



11 Harp Street, 5 and 11A Elizabeth Street, Campsie

Planning Proposal to amend Canterbury Bankstown
Local Environmental Plan 2023



February 2025

Prepared by Canterbury Bankstown Council



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Executive Summary

This planning proposal seeks to amend the *Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023)* for the site at 11 Harp Street, 5 and 11A Elizabeth Street, Campsie (the site). The planning proposal seeks to allow additional permitted uses (*health services facility* and *hotel and motel accommodation* and *centre-based child care facility*) through amending Schedule 1 of CBLEP 2023, as well as introduce incentive height of buildings and floor space ratio development controls relating to these uses.

The site is zoned IN2 Light Industrial and currently comprises a car storage facility. The planning proposal seeks to include *health services facility* and *hotel and motel accommodation* and *centre-based childcare facility* as an Additional Permitted Use on the site, in order to enable the development of a private hospital with 200 beds and supporting 'Medi hotel' with approximately 100 rooms. The planning proposal also seeks to introduce an incentive height of building control (ranging from 16.5 metres to 38.5 metres) and floor space ratio (2.1:1) development standards relating to these uses. The proposed planning controls will allow for a private hospital and health precinct with buildings ranging in height from approximately 3 – 9 storeys (excluding parking structure).

The redevelopment of the site for a new private hospital and supporting land uses 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.

Gateway determination was issued by the Department of Planning, Housing and Infrastructure on 28 August 2024, confirming the proposal demonstrates strategic and site-specific merit to proceed to the next step in the plan making process. A draft site specific Development Control Plan (DCP) has been prepared that will set out the detailed planning and development controls for the site and would be exhibited concurrently with the planning proposal.

The landowner has submitted a draft Planning agreement offer to Council, which has been submitted concurrently with this proposal as Attachment B. Subject to ongoing negotiation and a finalised Planning Agreement between Council and the landowner, the planning proposal would facilitate delivery of the following public benefits and required infrastructure works and upgrades:

- A 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 (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
- 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
- A publicly accessible park on the site to be 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, and
- Upgrades to public stormwater drainage infrastructure around the site.
- As per the Department's publication '*Local Environmental Plan Making Guideline*', a planning proposal is a document that sets out the justification for making changes to the *CBLEP 2023*. A planning proposal is comprised of the following components:

Part 1	A statement of the intended outcomes of this Planning Proposal. It is a statement of what is planned to be achieved, not how it is to be achieved.
Part 2	An explanation of the proposed changes to CBLEP 2023 to achieve the intended outcomes.
Part 3	The justification for making the proposed changes to CBLEP 2023.
Part 4	Maps to identify the intended outcomes of this Planning Proposal.
Part 5	Details of the community consultation that is to be undertaken on this Planning Proposal.
Part 6	Outline the indicative project timeline.

Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to this planning proposal. In accordance with the Local Environmental Plan Making Guideline, this planning proposal is classified as a 'Standard' planning proposal

Standard	A standard planning proposal refers to any one or more of the following proposed LEP amendment types, including an amendment:
	<ul style="list-style-type: none"> • To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone • That relates to altering the principal development standards of the LEP • That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP • That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS • Relating to classification or reclassification of public land through the LEP

Figure 1. Planning proposal categorisation, Source: LEP Making Guideline, August 2023

The planning proposal was considered by the Canterbury Bankstown Local Planning Panel (CBLPP) at its meeting on 6 November 2023, refer to the report and minutes at Attachment C. Council at its Ordinary Meeting on 27 February 2024 (refer to Attachment D), resolved to endorse the recommendations of the CBLPP and proceed to submit the planning proposal to the Department for a Gateway determination. The Council report includes a summary of the matters raised by the public at the CBLPP meeting, and addresses the issues raised. The advice from the Council Meeting applicable to the gateway request stage of this proposal has been summarised in Table 1 below:

Updated Traffic management and traffic assessment reports	Attachment P
Updated flooding assessment, evacuation strategies, and stormwater systems reports	Attachment G
Updated contamination documentation including a remediation memo and leachate assessment, to assess the suitability of the site for its proposed uses.	Attachment F
Prepare a site specific DCP	Attachment W
Council provide evidence of a binding long term agreement to purchase properties at 5 and 11A Elizabeth Street, Campsie.	Attachment S
Council Engage Sydney Local Health District (Health NSW)	Attachment T
Council Engage Transport for NSW	Attachment U



Table 1: Proponents response to Councils advice from February 2024 Ordinary Meeting

A full list of actions from the Council meeting regarding the proposal is included in Attachment V.



Background

Site description

The subject site (site) comprises the following properties as shown in Figure 2 and Table 1.

Table 2. Subject site details.

Property Address	Property Description	Current Zone	Site Area (approx.)
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
	Lot 1 in DP 270114*	IN2 Light Industry	861sqm ²

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 site that has a ground level approximately 8 metres above the street level of Harp Street. The site's eastern frontages to Elizabeth Street are 26.5m and 10.4m for 5 and 11A Elizabeth Street respectively. Lot 1 in DP270114 is included for completeness as Lot 3 provides legal entitlement via an easement to use Lot 1 for vehicular access, services and egresses.

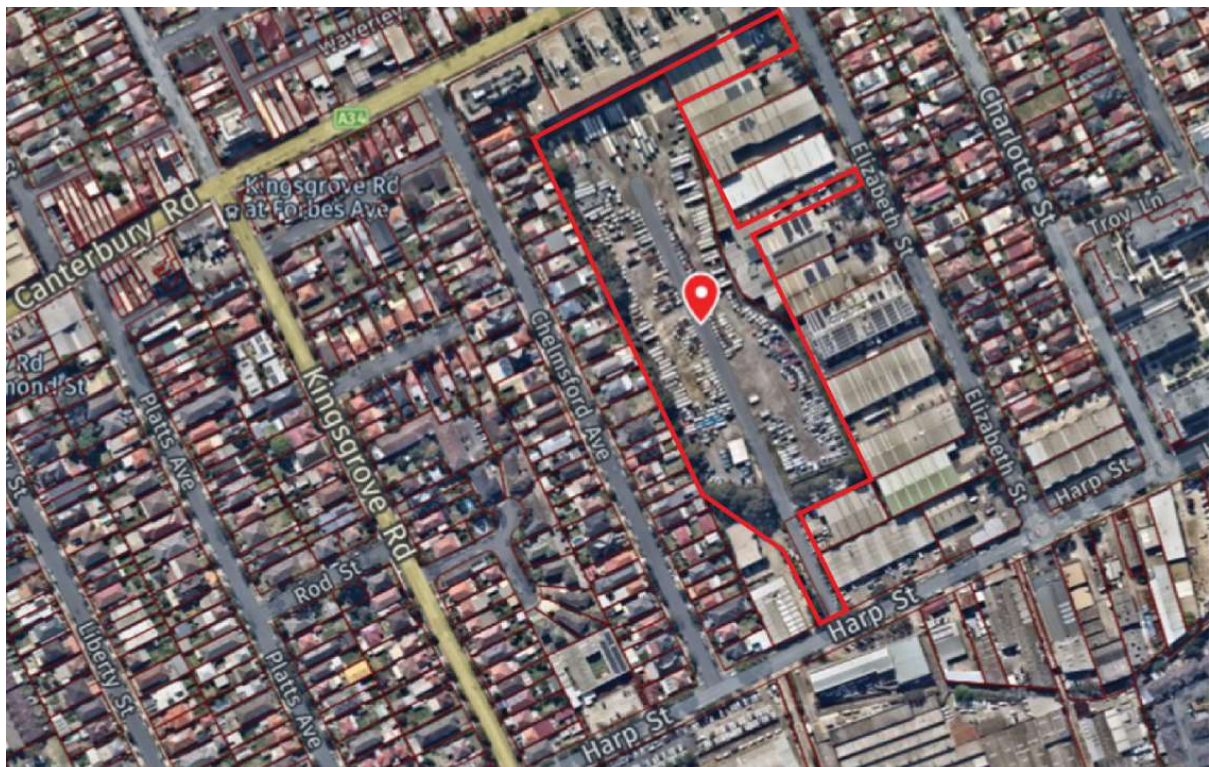


Figure 2. Site map - 11 Harp Street, 5 and 11A Elizabeth Street, Campsie.

Photos of the site and surrounding area are provided below.



Figure 3. View of the entrance to the site looking south towards Harp Street.



Figure 4. The south-eastern part of the subject site.



Figure 5. The north-eastern corner of the site with residential flat buildings on the adjoining site to the north that front the Canterbury Road.

Site Context

The site is located approximately 11km south-west of the Sydney CBD, 5km east of Bankstown and approximately 1.2km south west of the Campsie town centre and 1km south east from Belmore town centre. Surrounding development comprises industrial uses to the east and south, low density residential housing to the west fronting to Chelmsford Avenue and residential apartments to the north that have a frontage to Canterbury Road.

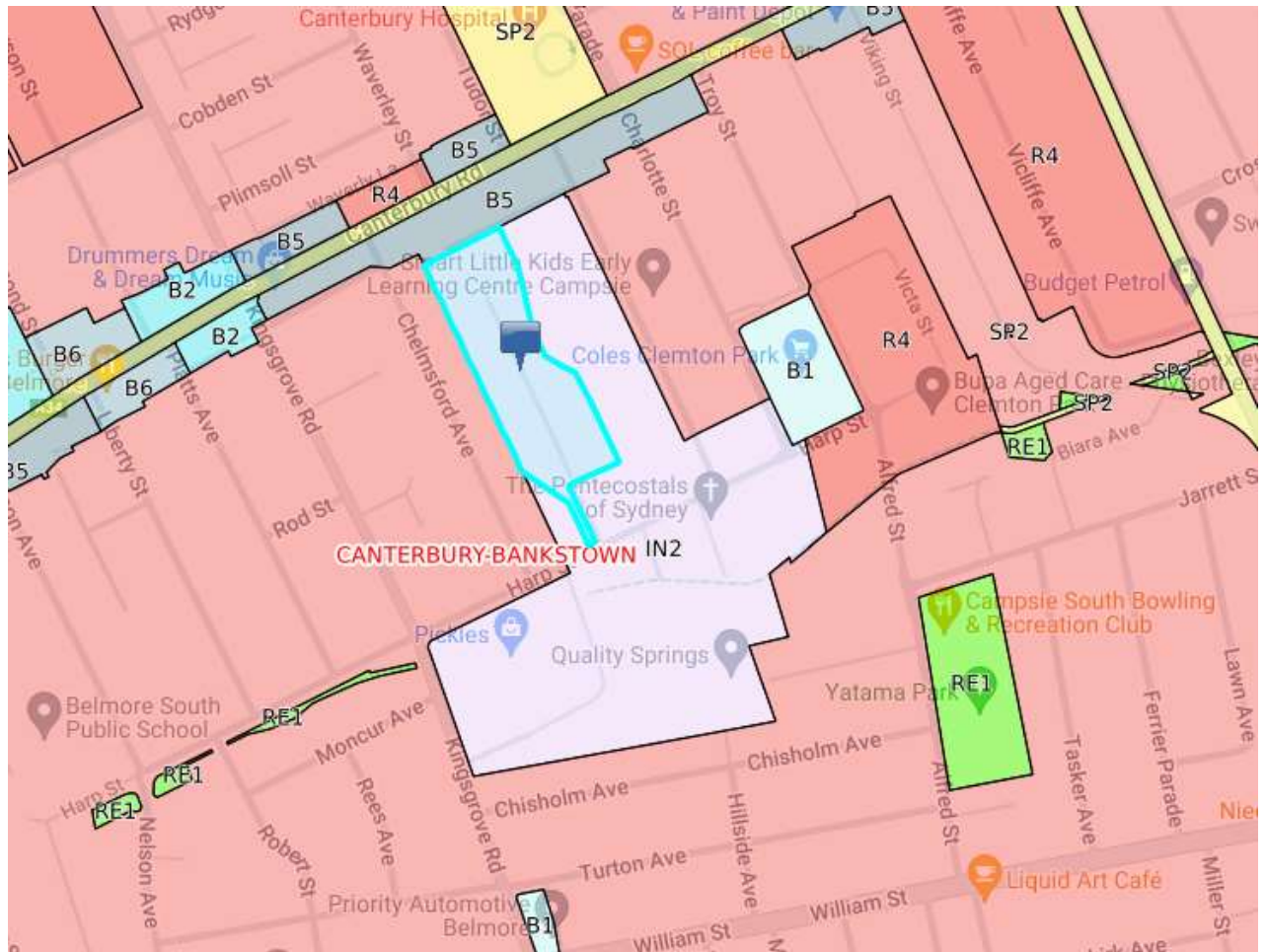


Figure 6. Current zoning map including the site and surrounding land use zones, Source: CBLEP 2023

