

Campbelltown City Council – Planning Proposal for Maryfields

Name of Proposal

Amendment of Draft Campbelltown Local Environmental Plan 2014 – Proposed Rezoning of Maryfields, Narellan Road, Campbelltown.

Introduction

The subject planning proposal relates to land of approximately 44 hectares in area located at the junction of Narellan Road and the Hume Motorway, Campbelltown. The site is shown in Figure 1 and comprises the following lots:

- Lot 2 DP 569795
- Lot 12 DP 829093
- Lots 11, 12 and 13 DP 1198323
- Lot 13 DP 1034409
- Lot 16 1198323

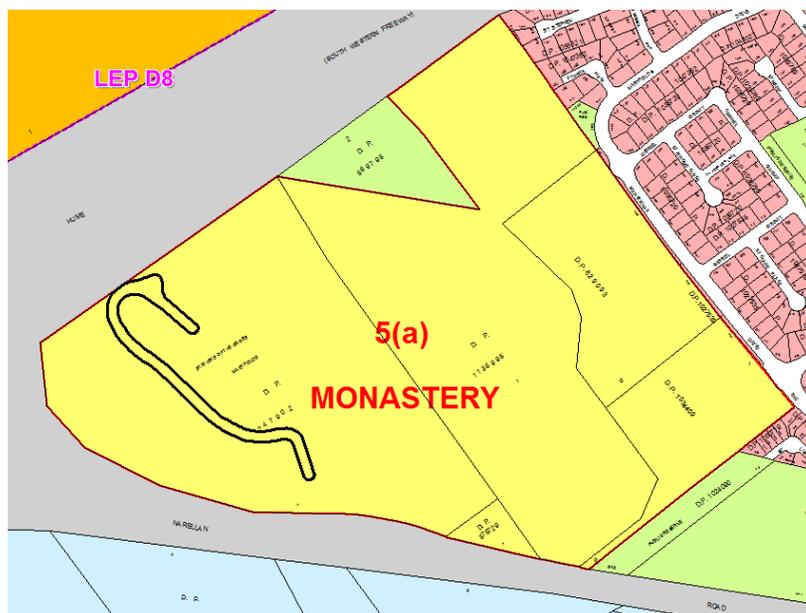
Figure 1: Area subject to the Planning Proposal



The majority of the subject site is currently zoned 5(a) Special Uses – Monastery under Campbelltown (Urban Area) Local Environmental Plan 2002 (LEP 2002). A minor portion of the site (Lot 2 in DP 569795) adjoining the Hume Motorway boundary is zoned 6 (a) Local Open Zone under the same Plan.

The land is also partly affected by a local heritage listing under the provisions of LEP 2002. A copy of the LEP 2002 zoning map is shown below.

Figure 2: LEP 2002 – Zoning Map Extract



Part 1 – Objectives or Intended Outcomes

The objectives for this planning proposal are as follows:

- (i) promote a balanced mix of sustainable housing and economic growth outcomes;
- (ii) provide the opportunity for the master planned development of the land comprising a mix of housing lots, aged care and seniors housing, and establishment of a health and technology based business park;
- (iii) protect and enhance the heritage and ecological values of the site.

