discuss the proposal and implications for the 'retain and manage' approach to industrial/urban services land. GCC representatives advise Council and the proponent to wait for the outcome of the Industrial Lands Policy Review.
- November 2021 – Council meets with applicant to advise on GCC's response and to wait Industrial Lands Policy Review. GCC advise the Policy Review is due 'early 2022'.
- June 2022 - Industrial Lands Policy Review released by the GCC.
- December 2022 – Council meets with the applicant to discuss pathway forward following release of the GCC's Policy Review.

- September 2023 – Revised planning proposal including response to GCC's Industrial Lands Policy Review is provided to Council by the applicant.

The revised application as lodged in September 2023 intends to amend the *Canterbury Bankstown LEP 2023* to enable redevelopment of the site, to facilitate a private hospital and health precinct development comprising the following elements:

- A mix of 3-10 storey building envelopes providing a total Gross Floor Area of approximately 64,734m² across six (6) buildings that will accommodate the following uses:
 - Private Hospital comprising approximately 200 beds;
 - Hotel accommodation referred as a 'Medi Hotel' comprising approximately 100 rooms;
 - Integrated Ambulatory Health Hub (i.e. Renal Dialysis, Chemotherapy etc)
 - Rehabilitation and Respite Care
 - Hospital Based Childcare Centre comprising approximately 150 spaces
 - Medical Centre and Specialist Suites
 - Day Procedure Centre
 - Clinical Teaching and Learning Centre, and
 - Clinical Support Services (i.e. Diagnostic Imaging, Pathology, Pharmacy).
- A maximum building height ranging from 16.5m to 38.5 metres to Harp Street.
- Consolidated basement providing parking for approximately 700 vehicles.
- Large centrally located public park, providing open space for patients, visitors, and employees.

The concept development proposal envisages the health services and 'Medi Hotel' use occupying 11 Harp Street with 5 and 11A Elizabeth Street being used solely for vehicle access, possible car parking or drop-off, pedestrian and cycling access, signage, lighting and landscaping.

To facilitate the proposed uses within an IN2 Light Industrial zone, the planning proposal seeks to include *Health Services Facility*, and *Hotel or Motel Accommodation* as additional permitted uses pursuant to Schedule 1 of the *Canterbury Bankstown LEP 2023*. Furthermore, a Part 6 Local Provision will be included to ensure that the 'Medi Hotel' operates as a use ancillary to a Health Services Facility on the site for patients that have either recently received care that no longer require constant medical supervision or persons booked in for medical services that require accommodation near the health services facility. Families of the patients may also stay in the Medi Hotel, with the eligibility criteria to be determined by the Medi Hotel provider. The detailed provisions of the Medi Hotel will be addressed via the site-specific DCP.



Figure 2: Applicant's render of the initial concept development for the site: ariel view from Chelmsford Avenue, Campsie (Dated August 2019)

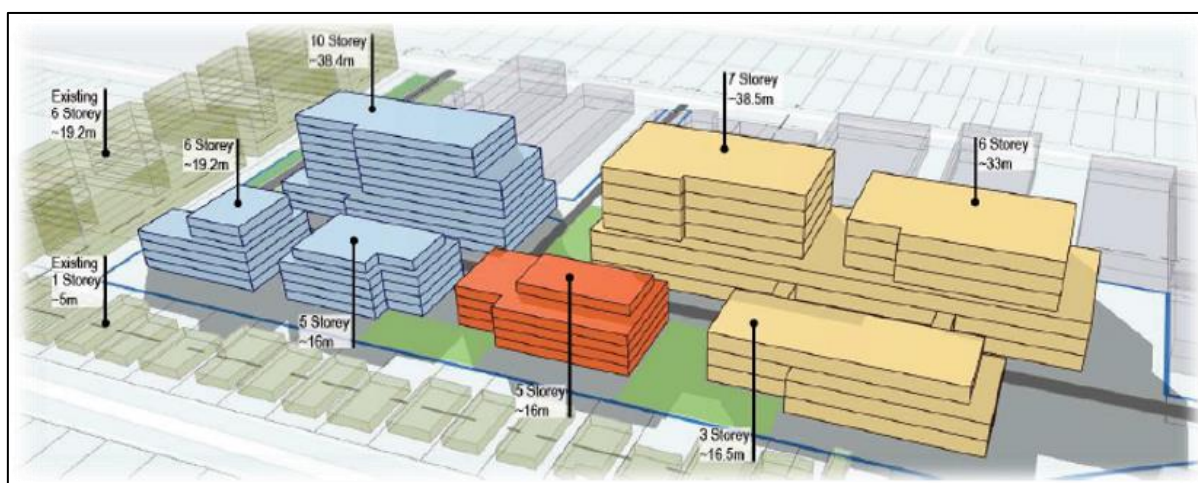


Figure 3:

The revised development scheme as developed through Council's Urban Design Review and Assessment and adopted by the proponent (Dated September 2023)

A site-specific draft Development Control Plan (DCP) has not been submitted by the applicant, however it is intended that the draft DCP will be prepared by Council and made available for public comment during a future public exhibition period, with the aim to exhibit it alongside the planning proposal.

A description of the objectives and intended outcomes of the application is provided in Table 2. A summary of the current controls and proposed changes to CBLEP 2023 is provided in Section 3.

Table 2: Description of proposed LEP amendments – proposed additional permitted use and outcomes

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
Additional Permitted Use	Amend Schedule 1 to include <i>Health Services Facilities</i> , and <i>Hotel or Motel Accommodation</i> as a permissible land uses.
Floor Space Ratio	Update the Floor Space Ratio Map for an FSR of 2.1:1 to reflect the proposed maximum Gross Floor Area of 64,734 m ² on the site.

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
Height of Buildings	Update the Building Height Map to introduce a maximum building height, accommodating buildings ranging from three (3) to ten (10) storeys, with heights ranging from 16.5 metres to 38.5 metres;
Additional Local Provision	Update Part 6 Additional Local Provisions - Use of hotel or model accommodation referred as a 'Medi Hotel' on the subject site, provided it is ancillary to a Health Services Facility and operates in a way that serves the health services facilities on the site, not for general hotel accommodation.

Throughout the assessment of the proposal, additional information submitted by the applicant at Council's requests which has addressed the matters raised by Council. The planning proposal demonstrates strategic and site-specific merit to proceed to a Gateway determination. As outlined in this report, some additional information is required from the applicant and should be submitted, prior to public exhibition of the planning proposal.

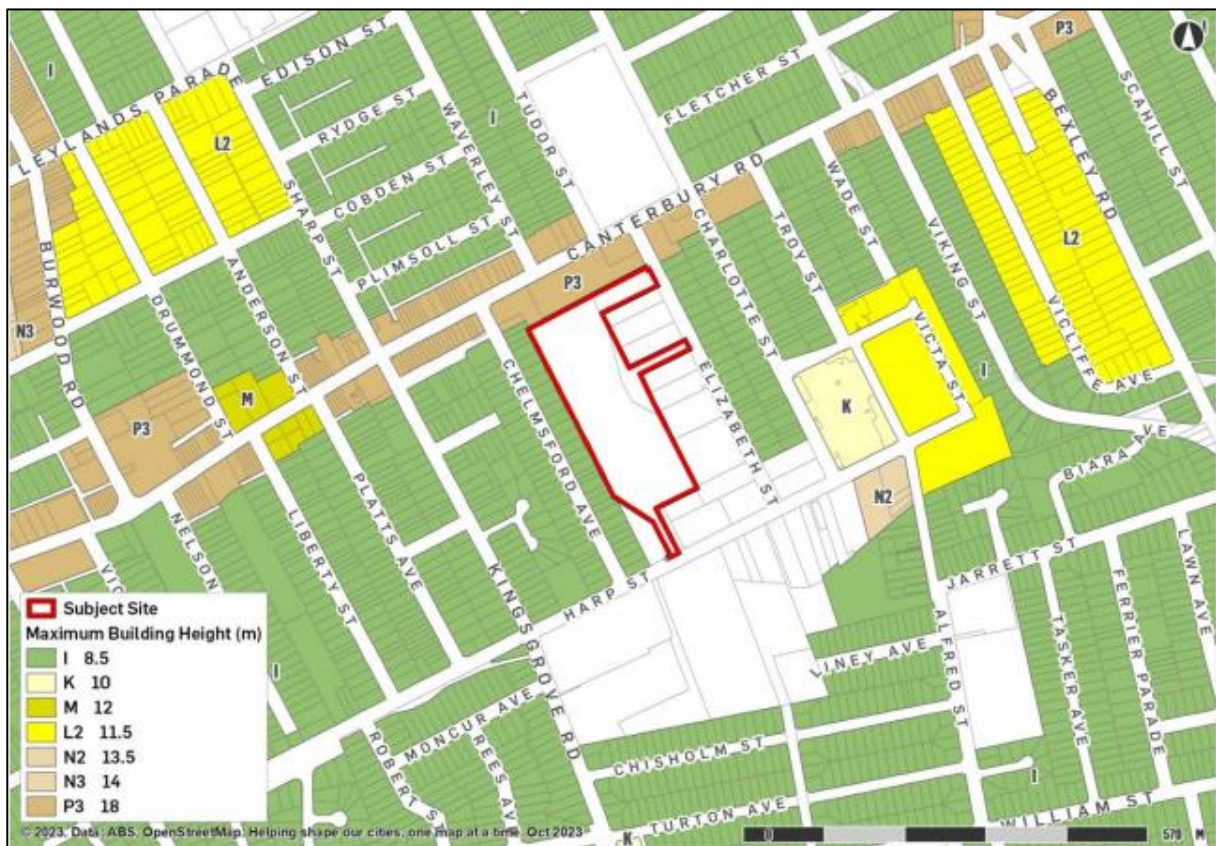
The existing and proposed LEP maps in connection with this planning proposal are shown below.