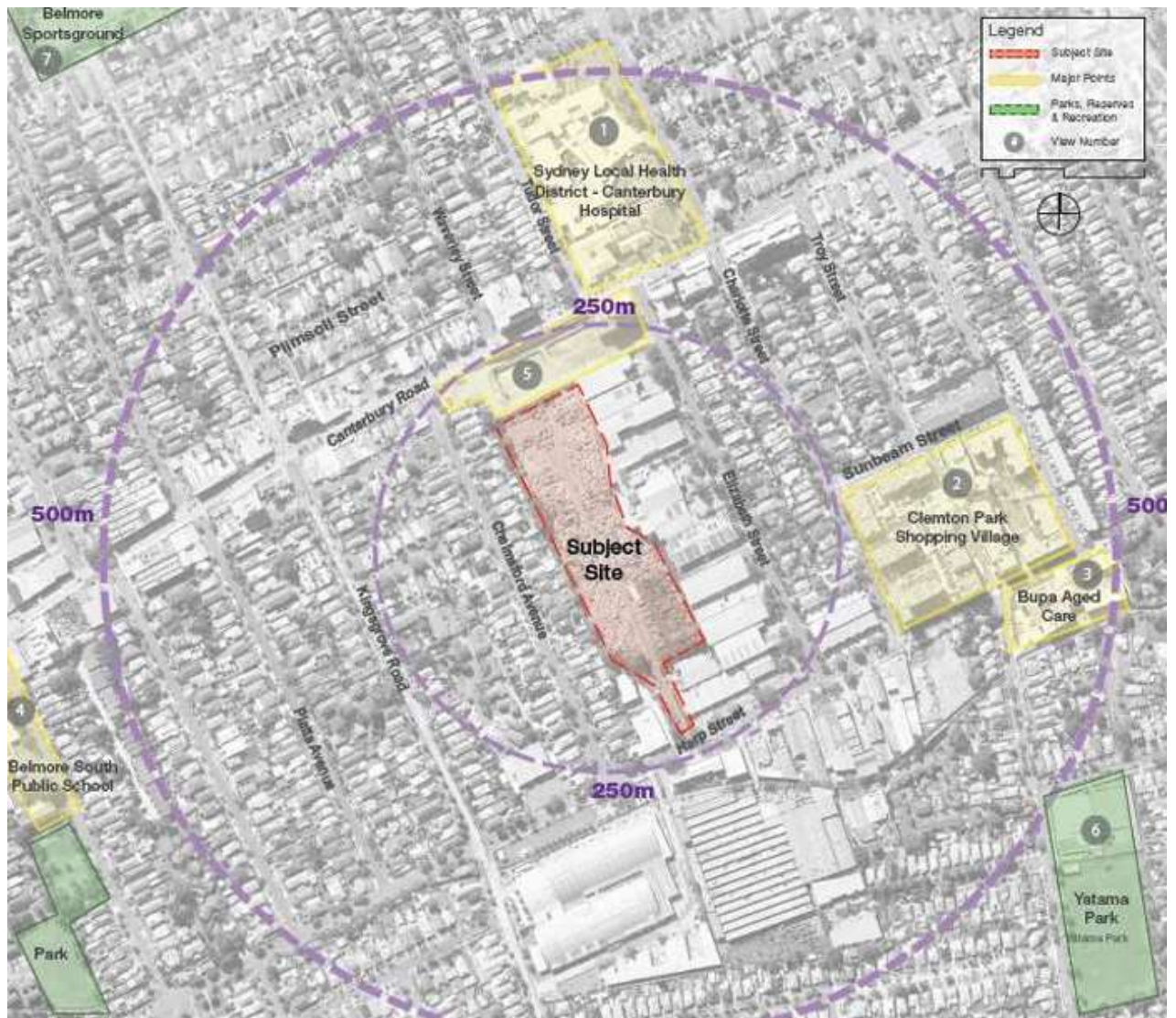


Figure 7. Site context map, not 5 and 11A Elizabeth Street are omitted. Source: Urbis, 2019.

Planning Proposal Request

Urbis, on behalf of Neetan, lodged a planning proposal request with Council in August 2019 to facilitate an integrated health precinct (private hospital development).

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 proponent 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 proponent 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 proponent 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 proponent 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 proponent. The response to the Review is assessed and supported by Council Officers.
- November 2023 – the planning proposal is considered by the Canterbury Bankstown Local Planning Panel.
- 1 January 2024 – the Greater Cities Commission is dissolved, it's functions absorbed by the Department.
- February 2024 – Council resolves to support the planning proposal and to submit it to the Department for a Gateway determination.
- August 2024 – A Gateway determination is issued by the Department of Planning, Housing and Infrastructure.

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

- A mix of 3-9 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 publicly accessible park, providing open space for patients, visitors, and employees.

The concept development proposal envisages the health services facility and 'Medi Hotel' and childcare centre 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. The proponent's planning proposal has been submitted concurrently to this planning proposal in Attachment A to provide a reference of the proposal prior to its endorsement by Council at the February 2024 Council Meeting.



It is important to note that the proponent plans to undertake a State Significant Development Application (SSDA), through which planning consent will be sought for the operation of other proposed land uses of the site, as listed above.

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* and *Centre Based Childcare Facility* as additional permitted uses pursuant to Schedule 1 of the *Canterbury Bankstown LEP 2023*. Additionally, a new clause in Part 6 'Local additional provisions' of the CBLEP 2023 will be included to ensure that the 'Medi Hotel' and Childcare Centre uses are permitted only where there is a hospital operating on the site. The Medi Hotel is intended 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.

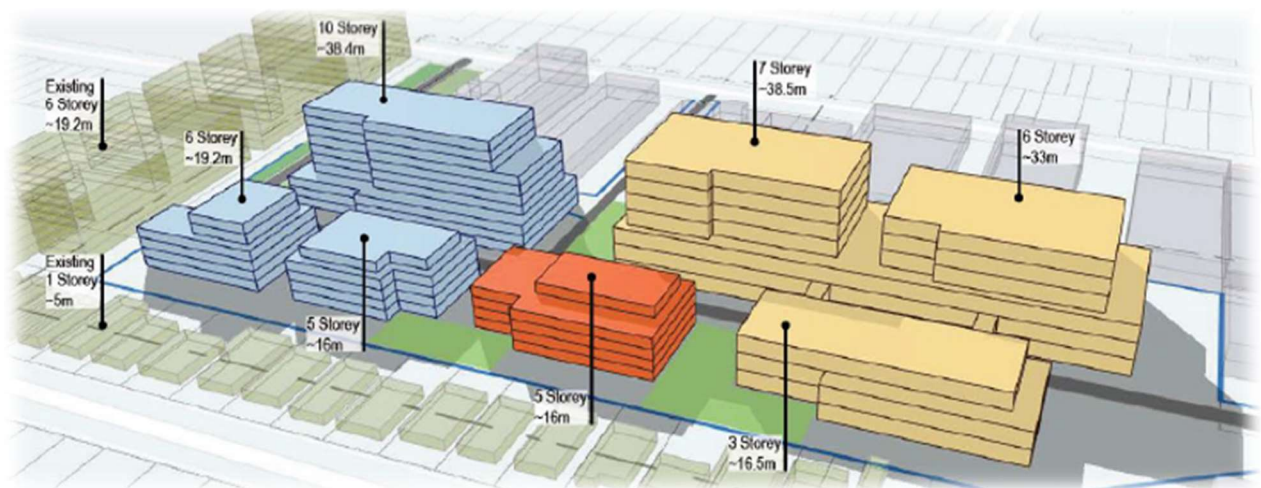


Figure 8. The revised development scheme as developed through Council's Urban Design Review and Assessment and adopted by the proponent (September 2023).

Gateway Determination

Gateway determination was issued by the Department of Planning, Housing and Infrastructure on 28 August 2024. The gateway determination included conditions to be satisfied prior to public exhibition. In January 2025, an update to the Planning Proposal and relevant technical reports was undertaken in response to this. This is summarised below in the table below.



Table 3. Summary of Response to Gateway Determination

Condition		Proponents Response
1a	Ensure consistency across all Planning Proposal documentation including, but not limited to, addresses and lot references for 11 Harp Street, 5 Elizabeth Street and 11A Elizabeth Street, proposed additional permitted uses and mapping of the site building height, number of floors, floor-to-floor height, GFA, and landscape/public space plans.	The Planning Proposal Report and supporting documentation has been updated where relevant for consistency.
1b	<p>Replace the proposed provisions with a site-specific provision that:</p> <ul style="list-style-type: none"> Permits increase in maximum building height to 16.5m, 19.2m, 33m and 38.5m and FSR of 2.1:1 (as mapped and excluding 5 and 11A Elizabeth Street) if: <ul style="list-style-type: none"> a health services facility is developed on the site; and the site is amalgamated; and a site specific development control plan has been prepared. <p>Permits hotel or motel accommodation and centre-based childcare centre if a health services facility is developed on the land.</p>	<p>Part 2 of the Planning Proposal has been updated to include both an additional permitted use clause and an additional local provisions clause. These clauses will work in tandem to ensure that these specific land uses require appropriate site amalgamation and a DCP to be prepared. It also requires that hotel or motel accommodation and centre-based child care facilities are only permitted where there is a hospital operating on the site.</p> <p>Proposed mapping includes incentive building height and FSR controls, applying only to health services facilities, hotel or motel accommodation and centre-based child care facilities.</p>
1c	Provide an updated Survey Plan which includes 11 Harp Street, 5 and 11A Elizabeth Street.	An updated Survey has been provided at Appendix I .
1d	Update the Statement of Remediation and associated documentation to include and address Nos. 5 and 11A Elizabeth Street and address Ministerial Direction 4.4.	<p>An updated statement has been provided at Appendix F. Ministerial Direction 4.4 is addressed within Section 7 of the Planning Proposal Report.</p> <p><i>Note: Any references to Ministerial Direction 4.4 in the Statement of Remediation are to be read as Ministerial Direction 2.6.</i></p>
1e	Update the Traffic Impact Assessment in response to Transport for NSW pre and post gateway consultation and comments from Council's Engineers. The planning proposal is to be updated to confirm the funding mechanisms for delivering transport infrastructure upgrades and the upgrades are to be detailed in the draft site-specific Development Control Plan.	An updated Transport Assessment has been provided at Appendix P . The draft DCP includes a sub-chapter on Infrastructure and Public benefits, requiring that local infrastructure upgrades are to be funded in accordance with an agreed Voluntary Planning Agreement.
1f	Prepare a Flood Impact and Risk Assessment and Site Stormwater Strategy which addresses consistency with Ministerial Direction 4.1 Flooding and considers the findings and recommendations of the 2022 NSW Flood	An updated Flood Memorandum has been provided at Appendix G .