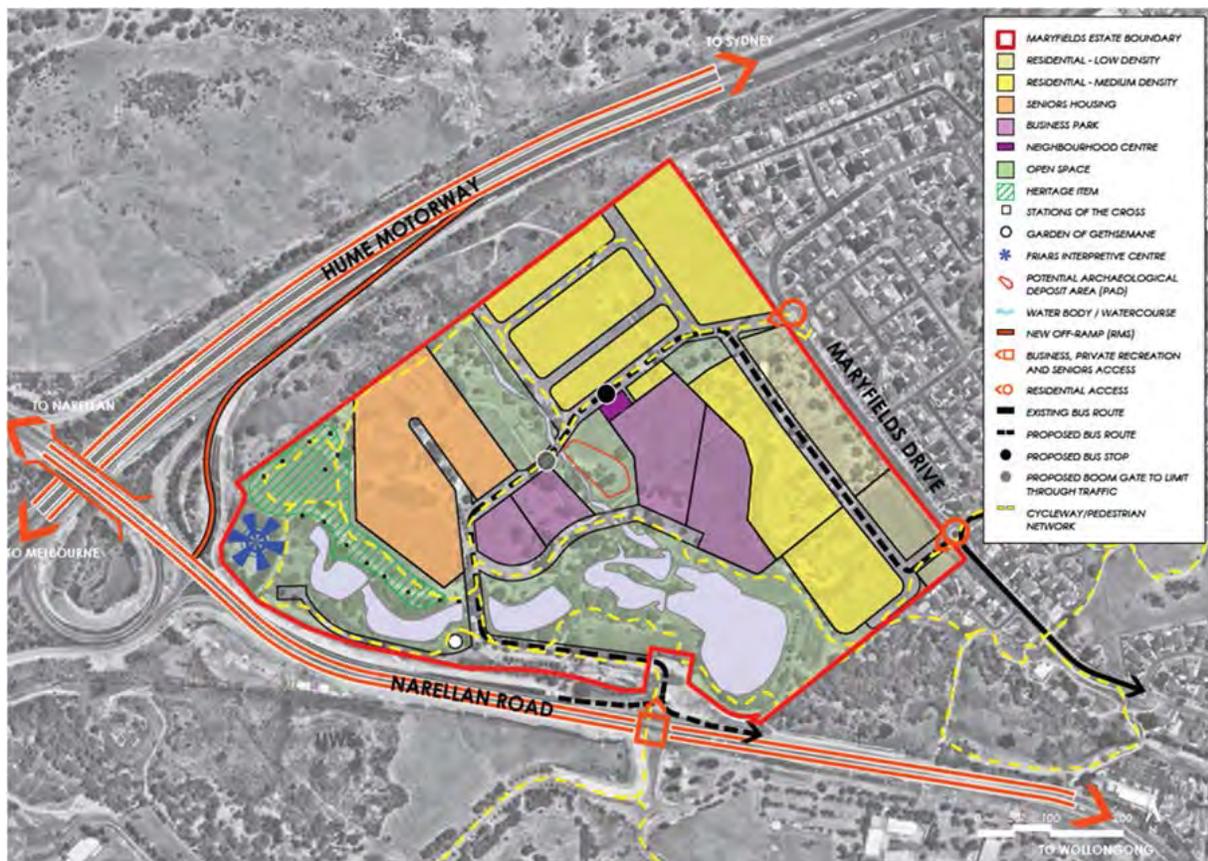
Council has completed and forwarded the final draft Campbelltown Local Environmental Plan 2014 (*draft CLEP 2014*) to the Department of Planning and Infrastructure (the Department) for making.

Given the imminent making of *CLEP 2014*, Council supports the option of incorporating the Maryfields Planning Proposal as an amendment to the CLEP 2014 (in draft form or as made) rather than seeking an amendment to the soon to be superseded LEP 2002. This option would also provide greater certainty for development outcomes on the land relating to height, floor space ratio, and lot sizes which can be included in accordance with the Standard Instrument LEP template provisions.

Part 2: Explanation of provisions

The subject planning proposal is supported by a concept masterplan that indicates the indicative subdivision pattern and land use layout for the site.

Figure 3: Concept Masterplan



The range of land uses proposed under the Masterplan is summarised as follows:

- A campus-style business office park;
- Residential dwellings comprising of low and medium density residential dwellings;
- Seniors living and aged care precinct;
- Private recreation zone including creek lines and dams, heritage and park areas;
- Neighbourhood Shopping Centre;
- A community facility to be operated by the Friars as an interpretative centre
- Preservation of an existing cemetery.

The Concept Masterplan generally divides the site into four broad areas of land use, with the residential component located in the north and east (adjacent Blair Athol), seniors living and aged care in the west (adjacent Hume Motorway), business park and neighbourhood centre in the central part of the site, and the open space / heritage areas across the front portion of the site adjacent to Narellan Road.