Figure 4: Existing Zoning Map – to remain unchanged



Figure 5: Proposed Additional Permitted Uses Map



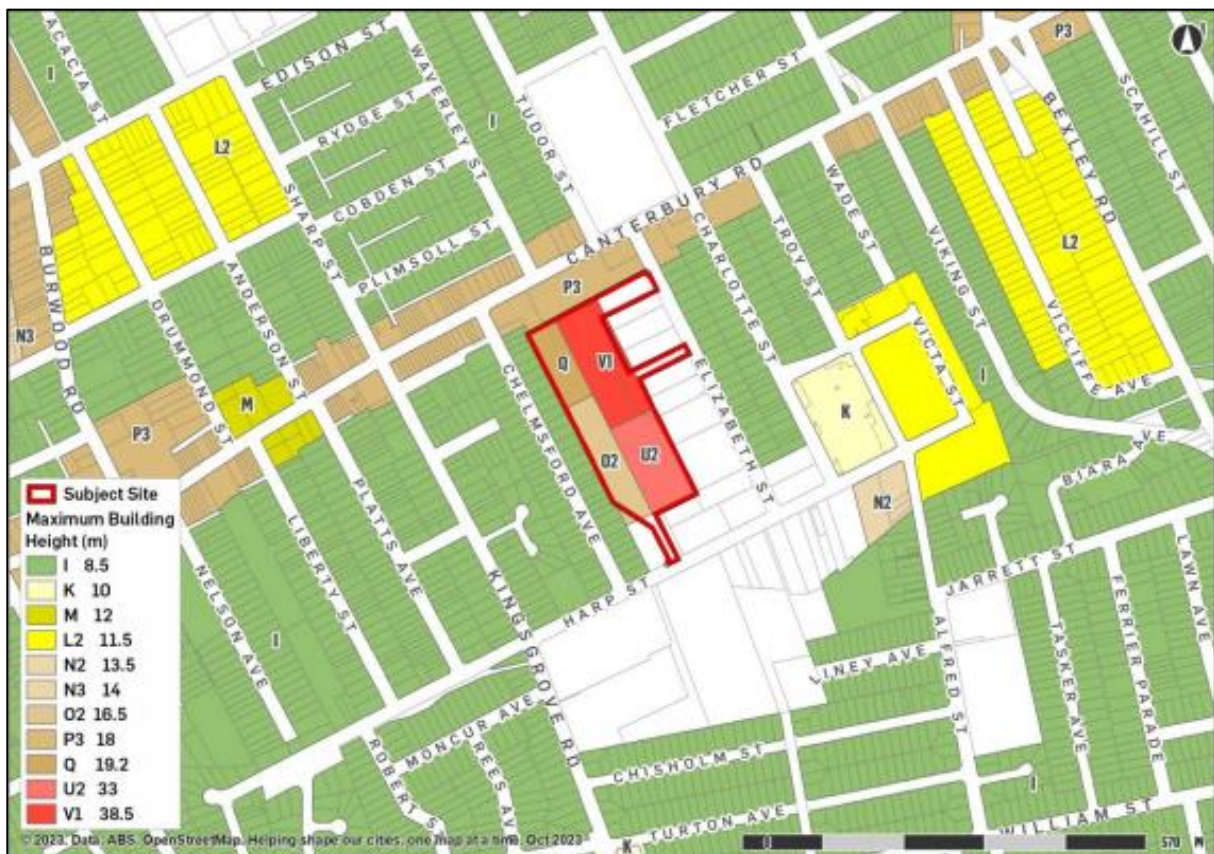


Figure 6: Existing (above) and Proposed (below) Height of Buildings Map





Figure 7: Existing (above) and Proposed (below) Floor Space Ratio Map

2.1 Letter of Offer to enter into a Planning Agreement

The applicant has submitted a Letter of Offer, at Council's request, that comprises the following items agreed in principle between the developer, Neetan Investments Pty Ltd, and Council:

- A reasonable local monetary contribution to be provided toward the construction of, or improvements to local infrastructure and the public domain in the vicinity of the Land.
- Footpath upgrades along Harp Street and surrounding streets (ie Elizabeth Street), to provide improved connectivity to Clemton Park and Canterbury Hospital, as well as assisting with secondary vehicle access. Also, provision of various Pedestrian Crossing upgrades.
- Construction of Roundabout on Elizabeth Street/Harp Street.
- Provision of Cycleways in accordance with Key Route 7 of the Active Transport Action Plan – Croydon Park to Earlwood North/South link.
- Provision of vehicle access to Elizabeth Street - via acquisition of Nos 5 and 11A Elizabeth Street.
- Public Park on site - retained in private ownership with an easement for public access.
- Provision of floor space to allow Council, or affiliated organisations access to facilitate services/programs.
- Funding of design and/or construction of potential footbridge over Canterbury Road (subject to consultation with Transport for NSW).
- Upgrades to Stormwater Drainage.

Subject to the resolution of Council, a draft Planning Agreement will be progressed by Council subject to agreement being reached on the above public benefit offer items. The further negotiations with the developer and assessment undertaken by Council may also result in the above items being amended and/or additional public infrastructure and benefit items being added to a draft Planning Agreement. Refer to Section 4.6 for details of the monetary value of the proposed public benefit offer.

3. SUMMARY

Based on the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Department's guidelines, the following key policies are relevant to Council's assessment of the application:

- Greater Sydney Region Plan 'A Metropolis of Three Cities'.
- South District Plan.
- State Environmental Planning Policies.
- Section 9.1 Ministerial Directions.
- Canterbury Bankstown Council's *Local Strategic Planning Statement 'Connective City 2036'*.
- The Department's Local Environmental Planning Making Guideline (August 2023).

In relation to the proposed amendments to the *Canterbury Bankstown Local Environmental Plan 2023* (CBLEP 2023), Council's assessment findings indicate, as summarised in Section 5 below and detailed in the Applicant's Planning Proposal at Attachment A, that the application demonstrates strategic merit as it will:

- Provide a new 200 bed private hospital use on the site that directly aligns with the Council's LSPS intent for an Eastern Lifestyle and Medical Precinct and fills an important gap in health infrastructure where no private hospital currently exists in the Canterbury Bankstown LGA. Sydney Local Health District has advised that there is support in principle for the development of the site to facilitate a health precinct, noting that the establishment of synergistic health services in close proximity to Canterbury Hospital aligns with the Campsie Town Centre Master Plan.
- Contribute 425 jobs towards the growth target in the LSPS and South District Plan, specifically knowledge intensive jobs linked to health and medical services.
- Deliver a building envelope that will facilitate a private hospital use and that is compatible with the adjoining residential and industrial zonings.

- Contribution towards improved pedestrian activity and establishing new cycling connections within the surrounding area.

Table 3 below summarises the current controls and the changes proposed by the revised application.

	Current controls	Proposed controls
Zone	IN2 Light Industry	IN2 Light Industry
FSR	N/A	Maximum FSR of 2.1:1 for Health Services Facilities and Hotel and Motel Accommodation.
Building height	12m	16.5 metres – 38.5 metres
Minimum subdivision lot size	N/A	N/A
Additional Permitted Uses	N/A	Additional Permitted Use – Health Services Facilities and Hotel or Motel Accommodation.
Part 6 Additional Local Provision	N/A	Additional Local Provision – Use of Medi Hotel on subject site, provided it is ancillary to a Health Services Facility.

Table 3: summary of current and proposed controls

The strategic and site-specific merit of the proposal can be met subject to implementing the recommendations of this report and as follows in Section 4.

4. ASSESSMENT

4.1 Consistency with Strategic Planning Framework

4.1.1 Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan was released by the former Greater Sydney Commission in March 2018. It provides a 40-year vision for the Greater Sydney area and is designed to inform district and local plans and the assessment of Planning Proposals.

The Greater Sydney Region Plan identifies several key objectives around the need to ensure communities are healthy, resilient, and socially connected – while improving housing supply to all groups in the community. The proposal will facilitate economic investment in the Canterbury Bankstown LGA during the construction and operational phases and provides a new hospital facility where there is demonstrated need and a lack of any operational private hospital facilities in the LGA currently (see Section 4.1.2).

The Planning Proposal is consistent with several planning objectives in the Plan. These include:

- **Objective 4:** Infrastructure use is optimised;
- **Objective 6:** Services and infrastructure meet communities' changing needs;
- **Objective 7:** Communities are healthy, resilient, and socially connected;
- **Objective 14:** A Metropolis of Three Cities - integrated land use and transport create walkable and 30-minute cities;
- **Objective 21:** Internationally competitive health, education, research, and innovation precincts;
- **Objective 22:** Investment and business activity in centres.

4.1.2 South District Plan

The former Greater Sydney Commission released the South District Plan on 18 March 2018 to give effect to the Greater Sydney Region Plan. The South District Plan contains priorities and actions to guide the development and planning of the South District – while improving its social, economic, and environmental assets.

The redevelopment of the subject site will provide 425 FTE jobs and will increase opportunities for social interaction on the site as well as a significant health infrastructure investment, which aligns with the following South District Planning Priorities:

- Planning Priority S3 – Providing services and social infrastructure to meet people’s changing needs.
- Planning Priority S4 – Fostering healthy, creative, culturally rich, and socially connected communities.
- Planning Priority S8 – Growing and investing in health and education precincts and Bankstown Airport trade gateway as economic catalysts for the District;
- Planning Priority S9 – Growing investment, business opportunities and jobs in strategic centres.

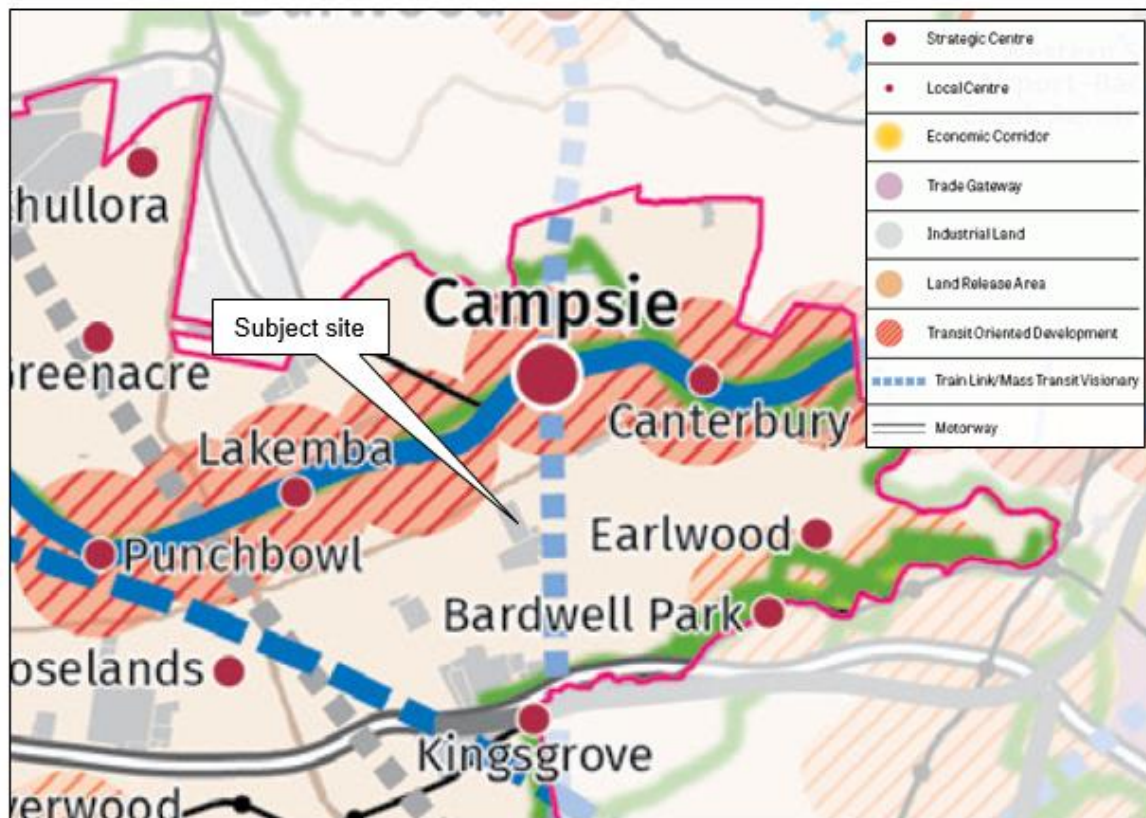
The application will facilitate delivery of transit-oriented development and co-locate facilities and social infrastructure which is consistent with the principles for strategic centres in the South District Plan and will contribute to the 30-minute city vision of the Plan by providing employment opportunities and a new health services facility in Campsie.