Condition	Proponents Response
Enquiry, including an assessment of evacuation routes and transport modelling. Update the planning proposal to address the findings of the assessment.	
1g Update the Urban Design Report to provide additional information in relation to access points, transition to adjoining sites, gross floor area calculations, landscaped area and solar access.	The Urban Design Report has been updated and provided at Attachment R . This report is supplemented by a Draft Site Specific DCP provided at Attachment W .
1h Include an advisory note explaining the relationship between the planning proposal and PP-2024-684 Employment Zones.	The Planning Proposal Report has been updated in Section B 3 to include additional commentary on the relationship of the planning proposal with the broader employment zone reforms. As this planning proposal does not include a proposed rezoning (rather additional permitted uses) it will not conflict with the employment zone reforms.
1i Confirm public infrastructure requirements and funding mechanisms, including details relating to the draft Letter of Offer by the proponent such as: <ul style="list-style-type: none"> i. quantum of publicly accessible open space to be provided at the site and if this is to remain in private ownership ii. public infrastructure connections iii. extent of road upgrades 	The Planning Proposal Report has been updated in Section D to include additional commentary on the status of the draft Letter of Offer and the potential inclusions in the VPA.
2 Prior to public exhibition, Council is to draft a site-specific Development Control Plan. The DCP is to include the following, but not limited to: <ul style="list-style-type: none"> (a) Setback provisions, ensuring appropriate setbacks to adjoining low density residential properties to the west and light industrial to the south. This should include open space and landscaped areas to assist in mitigating visual and acoustic impacts (b) Heights in storeys which provide appropriate transitions from west to east (c) Building separation and upper level setbacks (d) High-quality building articulation and façade treatments, (e) Landscaped open space including deep soil provisions and canopy targets, (f) Transport infrastructure upgrades, (g) Proposed improvements as described in the public benefit offer. 	A draft a site-specific Development Control Plan has been provided at Attachment W .
3 A copy of the revised planning proposal is to be provided to the Department prior to exhibition demonstrating consistency with the conditions of Gateway.	Council will provide a copy of this updated package to the Department prior to exhibition.



Part 1 – Objectives and Intended Outcomes

Objective

To amend the *CBLEP 2023* to allow Additional Permitted Uses through amending Schedule 1 of *CBLEP 2023* and introduce incentive height and FSR controls related to those proposed uses.

Intended Outcomes

The intended outcomes of the planning proposal are to enable the redevelopment of the site to facilitate a private hospital with associated uses encompassing the following:

- A mix of 3-9 storey building envelopes (excluding parking structure) 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.
 - A centrally located public park, providing open space for patients, visitors, and employees.



Part 2 – Explanation of Provisions

This Part of the planning proposal provides a detailed statement of the proposed amendments to be made to *CBLEP 2023*.

Amendment to Canterbury Bankstown Local Environmental Plan 2023

To achieve the intended outcomes, the proposed amendments to *CBLEP 2023* are tabulated below in Table 4.

Table 4. *CBLEP 2023* proposed amendments.

Key Theme	Proposed LEP Amendment to achieve this outcome (specific changes in red)
<u>[Amendment 1] Schedule 1 – Additional permitted uses</u> <i>Insert ‘Health services facilities’, and ‘Hotel and motel accommodation’ as permissible land uses</i>	<p>Suggested wording for this provision may comprise the following (note, final wording will be confirmed by the Department of Planning, Housing and Infrastructure and the NSW Parliamentary Counsel’s Office)</p> <p><u>33 Use of land at 11 Harp Street. 5 and 11A Elizabeth Street, Campsie</u></p> <p>(1) <i>This clause applies to the following land, identified as area 33 on the Additional Permitted Uses map.</i></p> <p>a) <i>Lot 3 DP 270114, 11 Harp Street, Campsie</i></p> <p>b) <i>Lot 1 DP 270114</i></p> <p>c) <i>Lot 1051 DP789344, 5 Elizabeth Street, Campsie</i></p> <p>d) <i>Lot 14 DP 262535, 11A Elizabeth Street, Campsie</i></p> <p>(2) <i>Development for the purposes of health services facility is permitted with development consent.</i></p> <p>(3) <i>Development for the purposes of hotel or motel accommodation is permitted with development consent on the condition that there is a hospital operating on the site.</i></p> <p>(4) <i>Development for the purposes of centre-based child care facility is permitted with development consent on the condition there is a hospital operating on the site.</i></p>
<u>[Amendment 2] Incentive Floor Space Ratio Map</u>	<p>Introduce an incentive floor space ratio map of up to 2.1:1. The incentive FSR will be limited to a health services facility, hotel or motel accommodation or a centre-based child care facility use as per the proposed additional local provisions clause.</p>
<u>[Amendment 3] Incentive Height of Building Map</u>	<p>Introduce an incentive height of building map ranging from 16.5m to 38.5m across the site. The incentive heights will be limited to a health services facility, hotel or motel accommodation or a centre-based child care facility use as per the proposed additional local provisions clause.</p>
<u>[Amendment 4] – Part 6 Additional local provisions]</u>	<p>Update Part 6 Additional Local Provisions to apply to the site including:</p> <p><u>Use of land at 11 Harp Street. 5 and 11A Elizabeth Street, Campsie</u></p>



Key Theme	Proposed LEP Amendment to achieve this outcome (specific changes in red)
	<p>(1) <i>This clause applies to the Lot 3 DP 270114, Lot 1 DP270114 Lot 1051 DP 789344 and Lot 14 DP 262535.</i></p> <p>(2) <i>A building on land to which this clause applies which is proposed to be used for the purpose of a health services facility, hotel or motel accommodation or a centre-based child care facility may have a height of up to the building height shown for the land on the Incentive Height of Buildings Map</i></p> <p>(3) <i>A building on land to which this clause applies which is proposed to be used for the purpose of a health services facility, hotel or motel accommodation or a centre-based child care facility may have a floor space ratio of up to the floor space ratio shown for the land on the Incentive Floor Space Ratio Map</i></p> <p>(4) <i>Subclauses (2) and (3) do not apply unless the consent authority is satisfied that–</i></p> <p style="padding-left: 40px;">(a) <i>The lots have been, or will be, consolidated into a single lot, or</i></p> <p style="padding-left: 40px;">(b) <i>Alternative site amalgamation and suitable street access can be achieved to the satisfaction of the consent authority, and</i></p> <p style="padding-left: 40px;">(c) <i>A site-specific development control plan has been prepared.</i></p>

The draft mapping changes are detailed in Part 4 – Maps.



Intent of Proposed Changes

[Amendment 1] Additional Permitted Use Map – Add 'health services facility', 'hotel and motel accommodation' and 'centre-based child care facility' as additional permitted uses

Proposed change

This planning proposal seeks to amend the *CBLEP 2023* by providing '*health services facility*', '*hotel and motel accommodation*' and '*centre-based child care facility*' as additional permitted uses at 11 Harp Street, 5 and 11A Elizabeth Street, Campsie. The clause requires that if hotel and motel accommodation or a centre-based childcare facility is proposed, there is a hospital operating on the site. Separately, a new clause is proposed in Part 6 - Additional local provisions of the *CBLEP 2023* to ensure that incentive built form controls (height and FSR) apply only to those proposed uses. The additional local provisions also requires site amalgamation to occur and that a site specific DCP is prepared in relation to these land uses.

While this planning proposal provides some indicative wording for some of the proposed clause, the final wording will be subject to the finalisation process involving the Department of Planning, Housing and Infrastructure and the NSW Parliamentary Counsel's Office.

Justification for the change

The proposed amendment aims to facilitate redevelopment at the site that will retain and increase the employment capability of the site, whilst also providing a range of essential services to the broader community in the form of a private hospital, allied health services, and accommodation for those travelling for health care who require short term accommodation for themselves and their family prior, during and after receiving medical care from the future hospital on the site. Through the inclusion of accommodation on site, the future hospital use can serve a catchment beyond the LGA as it can accommodate patients without access to specialised medical care and services.

Council's justification for the approach taken within this planning proposal intends to:

- Enable land to be used for the provision of health services or temporary accommodation to increase access to health services
 - Provide a range of essential health services to local communities
 - Protect and enhance the employment capacity of Industrially Zoned lands within Canterbury Bankstown LGA, and
- Promote a high standard of urban design and local amenity.

Council acknowledges that the additional permitted uses facilitate land use changes on Industrially Zoned Land, however they will significantly increase the employment capacity of the land whilst providing a range of essential health services to the community. The planning proposal retains the IN2 Light Industrial zone and therefore will not prevent future industrial uses occurring on the site. The proposal is consistent with overarching State planning goals to retain and manage industrially zoned land.



Council is not proposing to allow for any residential accommodation on the site. It is noted that the planning proposal is consistent with Canterbury Bankstown's *Connective City 2036* LSPS, which outlines that the establishment of a lifestyle and medical precinct within the industrial zoned precinct land.

[Amendment 2] Introduce an incentive Floor Space Ratio Map up to 2.1:1

Proposed change

This planning proposal seeks to introduce an incentive Floor Space Ratio Map which will increase the permitted maximum floor space ratio (FSR) for the site from 1:1 to 2.1:1 where health services facilities, hotel and motel accommodation or centre-based child care facilities are proposed.

Justification for the change

The planning proposal has been guided by the development of a concept development scheme that has been developed in collaboration between the proponent and Council through 3D modelling tools to ensure impacts associated with visual bulk, overshadowing and excessive scale are minimised. The planning proposal concept scheme has a total GFA of around 64,700m² equating to an FSR of 2.1:1. The increase in FSR recognises the specialised nature of hospital uses that require large, unencumbered floor plates, and multiple storeys and taller building envelopes compared to uses normally permitted in the IN2 Light Industrial Zone.

Council proposes to include site-specific DCP controls which will guide the future design and development of the site. These controls will include provisions such as:

- Increase setbacks between the adjoining low density residential properties to the west with open space and landscaped areas to provide visual buffers assisting with noise impacts, visual bulk and scale and amenity
- Appropriate transitions in height, scale and built form from west to east
- Building separation and upper level setbacks
- High-quality building articulation and façade treatments, and
- Suitable location of building services and mechanical plant away from adjoining residential properties and other sensitive uses on and surrounding the site.

The proposed amendment directly aligns with the following objectives of Clause 4.4 'Floor space ratio' of the *CBLEP 2023*:

- (a) *to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,*
- (b) *to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,*
- (d) *to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic.*



It is noted that any future Development Application must demonstrate how development on the site does not result in an unreasonable adverse environmental impact on adjoining land and the surrounding area. The proposed FSR will apply to all types of permissible development on the site.

[Amendment 3] Introduce an incentive Height of Buildings Map, ranging from 16.5m to 38.5m at 11 Harp Street, Campsie.

Proposed change

This amendment seeks to introduce an incentive height of building map, ranging from to 16.5m, 19.2m, 33m and 38.5m for the subject site where health services facilities, hotel and motel accommodation or centre-based child care facilities are proposed. The site does not currently have a building height limit.

