



Planning Proposal PP-2020-3108

Amendment of Campbelltown Local Environmental Plan 2015

Corner Appin Road and Kellerman Drive, St Helens Park

**Rezoning of Subject Land to B1 Neighbourhood Centre Zone, and
Associated Amendments.**

April 2021

1. Introduction

The subject Planning Proposal (PP) is owner initiated and seeks to amend Campbelltown Local Environmental Plan 2015 (CLEP 2015) to allow the establishment of a local neighbourhood centre on land located at the south eastern corner of Appin Road and Kellerman Drive, St Helens Park.

The subject land is approximately 7,617m² in area and zoned R2 Low Density Residential zone under CLEP 2015. The site is partly developed with a service station and convenience store constructed under Development Application DA 39/2013, issued by Campbelltown City Council on 10 December 2013. This DA consent was issued by Council in accordance with the Schedule 1 'Additional permitted uses' provision of CLEP 2015 that permits on the land a 'service station' and 'neighbourhood shop' as additional land uses, not otherwise permitted in the R2 Low Density Residential zone.

The PP seeks to rezone the subject corner allotment from R2 Low Density Residential zone to B1 Neighbourhood Centre zone under CLEP 2015, to allow the development of a neighbourhood retail development to complement the existing service station development on the land.

The intended development outcome for the site is a 3-storey development comprising small scale retail and business activities at ground level and shop top housing above, as illustrated in the conceptual plans submitted by the proponent (attachment 1). Should the PP be supported, then this development concept would be subject to a separate detailed assessment through the development application process.

2. Background

In July 2005, Campbelltown City Council completed the "Campbelltown City – Business Centres Strategy" with its primary aims being:

- to nominate a preferred hierarchy of retail/commercial centres for the City area; and
- to recommend sustainable policies for the future location, extent and make up of retail, commercial, entertainment/recreation/cultural and other complementary development opportunities, in business centres, throughout the City of Campbelltown.

The 2005 Business Centres Strategy acknowledged the improved commercial viability for a retail based local centre on the subject land, and that any rezoning of the land to a neighbourhood business zone would need to be supported by a detailed economic analysis, including an assessment of any potential impacts to the commercial hierarchy of nearby centres.

During the preparation of CLEP 2015, the owner of the subject land made a submission to Council requesting consideration be given to rezoning the subject corner lot to facilitate a local business and retail centre on the site. At the meeting of 28 April 2015, Council considered the submission as part of the broader assessment of the Draft LEP process, however did not progress the rezoning request given that it was outside the scope of the planning work being undertaken by Council at that time, and there was no supporting retail/economic analysis.

The PP as outlined in this report was originally submitted to Council by the landowner on 15 July 2015, including an economic impact assessment, however was deferred by Council on 11 August 2015, 23 October 2015 and 16 May 2016 due to a number of deficiencies and ambiguities in the information provided at that time. An updated PP was re-submitted by the landowner to Council on 31 May 2019 in response to the initial concerns and issues raised by Council. A supplementary economic assessment report was submitted to Council in August 2019, and traffic and site contamination assessment reports were provided by the applicant in March and April 2021 respectively, responding to the conditional requirements of the Gateway Determination.

3. The Site

The site is located at the south eastern corner of Appin Road and Kellerman Drive in the locality of St Helens Park, approximately five kilometres south of the Campbelltown City Centre.

The subject land is shown below in Figure 1 and legally described as follows:

- Lot 6202 DP 1203930, comprising the corner lot to Appin Road and Kellerman Drive, St Helens Park. The PP seeks to rezone this lot from R2 Low Density Residential zone to B1 Neighbourhood Centre zone, as outlined in Section 5 of this report. This corner lot is approximately 7,617m² in area and is partly developed with a service station and ancillary convenience store constructed under Development Application DA 39/2013, issued by Campbelltown City Council on 10 December 2013.
- Lot 1112 DP 1025751, comprising the historic superlot referenced under the Schedule 1 'Additional use provisions' of CLEP 2015 that permits a 'service station' and 'neighbourhood shop' on the land. This historical lot has been progressively subdivided over time to form the existing corner allotment (Lot 6202) and surrounding housing lots in St Helens Park.

Figure 1: Subject site



4. Campbelltown Local Environmental Plan 2015 - Relevant Provisions

Zoning

The site is zoned R2 Low Density Residential zone under CLEP 2015 as shown in Figure 2 below.