The site is well connected to existing and future public transport infrastructure that will serve the future workers at the private hospital. The site is located in close proximity to the Campsie Town Centre, Canterbury Hospital, as is within 1.2 km of Campsie Station, which will be a future Metro Station and have high frequency metro train services that will provide connections with the Sydney Metro and Trains network. The site is also in walking distance to Canterbury Road which is a strategic bus route that provides services to the surrounding area of Campsie and key centres to the north and south, including Burwood and Rockdale.

The location of private hospital services in Campsie will support the growing needs of the community. This is especially important as the Canterbury Bankstown LGA will need to accommodate a significant portion of future population growth as identified in the South District Plan and the 50,000 dwelling target of the Canterbury Bankstown Housing Strategy and targeted growth in the draft Campsie Master Plan (6,360 dwellings and 2,700 jobs).

Through preliminary conversations, Sydney Local Health District has advised that there is support in principle for the development of the site to facilitate a health precinct, noting that the establishment of synergistic health services near Canterbury Hospital aligns with the Campsie Town Centre Master Plan.

Figure 8:
Structure
Plan for the
South
District
(Source:
South
District
Plan, page
11)



4.1.4 GCC – Industrial Retain and Manage Policy Review

The Greater Cities Commission's draft Guiding Principles for industrial lands, published in June 2022, were developed following consultation and technical analysis as a part of the Industrial Lands 'Retain and Manage' Policy Review.

The draft Guiding Principles build on the strategies and principles in the Greater Sydney Region Plan and provide clarity on 'managing' industrial lands that respond to the changing nature of land use needs in Greater Sydney. They provide a draft strategic framework to assist councils planning for 'retain and manage' categorised industrial land. They address:

- Securing capacity of industrial and urban services land;
- Supporting sustainability;
- Optimising diverse supply chains supported by infrastructure;
- Boosting economic activity to support current and emerging industries;
- Encouraging innovation;
- Providing business certainty;
- Servicing population needs; and
- Consideration of transition to alternative uses.

The applicant's submission prepared by Urbis dated September 2023 provides as a response to both the draft Guiding Principles of June 2022 and Information Note of March 2023. Please refer to Table 4 and Attachment C.

Table 4: Applicant's submission prepared by Urbis dated September 2023 – Response to Draft Guiding Principles

Draft Guiding Principle	Applicant's Response
Securing capacity of industrial and urban services land <i>"Ensure there is sufficient industrial land and allowable floor area, of the right types, to meet the State's needs now and in the future."</i>	<p>The proposal for the subject site is aligned to the expected future employment landscape of the Canterbury-Bankstown LGA, by creating health-related employment floorspace to meet growing demand, in place of industrial zoned land that is forecast to receive lower demand than most other land uses.</p> <p>As at January 2018, there were 968 hectares of zoned industrial land in the Canterbury Bankstown LGA, of which 31 hectares was undeveloped. This undeveloped land is estimated to be able to provide a 311-year supply of industrial land for the LGA, based on TfNSW annual employment projections and assuming an average utilisation of the land for general industrial use.</p> <p>The proposed rezoning of the subject site will result in the withdrawal of 3 hectares of industrial zoned land from the LGA. This withdrawal is expected to be well accounted for within the LGA by 109,200 m² of vacant industrial floorspace (as at July 2019). It is noted that the planning proposal does not rezone the land and the underlying industrial zoning will remain should the planning proposal and its LEP Amendment be finalised and made.</p> <p>The planning proposal aligns with the draft guiding principle.</p>
Supporting sustainability <i>"Industrial lands Policy should align with government environmental objectives and community expectations including minimising commute and delivery times, enabling</i>	<p>The proposal shall have negligible direct impact on the supply and demand for industrial lands within the local and regional context. Rather, the proposed development for allied purposes is strategically aligned with:</p> <ul style="list-style-type: none">▪ <i>Key recommendations set out in Council's LSPS and associated Employment Lands Strategy, with a key direction of Council to advance the Eastern Lifestyle and Medical Precinct. The need to</i>

<p>efficient freight and logistics networks, and minimising environmental and social impacts.”</p>	<p>support a health and medical precinct around Canterbury Hospital were significant recommendations.</p> <ul style="list-style-type: none"> ▪ <i>Identified community health needs</i> - The precinct provides an opportunity to expand the existing health services provided locally so that local residents only travel for services that cannot be supported locally due to the highly specialised nature or complexity of care that is required. <p>The planning proposal aligns with the draft guiding principle.</p>
<p>Optimising diverse supply chains supported by infrastructure “Ensure that Greater Sydney’s freight network (including trade gateways and corridors) and businesses’ access to intermediate goods and services are efficient and resilient.”</p>	<p>The proposal shall have negligible direct impact on the supply and demand for industrial lands within the local and regional context. Furthermore, the site in its current industrial context is delivering minimal direct and indirect investment, trade and employment outcomes.</p> <p>The planning proposal aligns with the draft guiding principle.</p>
<p>Boosting economic activity to support current and emerging industries</p>	<p>The proposed medical development at the subject site is estimated to generate 425 jobs on site under full operation, based on analysis provided by Neetan Investments. This job outcome represents:</p> <ul style="list-style-type: none"> ▪ a 420-job uplift compared to the current site operations, accounting for 2% of the projected employment for the LGA to 2036 ▪ 155 more jobs compared to an average general industrial use of the site. <p>Council’s Employment Land Strategy 2021, and in turn the District Plan, has acknowledged the district effectively is transitioning from manufacturing to professional, high-tech, scientific and creative industries, and ancillary distribution and warehousing. Increasing the number of jobs in health and education and population-serving industries has been cited as particularly important as the District’s historically strong industrial base is in decline.</p> <p>The planning proposal aligns with the draft guiding principle.</p>
<p>Encouraging innovation “Ensure industrial sites are adaptable to the evolving needs of the users, including the need for greater diversity and intensity of use and changing industry characteristics.”</p>	<p>The site itself has not considered to be suitable for industrial purposes into the future, rather it has planned since at least as far back as 2009 to transition to an emerging health precinct following the closure of the former Sunbeam factory to the east which has since been redeveloped into a residential and retail mixed use apartment development. There is opportunity (and community need) to see innovation achieved through a managed transition to health and related activities.</p> <p>Given the area is in transition with significant new development occurring along Canterbury Road including the emergence of a new medical hub being formed around the existing Canterbury Hospital, it is considered that the proposed allied health precinct will form a strong mutual connection and complement the nearby Canterbury Hospital, encouraging additional employment opportunities within the area.</p> <p>The planning proposal aligns with the draft guiding principle.</p>
<p>Providing business certainty “Ensure consistency and clarity regarding the function of each industrial area, including</p>	<p>Council’s LSPS has sought to confirm a clear strategic direction for this area and more specifically a managed transition across to an emerging health precinct.</p> <p>This is considered to be entirely aligned with the strategic direction established under the South District Plan – for increasing the number</p>

<p><i>their economic relationship with activity centres, to send clear market signals that foster business investment and productivity.”</i></p>	<p>of jobs in the health, education and scientific and professional industries, as well as population-serving industries will underpin the District's economy.</p> <p>The proposal is aligned with a planned, deliberate and managed transition of this site from a historical land uses.</p> <p>The planning proposal aligns with the draft guiding principle.</p>
<p>Servicing population needs <i>“Households and businesses should have access to the goods and services they need and access to local employment opportunities.”</i></p>	<p>As set out above, the proposed medical development at the subject site is estimated to generate 425 jobs on site under full operation, based on analysis provided by Neetan Investments. This job outcome represents:</p> <ul style="list-style-type: none"> ▪ a 420-job uplift compared to the current site operations, accounting for 2% of the projected employment for the LGA to 2036 ▪ 155 more jobs compared to an average general industrial use of the site. <p>The planning proposal aligns with the draft guiding principle.</p>
<p>Consideration of transition to alternative uses <i>“Transition of industrial lands to other uses, but only where the other seven draft Guiding Principles would not be compromised. If an industrial area (or part) is identified for possible transition to an alternative use, prioritisation must first be considered for other employment uses.”</i></p>	<p><u>The precinct has long been planned to transition</u> Towards 2032 – City of Canterbury Economic Development and Employment Strategy (Strategy) was prepared in 2009 for Council. It examined employment lands within Canterbury LGA and recommended economic and employment development strategies, with a 30-year time horizon. The strategy specifically referenced the need for a review of the zoning regiment, following the (then) completion of the neighbourhood centre at the Sunbeam site.</p> <p>Further, the following direction and priority action recommendations were provided:</p> <ul style="list-style-type: none"> ▪ Precinct 1 - Strategy Direction – consider the future of this area for low-risk, medium density housing, medical related business, and a small Neighbourhood centre, adjacent to light industry ▪ Action P 27 - ‘Redeveloping Harp Street and Canterbury Road — Restructure the Harp Street Precinct and surrounds to create a mixed use and medical precinct <ul style="list-style-type: none"> • Alignment with LSPS • Consistent with South District Plan • Strategic outcomes/alignment with ‘retain and manage’ principle <p>The planning proposal aligns with the draft guiding principle.</p>

4.1.5 Employment Zones Reform

In May 2021, the Department of Planning and Environment proposed to replace the existing business and industrial zones with five employment zones and four supporting zones under Standard Instrument (Local Environmental Plans) Order 2006. DPE developed and finalised the employment zones based on quantitative and qualitative evidence to:

- maximise productivity while minimising land use conflicts and ensuring they are fit for purpose
- address current barriers within the planning system that limit the ability of businesses to establish, expand or adapt
- better support councils in the delivery of the strategic vision contained in their Local Strategic Planning Statements and background studies.

In December 2021, the Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021 came into force. The new employment zones were introduced into 134 LEPs through six self-repealing SEPPs on 16 December 2022 which commenced on 26 April 2023. Council has until 26 April 2025 to introduce the new employment zones in the CBLEP 2023.

The existing IN1 and IN2 Industrial zones will be combined and renamed as E4 General Industrial. The new E4 zone will be the primary zone for industrial precincts, and its objective will be to provide a wide range of industrial, warehouse, logistics and related land uses that encourage employment opportunities.