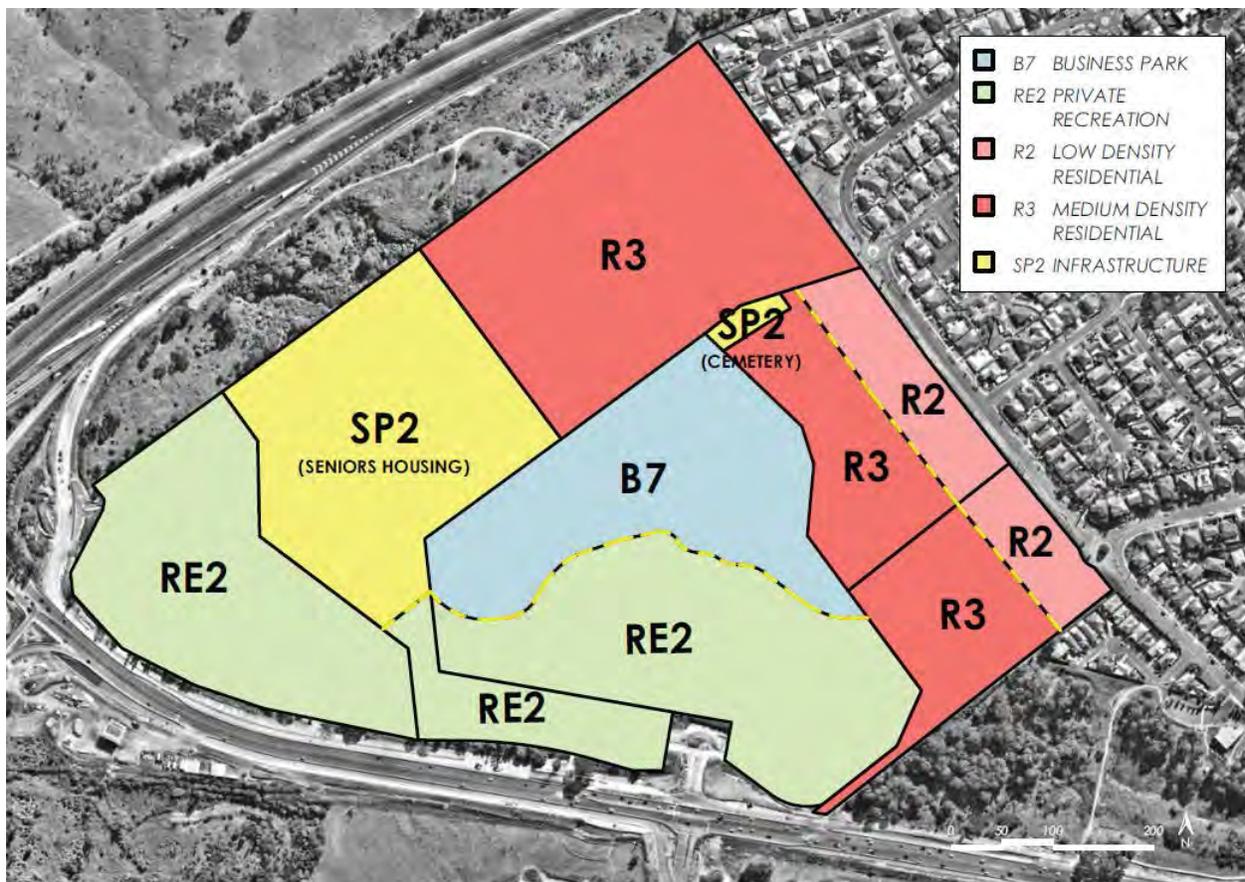
The proposed outcomes under the Concept Masterplan will be achieved by:

- a) Amending the draft CLEP 2014 prior to it being made, or if it is made before this planning proposal is finalised, by amending the new CLEP 2014.
- b) Including a number of local provisions relating the subject land as explained below.

Proposed Zoning Map (CLEP 2014)

The subject land is proposed to be zoned (in accordance with the standard template) as shown in Figure 4.

Figure 4: Proposed Land Zonings (CLEP 2014)



Employment and housing generation outcomes envisaged under the proposal are summarised as follows:

- Residential Precinct (R2 / R3 Zone) – A total of approximately 590 residential dwellings over 16.2 hectares, comprising 90 low density and 500 medium density residential dwellings. Building heights limited to 8.5 metres generally on the Blair Athol side of the main ridgeline and a maximum height of 9 metres elsewhere.
- Seniors Living / Aged Care Precinct (SP2 - Seniors Housing Zone) – Approximate area of 6.7 hectares, a maximum of 500 senior living dwellings, and aged care facility that could accommodate approximately 100 beds and employ 40 people. Maximum building height of 15 metres (four storeys).
- Business Precinct (B7 Zone) – Approximately 5.2 hectares in developable area, allowing for the preservation of an existing riparian corridor through the site. The total estimated gross floor area of future development is 52,000m² accommodating up to 1,200 employees. Typically office buildings at four storey heights (15 metres) facilitating medical and health research based enterprises. Provision has been made for a centrally located neighbourhood shopping centre that could accommodate up to three separate retail spaces of up to 500m² in aggregate. These uses are intended to serve the immediate locality such as a convenience store, café/restaurant and local newsagent.