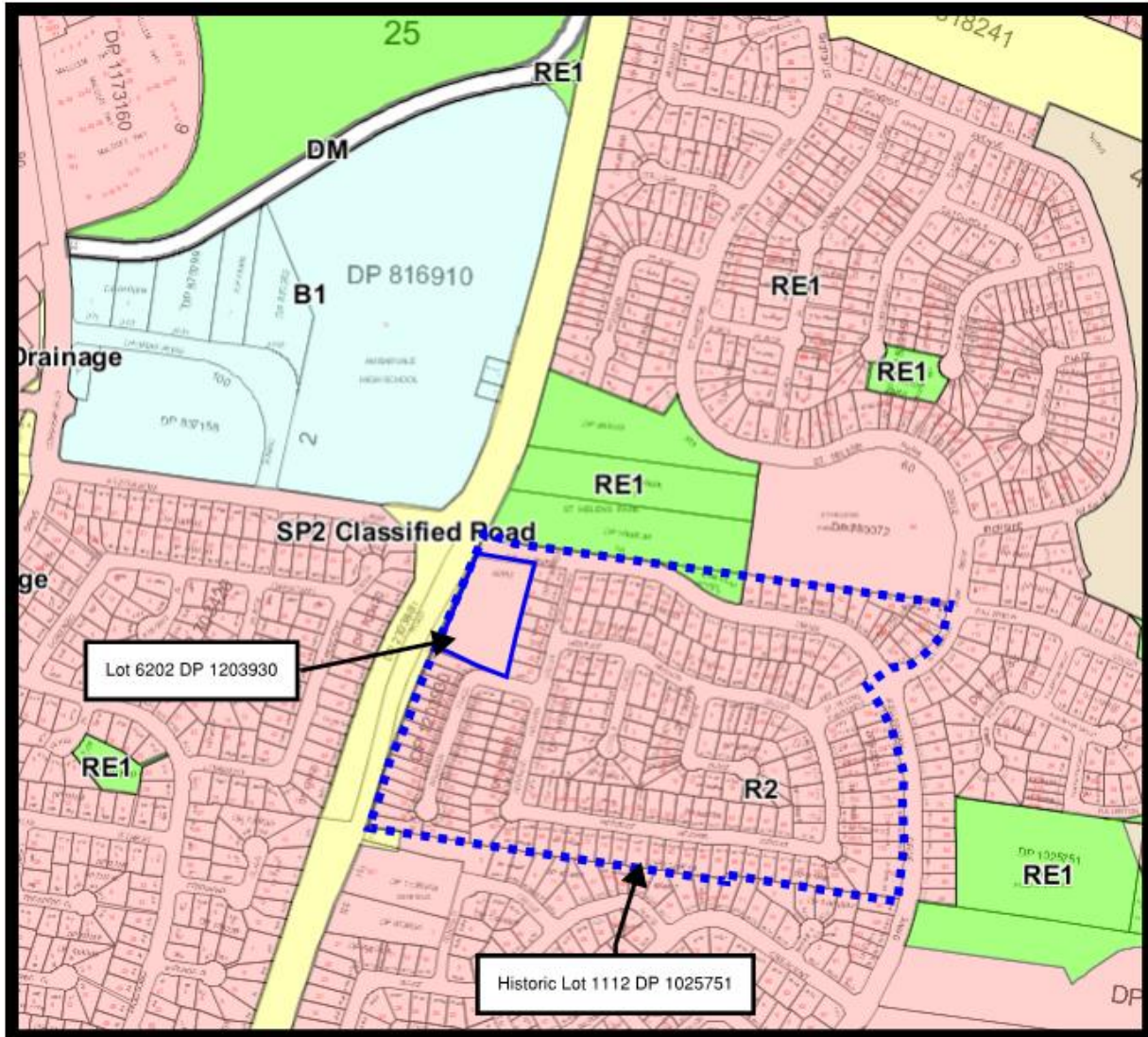


Figure 2: CLEP 2015 Zoning

The PP seeks the rezoning of the corner lot (Lot 6202 DP 1203930) to B1 Neighbourhood Centre zone, and removal of the associated Schedule 1 Additional permitted uses provisions of CLEP 2015 that references the historic lot (Lot 1112 DP 1025751). A full description of proposed amendments is provided in Section 5 of this PP.

Schedule 1 – Additional Permitted Use Provisions for a ‘Service Station’ and ‘Neighbourhood Shop’

Lot 1112 DP 102575 is listed under the Schedule 1 ‘Additional permitted uses’ provisions of CLEP 2015 that permits a ‘service station’ and ‘neighbourhood shop’ on the land with consent, being land uses not otherwise permitted in the R2 Low Density Residential zone. This historical lot has been progressively subdivided to form the existing corner lot (Lot 6202) partly developed with a service station, and surrounding residential lots of St Helens Park as shown in Figure 1.

The additional permitted uses provisions are relevantly listed at No.38 in ‘Schedule 1 Additional permitted uses’ of CLEP 2015 as follows:

38 Use of certain land at Appin Road, St Helens Park

(1) This clause applies to land at Appin Road, corner of Appin Road with northern end of Kellerman Drive, St Helens Park, being Lot 1112, DP 1025751.

(2) Development for the purpose of a service station and neighbourhood shop is permitted with development consent.

The PP seeks the removal of the Additional permitted uses provisions described above, as these provisions would become redundant should the proposed rezoning of the existing corner lot (Lot 6202 DP 11293930) to B1 Neighbourhood Centre Zone occur.

Principal Development Standards

Other Principal Development Standards of Campbelltown LEP 2015 that apply to the Lot 6202 are detailed below in Table 1. These development standards relate to residential development permitted under the current R2 Low Density Residential zoning of the land.

Table 1: CLEP 2015 – Principal Development Standards Applying to the Site

Development Standard	Numerical Standard
Minimum Lot Size	500m ²
Lot Size for Dual Occupancy (minimum)	700m ²
Height of Buildings	8.5m

5. The Planning Proposal

5.1 Part 1 – Objectives or Intended Outcomes

The primary objective of the PP is to allow the development of a local neighbourhood centre on the subject corner lot that assimilates with the existing service station development on the land, and provides improved servicing, employment and housing opportunities for the St Helens Park locality.

The owner of the corner site has submitted a conceptual development design (attachment 1) with the PP request for a future neighbourhood centre on the land, comprising 1,710m² of additional business / retail floor space and 2 levels of shop top housing. This development outcome would be permitted with development consent under the proposed rezoning of the corner lot to B1 Neighbourhood Business zone. This submitted design is indicative only and would be subject to separate assessment through the development application process, should the PP be successful.

To facilitate this indicative development outcome, the PP also requests amendment of the corresponding development standards of the CLEP 2015 to be consistent with the provisions of the B1 Neighbourhood Centre zone. In this regard, the current development standards relating to building heights, lot sizes and dual occupancy restrictions for the R2 Low Density Residential zone are proposed to be amended as outlined in Section 5.2. The PP also seeks to remove the Schedule 1 Additional permitted uses provisions of CLEP 2015 relating to a 'service station' and 'neighbourhood shop' for the land, as this provision would become redundant given that these land use types are permitted with consent in the B1 Neighbourhood Centre zone.

The intended development outcome, as put forward by the proponent (attachment 1), would provide increased housing diversity, new job opportunities, and enhanced services and facilities for the local St Helens Park community and users of the adjacent St Helens Park Reserve. This development concept would also integrate with the layout and driveways of the existing service station development, and provide an improved urban design interface with the public street frontage compared to housing development currently permitted under the R2 Low Density Residential zone.

The economic impact assessment submitted with the PP demonstrates the viability of the land to function as local neighbourhood centre in accordance with the B1 Neighbourhood Centre zone objectives of CLEP 2015, complementing higher order commercial facilities at the Rosemeadow Shopping Centre and the Campbelltown/Macarthur Regional Centre.

5.2 Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal would be achieved by amending the CLEP 2015 as detailed in the following Section and summarised as follows:

- Amendments to the following CLEP 2015 maps relating to Lot 6202 DP 1203930:
 - Land Zoning Map: Amend current zoning of 'R2 Low Density Residential' applying to the Lot 6202 DP 1203930 to zone 'B1 Neighbourhood Centre'.

- Lot Size Map: Remove the lot size annotation of "I" which applies a minimum lot size of 500m², from the area being rezoned to B1.
 - Height of Buildings Map: Amend the Maximum Building Height from 8.5m to 9.0m for the area being rezoned to B1.
 - Lot Size for Dual Occupancy Map: Remove the lot size annotation of "Q", which applies a minimum lot size of 700m², from the area being rezoned to B1
 - Additional Permitted Uses Map - remove the reference on the map to Lot 6202 DP 120930.
- Removal of the Schedule 1 Additional Permitted Uses listing No.38 from CLEP 2015, that permits the additional uses of a 'service station' and 'neighbourhood shop' on the historical lot (Lot 1112 DP 1025751). Current listing No.39 would then be renumbered to No.38.

5.2.1 Amendment to Land Zoning Map

The subject site is currently zoned R2 Low Density Residential under the Campbelltown LEP 2015.

The proposed amendment to the land use zoning map is to rezone the corner allotment (Lot 6202 DP 120930) to B1 Neighbourhood Centre zone, as shown in Figure 3 below.