Council has not yet adopted an approach for rezoning employment zones within the LGA under the new framework and will progress with the amendment to the CBLEP 2023, and exhibit a planning proposal likely in 2024 to seek community feedback, before the Minister finalises and makes the changes.

4.1.3 Local Strategic Planning Statement – ‘Connective City 2036’

The Planning Proposal is consistent with Council’s LSPS and will make an important contribution towards realising the vision for Campsie to Kingsgrove as an ‘Eastern Lifestyle and Medical Precinct’ (see Figure 9).

One of the central components of this vision is optimising and leveraging the existing medical and support services, retail, and other commercial services along Canterbury Road to create an extended and cohesive medical precinct. Industrial land in the vicinity of Kingsgrove Road, Canterbury Road and Harp Street has been specifically earmarked as a potential location for the transformation of the extended hospital precinct, inclusive of allied health services. This would achieve consistency with what is set out in the District Plan in relation to the Industrial Lands Retain and Manage approach.

The proposal will provide a modern health facility that meets the community’s health needs and supports knowledge intensive jobs. The redevelopment of the site facilitated by the Planning Proposal would generate at 425 jobs in health care services once operational which contributes around 5.5% of the total jobs target of 7,500 by 2036.

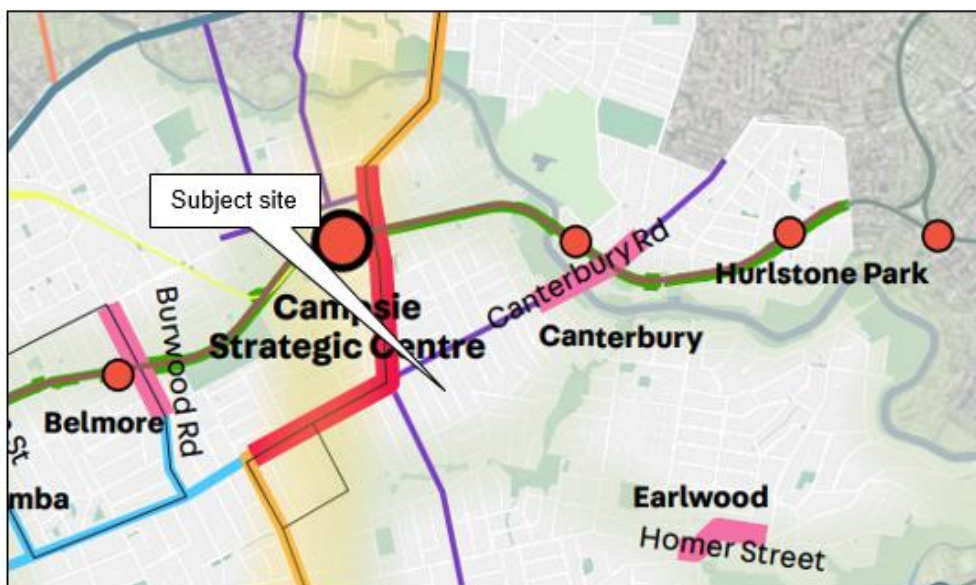


Figure 9: The LSPS 'Connective City 2036' plan showing the location of the site in context of the Eastern Lifestyle and Medical Precinct (line shown in red)

The Planning Proposal is consistent with the following key relevant LSPS objectives:

Evolution Three – Places for Commerce and Jobs

- E3.1.56: Provide capacity for 7,500 jobs in Campsie Town Centre by 2036.
- E3.2.62: Plan for a health precinct that includes urban services anchored by Canterbury Hospital in Campsie.
- E3.7.73 Build partnerships with key health and education institutions in Canterbury-Bankstown to provide pathways for local employment, focusing on both blue- and white-collar opportunities.

Evolution 6 – Urban and Suburban Places

- E6.2.115: Confirm the role of Campsie as the City's second strategic centre through master planning and precinct planning.

Evolution 9 – Sustainability and Resilience.

- E9.5.177: Include measures to facilitate low-emission forms of transport (public transport, cycling, walking) in place- Transport for NSW and Canterbury Bankstown Council based transport planning.

4.1.4 GCC – Industrial Retain and Manage Policy Review

The Greater Cities Commission's draft Guiding Principles for industrial lands, published in June 2022, were developed following consultation and technical analysis as a part of the Industrial Lands 'Retain and Manage' Policy Review.

The draft Guiding Principles build on the strategies and principles in the Greater Sydney Region Plan and provide clarity on 'managing' industrial lands that respond to the changing nature of land use needs in Greater Sydney. They provide a draft strategic framework to assist councils planning for 'retain and manage' categorised industrial land. They address:

- Securing capacity of industrial and urban services land;
- Supporting sustainability;
- Optimising diverse supply chains supported by infrastructure;
- Boosting economic activity to support current and emerging industries;
- Encouraging innovation;
- Providing business certainty;
- Servicing population needs; and
- Consideration of transition to alternative uses.

The applicant's submission prepared by Urbis dated September 2023 provides as a response to both the draft Guiding Principles of June 2022 and Information Note of March 2023. Please refer to Table 4 earlier in this report and Attachment C.

4.1.6 Employment Lands Strategy

The Canterbury-Bankstown Employment Lands Strategy provides the basis for a planning framework that proactively guides future growth and support the delivery of employment to the LGA. The Employment Lands Strategy was adopted was considered by Council in June 2020, post-exhibition.

Consistent with the South District Plan, Council will retain Canterbury-Bankstown's business and industrial lands to maintain capacity for future jobs. As a transitional arrangement, planning proposals that seek to rezone business and industrial lands for alternative uses that have already received a gateway determination will continue to be progressed. The renewal of employment lands for higher order employment uses will be encouraged to increase the density of jobs.

While there was acknowledgement of the overall need to consider the retention of existing industrial land, the following were both importantly recognised:

- The direction of Council to advance the Eastern Lifestyle and Medical Precinct as outlined in the Council's LSPS, and
- The need to support a health and medical precinct around Canterbury Hospital.

While the subject site is in Campsie, it is placed within the Clemton Park Centre precinct in the Employment Lands Strategy. The area is zoned IN2-Light Industrial, with one of its most prominent land uses within this employment land precinct being Pickles Auctions – located within the subject site.

The strategic direction for Clemton Park as set out in the Strategy is to retain and manage the precinct. Industrial activity and urban services are important to Canterbury Bankstown's economy. The precinct is expected to continue to change, as emerging technologies and new industries with different requirements impact on the precinct.

The evolution of industrial and manufacturing lands, and freight and logistics hubs into complex employment lands is expected to impact on this precinct. This trend is consistent with other parts of Greater Sydney. The planning proposal for 11 Harp Street, Campsie has been assessed in context of the Employment Lands Strategy and can progress as a standalone planning proposal given it will facilitate all proposed uses within the site with no adverse off-site impacts for the surrounding precinct and has demonstrated that there is strategic and site-specific merit to proceed.

4.2 Urban Design Considerations

4.2.1 Built form Testing and Alternative Scenarios

The planning proposal has been revised since its lodgement with Council in response to Council's assessment. Council's key issues with the initial as-lodged development concept consisted of the following:

- Inadequate efficient entry points easily accessible from Canterbury Road
- Insufficient connection with the emerging Campsie Medical Precinct
- Insufficient connection with the local business centre i.e. Clemton Park Shopping Village

- Overbearing built form in particular regarding the transition to the adjoining residential zoned land to the west
- Insufficient accessibility of proposed public space
- Lack of character cohesion with building B and C within the proposal and the surrounding context, and
- Built form is not sensitive to the pedestrian experience within the development hub.

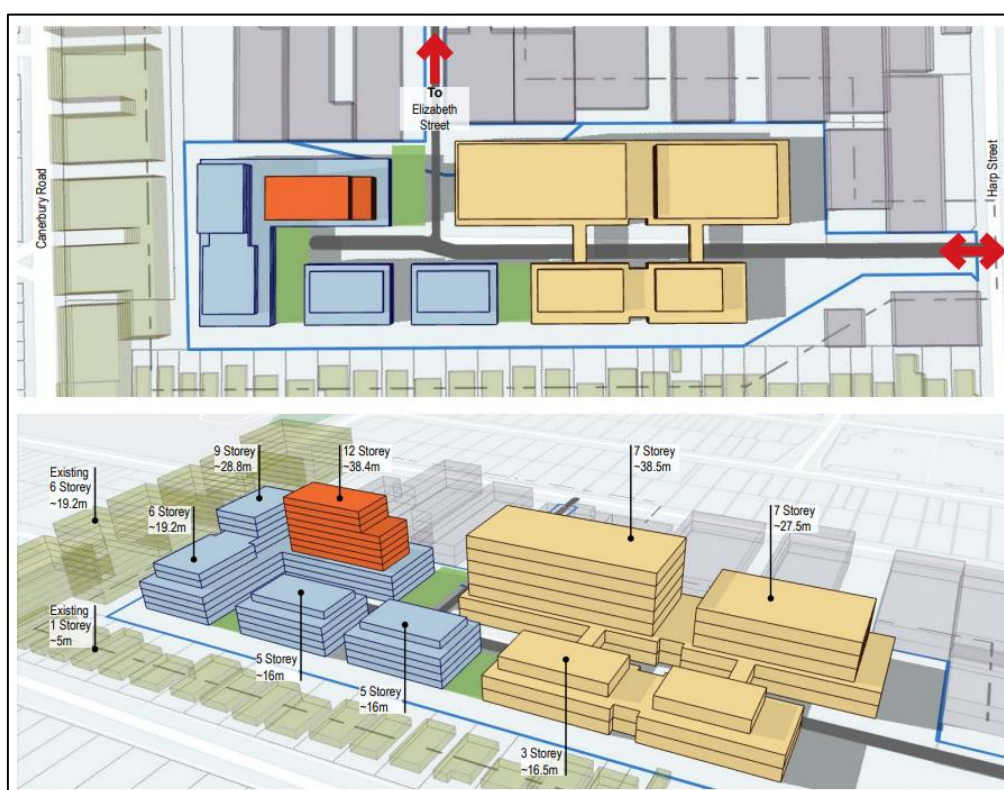
Council's assessment of the applicant's concept development scheme resulted in three alternative scenarios that would result in an improved distribution of building heights and massing across the site to address the height and bulk transition to the sensitive residential interface to the west, modulate heights to reflect the site's topography with taller buildings at the northern end and to break up the visually bulky and scale of the southernmost building envelope.

The three scenarios are also tied to the access arrangements to the site as a result of incorporating 5 and/or 11A Elizabeth Street, Campsie as part of the future redevelopment to account for different outcomes in the event 5 and/or 11A Elizabeth Street are not both acquired by the landowner of 11 Harp Street.