The indicative road layout shown under the Masterplan restricts the through movement of vehicular traffic through the site between Narellan Road and Blair Athol. It is noted however that provision has been made for restricted access if required to facilitate the movement of public bus services.

In this respect, the proposed residential areas would be accessed from the north via the two existing roundabouts on Maryfields Drive through the existing local road network of Blair Athol. The business office park, seniors living /aged care and private recreation sites of the development would be accessed from a single access point at the reconfigured signalised intersection with Narellan Road and the UWS Access Road.

The proposal also includes a revised heritage curtilage for the heritage listed Station of the Cross statues in accordance with an updated Conservation Management Plan prepared for the site and approved by Council on 7 August 2015 under Development Consent 366/2015. This development consent provided approval for restoration works and realignment of the local heritage listed Stations of the Cross to generally align with the concept masterplan accompanying the draft Planning Proposal. Works under this consent are anticipated to be completed by March 2016.

Accompanying Amendments (CLEP 2014)

The following LEP maps are included with this draft Planning Proposal and are attached at **Appendix A**. These comprise:

- Proposed Land Zoning Map
- Proposed Height of Building Map
- Proposed Floor Space Ratio Map
- Proposed Lot Size Map
- Proposed Heritage Map

In addition, the draft Planning Proposal also includes:

- a new land use table (B7 Business Park zone) based upon the standard template as attached at **Appendix B**.
- an additional clause to provide a minimum qualifying site area and lot size in the R3 Medium Density Residential Zone as attached at **Appendix C**.

Environmental Studies

The subject planning proposal has been informed by a number of environmental and technical studies that provide a preliminary assessment of the likely impacts of development occurring generally in accordance with the conceptual masterplan. These studies have examined the following matters:

- Traffic impact assessment and management
- Economic impact justification and assessment
- Stormwater management and flood risk assessment
- Public transport assessment
- Ecological impacts and conservation recommendations
- Management and ownership of open space areas
- Indigenous heritage
- Non-indigenous heritage
- Noise Impacts and acoustic controls
- Bushfire risk assessment
- Contamination
- Geotechnical assessment, including salinity and dam stability
- Visual impacts
- Service infrastructure and capacity

The outcome of these studies have been used to inform the proposed zone boundaries and associated planning control amendments.

The traffic impact assessment has been undertaken in consultation with NSW Roads and Maritime Service to investigate road design and infrastructure improvements required to adequately service future development, including connectivity with Narellan Road and Blair Athol and consideration of traffic infrastructure upgrades required in conjunction with the adjacent UWS Masterplan development.

The ecological assessment has identified that the site includes remnant Cumberland Plain Woodland, and these areas are to be generally conserved within the proposed RE 2 Zone. Some additional targeted fauna surveys will be required to investigate the possibility of green and gold bell frog within future developable areas.

A flood impact assessment of the masterplan development of the site has been undertaken and determined that it is generally consistent with the principles of the Floodplain Development

Manual 2005 and will not result in the land identified in the for seniors living, business park or residential being classified as Flood Prone Land.

The site represents an iconic gateway site to Campbelltown, and particular attention will be required to examine in detail the management of future development on the site so as to not adversely impact the main focal point from Narellan Road across the main water body at the south-west corner of the property. Council is separately investigating the preparation of a site specific development control plan to appropriately manage future development outcomes in accordance with the concept masterplan.

Part 3 – Justification

Section A – Need for the planning proposal

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

The planning proposal is consistent with State, draft Sub-regional and local planning strategies relating to housing and employment.

The Metropolitan Plan for Sydney 2036 identifies Campbelltown-Macarthur as a major centre, with potential to emerge as a regional city. Under this Plan 11,000 additional jobs are forecast for the 2006 – 2031 period, with a specific action of employment growth in health and education services.

The draft South West Sub-regional Strategy establishes a housing target for the Campbelltown-Macarthur of approximately 25,000 additional dwellings, with almost 20,000 in the form of infill development, and a target of 26,000 jobs for the Campbelltown LGA by 2031, with at least 8,000 jobs within this Centre.