Figure 3: Proposed Land Zoning Map



5.2.2 Amendment to Lot Size Map

The lot size annotation "I" on the CLEP 2015 Lot Size Map currently applies a minimum lot size of 500m² to the site. As minimum lot size requirements do not apply to the areas zoned B1 Neighbourhood Centre under CLEP 2015, it is proposed to remove the minimum lot size annotation from the area being rezoned to B1 Neighbourhood Centre.

The proposed amendment to the land use zoning map is shown in Figure 4 below.

Figure 4 – Proposed Lot Size Map



5.2.3 Amendment to Height of Buildings Map

The height of building annotation "I" currently applies a maximum building height of 8.5m to the site. To align the site with other B1 zoned land within the locality and facilitate the delivery of a future local neighbourhood centre with shop top housing, the Planning Proposal seeks to amend the maximum building height to 9m.

The proposed amendment to the height of buildings map is shown in Figure 5 below.

Figure 5 – Proposed Height of Buildings Map



5.2.4 Amendment to Lot Size for Dual Occupancy Development Map

The lot size for dual occupancy annotation of “Q”, which applies a minimum lot size of 700m², currently applies to the subject site given the existing R2 Low Density Residential zoning of the land. As minimum lot size for dual occupancy requirements do not apply to the areas zoned B1 Neighbourhood Centre under CLEP 2015, it is proposed to remove the minimum lot size for dual occupancy annotation from the area being rezoned to B1 Neighbourhood Centre.

The proposed amendment to the Lot Size for Dual Occupancy map is shown in Figure 6 below.

Figure 6 – Proposed Lot Size for Dual Occupancy Development Map



5.2.5 Amendment to Schedule 1 Additional Permitted Uses

Listing No.38 in the 'Schedule 1 Additional Permitted Uses' clause of CLEP 2015 applies to the land by reference to the historical corner lot (Lot 1112 DP 1025751) and permits with consent a 'service station' and 'neighbourhood shop' as land uses that would otherwise be prohibited in the R2 Low Density Residential zone. This additional permitted uses listing at No.38 is proposed to be deleted as it would become redundant in the circumstances that the corner lot is rezoned to B1 Neighbourhood Centre zone, as these uses would be permitted with consent in the B1 zone.

As the subject listing under No.38 is the second last listing in Schedule 1, the proposed deletion of No.38 will therefore require renumbering of the additional permitted use No.39 to No.38. The existing and proposed text in Schedule 1 is as follows:

Existing text in Schedule 1:

38 Use of certain land at Appin Road, St Helens Park

- (1) *This clause applies to land at Appin Road, corner of Appin Road with northern end of Kellerman Drive, St Helens Park, being Lot 1112, DP 1025751.*
- (2) *Development for the purpose of a service station and neighbourhood shop is permitted with development consent.*

39 Use of certain land at Woodland Road, St Helens Park

- (1) *This clause applies to land at Woodland Road, St Helens Park, being Lot 2, DP 746511.*
- (2) *Development for the purpose of a place of public worship is permitted with development consent.*

Existing text above to be replaced with:

38 Use of certain land at Woodland Road, St Helens Park

- (1) *This clause applies to land at Woodland Road, St Helens Park, being Lot 2, DP 746511.*
- (2) *Development for the purpose of a place of public worship is permitted with development consent.*

For clarity, the proposed amendment of the Schedule 1 Additional Permitted Uses provisions of CLEP 2015 is summarised as follows:

- Deletion of Additional Permitted Use No.38 under Schedule 1 of CLEP 2015
- Renumbering of Schedule 1 of CLEP 2015 Additional Permitted Use No.39 to No.38
- Removal of the Additional Permitted Uses Map that identifies the subject land.

6. Part 3 – Justification

6.3.1 Section A – Need for the planning proposal

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

In July 2005, Campbelltown City Council completed the “Campbelltown City – Business Centres Strategy” with its primary aims being:

- to nominate a preferred hierarchy of retail/commercial centres for the City area; and
- to recommend sustainable policies for the future location, extent and make up of retail, commercial, entertainment/recreation/cultural and other complementary development opportunities, in business centres, throughout the City of Campbelltown.

The 2005 Business Centres Strategy acknowledged the improved commercial viability for a retail based local centre on the subject land, however no amendments to the R2 Low Density Residential zoning of the land were proposed or made. Rather, the Strategy identified that any rezoning of the land to a neighbourhood business zone would need to be supported by a detailed economic analysis, including an assessment of any potential impacts to the commercial hierarchy of nearby centres.

During the preparation of the Campbelltown Local Environmental Plan 2015, the owner of the subject land made a submission to Council requesting consideration be given to rezoning the subject land parcel to facilitate a local business and retail centre on the site. At the meeting of 28 April 2015, Council considered the submission as part of the broader assessment of the Draft LEP, however the rezoning request was not progressed given that it was outside the scope of the planning work being undertaken by Council at that time, and there was no supporting retail/economic analysis.

The subject PP provides the required site specific assessment and economic analysis as identified by Council in the 2005 Business Centres Strategy and preparatory work undertaken for CLEP 2015. The PP has been prepared to rationalise the planning controls under CLEP 2015 for the existing service station development and provide opportunity for the intended local business and shop top housing activities on the site envisaged by the landowner. The accompanying conceptual development design integrates with the existing service station development, indicating the potential for approximately 1,700m² of additional floorspace for retail and business uses, in addition to shop top housing.

The PP would provide opportunity to improve the amenity for the local St Helens Park community by providing convenient access to daily shopping needs in walking distance to their homes. The PP is supported by an economic analysis that identifies the proposal would have negligible impact on the operation of other nearby commercial centres, while providing the benefit of additional services and employment opportunities for the local area. The addition of shop top housing as permitted in the B1 Neighbourhood Centre zone would improve housing choice and affordability in

the area and create opportunities for improved environmental design outcomes to the public street frontage.

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

Rezoning the land to B1 Neighbourhood Centre is considered to be the best means in achieving the objectives and intended outcomes of this planning proposal, providing opportunity for additional local services and facilities on the land to improve service provision and amenity for the surrounding community of St Helens Park and users of St Helens Park Reserve.

The land is currently zoned R2 Low Density Residential and is subject to an Additional Permitted Uses provision under Schedule 1 of CLEP 2015 that permits with consent a ‘service station’ and ‘neighbourhood shop’. The rezoning of the land to B1 Neighbourhood Centre would better align the existing service station development on the land with the commercial objectives of the B1 zone, and establish a clear understanding of intent for the development of a local scale neighbourhood centre on the subject land.

Additionally, the rezoning would facilitate greater flexibility in the type of retail and commercial uses permitted on the site, whilst providing greater certainty that the intended local neighbourhood centre can be undertaken on the land to service the growing servicing needs of the locality. The attached development concept plans indicate that a local business centre could be undertaken to assimilate with the service station development on the land, and provide an improved interface and presentation to the street corner than the development of standard housing lots as permitted in the R2 Low Density Residential zone.