Justification for the change

Council's assessment of the proponent's concept development scheme resulted in three alternative scenarios. Council's preferred scenario provides an improved distribution of building heights and massing across the site, addressing the height and bulk transition to the residential interface to the west. The scenario also provides modulating heights to reflect the site's topography, with taller buildings at the northern end and to break up the visual bulk and scale of the southernmost building envelope. Council's Urban Design referral comments and Revised Urban Design Scenarios have been submitted concurrently with this proposal as shown at Attachment R

Further justification for amending the site's extant building height limit is to explicitly regulate the built form possible on the site, maximise the hospital's patient capacity, and minimise negative impacts of the development on neighbouring buildings. Although the built form is relatively tall on the eastern side of the development compared to its neighbours, the revised building envelope provides the following benefits:

- 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

Further amenities resulting from revised building height limits include increased provision of public open space, and increased solar access to the building façade and proposed public open space. 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. Solar 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.



Overall, adjustments to the height of building limit at the subject site will facilitate design that provides significant capacity for health care services while minimising negative impacts on neighbouring buildings. Specific attributes that further justify these amendments include increased provision of Public Open Space, increased solar access to the building façade and open space, and minimised overshadowing on neighbouring residences and their yards. There are further positive implications for both vehicular and pedestrian accessibility, and urban design.

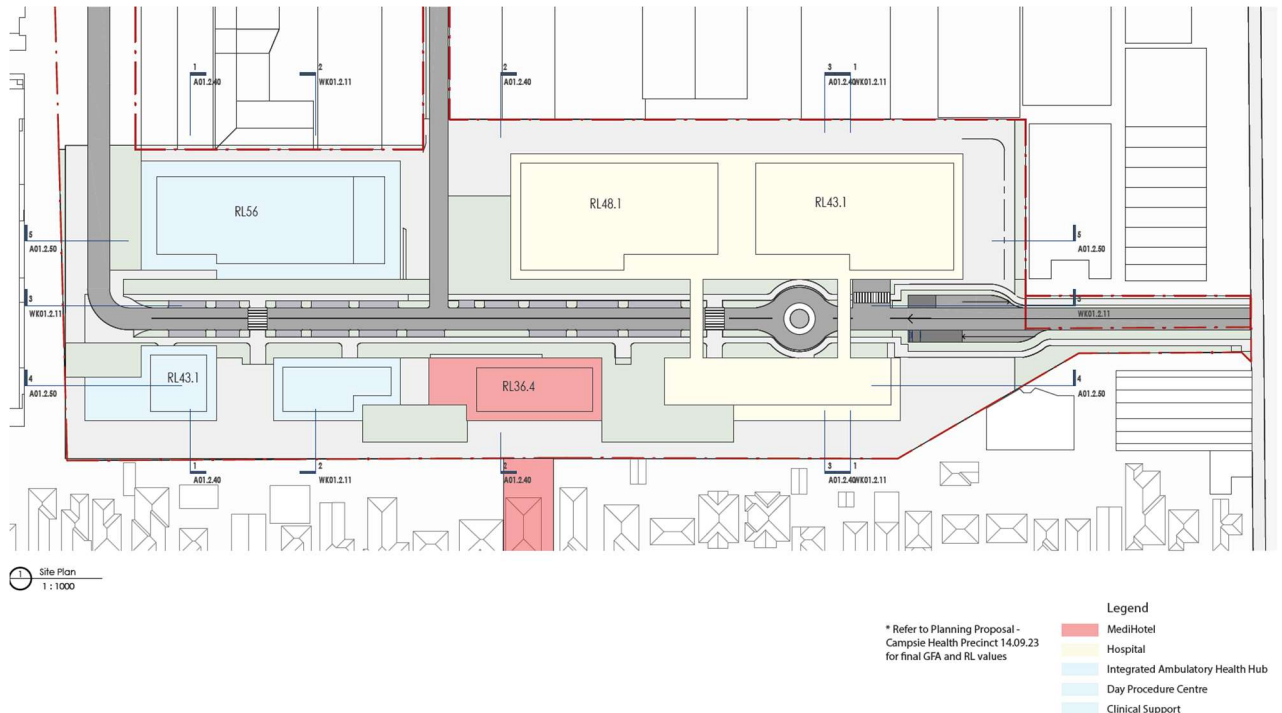


Figure 9. Building heights for proposed building envelopes, including Reduced Levels (RLs)

[Amendment 4] Additional Local Provision

Proposed change

Update Part 6 Additional Local Provisions to apply to the site including:

Use of land at 11 Harp Street, 5 and 11A Elizabeth Street, Campsie

- (1) This clause applies to the Lot 3 DP 270114, Lot 1 DP270114 Lot 1051 DP 789344 and Lot 14 DP 262535.
- (2) A building on land to which this clause applies which is proposed to be used for the purpose of a health services facility, hotel or motel accommodation or a centre-based child care facility may have a height of up to the building height shown for the land on the **Incentive Height of Buildings Map**
- (3) A building on land to which this clause applies which is proposed to be used for the purpose of a health services facility, hotel or motel accommodation or a centre-based child care facility may have a floor space ratio of up to the floor space ratio shown for the land on the **Incentive Floor Space Ratio Map**
- (4) Subclauses (2) and (3) do not apply unless the consent authority is satisfied that—
 - (a) The lots have been, or will be, consolidated into a single lot, or



- (b) *Alternative site amalgamation and suitable street access can be achieved to the satisfaction of the consent authority, and*
- (c) *A site-specific development control plan has been prepared.*

This amendment seeks to introduce a new local provision under *Part 6 – Additional local provisions*.

The clause outlines that development for the purpose of a health services facility, hotel or motel accommodation or a centre-based child care facility will be subject to the incentive height of building (16.5m – 38.5m) and incentive FSR (2.1:1). The clause also requires that prior to development for the purpose of a health services facility, hotel or motel accommodation or centre-based child care facility, the consent authority is to be satisfied that lots shall be consolidated or alternative amalgamation and site access proposed. In addition, it requires the preparation of a site-specific development control plan (DCP).

Justification for the change

The proposed site specific provision works in tandem with the proposed additional permitted use clause to ensure that development for the purpose of a health services facility, hotel or motel accommodation or centre-based child care facility has suitable site access arrangements and an appropriate built form outcome which responds to the site context.

The DCP will provide more detailed guidance on setbacks, landscaping, building heights, separation and design quality to ensure a high quality design outcome is achieved for the anticipated land uses.

Part 3 – Justification of strategic and site-specific merit

This section of the planning proposal provides the rationale for the amendment of the CBLEP 2023 and responds to questions set out in the document, '*Local Environmental Plan Making Guideline*' (Department of Planning and Environment, 2021).

Section A–Need for this Planning Proposal

1. Is the planning proposal a result of an endorsed Local Strategic Planning Statement, strategic study, or report?

Yes. 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).

A key vision within the LSPS is optimisation of 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 Harp Street has been specifically earmarked for future transformation into an extended



hospital precinct, inclusive of allied health services. Therefore, the proposal demonstrates consistency with *Connective City 2036* in relation to the retention and maintenance of Industrial Lands.

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 least 425 jobs in health care services once operational which contributes around 5.5% of the total jobs target of 7,500 by 2036.

The proposal directly aligns with, or indirectly supports, the following objectives of *Connective City 2036*:

Evolution Three – Places for Commerce and Jobs	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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.

Both the LSPS and the recommended provisions are the result of several studies and reports that informed the proposed changes.

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

Yes, a planning proposal is the only legal way under the Act to amend the *CBLEP 2023* to achieve the objectives and planning outcomes of this planning proposal.

Section B–Relationship to the 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)?

Greater Sydney Region Plan

The Greater Sydney Region Plan was released by the GCC in March 2018. It provides a 40-year vision for the Greater Sydney region and is designed to inform district and local plans and the assessment of planning proposals.

The Greater Sydney Region Plan (GSRP) identifies several key objectives around the need to ensure communities are healthy, resilient, and socially connected. 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 deficit of operational private hospital facilities.



The planning proposal is consistent with several planning objectives in the GSRP. 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, and
- Objective 22: Investment and business activity in centres.

Table 5 - Greater Sydney Region Plan Relevant Objectives – Assessment against relevant objectives

Objective	Consistent / Rationale
Infrastructure and Collaboration	<p>Consistent - The planning proposal directly aligns with Objective 4: <i>Infrastructure use is optimised</i>, as it seeks to enact changes to the <i>CBLEP 2023</i> that will maximise the utility of land by supporting the development of adaptive and flexible regulations to allow decentralised utilities, essential services, and employment growth on currently underutilised land.</p> <p>The proposed changes aim to enhance local opportunities and improve access to essential services by increasing the provision of health services and improving their connectivity to the broader community. The proposal not only facilitates the expansion and provision of essential health care services, but also provides additional employment opportunities, aligning with forecast growth, adapting to future needs, and optimising land use.</p>
Liveability	<p>Consistent - This planning proposal seeks to make amendments to the <i>CBLEP 2023</i> to provide essential health care services that meet the needs of existing and projected populations living in Canterbury Bankstown LGA. The proposed additional permitted uses facilitate the existing and changing needs of the community, in alignment with Objective 6: <i>Services and infrastructure meet communities changing needs</i>. The proposed amendments include, but are not limited to, changes to permissible land uses, additional local provisions, floor space ratio (FSR) and height of building (HOB) planning controls as identified in the LEP maps (Part 4).</p> <p>The proposed amendments outlined in this planning proposal aim to enhance health care services in alignment with the NSW Government's goal to provide locally accessible tailored health services and infrastructure to enhance quality of life and support aging populations. The delivery of these services will supplement and facilitate the delivery of Objective 7: <i>Communities are healthy, resilient and socially connected</i>,</p> <p>Furthermore, the planning proposal advocates for the enhancement of liveability through the revitalisation of underutilised sites through place-based planning measures. By strategically locating requisite essential services near centres, the proposal acknowledges the pivotal role these centres play in providing access to essential goods and services. It also underscores the importance of allowing these centres to adapt and expand over time to better serve the community's evolving needs, and ageing population.</p>
Productivity	<p>Consistent - The amendments proposed within this planning proposal will promote additional employment opportunities and health care services within 30 minutes of the Bankstown and Campsie Strategic Centres, supporting the strategic intent of the Greater Sydney Region Plan by</p>



Objective	Consistent / Rationale
	<p>rebalancing the economic footprint across Greater Sydney, aligning with Objective 14: <i>Integrated land use and transport creates walkable and 30-minute cities</i>. The planning proposal will facilitate new opportunities for employment generating uses that facilitate the growth of new strategic and local centres within Canterbury Bankstown. It will also aid in the delivery of Objective 21: <i>Internationally competitive health, education, research, and innovation precincts</i>, by extending the Eastern Lifestyle and Medical Precinct and setting a precedent that encourages the delivery of additional allied health services, and health manufacturing opportunities, creating more opportunities for education, research, and innovation.</p> <p>This planning proposal also focuses on aligning businesses, services, and transportation networks with population growth, fostering local employment opportunities, and supporting the economic vitality of communities. Facilitating additional permitted uses for health services on the site both retains the industrial zoning of the land, and will enable the creation of jobs and investment, which is currently lacking at the site. By retaining the zoning of the land, and increasing its employment capacity, the proposal demonstrates consistency with Objective 22: <i>Industrial and urban services land is planned, retained, and managed</i>.</p>
Sustainability	<p>Consistent – this planning proposal aims to foster innovation in water, energy, and resource management within strategic land use and development frameworks. Anticipated developments resulting from the proposed changes are expected to leverage environmental technologies and initiatives, including the Building Sustainability Index (BASIX), to optimise water, energy, and waste management practices.</p>

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, and
- Planning Priority S9 – Growing investment, business opportunities and jobs in strategic centres.