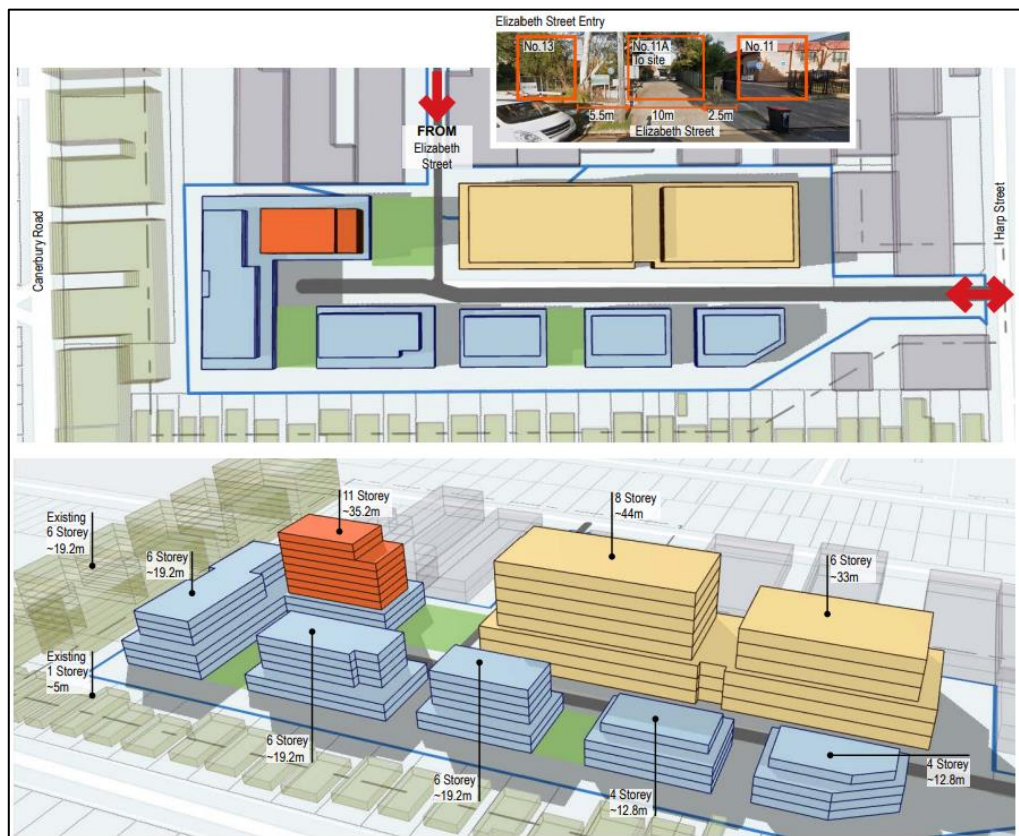
The following Scenarios were presented, indicating a strong preference for Scenario 3. Please refer to **Table 5** below.

	Scenario 1	Scenario 2	Scenario 3
Rating	No. 11A Elizabeth Street Campsie will be acquired	No. 11A Elizabeth Street Campsie will be acquired	Nos. 5 and 11A Elizabeth Street Campsie will be acquired
Pros	<ul style="list-style-type: none"> • Improved internal pedestrian amenity • More accessible open space for workers and visitors • Finer grain built form interfacing with residential buildings to the west • Relatively higher hospital floor plate 	<ul style="list-style-type: none"> • Improved internal pedestrian amenity • More accessible open space for workers and visitors • Finer grain built form interfacing with residential buildings to the west • Varied built form along residential interface 	<ul style="list-style-type: none"> • Improved pedestrian amenity • Entry visible and accessible from Canterbury Road - better connection with the rest of the Campsie Medical Precinct • Two points of entry and exit which improves vehicle circulation • More accessible open space for workers and visitors • More varied built form interfacing with residential buildings to the west •
Cons	<ul style="list-style-type: none"> • Poor entry visibility and wayfinding • Entry via industrial precinct • Pedestrian entry via industrial precinct • Poor connection with the rest of the Campsie medical precinct 	<ul style="list-style-type: none"> • Poor entry visibility and wayfinding • Entry via industrial precinct • Poor connection with the rest of the Campsie medical precinct 	<ul style="list-style-type: none"> • Still a relatively high building envelope along the eastern side of the development

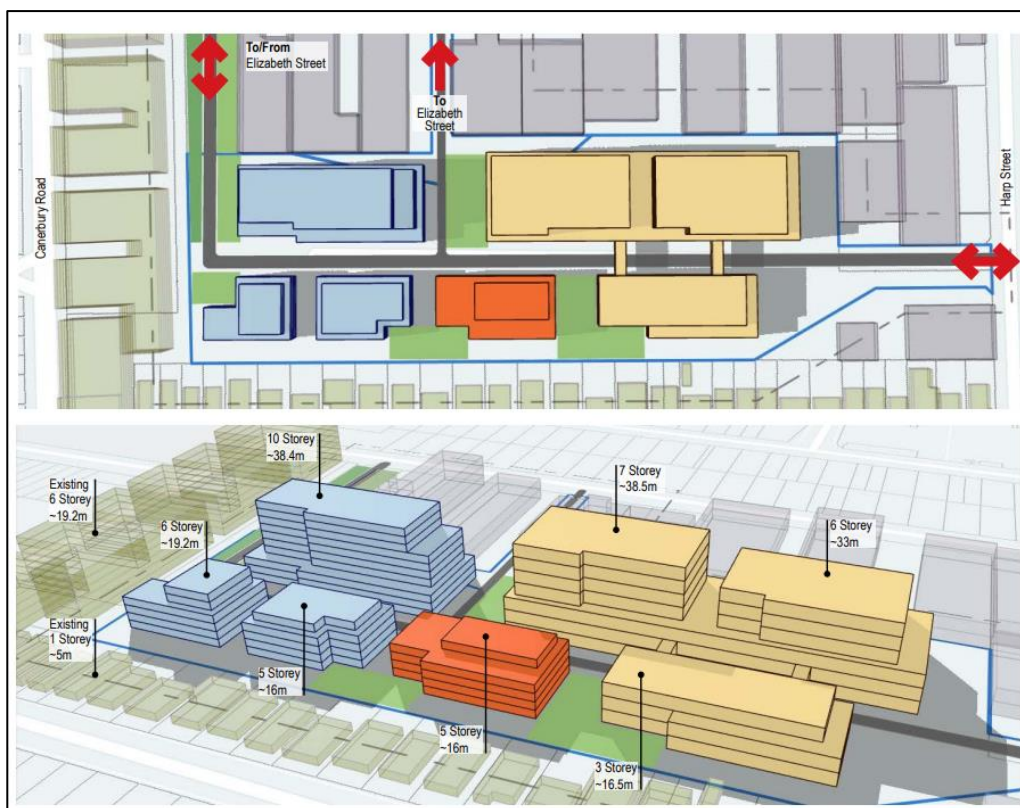
Scenario 1	Scenario 2	Scenario 3
<ul style="list-style-type: none"> • Cul-de-sac at the northern end of the internal road result in poor vehicle circulation and serviceability • Heavy overshadowing of public spaces • Bulky built form to the north to reach adequate FSR • 	<ul style="list-style-type: none"> • Cul-de-sac at the northern end of the internal road result in poor vehicle circulation and serviceability • Heavy overshadowing of public spaces • Bulky built form to the north to reach adequate FSR 	



Scenario 1 – Primary Entry via 11 Harp Street



Scenario 2 – Primary entry via 11A Elizabeth Street



Scenario 3 – Primary entry via 5 Elizabeth Street (Council's preferred scenario)

Further, key attributes of Scenario 3 consisted of the following:

- Built Form and Visual Assessment
 - Breaks down the built form to finer grains along the western side of the development that adjoins the residential properties, to reduce its visual impact whilst creating a much more sympathetic transition.

- The height has been distributed relatively evenly along the western edge – with the highest building in the centre of the site.
- Connection to Surrounding Development
 - 2 vehicle entry
 - 3 vehicle exit
 - 3 pedestrian entry and exit
 - Southern entry and secondary exit fronts the industrial precinct
 - Main entry on Elizabeth Street is located just before the start of the industrial precinct
- Public Open Space – Design and Location
 - Scenario creates various open space opportunities throughout the site, to improve accessibility whilst also softening the built form.
 - Additional podium spaces can also be nominated throughout the site.
- Solar Access
 - Building Façade: 44% over two hours
 - Public Open Space: 64% over two hours

4.2.2 Solar Access Impacts

The site is oriented to the north and south with a slight tilt towards the west, ensuring adequate solar amenity can be achieved. The north- south placement of buildings will maximise solar access to the site.

The overshadowing impacts to the residential dwellings along the south-western border of the site and along Chelmsford Avenue will be minimised, as there would only be minimal overshadowing impacts to the rear yards of some of the residential dwellings located on the eastern side of Chelmsford Avenue during the morning (21 June at 9am) and no overshadowing after lunchtime onwards (Please refer to Figure 10). The analysis demonstrates that at June 21, the greatest impact is experienced. Even then, shadow impacts are limited to 9am only and then free of impacts on solar access from 10am onward for the rest of the day.

It is proposed that the site specific DCP to be exhibited concurrently with the planning proposal, where practical, will include detailed building controls such as minimum setbacks for all building levels to ensure acceptable solar access is achieved within the site and to adjoining residential properties to the west of the site.

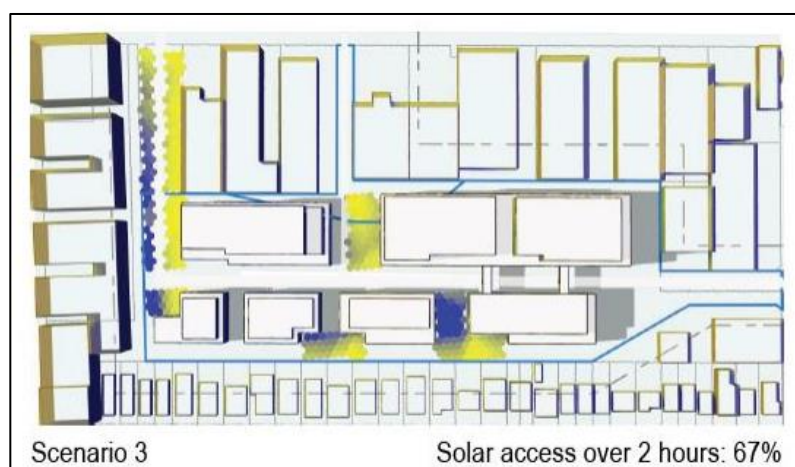


Figure 10: Winter Solstice solar access diagram at 11 Harp Street, Campsie

4.2.4 Floor Space Ratio

The concept development scheme for the planning proposal has a total GFA of 64,734m² which equates to an FSR of 2.1:1. The application seeks to therefore include this maximum FSR control to limit the floor area permitted on the site for Health Services Facilities uses recognising the specialised nature of hospital uses requiring large, unencumbered floor plates and building envelopes compared to other uses normally permitted in the IN2 Light Industrial zone.