6.3.2 Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal is considered to be consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan. Tables 2 and 3 below demonstrate the consistency of the Planning Proposal with the relevant provisions of the Greater Sydney Region Plan and the Western City District Plan.

Table 2: Greater Sydney Region Plan

Greater Sydney Region Plan Priority	Compliance Statement
Infrastructure and Collaboration	
<p>Objective 1: Infrastructure supports the three cities</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Prioritise infrastructure investment to support the vision of a metropolis of three cities. 	<p>Not applicable to a Planning proposal of this scale.</p>

<ul style="list-style-type: none"> Sequence growth across the three cities to promote north-south and east-west connections. 	
<p>Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Align forecast growth with infrastructure. Sequence infrastructure provision across Greater Sydney using a place-based approach. 	<p>Not applicable to a Planning proposal of this scale.</p>
<p>Objective 3: Infrastructure adapts to meet future needs</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans. 	<p>Not applicable to a Planning proposal of this scale.</p>
<p>Objective 4: Infrastructure use is optimised</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Maximisation of the utility of existing infrastructure assets and consideration to the strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptable and flexible regulations to allow decentralised utilities. 	<p>Not applicable to a Planning proposal of this scale.</p>
<p>Objective 5: Benefits of growth realised by collaboration of governments, community and business</p>	<p>The site is ideally located to provide the local services to meet the daily needs of the surrounding community, as permitted within the B1 zone proposed through this Planning Proposal. Through collaboration with Council and the community, maximum community benefit can be achieved on the site as advocated through the submitted concept plan and proposed rezoning.</p>
<p>Liveability</p>	
<p>Objective 6: Services and infrastructure meet communities changing needs</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Deliver social infrastructure to reflect the needs of the community now and in the future. 	<p>Not applicable to a Planning proposal of this scale.</p>

<ul style="list-style-type: none"> Optimise the use of available public land for social infrastructure. 	
<p>Objective 7: Communities are healthy, resilient and socially connected.</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by: <ul style="list-style-type: none"> Providing walkable places with active street life and a human scale. prioritising opportunities for people to walk, cycle and use public transport. co-locating schools, social, health, sporting, cultural and shared facilities. promoting local access to healthy fresh food and supporting local fresh food production. 	<p>The Planning Proposal would facilitate a land use outcome that promotes public activity and social interaction adjacent to a public open space asset delivered for the community. A neighbourhood centre at the site will enhance surveillance, territorial reinforcement and space management for St Helens Park Reserve helping to build a safe community with a strong sense of place built on the guidelines of <i>Crime Prevention Through Environmental Design</i>. The proposal will facilitate a low scale development offering everyday conveniences for people of all ages and abilities, and allow a suitable mix of business and retail uses together with residential shop top housing. This will encourage walking and a socially connected community.</p>
<p>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Incorporate cultural and linguistic diversity in strategic planning and engagement. Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. 	<p>The Planning Proposal, through the delivery of shop top housing, will provide for increased housing diversity and choice within St Helens Park assisting in the creation of a more culturally diverse neighbourhood.</p>
<p>Objective 10: Greater housing supply</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Prepare housing strategies Develop 6-10-year housing targets 	<p>The proposal is consistent with improved housing choice and diversity outcomes within local neighbourhood centres as promoted by the Campbelltown Local Housing Strategy.</p>
<p>Objective 11: Housing is more diverse and affordable</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Prepare Affordable Rental Housing Target Schemes. State Agencies, are required to address housing diversity when disposing of land. 	<p>This Planning Proposal seeks to increase the diversity of residential housing in Western Sydney which will have positive impacts on housing affordability.</p>

<p>Objective 12: Great Places that bring people together</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Deliver great places by prioritising people friendly public realms, balancing the function of streets, providing fine grain urban form and walkability, encourage contemporary heritage where possible and used a placed based approach. • In Collaboration Areas, Planned Precincts and Planning for Centres investigate the need for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking. Ensure parking availability takes into account the level of public transport and consider the capacity for places to change and evolve to accommodate different activities over time. 	<p>The Planning Proposal will facilitate a land use that promotes public activity and social interaction adjacent to a public open space asset delivered for the community. A local neighbourhood centre will better address the street corner and enhance surveillance, territorial reinforcement and space management for the adjacent St Helens Park Reserve, helping to build a safe community with a strong sense of place.</p> <p>Car parking is able to be provided on site in a manner that assimilates with the existing layout of the service station development.</p>
<p>Objective 13: Environmental heritage is conserved and enhanced</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Conserve and enhance environmental heritage by engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values. • Conserve and interpret Aboriginal, European and natural heritage to foster distinctive local spaces. 	<p>The land is not identified as a site of environmental heritage significance. The site has been assessed as being suitable for development.</p>
Productivity	
<p>Objective 14: A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Integrate land use and transport plans to deliver the 30-minute city. • Investigate, plan and protect future transport and infrastructure corridors. • Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network. 	<p>The Planning Proposal would contribute to local job growth and provide opportunities for people to live and work in their community. The planning proposal will allow for a local neighbourhood centre to be developed that complements the residential growth of St Helens Park, and users of the adjacent St Helens Park Public Reserve. The delivery of the Concept Plan business, retail and shop top housing outcomes is consistent with the principles of the 30-minute city.</p>
<p>Objective 16: Freight and logistics network is competitive and efficient</p>	<p>This Planning Proposal has considered the interface with the residential land</p>

<p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Manage the interfaces of industrial areas, trade gateways and facilities by land use activities that protect sensitive receivers, and do not encroach on commercial, residential and other non-compatible land uses. 	<p>surrounding the proposal, and is compatible with the existing service station development on the land. Future development comprising shop top housing above business and retail uses can be undertaken without adversely impacting upon adjoining residential land uses, and would be subject to detailed analysis under a separate development application.</p>
<p>Objective 22: Investment and business activity in centres</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Provide access to jobs, goods and services in centres • Create new centres in accordance with the principles for Greater Sydney's centres. 	<p>The proposed rezoning will rationalise the existing service station development on the land and facilitate a neighbourhood centre to provide improved access to jobs, goods and services for local residents and users of St Helens Park Public Reserve. The proposed rezoning would have negligible trade impact on the closest local centres of Rosemeadow, Airds, Bradbury, Ambarvale and Ruse along with the Regional Centre of Campbelltown-Macarthur. The proposal will facilitate the delivery of local convenience shopping and employment within walking distance of the local community, supporting liveability outcomes of the region plan.</p>
Sustainability	
<p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Supporting landscape-scale biodiversity conservation and the restoration of bushland corridors. • Managing urban bushland and remnant vegetation as green infrastructure. • Managing urban development and urban bushland to reduce edge- effect impacts. 	<p>The subject land is clear of vegetation and will not impact local biodiversity.</p>
<p>Objective 30: Urban tree canopy cover is increased.</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Expand urban tree canopy in the public realm. 	<p>The site is currently cleared of all vegetation. Development of the site will require landscape objectives and outcomes to be delivered adding to the surrounding urban tree canopy. Landscape details will form part of future development application(s) and</p>