The application will facilitate delivery of transit-oriented development and collocate- 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 near the Campsie Town Centre, Canterbury Hospital, as is within 1.2 km of Belmore railway 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. Correspondence between the proponent and Sydney Local Health District has been submitted concurrently with this proposal in Attachment H.

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.

Under the reforms, 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. Health services facilities are a prohibited land use on E4 (previously IN2) zoned land.

Council has adopted an approach for rezoning employment zones within the LGA under the new framework at the Council meeting held on 26 March 2024 and has submitted a planning proposal to amend the CBLEP



2023 (refer to PP-2024-684¹). As of 19 December 2024, the PP-2024-684 has been submitted to the Department for finalisation and drafting of the LEP Amendment. When finalised, the site will be zoned E4 General Industrial. However, this planning proposal does not seek a change in zoning, rather seeks to introduce additional permitted land uses and site specific clause within the existing zone and the CB LEP 2023. As such, PP-2024-684, when finalised will not conflict with the intended outcome of this planning proposal.

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

Community Strategic Plan 'CBCity 2028'

CBCity 2028 is Council's 10-year plan to guide the City of Canterbury Bankstown on its journey to be a thriving and dynamic city. The 'destinations' relevant to the Planning Proposal are:

- Innovative and Prosperous – A smart and evolving city with exciting opportunities for investment and creativity.
- Moving and Integrated – An accessible city with great local destinations and options to get there.
- Healthy and Active – A motivated city that nurtures minds and bodies.
- Liveable and Distinctive – A well designed and attractive city that preserves the identity and character of local villages.

The Planning Proposal is consistent with the identified "destinations" in CBCity 2028 in that it will:

- Provide for a high-quality medical care development which reflects the objectives of the community strategic vision, ensuring a prosperous and innovative city that is healthy and active.
- Promote long term economic and employment growth by acting as a catalyst in the realisation of the Lifestyle and Medical Precinct in Campsie by providing opportunities for new jobs and the growing health and medical industry and ancillary services in the region.
- Unlock jobs and create opportunities to upskill local residents in the medical and healthcare industry in close proximity to transport services and amenities.
- Offers the potential to enhance the public domain and open space offering in close proximity to Canterbury Road and the Campsie Town Centre.

Local Strategic Planning Statement (LSPS) 'Connective City 2036'

The Local Strategic Planning Statement (LSPS) serves as the comprehensive vision for Canterbury Bankstown, guiding its growth. The Connective City initiative is grounded in five Metropolitan Directions, emphasising the City's role in Greater Sydney, and five City Directions that outline how the City can effectively support a population of 500,000 people by the year 2036. The strategic framework further incorporates ten theme-based evolutions, identifying challenges and opportunities for the City. Each evolution includes indicators and actionable items designed to drive meaningful change.

¹ <https://www.planningportal.nsw.gov.au/ppr/under-assessment/new-employment-zones>



The LSPS responds to the directions of the *Greater Sydney Region Plan*, the planning principles of the *South District Plan*, *Future Transport 2056* and the *Community Strategic Plan, CB City 2028*. The plan was informed by consultant studies in community infrastructure need, sustainability, housing and employment studies, transport and movement and open space.

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).

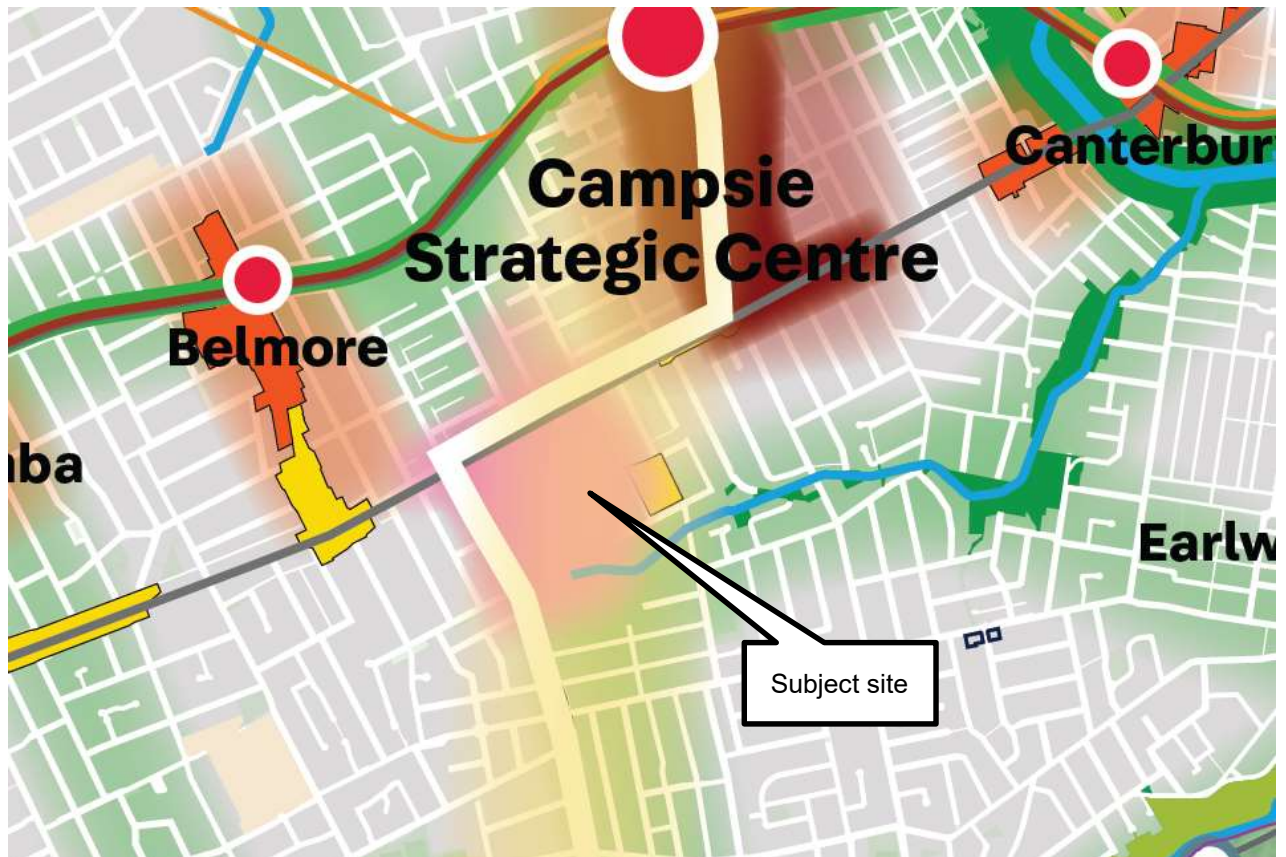


Figure 10. The LSPS 'Connective City 2036' plan showing the location of the site in context of the Eastern Lifestyle and Medical precinct.

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, in accordance with Council's Employment Lands Strategy that was prepared to inform Council's LSPS.

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.



The table below provides a discussion on the consistency against the Evolution Priorities addressed within the LSPS.

Table 6: LSPS Relevant Actions - Assessment

Evolution	Consistent / Rationale
Evolution 1 – Coordination, community collaboration and context	Consistent - The planning proposal aims to implement Objective E1.1.5 through the extension of a Medical Precinct across the site, linking to existing and proposed Medical Precincts that aim to provide essential health and medical services to the wider community.
Evolution 3 – Places for Commerce and Jobs	<p>Consistent – The LSPS establishes a hierarchy of centres, Campsie being designated a “strategic” centre. The Planning Proposal is consistent with the objective of the LSPS by supporting the evolution of larger centres into vibrant urban places that provide access to increased local jobs and civic spaces.</p> <p>The site is strategically located within the Eastern Lifestyle and Medical Precinct and 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 around 425 jobs in health care services once operational which contributes around 2.2% of the total jobs target of 7,500 by 2036.</p> <p>The planning proposal directly responds to the aspiration for the creation of an Eastern Lifestyle and Medical Precinct. The proposal would support the growth of the Health Care and Social Assistance industry by providing a modern non-acute private hospital which will provide a range of high-quality medical care. It would complement Canterbury Hospital by providing a new facility for medical practitioners to carry out elective procedures close to Canterbury Hospital. This will support the creation and retention of knowledge intensive and highly skilled jobs in the LGA and ensures the area remains an attractive place for health services sustains a greater diversity of employment opportunities.</p>
Evolution 5 – Green Web	Consistent – the planning proposal does not contravene the intent or objectives of this evolution. The site specific DCP will include the requirement for minimum canopy coverage on the site as well as the use of endemic native plant species to support the reintroduction of local wildlife on the site.
Evolution 8 – Design Quality	Consistent – The planning proposal has been subject to rigorous urban design work to ensure a place-based outcome. Site-specific DCP controls will also be developed solidifying good design outcomes at the development application stage.
Evolution 9 – Sustainable and Resilient Places	Consistent - This planning proposal enables the development of buildings that adhere to current sustainability standards in accordance with Green Star ratings as well as the Sustainable Buildings SEPP, as applicable. Development that will be facilitated by this these proposed LEP amendments present the consent authority with the opportunity to incorporate sustainability requirements as conditions of consent. These controls can support well-planned waste management services and innovative low-emission energy solutions, thereby fostering the creation of sustainable and resilient environments within Canterbury Bankstown. The site specific DCP will contain sustainability provisions to help achieve the intent of this LSPS Evolution.



Industrial Lands 'Retain and Manage' Policy Review (June 2022)

The Greater Cities Commission's draft Guiding Principles within the *Industrial Lands 'Retain and Manage' Policy Review – Review Findings Paper* (the Review) published in June 2022, were developed following consultation and technical analysis in preparation of the 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 proponent'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 7 and Attachment E.

Table 7. Proponent's submission prepared by Urbis dated September 2023 - Response to Draft Guiding Principles.

Draft Guiding Principle	Proponent's Response
Securing capacity of industrial and urban services land	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.
"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."	<p>As of 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 109,200m² of vacant industrial floorspace (as of 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>



Draft Guiding Principle	Proponent's Response
Supporting sustainability <i>"Industrial lands Policy should align with government environmental objectives and community expectations including minimising commute and delivery times, enabling efficient freight and logistics networks, and minimising environmental and social impacts."</i>	<p>The proposal shall have negligible direct impact on the supply and demand for industrial lands within the local and regional context.</p> <p>Rather, the proposed development for allied purposes is strategically aligned with:</p> <ul style="list-style-type: none"> • 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 support a health and medical precinct around Canterbury Hospital were significant recommendations. • Identified community health needs - 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>
Optimising diverse supply chains supported by infrastructure. <i>"Ensure that Greater Sydney's freight network (including trade gateways and corridors) and businesses' access to intermediate goods and services are efficient and resilient."</i>	<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>
Boosting economic activity to support current and emerging industries	<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>



Draft Guiding Principle	Proponent's Response
<p>Encouraging innovation</p> <p><i>"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."</i></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</p> <p><i>"Ensure consistency and clarity regarding the function of each industrial area, including their economic relationship with activity centres, to send clear market signals that foster business investment and productivity."</i></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. This is aligned with the strategic direction established under the South District Plan – for increasing the number 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 use.</p> <p>The planning proposal aligns with the draft guiding principle.</p>
<p>Servicing population needs.</p> <p><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</p> <p><i>"Transition of industrial lands to other uses, but only where the other seven draft Guiding Principles would not be"</i></p>	<p>The precinct has long been planned to transition 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>



Draft Guiding Principle	Proponent's Response
<i>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>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
The planning proposal aligns with the draft guiding principle.	