A maximum FSR of 2.1:1 together with the building height of between 16.5 and 38.5m will be supported by site specific DCP controls to guide the transition of height and scale from the proposed development to the existing lower scale and lower density residential development along Chelmsford Avenue, through appropriate setbacks, and providing visual buffers such as landscaping and vegetation.

It is noted that the maximum FSR is not 'as of right', and any future Development Application must demonstrate how future development on the site does not result in an unreasonable adverse environmental impact on adjoining land and the surrounding area.

4.3 Site Contamination

The subject site was historically used as a clay and shale quarry for the manufacturing of bricks between 1914 and the early 1980s. By 1982, landfilling operations at the site commenced with indications that the site was used as a non-putrescible waste disposal site from 1985 to 1986 and for putrescible waste landfilling until 1994. It is estimated that the former putrescible landfill underlying the site extends to as much as 31 metres below ground surface.

Given the previous uses, it is indicated that the site is contaminated. The intended development will ensure significant remediation works valued at over \$40 million are carried out to make the site suitable for the proposed uses. This is an item within the applicant's draft Letter of Offer however it is noted such remediation works would be carried out by the proponent as part of any future Development Application whether or not it is included in a Planning Agreement.

The proponent has submitted extensive information to Council regarding the previous use of the site including site investigation reports. Council has reviewed the documentation provided by the applicant and considers that the contamination advice within the expert reports is generally satisfactory, subject to a NSW Environment Protection Authority accredited site auditor be appointed to audit all the reports compiled as part of the contaminated land assessment undertaken to date. This is due to the conclusions regarding contamination being drawn from environmental reports that are dated between 1988 and 2018. The DSI (Detailed Site Investigation) and RAP (Remediation Action Plan) were developed in 2015 and to ensure the information is reviewed and updated where required to reflect the current site conditions. Furthermore, legislation and guidelines been updated such as NSW EPA guidelines for 'Consultants Reporting on Contaminated Land 2020' which are not accounted for in the previous reports.

It is noted that the engagement of a Site Auditor to review the documentation and provide recommendations to update and address any requirements can be undertaken prior to exhibition of the planning proposal. The submission of a DSI and RAP will also be a requirement for the proponent to prepare and provide with the future Development Application on the site. This approach is consistent with the recently finalised and gazetted planning proposal to facilitate a private hospital at 445 Canterbury Road, Canterbury (PP-2022-1169).

4.4 Flooding

The site is partially impacted by flooding. The flooding of this part of Campsie is concentrated along Cup and Saucer Creek and the streets within 300m to the north and south of the creek which includes Harp Street, Alfred Street and Kingsgrove Road. The land to the south of Harp Street is more significantly impacted than the land to the north side of Harp Street due to the topography of the area.

The vehicle access driveway to the site from Harp Street and the central area of the site is affected by 1% AEP (Annual Exceedance Probability) flood mapping (refer to Figure 11) at the lowest 'H1' flood hazard category. An 'Annual Exceedance Probability' (AEP) is the probability that a flood of a given magnitude will occur within a one year period. For example, a 1% AEP Flood means that there is a 1 in 100 chance that a flood of that given size (or larger) could occur in any one year.

The 1% AEP flood mapping shows that a significant flow path through the site was not identified as the majority of the site is situated substantially higher than Harp Street. As the site is not within a substantial overland flow path, level changes to the site as a result of earthworks and redevelopment are unlikely to affect neighbouring or downstream properties and can be managed through local infrastructure and on site detention provisions. Such details would be confirmed as part of the preparation of the site specific DCP.



Figure 11: 1% AEP Hazard Rating Map (120 minute storm duration) for Southern Campsie and Clemton Park (subject site outlined in red)

The proposed vehicle and pedestrian access points to the site from 5 and 11A Elizabeth Street are not impacted by 1% AEP flooding incidents and therefore will remain safe routes of passive at all times during a 1% AEP floor event. Figures 13 and 14 show the flooding depths range of 0.15m to 1m and a low provisional hazard rating affects the site overall.

Probable Maximum Flood (PMF) is the largest flood that could conceivably occur at a particular location. It is usually based on a theoretical amount of rainfall (probable maximum precipitation) and is much greater than a 1% AEP flood. The PMF flood mapping for the site is shown in Figure 12. The PMF flood mapping generally reflects the flood affection under the 1% AEP conditions, with some additional partial flooding impacts on 5 and 11A Elizabeth Street. It is noted that the flooding within the central part of the site is reflective of the current site conditions and not reflective of the final redeveloped site layout. Flooding in the central part of the site

would be appropriately managed at the DA stage with site grading, new stormwater drainage across the entire site and building design measures that can be designed to minimise potential flooding risk. Such details can be included in the site specific DCP.

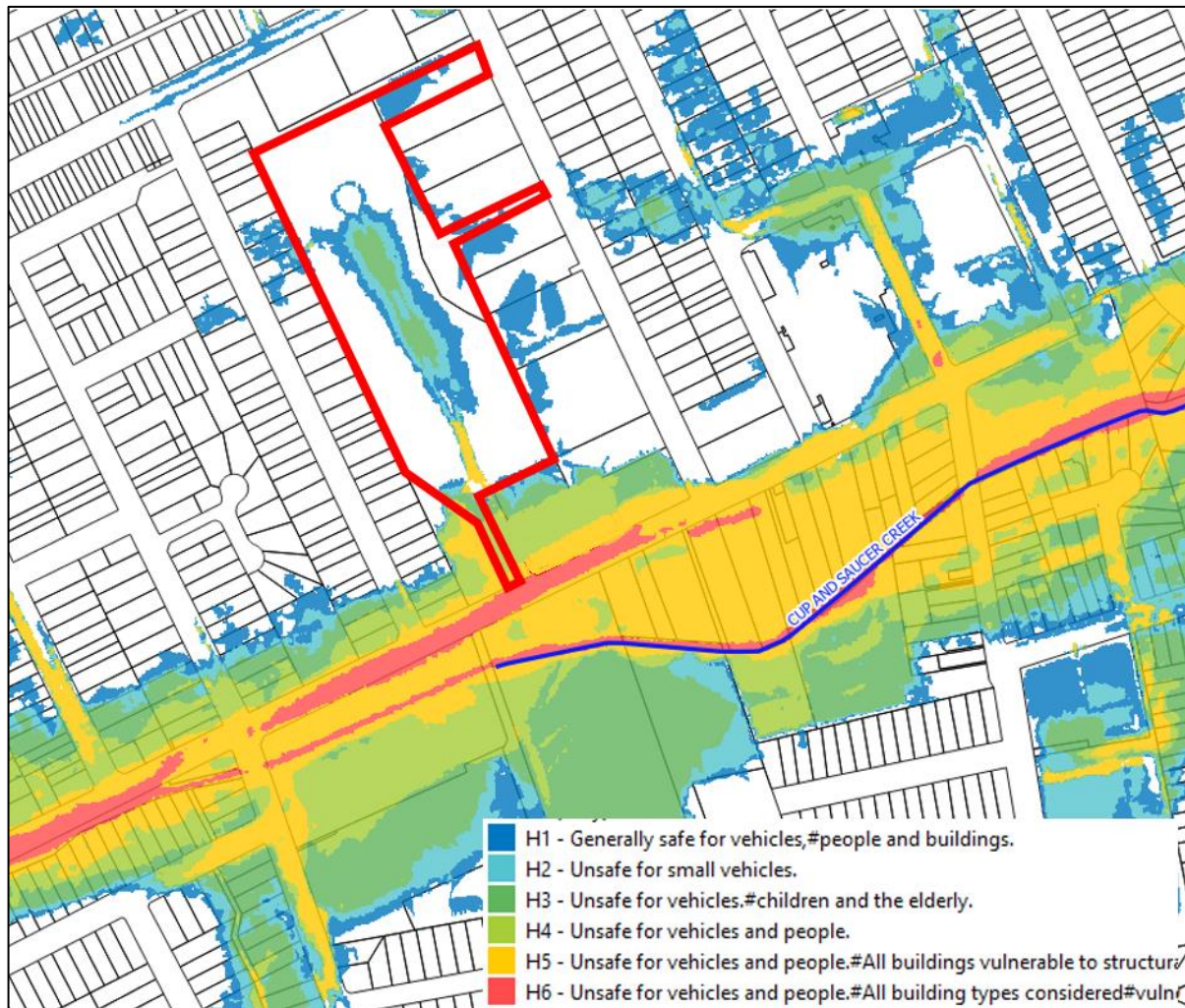


Figure 12:

*PMF Hazard Rating Map for Southern Campsie and Clemton Park
(subject site outlined in red)*

It is evident that the flood risk is localised and that the highest risk area is associated with an existing and broader floodway along Harp Street which is a long standing flooding condition that impacts properties to the southern side of Harp Street more significantly.

Council concurs with the applicant's flooding assessment which concludes:

- While the site has been identified as flood prone, the relevant flooding conditions affecting the site primarily impact vehicle access within Harp Street and can otherwise be effectively controlled within the site for safe effective operation.
- During flood events Harp Street access/egress shall have restricted use in accordance with a flood evacuation and management plan that can be developed at the Development Application stage as a site specific DCP control. As the 1%AEP event only lasts for 60 minutes in Harp Street, it is considered appropriate that this plan shall reflect a shelter in place policy for all patients and non-emergency egress. Alternative access via Elizabeth Street would also be available should Harp Street access be not possible due to flooding.

As part of the preparation of the site specific DCP, the following matters are recommended by Council to be required to be addressed by the applicant and reviewed by Council before the planning proposal and site specific DCP are exhibited:

- Flood Impact and Risk Assessment (FIRA): Taking into account the land size, topography, the type of development proposal (including a Hospital, Medical Hotel, etc), and the risk of flooding that the

proposed development may be exposed to. The FIRA must demonstrate that the proposed development is compatible with the flood hazard and does not create adverse flooding impacts on the site or neighbouring properties. Furthermore, the flood impact assessment must show compliance with the Council's LEP and DCP requirements.

- **Site Stormwater Strategy:** Given the size of the site, an assessment needs to be conducted to evaluate the impact of inter-allotment stormwater system connecting to Council drainage system. On-site Detention (OSD) and/or On-site Retention (OSR) may be required for this site to ensure no worsening of conditions.

It may be appropriate that the FIRA and Site Stormwater Strategy are prepared at the Development Application stage and that the key requirements and technical submission requirements are developed and included in the site specific DCP, subject to the satisfaction of Council.