	would be subject to separate assessment and approval processes.
Objective 31: Public open space is accessible, protected and enhanced	The Planning Proposal will facilitate a land use that promotes public activity and social interaction adjacent to a public open space asset used by the community. A neighbourhood centre at the site will enhance surveillance, territorial reinforcement and space management for St Helens Park Reserve helping to build a safe community with a strong sense of place. The proposed neighbourhood centre is located to encourage people to walk to the site and will be of benefit to those utilising the open space adjacent.
Objective 32: The Green Grid links parks, open spaces, bushland and walking and walking paths	The subject land does not form part of the Green Grid, however would improve amenity and conveniences for users of the adjacent St Helens Park Public Reserve which has the potential to be utilised as part of the broader Green Grid.

Table 3 below outlines how this proposal meets the relevant requirements of the Western City District Plan.

Table 3: Response to Western City District Plan Priorities

Western City District Plan Priority	Compliance Statement
Infrastructure and Collaboration	
Planning Priority W1: Planning for a city supported by infrastructure Applicable Actions: <ul style="list-style-type: none"> • (2) Infrastructure aligns with forecast growth - growth infrastructure compact • (4) Infrastructure use is optimised. 	<p>The planning proposal will deliver a neighbourhood centre that complements the growth and evolution of the existing established residential neighbourhood, including the embellished St Helens Park Reserve.</p> <p>The Planning Proposal will facilitate a land use that promotes public activity and social interaction adjacent to a public open space asset used by the community. A neighbourhood centre at the site will enhance surveillance, territorial reinforcement and space management for St Helens Park Reserve helping to build a safe community with a strong sense of place.</p> <p>The proposed neighbourhood centre is located to encourage people to walk to the site and will be of benefit to those utilising the open space adjacent.</p>
Planning Priority W2: Working through collaboration	The site is ideally located to provide the local services to meet the daily needs of the surrounding

	community, as permitted within the B1 zone proposed through this Planning Proposal. Through collaboration with Council and the community, maximum benefit can be achieved on the site as indicated in the accompanying concept plan for a future local neighbourhood centre and shop top housing on the land.
Liveability	
<p>Planning Priority W3: Providing services and social infrastructure to meet people’s changing needs</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (9) Deliver social infrastructure to reflect the needs of the community now and in the future. 	<p>The Planning Proposal will generate new employment opportunities within the St Helens Park community. A neighbourhood centre would provide youth employment opportunities close to home, improving productivity of the local economy. The delivery of a neighbourhood centre at the site would encourage local residents to walk to their local convenience store or café, making these everyday activities easier and more enjoyable. The Planning Proposal would facilitate a land use that promotes public activity and social interaction adjacent to a public open space asset used by the community. A neighbourhood centre at the site will enhance surveillance, territorial reinforcement and space management for St Helens Park Reserve helping to build a safe community with a strong sense of place built on the guidelines of <i>Crime Prevention Through Environmental Design</i>.</p>
<p>Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (11) Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none"> a. providing walkable places at a human scale with active street life b. prioritising opportunities for people to walk, cycle and use public transport c. co-locating schools, health, aged care, sporting and cultural facilities d. promoting local access to healthy fresh food and supporting local fresh food production. 	<p>The Planning Proposal will facilitate a land use that promotes public activity and social interaction adjacent to a public open space asset used by the community. A neighbourhood centre at the site will enhance surveillance, territorial reinforcement and space management for St Helens Park Reserve helping to build a safe community with a strong sense of place built on the guidelines of <i>Crime Prevention Through Environmental Design</i>. The delivery of a neighbourhood centre at the site will encourage local residents to walk to their local convenience store or café, making these everyday activities easier and more enjoyable. The co-location of the neighbourhood centre adjoining the St Helens Park Reserve will enhance the community benefit of these two land uses, while further encouraging the use of local pedestrian and cycle paths.</p>
<p>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services</p>	<p>The Planning Proposal will facilitate the delivery of a neighbourhood centre which caters for the needs of the local community whilst facilitating an</p>

<p>Applicable Actions:</p> <ul style="list-style-type: none"> • (15) Prepare local or district housing strategies that address the following: <ul style="list-style-type: none"> a. the delivery of five-year housing supply targets for each local government area b. the delivery of 6-10 year (when agreed) housing supply targets for each local government area c. capacity to contribute to the longer term 20-year strategic housing target for the District d. the housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include: <ul style="list-style-type: none"> i. creating capacity for more housing in the right locations ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure iv. supporting the role of centres. 	<p>increase in employment opportunities, housing supply and improving housing choice. The site will make use of existing public transport options. The site will generate new jobs and services for the local community, including a mix of neighbourhood shop uses.</p> <p>A local neighbourhood centre would promote walkability and a sense of community, enhancing opportunities for people to interact. The coexistence of multiple uses including retail and residential would contribute to the vibrancy and viability of the centre.</p> <p>The location of the site at the corner of Appin Road and Kellerman Drive ensures maximum convenience improving productivity, liveability and sustainability of the local community.</p>
<p>Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage</p> <p>Applicable Actions:</p> <p>(19) Deliver great places by:</p> <ul style="list-style-type: none"> a. prioritising a people-friendly public realm and open spaces as a central organising design principle b. recognising and balancing the dual function of streets as places for people and movement c. providing fine grain urban form, high amenity and walkability d. integrating social infrastructure to support social connections and provide a community hub e. encouraging contemporary interpretation of heritage where possible f. using a place-based and collaborative approach throughout planning, design, development and management. 	<p>The Planning Proposal will facilitate a land use that promotes public activity and social interaction adjacent to a public open space asset used by the community. A neighbourhood centre at the site will enhance surveillance, territorial reinforcement and space management for St Helens Park Reserve helping to build a safe community with a strong sense of place built on the guidelines of <i>Crime Prevention Through Environmental Design</i>.</p> <p>The proposal will facilitate an appropriate development addition to the neighbourhood, offering everyday convenience for people of all ages and abilities and a mix of land uses including business and retail uses together with shop top housing.</p>