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.

Canterbury Bankstown Affordable Housing Strategy

The planning proposal does not include any residential floor space. Therefore, Council's Affordable Housing Strategy is not applicable.

Canterbury Bankstown Housing Strategy

The Housing Strategy considers residential and housing growth to 2036 to allow Council to plan for the additional transport, open space and health infrastructure necessary to support this growth. As identified in the Housing Strategy, the Campsie Town Centre is anticipated undergo significant growth to 2036, with a target of 6,360 additional dwellings within the Campsie centre and along Canterbury Road.

In addition, the proposal would facilitate the development of a district level facility to serve the medical and health needs of the wider Canterbury Bankstown population, which is expected to increase by over 112,000 people by 2036. This level of growth will necessitate new hospitals and other health services to be made available, requiring both public and private infrastructure investments in the LGA.

This planning proposal represents significant private investment in health infrastructure (\$451 million Estimated Development Cost (EDC)) to support planned population growth in the LGA and is therefore considered to be consistent with the aims of the Housing Strategy.

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

There are no other State and regional studies or strategies of direct relevance to this planning proposal.

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

This planning proposal's consistency with applicable State Environmental Planning Policies is summarised in Appendix A. Relevant SEPPs are discussed in detail below:

State Environmental Planning Policy (Sustainable Buildings) 2022 (formerly the SEPP (Building Sustainability Index: BASIX) 2004)

Consistent - This planning proposal does not contain any provisions that would contravene or hinder the application of this SEPP. This planning proposal will be accompanied by a site specific Development Control Plan which will seek to apply sustainability provisions for new development that are not ordinarily covered by the Sustainable Buildings SEPP, where practicable.

Where there is an inconsistency between the LEP Amendment that would result from this planning proposal and the SEPP, the SEPP would prevail to the extent of the inconsistency.



State Environmental Planning Policy (Biodiversity and Conservation) 2021

Consistent - This planning proposal does not contain any provisions which would contravene or hinder the application of the State Environmental Planning Policy (Biodiversity and Conservation) 2021. The planning proposal will not have any subsequent effects on remnant bushlands or significant ecological communities within Canterbury Bankstown. Any trees to be removed from the site as part of the future Development Application will be required to adhere to the requirements of Chapter 2 Vegetation in non-rural areas.

State Environmental Planning Policy (Resilience and Hazards) 2021

Consistent - This Planning proposal will introduce land use changes which have been justified in accordance with the application of the State Environmental Planning Policy (Resilience and Hazards) 2021. These land use changes are discussed in detail below:

Consideration of contamination and remediation

This planning proposal will enable health services facility uses to be permissible on the site. Subject to the LEP amendment coming into effect, Clause 4.6 of the Resilience and Hazards SEPP would apply at the Development Application stage as follows:

- (1) *'A consent authority must not consent to the carrying out of any development on land unless—*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.'*

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 remediation are carried out to make the site suitable for the proposed uses. The proponent has submitted a Statement of Remediation, included in this proposal as Attachment F, which concludes that remediation of the site can be undertaken to make it suitable for the proposed uses. Remediation of the site is an item within the proponent's draft Letter of Offer, submitted concurrently with this planning proposal as Attachment B. Remediation works would be carried out by the proponent as part of any future Development Application regardless of its inclusion 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 proponent and considers that the contamination advice within the expert reports is generally satisfactory, subject to review from NSW Environment Protection Authority accredited site auditor. This is due to 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 are included in Attachment F. The information should be reviewed and updated where required to reflect the current site conditions. Furthermore, legislation and guidelines have since been updated and are therefore inadequately accounted for in 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 finalised and gazetted planning proposal to facilitate a private hospital at 445 Canterbury Road, Canterbury (PP-2022-1169).

State Environmental Planning Policy (Transport and Infrastructure) 2021

Consistent - The planning proposal does not contain any provisions which would contravene or hinder the application of Chapter 2 of the SEPP. This planning proposal seeks to facilitate redevelopment of the site for a private hospital use. As per section 2.122 and Schedule 3 of the SEPP, the proposed development is classified as traffic-generating development and requires consultation and referrals to TfNSW as part of the Development Application stage of the project.

Council referred the planning proposal to TfNSW during the scoping phase to ascertain if there were any significant issues with the provided Traffic Impact Assessment Report and associated SIDRA modelling. The comments received were for consideration as part of any post Gateway conditions. TfNSW did not raise any significant concerns that would be detrimental to the planning proposal. Refer to Attachment U.

This planning proposal does not preclude from any future referral to TfNSW during a development application.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

This planning proposal is consistent with most applicable Local Planning Directions (Section 9.1 Ministerial Directions) (refer to Appendix B) and discussed further below.

Table 8: Consistency assessment against Local Planning Directions (Section 9.1 Ministerial Directions)

Direction	Consistent / Rationale
Focus Area 1: Planning Systems	Consistent - The proposed amendments outlined in this planning proposal are consistent with Focus Area 1: Planning Systems. The planning proposal will facilitate the redevelopment of the site for a hospital as State Significant Development providing the proposal has an estimated development cost of more than \$30 million (as per Schedule 1 'State significant development - general' Section 14 Hospitals, medical centres and health research facilities).
1.3 Approval and Referral Requirements	There are no provisions proposed that would require concurrence from the Minister or a Public Authority.



Direction	Consistent / Rationale
1.4 Site Specific Provisions	<p>Justifiable inconsistency – In order to ensure the development of the site occurs in an orderly and economic way the planning proposal includes a provision that will require the consolidation of the site (comprising 11 Harp Street, 5 and 11A Elizabeth Street, Campsie) prior to any development for a health services facility occurs. This will also ensure that 5 and 11A Elizabeth Street are not separately developed for health services facilities, which would be contrary to the intended outcomes of this planning proposal. Details of the proposed clause are included in Part 2 of this planning proposal.</p> <p>The planning proposal refrains from including or referencing drawings illustrating the details of the proposed development.</p>
Focus Area 4: Resilience and Hazards	<p>Consistent - The site is partially impacted by flooding. Council has required the proponent provide a Flood Impact and Flood Risk Assessment and a Site Stormwater Strategy. The response to flooding is discussed in detail in Section C Part 9 under the heading '<i>Flooding</i>.' The proposal demonstrates consistency with Direction 4.1 with regard to flooding impacts and the impacts will be able to be managed at the future Development Application stage of the project.</p> <p>A further flood memo has been prepared by Indesco in support of this planning proposal (Attachment G) which confirms that the proposals is capable of satisfying section 4.1 of the ministerial directions. The memo confirms that a further Flood Impact and Flood Risk Assessment and Stormwater Strategy may be required and is appropriate to be undertaken as part of a future detail development application, based on final design and finished site levels.</p>
4.1 Flooding	
4.4 Remediation of Contaminated Land	<p>Consistent - The proponent has submitted extensive information to Council regarding the previous industrial use of the site including site investigation reports. Council has reviewed the documentation and is generally satisfactory, as discussed above in Section B Part 6 under the '<i>SEPP (Resilience and Hazards)</i>' heading. As confirmed by the Site Audit Statement prepared by Enviroview, the proposal will maintain consistency with Direction 4.4 regarding the Remediation of Contaminated Land and the statement on remediation and remediation action plan at Attachment F covers off the previous findings within the numerous environmental and site investigation reports which serve, when combined, as a comprehensive preliminary site investigation of the site.</p> <p>Further detailed reporting can be undertaken as required at DA stage to demonstrate consistency with Section 4.6 of the Resilience and Hazards SEPP, consistent with the relevant requirements for an SSDA.</p>
Focus Area 5: Transport and Infrastructure	<p>Consistent. The subject site is located in close proximity to bus services along Canterbury Road, Beamish Street and Bexley Road. The site is also within 1,200m of Belmore Railway Station and future metro rail station. The proposal supports the 30-minute city concept with by providing 425 FTE jobs and medical services located in Strategic Centres and aligns growth with infrastructure by facilitating</p>
5.1 Integrating Land Use and Transport	



Direction	Consistent / Rationale
	<p>specialised employment in the vicinity of the future Sydney Metro Southwest line. The proposal accords with the Local Planning Direction and associated guideline and policy as follows:</p> <ul style="list-style-type: none">• Safe, level and direct pedestrian paths to nearby bus stops, shops and other facilities• Sufficient off-street space should be provided for the movement of all transport modes. Parking needs of night workers should be taken into account• Footpaths should be provided and maintained along nearby streets and within the educational or health facility site, and• Bicycle storage and End of Trip facilities would be provided as part of the DA stage of the project.
Focus Area 7: Industry and Employment Direction 7.1 Business and Industrial Zones	<p>Consistent. The planning proposal does not alter the existing zoning of the site and will facilitate the expansion of specialised health-based employment uses on the site.</p>

Section C – Environmental, social and economic impact

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

This planning proposal seeks to amend the current LEP provisions and including APUs to facilitate the redevelopment of the site for a private hospital with associated health related uses. The planning proposal does not include changes to the site's current IN2 land use zoning. The prevailing character of the IN2 zone is a highly urbanised environment and currently, the site does not contain significant environmental habitats or threatened species.

Notwithstanding, this planning proposal includes a new public park on the site, to be delivered through a planning agreement, which will increase overall landscaping on the site. A site-specific DCP will be prepared and will include specific provisions to guide the design of this park as well as other landscaping on the site. These provisions will include the following:

- Include a requirement for future development to provide a tree canopy cover target for the site to ensure existing trees are retained where practicable
- Require future development on the site to be setback along the road frontage and rear boundary to preserve as many existing trees as possible
- Require a tree replacement ratio for any trees removed from the site. Council will explore the addition of tree replacement planting to occur elsewhere in the LGA as a provision in the site specific DCP
- Prioritise selecting native and endemic tree species present in the location prior to European settlement, and



- Include development controls regarding deep soil zones, water sensitive design, tree canopy on ground and tree canopy on structures.

Overall, it is unlikely this planning proposal will adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.

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

Other likely environmental effects as a result of this planning proposal are discussed below.

Flooding

This planning proposal considers of the objectives of *Local Planning Direction 4.1 Flood Prone Land*. In addition, consideration has been given to ensure consistency with:

- the NSW Flood Prone Land Policy,
- the principles of the Floodplain Development Manual 2005,
- the Considering flooding in land use planning guideline 2021, and
- any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.

The site is partially impacted by flooding. Flooding in this area 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% Annual Exceedance Probability (AEP) flood mapping (Figure 10). The Probable Maximum Flood (PMF) flood mapping for the site is shown in Figure 11. 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.