Figure 13: 1% AEP Provisional Hazard Map

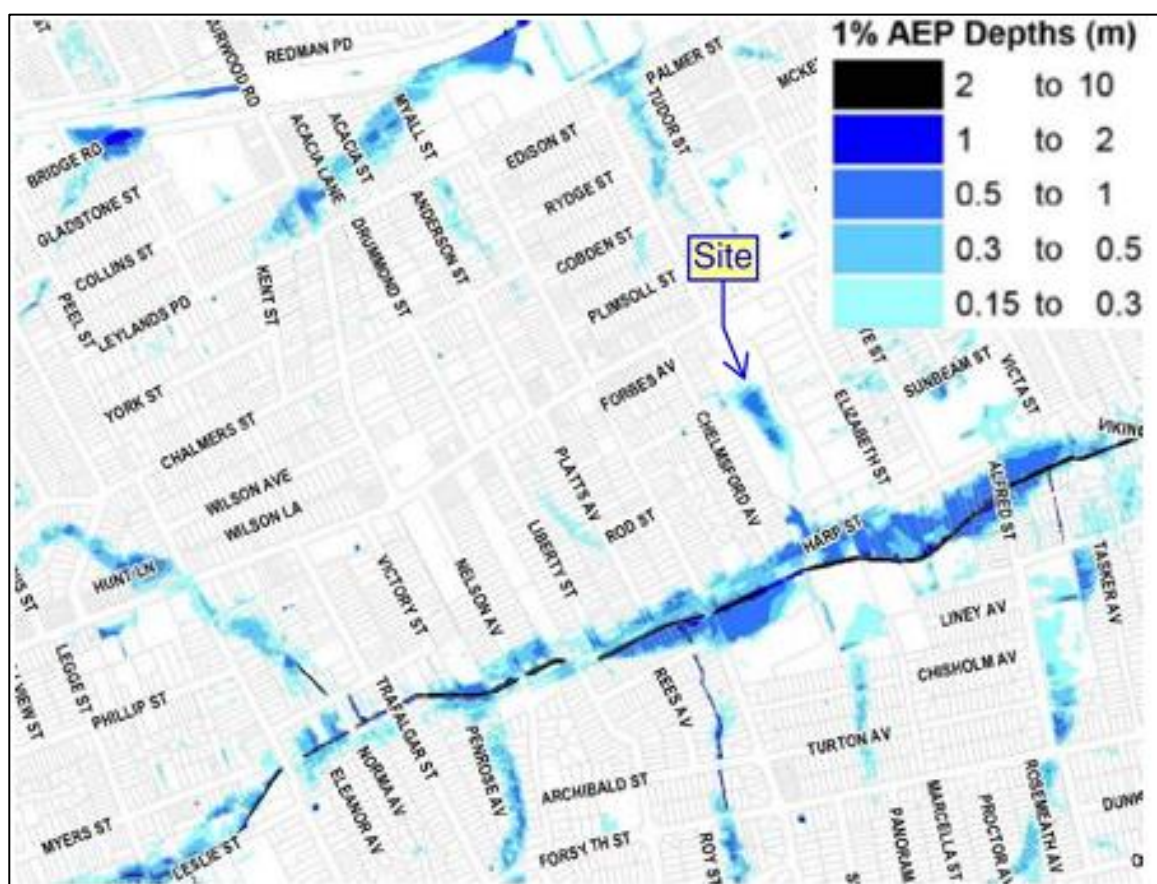


Figure 14: 1% AEP Depth Map

4.5 Traffic Generation, Vehicle Access and Parking

The applicant's initial development scheme included a total of five levels of basement car parking with a total of approximately 600 car parking spaces. All vehicle access to the site would be via 11 Harp Street, and Nos. 5 and 11A Elizabeth Street, Campsie.

TfNSW's comments confirm that the above matters would be required for TfNSW's consideration as part of any post Gateway lodgement of the planning proposal. It is noted that further to the above, Council's Traffic Engineers provided feedback on the initial development scheme, outlining the below as matters that would need to be addressed in an updated Traffic Impact Assessment:

- Pedestrian and Bicycle Access
- Traffic Volumes & Intersection analysis - Discrepancies in the traffic volumes
- Access Arrangement
- Internal on-street parking
- Off-Street Car Parking or Trip Generation
- Deliveries, and
- Traffic Impact Assessment

In addition to Council's comments, a peer review was undertaken by Bitzios Consulting in 2020, outlining several matters relating to active transport, public transport, access, parking, and traffic generation and distribution. The key recommendations can be found via Attachment O.

Further to the above, written comments were received in from TfNSW in March 2022 that requested a range of matters to be reviewed, including but not limited to:

- Assessment of intersections including Canterbury Road and Elizabeth Street, and Harp Street and Elizabeth Street
- Inclusion of movements for maximum queue lengths

- Provision of ambulance access, ensuring one entry is exclusive to ambulance vehicles, and
- Refining Trip Generation via the RMS Guide to Traffic Generating Developments.

Based on the feedback of TfNSW and the comments from Council's traffic Engineers confirming that the proposal was generally acceptable with no fundamental traffic concerns, it is Council's recommendation that the applicant will submit a revised Traffic Impact Assessment prior to exhibition of the planning proposal that addresses the matters raised by TfNSW and Council.

4.6 Proponent's Letter of Offer to enter into a Planning Agreement

Council has received a draft Letter of Offer from the applicant that details the public benefits and infrastructure that would be delivered as part of the LEP amendment for the site. The items within the draft Letter of Offer (refer to Table 6) has been informed by Council's assessment of the demands placed on the surrounding infrastructure by the site once fully developed as an operating private hospital with 200 beds, 100 Medi Hotel rooms, and up to 425 operational staff.

Item No.	Description	Estimated Value
1.	A reasonable local monetary contribution to be provided toward the construction of, or improvements to local infrastructure and the public domain in the vicinity of the Land.	\$3.9 million
2.	Footpath upgrades along Harp Street and surrounding streets (i.e. Elizabeth Street), to provide improved connectivity to Clemton Park and Canterbury Hospital, as well as assisting with secondary vehicle access. Also, provision of various Pedestrian Crossing upgrades.	\$13,000
3.	Construction of Roundabout on Elizabeth Street/Harp Street	\$40,000
4.	Provision of Cycleways in accordance with Key Route 7 of the Active Transport Action Plan – Croydon Park to Earlwood North/South link	\$90,000
5.	Provision of vehicle access to Elizabeth Street - via acquisition of Nos. 5 and 11a Elizabeth Street.	\$9 million
6.	Public Park on site - retained in private ownership with an easement for public access	\$200,000
7.	Provision of floor space to allow Council, or affiliated organisations access to facilitate services/programs	Final value subject to further discussions
8.	Funding of design and/or construction of potential footbridge over Canterbury Road (subject to consultation with Transport for NSW	Final value subject to further discussions
9.	Upgrades to Stormwater Drainage	Final value subject to further discussions
	Total Estimated Value	\$13,243,000

Table 6: Proposed list of public benefits and infrastructure to be delivered in conjunction with the Planning Proposal by the applicant as part of a future Planning Agreement

Council has reviewed the offer and provided the following comments in relation to each item that has been proposed in the Letter of Offer. The review identifies that some items have been underquoted and some items are infrastructure that is required to be delivered in order for the site to be redevelopment and may not provide a broader public benefit.

Item No.	Description of proponent's item offer	Council Comment	Whether Council would accept s7.11/1 Contribution offsets (Y/N)
1.	A reasonable local monetary contribution to be provided toward the construction of, or improvements to local infrastructure and the public domain in the vicinity of the Land.	The 7.12 Contribution amount is informed by the contributions plan as well as the cost of works definition outlined in the EP&A Regulation 2021 which include remediation costs.	No. Council notes the total value should be \$4.3 million based on a 1% s7.12 Development Contribution rate for the total estimated Capital Investment Value of \$430 million, not \$390 million (with \$40 million removed for remediation costs).
2.	Footpath upgrades along Harp Street and surrounding streets (i.e. Elizabeth Street), to provide improved connectivity to Clemton Park and Canterbury Hospital, as well as assisting with secondary vehicle access. Also, provision of various Pedestrian Crossing upgrades.	<p>The majority of these works are required to service the proposed development.</p> <p>Council should not accept a monetary contribution in this instance but rather have the developer undertake the works to Council's specifications. The proposed works should not be tied to an agreed value unless the final detailed design has been approved by Council's Works and Projects teams.</p>	No
3.	Construction of Roundabout on Elizabeth Street/Harp Street	<p>Council should not accept a monetary contribution but rather have the developer undertake the works to Council's specifications. As above, the proposed works should not be tied to an agreed value unless the final detailed design has been approved by Council's Works and Projects teams.</p> <p>The final cost of in-infill development differs greatly as there are factors that are not present greenfield sites such as underground infrastructure or power poles that may need to be moved.</p> <p>It is noted that the delivery of a new roundabout should be provided as conditions of consent of any future DA.</p> <p>This aspect of potential works should give regard to green infrastructure, improved streetscape to Elizabeth and Harp Streets and undergrounding of powerlines surrounding the site.</p>	No
4.	Provision of Cycleways in accordance with Key Route 7 of the Active Transport Action Plan – Croydon Park to Earlwood North/South link	Key cycleway routes are considered within Council's Contributions Plan. There is an opportunity for the developer to contribute towards these works via a monetary contribution beyond	Council has not confirmed the final cycleway alignment with the Contributions Plan at this time. Any applicable s7.12 offsets will be further

		the value in the Council's Contributions Plan or deliver works once the route is confirmed by Council in the future.	explored during the preparation of the draft Planning Agreement.
5.	Provision of vehicle access to Elizabeth Street - via acquisition of Nos 5 and 11a Elizabeth Street.	These works are required to service the proposed future development, and there is no broader public benefit for the public (e.g. such as a through site connection).	No
6.	Public Park on site - retained in private ownership with an easement for public access	Given the characteristics of the site, users are likely to be limited to workers, patients, and visitors to the hospital. Notwithstanding, the site will improve access to Elizabeth Street and will enable surrounding workers in the IN2 zone to have access to new publicly accessible open space.	No
7.	Provision of floor space to allow Council, or affiliated organisations access to facilitate services/programs	Council is aware of a number of Non-Government Organisations in the Campsie area, some of which are in the allied health industry, that use Council's existing aging public facilities that could potentially make use of such spaces on this site.	Any applicable s7.12 offsets will be further explored during the preparation of the draft Planning Agreement.
8.	Funding of design and/or construction of potential footbridge over Canterbury Road (subject to consultation with Transport for NSW)	<p>Council will seek to broaden this works item to include road/traffic signalisation as a footbridge may not be possible given the constraints along the Canterbury Road corridor.</p> <p>Council considers that this is a reasonable addition given one of the key strategic merit considerations for the proposal is the site's proximity and 'access' to Canterbury Hospital'. Any opportunities to enhance this connectivity should be included as part of the draft Planning Agreement and delivered before the future health services facility on the site commences operation.</p>	No
9.	Upgrades to Stormwater Drainage	<p>Council will request that the proponent contributes to stormwater drainage upgrades off-site to assist with alleviating where possible flooding impacts along Harp Street as well as any non-flooding related stormwater infrastructure improvements that can be delivered near the site, as nominated by Council.</p> <p>Council will request that the developer undertake the works to Council's specifications, rather than accepting a monetary contribution.</p>	No

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Table 7:
Council

Urban Policy and Planning Unit comments on proposed list of public benefits and infrastructure to be delivered in conjunction with the Planning Proposal.