<p>(21) Identify, conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place applying adaptive re-use and interpreting of heritage to foster distinctive local places b. managing and monitoring the cumulative impact of development on the heritage values and character of places. 	
Productivity	
<p>Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (24) Integrate land use and transport plans to deliver the 30- minute city. 	<p>The proposal is consistent with the 30 minute city vision through the integration of housing and employment land use outcomes.</p>
<p>Planning Priority W9: Growing and strengthening the metropolitan city cluster</p> <p>Campbelltown-Macarthur is developing into Greater Sydney's newest health and medical hub with research and specialist community based care in paediatrics and gastrointestinal disorders. It contains Campbelltown public and private hospitals, Western Sydney University Campbelltown Campus, and TAFE NSW Western Sydney. Collectively, these elements form the health and education precinct and the Collaboration Area also includes Macarthur Square, Campbelltown Mall and surrounding government services. The Collaboration Area will enable a focus on opportunities to generate growth in economic activity, employment and investment. There are opportunities to:</p> <ul style="list-style-type: none"> • protect and grow core health and education activity • provide new research facilities and related commercial premises • plan for complementary uses and increased cultural, creative, digital or technology businesses and employees • establish, enhance and promote the interdependencies between health and education to grow innovation, start-up and creative industries 	<p>The proposal would complement high level government initiatives in the Campbelltown-Macarthur region, by facilitating a local centre delivering improved liveability outcomes, housing diversity and job creation.</p>

<ul style="list-style-type: none"> improve east-west connections and liveability of the area support affordable housing opportunities for students and moderate-income households. 	
<p>Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres</p> <p>The growth, innovation and evolution of centres will underpin the economy of the Western City District.</p> <p>Centres provide important services and jobs for local residents and places for communities to meet. Well-planned centres help to stimulate economic activity and innovation through the co-location of activities, provide jobs closer to where people live and use infrastructure more efficiently.</p>	<p>The Planning Proposal is supported by an Economic Impact Assessment (produced by MacroPlan Dimasi), as attached. The proposed neighbourhood centre would provide local convenience shopping which would complement the hierarchy of business centres of Rosemeadow, Airds, Bradbury, Ambarvale and Ruse along with the Regional centre of Campbelltown.</p> <p>The proposal will facilitate the delivery of convenience shopping for the local community, while also supporting jobs growth within the local area. A neighbourhood centre at the site will enhance the community benefit and public domain outcomes given the site context on Appin Road and adjacent to the St Helens Park Reserve.</p>
Sustainability	
<p>Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways</p>	Waterway health will be maintained through the process of development in accordance with Councils relevant controls.
<p>Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections</p>	The existing site is generally clear of vegetation, with landscape improvement would be required as part of the holistic development of the site.
<p>Planning Priority W18: Delivering high quality open space</p>	Not applicable. However, the site will provide amenity for the users of the adjacent public open space of St Helen's Park Reserve.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

The overarching Campbelltown Community Strategic Plan 2027 (CSP) represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

Campbelltown 2027 focusses on delivering four key outcomes over the next 10 years:

- a vibrant, liveable city
- a respected and protected natural environment
- a thriving, attractive city
- a successful city.

The planning proposal is consistent with the following relevant strategies of the CSP relevant to the achievement of the above key outcomes:

3.1- Support the resilience, growth and diversity of the local economy

3.2- Ensure that service provision supports the community to achieve and meets their needs.

4.3- Responsibly manage growth and development, with respect for the environment, heritage and character of our city.

The Planning Proposal would permit land uses such as neighbourhood shops, local businesses, and shop top housing opportunities to enhance service provision, employment opportunities and increased housing choice for local residents. . As such, the proposal is consistent with the above strategies and broader outcomes identified by the CSP.

Campbelltown Local Strategic Planning Statement (LSPS)

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

The LSPS is Campbelltown City Council's plan for our community's social, environmental and economic land use needs over the next 20 years. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area.

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA
- Identify where further detailed strategic planning may be needed.

Four related themes comprise the community's vision for the City of Campbelltown as a vibrant place to live, a successful, thriving and attractive city that respects and protects its heritage and natural environment. These themes will be monitored against identified measures over time and implemented through 16 planning priorities.

The proposed CLEP 2015 amendments are consistent with the following planning priorities of the LSPS:

- Planning Priority 1 - :Creating a great place to live, work, play and visit
- Planning Priority 2 -Creating high quality, diverse housing
- Planning Priority 10 Creating strong and vibrant centres
- Planning Priority 11 - Striving for increased local employment

The subject proposal will strengthen the local centre of St Helens Park by providing the opportunity for a viable local centre that will provide local employment opportunities and promote housing diversity outcomes through shop top housing in a highly accessible location to the St Helens Park locality. The promotion of a local centre at this location will allow a better urban design outcome orientated to address the public domain, and provide optimum access for local residents.

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

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

State Environmental Planning Policies	Comment	Consistency
<i>SEPP (Aboriginal Land) 2019</i>	The policy aims to provide development delivery for land owned by the Local Aboriginal Land Council (LALC). The site is not owned by the LALC.	N/A
<i>SEPP (Activation Precincts) 2020</i>	The aims of the policy is to promote economic development in identified activation precincts. The site is not located within an Activation Precincts.	N/A
<i>SEPP (Affordable Rental Housing) 2009</i>	The aims of the policy are to provide planning and delivery of affordable rental housing. Any future development would be required to adhere to the requirements under this SEPP.	Consistent.
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	The proposal allows future development to meet the requirements under this SEPP.	Consistent.
<i>SEPP (Coastal Management) 2018</i>	The aims of the policy is to promote an integrated and coordinate approach to land use planning in costal zones. The site is not located within a Coastal Management Zone.	N/A
<i>SEPP (Concurrences and Consents) 2018</i>	The policy allows Planning Secretary to elect to be the concurrence authority for certain development under the nominated SEPP such as Infrastructure SEPP. The proposal would not interfere with the application of this SEPP.	Consistent.
<i>SEPP (Educational Establishments and Child Care Facilities) 2017</i>	The policy aims to facilitate the delivery of education establishments and early education and care facilities.	Consistent.

	The proposal does not include the provision of education or child care facilities. Any future development would be required to adhere to the requirements under this SEPP.	
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	The policy aims to provide development which complies with specified standards, in particular Part 5 Commercial and Industrial Alterations Code. The proposal allows future development to meet the requirements under this SEPP.	Consistent.
<i>SEPP (Gosford City Centre) 2018</i>	The policy aims to promote economic and social revitalisation of Gosford City Centre. The site is not located within Gosford City Centre, therefore this policy does not apply.	N/A
<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>	The policy aims to encourage the provision of housing for senior or people with a disability. The proposal does not include provisions for housing for seniors or people with a disability.	N/A
<i>SEPP (Infrastructure) 2007</i>	The policy aims to facilitate the delivery of infrastructure across the State. The site fronts Appin road which is a classified Road. The proposal allows for future development to meet the requirements of the SEPP.	Consistent.
<i>SEPP (Koala Habitat Protection) 2020, and SEPP (Koala Habitat Protection) 2021</i>	This policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline— (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones. The site does not contain core koala habitat.	N/A
<i>SEPP (Kosciusko National Park – Alpine Resorts) 2007</i>	The policy aims to protect and enhance the natural environment of the alpine resorts in the context of Kosciusko National Park.	N/A