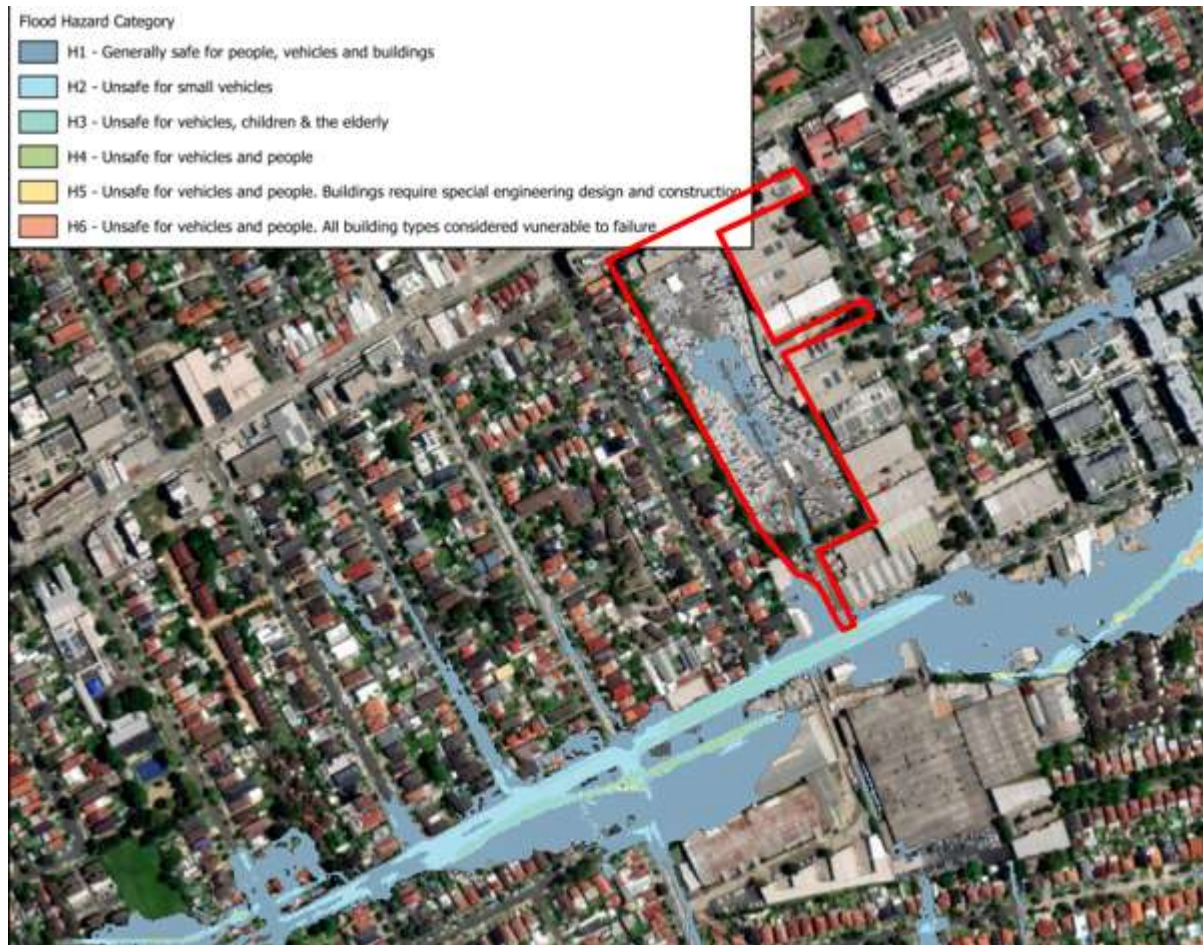


Figure 11. 1% AEP Hazard Rating map (120-minute storm duration, Source: Council, 2023).

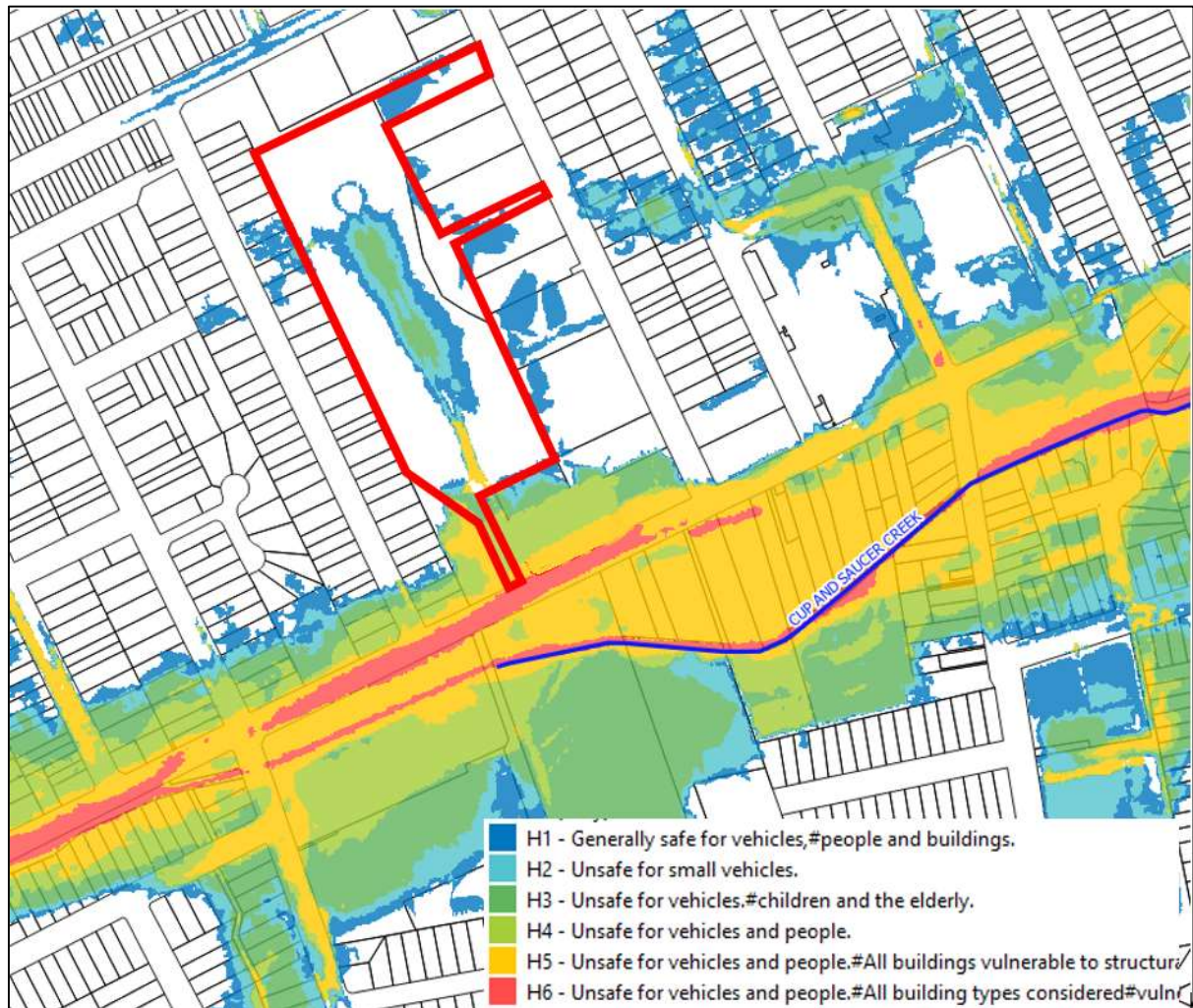


Figure 12. PMF Hazard Rating Map, Source: Council, 2023.

This planning proposal does not seek to rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose Zones.

The 1% AEP flood mapping shows there is no significant flooding flow path through the site as most 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 because 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.

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.



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. 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 proponent and reviewed by Council before the planning proposal and site specific DCP are exhibited:

- Flood Impact and Risk Assessment (FIRA): Considering 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.

This planning proposal does not include provisions that apply to the flood planning area which:

- permit development in floodway areas,
- permit development that will result in significant flood impacts to other properties,
- permit development for the purposes of residential accommodation in high hazard areas,
- permit a significant increase in the development and/or dwelling density of that land,
- permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,
- permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,
- are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or
- permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.

For the purposes of this planning proposal, it is ensured that the flood planning area aligns with the principles outlined in the Floodplain Development Manual 2005. A copy of the proponent's flood impact memo, which provides updated advice regarding flood affectation, and a detailed assessment of the proposals consistency with applicable flood risk planning policies has been submitted concurrently with this proposal in Attachment G. The findings are below.

- The site can be made suitable for the proposed development through the implementation of a number of measures. These measures include but are not limited to:
 - During a flood event, emergency access must only be from Elizabeth Street.
 - A minor overland flow path has been raised along Elizabeth St and requires design that mitigates this to be developed in detailed design.
- Site grading and drainage design is to resolve the ponding identified within the site.
- OSD to included in the proposal and must show no worsening of conditions to neighbouring sites.



Additionally, the site and its proposed use is consistent with the Ministerial Direction 4.1. The flood advice prepared by Indesco confirms the site is:

- Able to comply with the provisions of the NSW Flood Prone Land Policy, the Floodplain Development Manual and the Land Use Planning Guideline.
- Able to be developed consistent with the goals of reducing the impact of flooding and flood liability on owners and occupiers of flood prone land, and to reduce public and private losses resulting from floods whilst utilising ecologically positive methods wherever possible.
- Able to be delivered above the 1% AEP level with appropriate freeboard, and safe options for sheltering on site or evacuating are available to users.

Additionally, the site is not being rezoned from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose Zones which is consistent with ministerial direction 4.1. The proposed development can successfully mitigate impacts to adjoining properties through the provisions of OSD and appropriate drainage. Lastly, the Flood memo confirms that both a shelter in place and evacuation via Elizabeth Street is possible for this proposal.

Traffic generation, vehicle access and parking

The proponent'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 provided comments in March 2022 which confirmed matters to be considered as part of any post Gateway lodgement of the planning proposal. These matters included, 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.

In addition, Council's Traffic Engineers provided feedback on this 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

Further to the above, 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. Bitzios Peer Review, and the proponent's responses to Council's internal Traffic Comments and TfNSW's reviews can be found via Attachment U.



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, the proponent has submitted a revised Traffic Impact Assessment addressing the matters raised by TfNSW and Council, included in Attachment P.

As part of the Draft Letter of Offer to enter a Voluntary Planning Agreement, there is opportunity for the developer to make a monetary contribution towards further investigation and design of a pedestrian connection over Canterbury Road. Additionally, upgrades to existing transport infrastructure which are directly related to the site development as 'enabling infrastructure' will be undertaken by the developer. Council has engaged a consultant to undertake an independent review of the Letter of Offer that will inform whether Council can request changes to the public benefits to be offered by the proponent in connection with this planning proposal.

Solar Access

The site is oriented in a north-south alignment. The north-south placement of buildings will maximise solar access to the site and minimise impacts on adjoining properties.

The overshadowing impacts to the residential dwellings along the 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 at 9am on the Winter Solstice (21 June) and no overshadowing after 11am onwards.

It is proposed that the site specific DCP to be prepared and exhibited by Council 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 13. Shadow Diagrams on June 21 at 9am and 10am. Note, north is to the left of each diagram. By 10am onwards the shadow impacts on the residential dwellings along Chelmsford Avenue will cease.

Sustainability, Climate Change and Building Performance



While the proposal may lead to increased development within the existing urban footprint, no further environmental impacts are anticipated to arise from potential development originating from this planning proposal. Moreover, the planning proposal will facilitate development that must consider and adhere to the Sustainable Buildings SEPP, where applicable. This policy aims to promote the design and construction of more sustainable buildings across New South Wales.

These requirements will be applicable to both residential and non-residential developments, additionally, site-specific considerations will be outlined in the DCP to ensure that all new buildings are designed to maximise tree canopy and other sustainability outcomes relating to water and energy use reduction.

Indigenous and non-Indigenous Cultural Heritage

The planning proposal has no impacts regarding indigenous and non-indigenous cultural heritage. It is noted that heritage conservation within Canterbury Bankstown Council is covered by Clause 5.10 'Heritage conservation'. As such, the CBLEP has identified items, areas, objects and places of environmental heritage significance or indigenous heritage significance LEP.