It is Council's position that will not accept the offsetting of the cost of items on the Letter of Offer and future Planning Agreement from the payment of Section 7.11/7.12 Development Contributions, and it is Council's intention to further negotiate with the applicant on the quantum of contribution and location of benefits listed in the items in the table above, in preparation of a draft Planning Agreement to be agreed upon by Council and the applicant for public exhibition with the Planning Proposal and site specific DCP. Where it is demonstrated offsetting Development Contributions is appropriate, Council may accept such an approach, providing it is consistent with Council's Planning Agreement Policy.

Council may engage an independent consultant to review and evaluate the proponent's offer and provide advice that will assist with costing the total value of the proponent's offer and assist with and/or facilitate Council's negotiations with the proponent to prepare a draft Planning Agreement for exhibition.

5. OTHER CONSIDERATIONS AND NEXT STEPS

Council has assessed this Planning Proposal against the justification matters outlined in the Department's LEP Making Guideline (September 2023). The purpose of the Planning Proposal is to demonstrate whether there is justification for a proposal to proceed to Gateway based on consistency with the relevant state environmental planning policies and Ministerial Directions.

Key matters for consideration are the management of the likely impacts resulting from the proposal, these are primarily:

- Traffic management and road upgrades,
- Remediation of land, and
- Flooding impacts, particularly along Harp Street.

It is also noted that the Letter of Offer and subsequent Planning Agreement requires further discussion and negotiation between the Applicant and Council.

The planning proposal concludes that the proposal presents both strategic and site-specific merit and identifies the need for further information to be provided prior to and post Gateway, should Council decide to progress this Planning Proposal.

-END-

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON 6 NOVEMBER 2023

PANEL MEMBERS

PRESENT: Mr Anthony Hudson - Chairperson
Ms Lindsey Dey – Expert Member
Mr Richard Thorp AM – Expert Member
Mr Peter Menton – Community Representative Bankstown
Mr Ian Stromborg OAM – Community Representative Revesby
Mrs Linda Eisler - Community Representative Canterbury

STAFF IN

ATTENDANCE: Ms Leisha McCarthy (Local Planning Panel Administration Officer)
Ms Robyn Winn (Coordinator Governance)
Mr Ian Woodward (Manager Development, not present for the closed session)
Mr Nicholas Aley (Team Leader Planning West, not present for the closed session)
Mr George Telo (Town Planner, not present for the closed session)
Mr Camille Lattouf (Manager City Strategy and Design, not present at closed session)
Mr Patrick Lebron (Coordinator Strategic Assessments, not present at closed session)
Ms Michaela Newman (Senior Strategic Planner Spatial Planning, not present at closed session)

THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.00 PM.

ACKNOWLEDGEMENT OF COUNTRY

The Panel acknowledges the traditional owners of the land where we are meeting today, the Dharug and Eora peoples and we pay respect to their culture and their elders past, present and emerging.

INTRODUCTION

The Chairperson welcomed all those present and explained the functions of the Canterbury Bankstown Local Planning Panel and that the Panel would be considering the reports and the recommendations from the Council staff and the submissions made by objectors, determining the Development Applications, and providing recommendations to Council on the Planning Proposal.

APOLOGIES

There were no apologies received.

DECLARATIONS OF INTEREST

The Chairperson advised that all Panel Members had submitted written Declarations of Interest Returns prior to the meeting. The Chairperson also asked the Panel if any member needed to declare a conflict of interest in any of the items on the agenda. There were no declarations of interest.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on **9 October 2023**, be confirmed.

1. The proposed development is not compatible with aim 1.2 (d) and (l) of Bankstown LEP 2015
 2. The proposed development does not meet the objective of the R2 Low Density Zone that refers to non-residential development being compatible with residential uses and not adversely affecting the living environment or amenity of the area.
 3. The Panel is not satisfied that the applicants Clause 4.6 variation, for a variation of the 800sqm area and 20m width development standards in cl 4.1B of Bankstown LEP 2015, meets the requirements of clauses 4.6(4)(a)(i) and (ii) of the Bankstown LEP 2015.
- B. Renumber recommended reasons 1- 13 to reasons 4 – 16.

Vote: 4 - in favour / 0 - against

3 11 Harp Street Campsie: Planning Proposal for 11 HARP STREET, CAMPSIE (RK-3/2019)

Site Visit

An inspection of the site was undertaken by the Panel and staff members prior to the public hearing.

Public Addresses

The following people addressed the meeting in relation to this item:

- Elissa Strathis
- Vicki Cavell
- Julie Syron
- John Issa
- Simon Wilkes, Urbis, on behalf of applicant
- Nick Countouris, Neetan, on behalf of applicant

Panel Assessment

Linda Eisler was the Community Panel Member present for the deliberation and voting for this matter.

The Panel generally agrees with the proposed recommendation to the Council from the Council staff including the provision of the three access points (the two along Elizabeth Street and the one in Harp Street).

In this regard the applicant will need to enter into long term binding purchase option agreements with the owners of numbers 5 and 11A Elizabeth Street before the planning proposal is exhibited.

The Panel notes that the site has been identified by the Council in the council wide long term strategic planning document as part of the Campsie medical precinct and the Panel accepts the statements in the report about consistency with the strategic planning framework for the site and surrounding area including acceptance of the loss of the relatively small area of industrial zoned land.

There were a number of objectors whose objections included traffic congestion and lack of or impacts on existing parking; pressure on existing infrastructure and public transport; privacy impacts, district view impacts and preservation of existing character. The Panel notes that if the planning proposal proceeds past a gateway determination there will be a full public exhibition of the planning proposal. Also, the Panel is recommending that a number of expert reports be updated to be included in the public exhibition process to provide further advice about the future proposed development of the site.

The panel agrees with the report that further work is required to update the transport, traffic and parking studies to assess impacts of the future development. Given the proposed hospital and ancillary uses, all assessments need to address the 24 hours, 365 days per year situation. The assessment needs to include construction and operation phases of future development.

The panel is also of the view that another important issue that requires further assessment by experts is the flooding issue which will need to include climate change impacts and how that part of the old fill that will remain on the site after remediation of the site may be affected by flooding.

The Panel also agrees that a site auditor be appointed to review the site contamination documentation including the extent of any excavation of the existing fill on the site in relation to future development.

The Panel also agrees that these further studies and the proposed DCP must be part of the post gateway public exhibition of the planning proposal.

Another issue considered by the Panel was the need to ensure that the final wording of the proposed Schedule 1 additional permitted uses descriptor for the development lawfully:

- (a) allows the proposed centre based child care facility (noting that the definition of hotel or motel accommodation has been specifically stated), and
- (b) controls the child care facility and the hotel/ motel uses to be ancillary uses to the main health services use.

The Panel also notes that the applicants agreed that the child care centre and the hotel/motel accommodation are to be ancillary to the health services facilities use. Details of how these ancillary uses will function regarding equitable hospital and possible outside user stakeholder management are important.

The Panel notes and agrees with the report's assessment of the applicant's letter of offer to enter into a planning agreement and that further discussions are required to increase proposed contributions and to properly assess the financial implications of any revised offer and the extent to which any of the components of any revised offer may offset any standard development contributions. The Panel also notes that the applicant may be agreeable to purchasing properties in Chelmsford Avenue and to design and create a park which could be used by people using the site and could also be a limited green pedestrian and cyclist access to the site.

Finally as a general comment the proponent will need to update, prior to public exhibition, all technical studies and the planning proposal to reflect the changed strategic framework and current legislation, including but not limited to p.18 of the current version of the planning proposal (Table Flooding is applicable) and the Ministerial Directions. The construction workforce needs to be provided to council and reflected in all documentation.

CBLPP Determination

The Panel's recommendation to the Council about the planning proposal is:

Council resolve to proceed to a gateway determination the proposed planning proposal to amend the Canterbury Bankstown LEP 2023 in accordance with the following:

1. Council request that the gateway determination must require that the planning proposal be public exhibited.
2. Prior to the planning proposal being publicly exhibited (after the gateway

determination) the following documentation be prepared to the satisfaction of the council:

- (a) a comprehensive and updated transport management and traffic assessment (including the public transport connection to Campsie) for future development and given the proposed hospital and ancillary uses, all assessments need to address the 24 hours, 365 days per year situation and include construction and operation phases of future development,
 - (b) update the assessment of the extent of flooding on the site (having regard to proposed finished ground levels) and the impacts of this flooding on the proposed development including evacuation procedures assessment of potential increased risk of flooding from the changed climate conditions; the extent of excavation of and impacts on the existing filling on the site; how site stormwater may be affected and controlled and impacts on flood behaviour in relation to adjoining and nearby lands and the wider catchment,
 - (c) the site contamination documentation be reviewed by a site auditor to:
 - (i) confirm that the site can be remediated to allow the proposed development including a proposed child care centre, and
 - (ii) assess the potential for any leachate dispersal off the site having regard to the disturbance or removal of any fill and the flooding of the site as assessed in the updated flooding assessment referred to in item (b) above,
 - (d) in conjunction with (c) above initial geotechnical and civil engineering advice about what works may be required to ensure structural stability of the site and the proposed buildings and whether this would impact on the extent of excavation and how this may impact on any proposed underground parking including the extent of that parking,
 - (e) evidence of a binding long term agreement to purchase the properties numbers 5 and 11A Elizabeth Street for access, and
 - (f) Council prepare a site specific DCP Amendment as outlined in Section 4 of the report to the Panel.
3. The documents referred to in item 2 above are to be part of the document package available to the public in the post gateway public exhibition process
4. Council seek authority from the Department of Planning and Environment to exercise the delegation in relation to the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.
5. A draft Planning Agreement be prepared subject to the following:
- (a) Council undertakes further negotiations with the developer to seek increased public benefits, to confirm the total value of each works and monetary contribution item in the Letter of Offer. This may include further analysis and an independent peer review being undertaken by Council prior to exhibition.
 - (b) Council engages with NSW Health and Transport for NSW to understand opportunities for pedestrian and cycling connectivity improvements between the site and the Canterbury Public Hospital and require the draft Planning Agreement to progress concept plans at a future date.
6. The exhibition and public notice of the draft planning agreement referred to in item 5 above take place at the same time as (and in association with) the post gateway public exhibition of the planning proposal.

Vote: 4 - in favour / 0 - against

The meeting closed at 7.14 p.m.