	The site is not located within the Kosciusko National Park.	
<i>SEPP (Kurnell Peninsula) 1989</i>	The policy aims to conserve the natural environment of the Kurnell Peninsula. The site is not located within the Kurnell Peninsula.	N/A
<i>SEPP (Major Infrastructure Corridors) 2020</i>	The policy aims to identify land intended to be use in the future as an infrastructure corridor. As the site abuts Appin Road, the proposal would not impede any upgrades of the road. Appin road is not identified as being a Major Infrastructure Corridor.	N/A
<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>	The policy aims to recognise the importance of mining, petroleum production and extractive industries. The proposal does not intend to facility the provision of mining, petroleum production or extractive industries.	N/A
<i>SEPP 19 – Bushland in Urban Areas</i>	The site does not contain bushland.	N/A
<i>SEPP 21 – Caravan Parks</i>	The proposal does not pertain to a Caravan Park.	N/A
<i>SEPP 33 – Hazardous and Offensive Development</i>	The policy aims to amend the definitions of hazardous and offensive industries whilst require consent for the development to be carried out in the Western Division. The proposal does not intend to construct a Hazardous or Offensive Development.	N/A
<i>SEPP 36 – Manufactured Home Estates</i>	The policy aims to facilitate the establishment of manufactured homes estate. The proposal does not intend to develop a manufacture homes estate.	N/A.
<i>SEPP 47 – Moore Park Showground</i>	The policy aims to enable redevelopment of the Moore Park Showground. The site is not located within Moore Park Showground.	N/A.
<i>SEPP 50 – Canal Estate Development</i>	The policy aims to prohibit canal estate development. The site is not located within a canal estate.	N/A

<p><i>SEPP 55 – Remediation of Land</i></p>	<p>The policy aims to promote the remediation of contaminated land for the purpose of reducing risk to harm to human health.</p> <p>The site is currently zoned R2 Low Density Residential. A contamination report has been prepared and is submitted with the PP in compliance with the conditions of the Gateway Determination.</p>	<p>Consistent.</p>
<p><i>SEPP 64 – Advertising and Signage</i></p>	<p>The policy aims to ensure signage is compatible with desired amenity and visual character of the area.</p> <p>The proposal allows future development to meet the requirements under this SEPP.</p>	<p>Consistent.</p>
<p><i>SEPP 65 – Design Quality of Residential Apartment Development</i></p>	<p>The policy aims to improve the design quality of residential apartments.</p> <p>The proposal does not intend to construct a residential flat building.</p>	<p>N/A</p>
<p><i>SEPP 70 – Affordable Housing (Revised Scheme)</i></p>	<p>The aims of the policy is to identify the need for affordable housing across the State.</p> <p>The proposal does not intend to develop housing for affordable housing.</p>	<p>N/A</p>
<p><i>SEPP (Penrith Lakes Scheme) 1989</i></p>	<p>The policy aims to provide development control processes to ensure environmental and technical matters are considered in the Penrith Lakes Scheme.</p> <p>The site is not located within the Penrith Lakes Scheme.</p>	<p>N/A</p>
<p><i>SEPP (Primary Production and Rural Development) 2019</i></p>	<p>The policy aims to facility the orderly economic us and development of lands for primary production.</p> <p>The site is not located on land zoned for Primary Production or rural development.</p>	<p>N/A</p>
<p><i>sepp (state and regional development) 2011</i></p>	<p>The policy aims to identify development which is of State significance.</p> <p>The site is not identified as being State Significant Development.</p>	<p>N/A</p>
<p><i>SEPP (State Significant Precincts) 2005</i></p>	<p>The policy aims to facilitate the development and redevelopment or protection of important urban, coastal and regional sites.</p>	<p>N/A</p>

	The site is not identified as being within a State Significant Precinct.	
<i>SEPP (Sydney Drinking Water Catchment) 2011</i>	The policy aims to provide health water catchments. The site is not identified as being within a water catchment.	N/A
<i>SEPP (Sydney Region Growth Centres) 2006</i>	The policy aims to coordinate the release of land for residential, employment and urban development. The site does not reside within a growth centre.	N/A
<i>SEPP (Three Ports) 2013</i>	The policy aims to provide consistent planning for development of infrastructure in Port Botany, Port Kembla and Port of Newcastle. The site does not reside in one of the above listed ports.	N/A
<i>SEPP (Urban Renewal) 2010</i>	The policy aims to establish a process for assessing and identifying sites as urban renewal precincts. The site is not identified as an Urban Renewal Precinct.	N/A
<i>SEPP (Vegetation in Non-Rural Areas) 2017</i>	The policy aims to protect biodiversity values of trees and other vegetation. The site in its current form does not depict vegetation or trees of significant value.	Consistent.
<i>SEPP (Western Sydney Aerotropolis) 2020</i>	The policy aims to facilitate the development of the Western Sydney Aerotropolis. The Site is not located within the Western Sydney Aerotropolis area.	N/A
<i>SEPP (Western Sydney Employment Area) 2009</i>	The policy aims to protect and enhance land which reside in the Western Sydney Employment Area. The site is not identified to reside within the Western Sydney Employment Area.	N/A
Consideration of Deemed SEPPs	Comment	Consistency
Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment	The proposal would not impact on the water quality and river flows of the Georges River and its tributaries. The proposal is designed to mimic the Georges River and thereby will provide greater community affinity with the River and its qualities	Consistent

6. Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

A review of the consistency of this planning proposal with the relevant Ministerial Directions under Section 9.1 has been undertaken. Each Ministerial Direction is listed below with an annotation stating whether it is relevant to the planning proposal and confirming consistency.

Consideration of S9.1 Directions	Comment	Consistency
1. Employment and Resources		
1.1 Business and Industrial Zones	The Proposal will facilitate increased retail and business floor space to service local community needs.	Consistent
1.2 Rural Zones	Not relevant to the Proposal. The Proposal does not propose any amendments to rural zones.	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable	Not applicable
1.4 Oyster Aquaculture	Not applicable	Not applicable
1.5 Rural Lands	This direction does not apply to Campbelltown Local Government Area.	Not applicable
2. Environment and Heritage		
2.1 Environment Protection Zones	This direction does not apply as the Planning Proposal does not proposed any modification to the permissibility or operational restrictions relating to Environmental Protection Zones.	Not applicable
2.2 Coastal Protection	Not applicable	Not applicable
2.3 Heritage Conservation	This direction does not apply as no listed heritage items or conservation areas exist within the subject site.	Not applicable
2.4 Recreation Vehicle Areas	Not applicable	Not applicable
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	The proposal seeks the delivery of shop top housing which will improve housing choice, diversity and affordability in the area. The nature of shop top housing as a mixed-use development, also ensure the efficient use of existing infrastructure and services while reducing the consumption of land for housing and associated urban development. Further, the proposal seeks the delivery of a landmark building located at a prominent corner, with good design a feature of the proposed concept. Accordingly the proposal meets the ministerial direction.	Consistent
3.2 Caravan Parks and Manufactured Homes	Not applicable	Not applicable