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

The Community Context Review prepared by the proponent (Attachment K) and the Health Context Review (Attachment J) found that the suburb of Campsie was, at the time of the report being prepared, experiencing economic and social challenges and that the proposed development may provide opportunities for residents. A discussion of the Economic and Social Effects of this Planning proposal is discussed below.

Economic Effects

The planning proposal will generate significant employment outcomes for the subject site which will have positive flow on effects to the surrounding areas of Campsie, Clemton Park, Kingsgrove and Belmore. This includes:

- Estimated generation of 425 Full Time Equivalent (FTE) jobs, equating to an additional 420 jobs compared to the current site operations and accounting for 2% of the projected employment for the LGA to 2036
- 155 more jobs compared to an average general industrial use on the site
- 592 direct and indirect jobs created through the construction period, and total gross value add (GVA) of \$69.6 million annually
- The 425 ongoing jobs on the site will generate 74 indirect supply chain jobs, and the total direct and indirect GVA of \$19.8 million to the wider economy annually
- Orderly and efficient use of the land at the subject site, including utilisation of a site that may not be suitable for industrial uses given it is constrained in terms of vehicle access and its proximity to sensitive noise receptors, being residential properties to the west and northern boundaries
- Opportunities to drive new investment in the local area through stimulating demand for ancillary health services and accommodation, and
- Increased spending at local businesses due to increase in workers travelling to the area during both the construction and operational phase.



A copy of the proponent's Economic Impact Assessment and updated Addendum at Attachment L.

Social Effects

The Planning proposal delivers several positive social effects in that it:

- Ensures adequate provisions of high-quality local health services that support the needs of the growing and diverse community for LGA. The proximity of the proposed private hospital to the nearby Canterbury public hospital will provide opportunities for clustering of services to meet a wide range of community health needs
- Growth in the health sector has the potential to increase opportunities for local residents to access to a variety of highly skilled employment and boost the skill base of the district
- The inclusion of allied health and rehabilitation services has the capacity to significantly improve the quality of life for residents
- The Planning Agreement in connection with the planning proposal will include provision of new and improved public pedestrian and cycling links to and from the site, and
- Currently there is minimal publicly accessible open space within 400m of the site. The planning proposal will deliver additional public open space on site for wider community use.

It is acknowledged that there may be some adverse social effects resulting from the planning proposal:

- Impacts including increased vehicle traffic (from construction vehicles), noise, lights, dust and vibrations from demolition of the existing structures on site, earthworks including excavation and construction of a new hospital development
- Loss of the existing business currently operating on the site. This includes the loss off up to 4 direct FTE jobs associated with the existing car storage use, and
- Impacts generated by the ongoing operation of the site including noise, vibration, air quality, traffic and visual impacts from the proposed new building, associated signage and light spill from internal and external building illumination.

Impacts associated with the construction and ongoing operation of a new hospital can be mitigated through appropriate conditions of consent as part of a future Development Application process. The design of the hospital can also help mitigate operational impacts, such as locating emergency services and high use areas away from adjoining residential development. The site specific DCP will include design measures that will assist with managing these impacts and should be considered as part of the future State Significant Development Application.

It should also be noted that under the current controls, land uses such as *Warehouse or distribution centres* and other industrial uses that attract similar impacts are currently permissible with development consent.



Section D – Infrastructure (Local, State and Commonwealth)

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

Required public utilities such as electricity, telecommunication, gas, water, sewer and drainage services are available to the site. It is expected that these services will be upgraded as required during the future Development Application phase of the site redevelopment.

The site is well served by public transport infrastructure in that the site is within 2km of existing Campsie Railway Station and future Metro Station and numerous bus services along Canterbury Road and Beamish Street/Bexley Road. The Draft Campsie Town Centre Master Plan identifies the public infrastructure that will be required to cater for the growth of Campsie.

In addition, public infrastructure will be delivered as part of a Planning Agreement between Council and the landowner which will be subject of further negotiation prior to finalisation. A Draft Letter of Offer was submitted to Council on 4 July 2023 which included provision for 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 (exact amount to negotiated). Of the contribution, it is expected that portion shall be used for the purposes of local infrastructure and public domain improvements within 1km of the subject site – offering public benefit to both nearby residents and future workers alike. This includes his includes (in order of preference) the following:

- (a) Pedestrian access - 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.
- (b) Roads and infrastructure – construction of roundabout on Elizabeth Street/Harp Street;
- (c) Cycle infrastructure - Provision of Cycleways in accordance with Key Route 7 of the Active Transport Action Plan – Croydon Park to Earlwood North/South link
- (d) Provision of vehicle access to Elizabeth Street - via acquisition of Nos 5 and 11a Elizabeth Street.
- (e) Public Park on site - retained in private ownership with an easement for public access

It is noted that while items (a), (b), (d) and (e) are works that will be used by the public, they are primarily enabling infrastructure works to support the proposed future development of the site. Once agreed between parties, the Voluntary Planning Agreement will be publicly exhibited in line with Council's Community participation plan for a minimum of 28 days.

Section E – State and Commonwealth Interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Relevant public authorities will be consulted in accordance with the Gateway determination conditions. Any issues raised will be incorporated into this planning proposal following consultation in the public exhibition period.



Council obtained preliminary comments from Transport for NSW regarding the planning proposal and the proposed traffic management measures for Harp Street and beyond along Canterbury Road. The comments have informed the preparation of the planning proposal.



Part 4 – Maps

This planning proposal seeks to amend some maps as part of the *CBLEP 2023*. The proposed LEP Map amendments will be consistent with the *Standard Technical Requirements for Spatial Datasets and Maps* using the same format, symbology, labelling and appropriate map scale. The following maps will be amended through the digital mapping system:

Map 1 – Proposed Incentive Floor Space Ratio Map

Map 2 – Proposed Incentive Height of Buildings Map

Map 3 – Proposed Additional Permitted Use



Map 1: Proposed Amended Incentive Floor Space Ratio Map.



Map 2: Proposed Amended Incentive Height of Buildings Map. Uncoloured areas within the site do not propose any changes to existing height of buildings.





Part 5 – Community Consultation

The Planning Proposal will be placed on public exhibition in accordance with the Gateway determination, the Canterbury Bankstown Community Participation Plan for a minimum of 28 days, comprising of:

- Notification in the local newspaper that circulates in the area affected by this Planning Proposal
- Physical copies of all documents at the Bankstown and Campsie Customer Service Centres
- Display on Council's 'Have Your Say' website, and
- Written notification to surrounding property owners.

Written notification to public authorities including:

- NSW Department of Planning, Housing and Infrastructure
- Department of Climate Change, Energy, the Environment and Water
- Relevant NSW Local Health District
- Sydney Water
- Telstra
- National Broadband Network
- Transport for NSW
- Ausgrid
- State Emergency Service, and
- Local bus operators.

Each public authority/organisation is to be provided with a copy of the Planning Proposal and any relevant supporting material and given at least 21 days to comment on the proposal as stipulated in the Gateway Determination conditions.



Part 6 – Project Timeline

The anticipated timeline for completion of this Planning proposal is as follows:

Dates	Project timeline
24 October 2023	Council decision to proceed with submission of planning proposal to the Department
April 2024	Submit Planning proposal to DPHI for Gateway Determination
June 2024	Gateway Determination
August 2024 – February 2025	Complete any changes required by Gateway Determination (pre-exhibition)
February- April 2025	Commencement and completion of public exhibition period
March 2025	Exhibition of draft Planning Agreement and Explanatory Note
March-May 2025	Consideration of submissions received
May 2025	Post-exhibition review and additional studies
July 2025	Council meeting to consider outcomes of exhibition (Date to be confirmed)
August 2025	Submission to the Department for finalisation
September 2025	Gazettal of LEP amendment



Appendix C – State Environmental Planning Policies

State Environmental Planning Policies	Applicable	Consistent
State Environmental Planning Policy (Biodiversity and Conservation)	Yes	Yes
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Yes
State Environmental Planning Policy (Housing)	No	N/A
State Environmental Planning Policy (Industry and Employment)	Yes	N/A
State Environmental Planning Policy (Planning Systems)	Yes	Yes
State Environmental Planning Policy (Precincts–Central River City) 2021	No	N/A
State Environmental Planning Policy (Precincts–Eastern Harbour City) 2021	No	N/A
State Environmental Planning Policy (Precincts–Regional) 2021	No	N/A
State Environmental Planning Policy (Precincts–Western Parkland City) 2021	No	N/A
State Environmental Planning Policy (Primary Production)	No	N/A
State Environmental Planning Policy (Resilience and Hazards)	Yes	Yes
State Environmental Planning Policy (Resources and Energy)	No	N/A
State Environmental Planning Policy (Transport and Infrastructure)	Yes	Yes



Appendix D – Local Planning Directions (Section 9.1)

Local Planning Directions		Applicable	Consistent
Focus area 1: Planning Systems			
1.1	Implementation of Regional Plans	Yes	Yes
1.2	Development of Aboriginal Land Council land	N/A	N/A
1.3	Approval and Referral Requirements	Yes	Yes
1.4	Site Specific Provisions	Yes	Yes
1.4A	Exclusions of Development Standards from Variation	Yes	Yes
Focus area 1: Planning Systems – Place-based			
1.5	Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	N/A
1.10	Implementation of the Western Sydney Aerotropolis Plan	N/A	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	N/A	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	N/A	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	N/A	N/A
1.14	Implementation of Greater Macarthur 2040	N/A	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	N/A	N/A
1.16	North West Rail Link Corridor Strategy	N/A	N/A
1.17	Implementation of the Bays West Place Strategy	N/A	N/A
1.18	Implementation of the Macquarie Park Innovation Precinct	No	N/A
1.19	Implementation of the Westmead Place Strategy	No	N/A
1.20	Implementation of the Camellia-Rosehill Place Strategy	No	N/A
1.21	Implementation of the South West Growth Area Structure Plan	No	N/A
1.22	Implementation of the Cherrybrook Station Place Strategy	No	N/A
Focus area 2: Design and Place			
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	N/A	N/A
3.2	Heritage Conservation	N/A	N/A
3.3	Sydney Drinking Water Catchments	N/A	N/A
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A
3.5	Recreation Vehicle Areas	N/A	N/A
3.6	Strategic Conservation Planning	N/A	N/A
3.7	Public Bushland	N/A	N/A



3.8	Willandra Lakes Region	N/A	N/A
3.9	Sydney Harbour Foreshores and Waterways Area	N/A	N/A
3.10	Water Catchment Protection	N/A	N/A
Focus area 4: Resilience and Hazards			
4.1	Flooding	Yes	Yes
4.2	Coastal Management	N/A	N/A
4.3	Planning for Bushfire Protection	N/A	N/A
4.4	Remediation of Contaminated Land	Yes	Yes
4.5	Acid Sulfate Soils	N/A	N/A
4.6	Mine Subsidence and Unstable Land	N/A	N/A
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Yes	Yes
5.2	Reserving Land for Public Purposes	N/A	N/A
5.3	Development Near Regulated Airports and Defence Airfields	N/A	N/A
5.4	Shooting Ranges	N/A	N/A
Focus area 6: Housing			
6.1	Residential Zones	N/A	N/A
6.2	Caravan Parks and Manufactured Home Estates	N/A	N/A
Focus area 7: Industry and Employment			
7.1	Business and Industrial Zones	Yes	Yes
7.2	Reduction in non-hosted short-term rental accommodation period	N/A	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	N/A	N/A
Focus area 9: Primary Production			
9.1	Rural Zones	N/A	N/A
9.2	Rural Lands	N/A	N/A
9.3	Oyster Aquaculture	N/A	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A