3.3 Home Occupations	Not applicable	Not applicable
3.4 Integrating Land Use and Transport	The proposal integrates land uses and transport as it will significantly improve access to services for the St Helens Park community to the east of Appin Road. This proposal has been prepared in consideration of the embellished St Helens Park Reserve to the north and Service Station which is an approved use within the site. The proposal will reduce the local community's dependence on cars as they will be provided with services such as cafes and convenience stores within walking distance and provide an alternative to Rosemeadow Marketplace. The proposal has considered modifications to the existing road network and is ideally located adjoining Appin Road.	Consistent
3.5 Development Near Licensed Aerodromes	Not applicable	Not applicable
3.6 Shooting Ranges	Not applicable	Not applicable
3.7 Reduction in non-hosted short term rental accommodation period	Not applicable	Not applicable
4. Hazard and Risk		
4.1 Acid Sulfate Soils	The site is zoned for residential purposes. The site is not identified as being subject to risk on the Acid Sulfate Soils Planning Maps held by the Department of Planning Industry & Environment, and therefore this Ministerial Direction is not relevant to the proposal.	Not applicable
4.2 Mine Subsidence and Unstable Land	Not applicable	Not applicable
4.3 Flood Prone Land	The site is zoned R2 Low Density Residential and is not identified as flood prone by any study or existing environmental planning instrument.	Consistent
4.4 Planning for Bushfire Protection	The subject land is not identified as bush prone on Campbelltown Council's bushfire prone land map.	Consistent
5. Regional Planning		
5.1 Implementation of Regional Strategies	The Ministerial Direction was revoked on the 17th of October 2017.	Not applicable
5.2 Sydney Drinking Water Catchments	The Site is not within a Sydney Drinking water catchment listed in this Ministerial Direction.	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	Not applicable
5.4 Commercial and Retail Development along the	Not applicable	Not applicable

Pacific Highway, North Coast		
5.5 - 5.7	Revoked	Not applicable
5.8 Second Sydney Airport	Not applicable	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable	Not applicable
5.10 Implementation of Regional Plans	Refer to Tables 2 and 3 of this proposal for an assessment of consistency with the relevant actions and priorities of the Greater Sydney Region Plan and Western City District Plan.	Consistent
6. Local Plan Making		
6.1 Approval and Referral Requirements	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.	Consistent
6.2 Reserving Land for Public Purposes	This direction is not applicable as it does not affect land identified under the SEPP to be reserved for public purposes.	Not applicable
6.3 Site Specific Provisions	This direction does not propose any site specific provisions.	Consistent
7. Metropolitan Planning		
7.1 Implementation of a Plan for Growing Sydney	Revoked 9 November 2020	Not applicable
7.2 Implementation of Greater Macarthur Land Release Investigation	Revoked 28 November 2019	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	Not applicable

7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The proposal is outside of the nominated precincts between Glenfield and Macarthur	Not applicable
7.8 Implementation of the Western Sydney Aerotropolis Plan	The subject land is outside the land application map of the Western Sydney Aerotropolis Plan	Not applicable
7.9 Implementation of Bayside West Precincts 2036 Plan	Not applicable	Not applicable
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	Not applicable
7.12 Implementation of Greater Macarthur 2040	The subject land is outside of the nominated precinct boundary of Greater Macarthur 2040	Not applicable

Section C – Environmental, social and economic impact

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

No.

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

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

No.

The subject land is cleared and is currently zoned for urban development. It is anticipated that there would be no adverse environmental effects as a result of the planning proposal.

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

Yes.

The planning proposal is supported by a site specific economic assessment which highlights the benefits of commercial facilities at the site, as opposed to the existing B1 zoned site on the eastern side of Kellerman Drive where no retail development has occurred.

It has been demonstrated that the retail expenditure within the vicinity is expected to grow, contributed to by the various residential developments which are planned for the area. This growth will contribute to the proposal having a negligible impact on the surrounding centres and therefore the proposal will not adversely impact on the viability of other commercial premises in the region.

Further, food catering facilities (restaurants, fast food/takeaway, etc.) are all generally contained within the Campbelltown-MacArthur Regional City except for some facilities at Rosemeadow incorporating McDonalds and Pizza Hut. Therefore, these are the only catering services available to the St Helens Park community unless they travel to the Regional City centre. The site is appropriately located to support local services for residents within St Helens Park to the east of Appin Road. The proposal will also allow for commercial services that complement the approved service station at the site and allow for a better urban design outcome that addresses the frontage to Appin Road and the adjacent St Helens Park Reserve.

Section D – State and Commonwealth Interests

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

Yes.

The planning proposal will not result in a need for additional public infrastructure.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation will occur with relevant State Government authorities identified in the Gateway Determination.

Part 4 – Mapping

The Planning Proposal seeks to amend the relevant CLEP 2015 maps for Lot 6202 DP 1203930 as detailed in Section 5.2 and summarised as follows:

- **Land Zoning Map:** Amend current zoning of 'R2 Low Density Residential' to 'B1 Neighbourhood Centre' zone.
- **Lot Size Map:** Remove the lot size annotation of "I" which applies a minimum lot size of 500m², from the area being rezoned to B1.
- **Height of Buildings Map:** Amend the maximum building height from 8.5m to 9.0m for the area being rezoned to B1.
- **Lot Size for Dual Occupancy Map:** Remove the lot size annotation of "Q", which applies a minimum lot size of 700m², from the area being rezoned to B1
- **Additional Permitted Uses Map** – remove the reference on the map to Lot 6202 DP 120930.

Part 5 – Community consultation

In accordance with 'A Guide to Preparing Local Environmental Plans' prepared by the Department of Planning and Environment (2016), and the relevant Gateway Determination, the consultation strategy is for a period of 28 days as follows:

- A notice and all relevant documentation forming the PP to be placed on Council's website and the NSW Planning Portal
- Letters to affected landowners (within the historic Lot 1112 DP 1025751).

Consultation with the following State Government agencies is also proposed:

- NSW Environment Protection Authority
- Transport for NSW / Roads and Maritime Services.

Part 6 – Project Timeline

The anticipated timeline for finalising the LEP amendment is provided as follows:

Date	Item
9 August 2020	Date of Gateway Determination
27 April 2021	Completion of required studies and additional information
10 May 2021	Commencement of public exhibition period and government agency consultation
7 June 2021	Completion of public exhibition period and government agency consultation
21 June 2021	Consider submissions and complete post-exhibition report
13 July 2021	Council meeting to consider post exhibition report
19 July 2021	Forward endorsed PP to DPIE for 8 week finalisation process
31 July 2021	Finalise drafting of proposed amendments with DPIE
19 September 2021	Making of LEP amendment