The Campbelltown Employment Lands Review, prepared for Council by specialist consultants Strategic Economics and Cox Richardson in 2010-2011, reinforces the importance of the Centre for job creation and the potential of land within the precinct to accommodate a future business park linked to the area's established education and medical facilities.

On 20 November 2012, Council considered a report discussing the importance of identifying strategic sites within the Campbelltown Local Government Area (LGA) for future employment purposes. The subject land was included in a broader precinct identified as having significant potential for a business park to compliment the growth of the Campbelltown Centre as a major employment hub. Council subsequently nominated the subject land within the 'North Side' Urban Activation Precinct application which has been submitted to the Department for consideration.

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

The existing zoning of the Maryfields site under Campbelltown (Urban Area) Local Environmental Plan 2002 precludes the land use outcomes envisaged under the subject planning proposal.

The subject land has been identified as a deferred matter under the Draft CLEP 2014. Accordingly, it is considered that the best means of achieving the objectives of the planning proposal would be to prepare an amendment to *draft CLEP 2014*.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

The Planning Proposal will likely provide a net community benefit in that:

- The intended future development of the site is consistent with State, regional and local strategic directions for development in the area.
- The rezoning of the land will logically extend the urban footprint of residential development to the north (Blair Athol).
- The proposed business park will promote employment growth and be complementary to existing health and educational facilities nearby.
- The proposal will increase housing choice and supply in the Campbelltown LGA supporting existing social and transport infrastructure surrounding the site.
- The proposal will contribute to the sustainable management of important heritage and ecological assets on the site.

Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies).

Metropolitan Plan for Sydney 2036

The proposal is consistent with the Metropolitan Strategy in that it contributes to achievement of a housing target of 155,000 homes by 2036 for the South West, and employment growth of 11,000 additional jobs for the Campbelltown-Macarthur area.

The proposal is also consistent with Action E2.5 of the Metropolitan Plan, which identifies the potential for specialised centres to cluster together health, aged care, education and R&D facilities to improve efficiencies and foster innovation.

Draft South West Subregional Strategy

The draft South West Subregional Strategy aims to provide 24,653 new dwellings in the Campbelltown LGA by 2031, with 4,700 of these dwellings in Campbelltown greenfield

release areas. An employment target of 26,000 additional jobs is also proposed for the Campbelltown LGA.

Campbelltown–Macarthur is classified as a Major Centre servicing the South West subregion, requiring housing and employment growth. The planning proposal is therefore considered to be consistent with the aims of both the Metropolitan Plan and the Draft South West Subregional Strategy given the significant employment, aged care and housing outcomes proposed.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Campbelltown 2025 – Looking Forward is Council's Strategic Vision which provides a platform for the LGA's sustainable future. It is underpinned by six Strategic Directions which are summarised as follows:

- Protection and enhancement of the City's Key Environmental Assets
- Growth as a Regional City
- Creation of a Distinctive Campbelltown Sense of Place
- An Accessible City
- Provision and maintenance of quality Infrastructure
- Creation of Educational, Employment and Entrepreneurial Opportunities

Campbelltown's Community Strategic Plan 2013 – 2023 is built on the foundation goals and aspirations of the 2025 Strategic Vision, and is based on the following overarching objectives:

- A sustainable environment
- A strong local economy
- An accessible City
- Responsible leadership
- A safe healthy and connected community.

The subject planning proposal is considered to be consistent with the abovementioned Strategies of Council, given that the proposal would provide a more efficient and sustainable urban land use outcome on an underutilised site that is strategically located near the Campbelltown-Macarthur Centre, significant transport systems and infrastructure investment.

6. Is the planning proposal consistent with applicable state environmental planning policies?

It is considered that the planning proposal is consistent with all applicable state environmental planning policies (SEPPs) being:

SEPP No 1 – Development Standards
SEPP No 19 – Bushland in Urban Areas
SEPP No 44 – Koala Habitat Protection
SEPP No 55 – Remediation of Land

SEPP Affordable Rental Housing 2009
 SEPP Building Sustainability Index – BASIX 2004
 SEPP Housing for Seniors or People with a Disability 2004
 SEPP Infrastructure 2007

Where relevant, future development on the site would need to provide additional technical studies at the development application stage to determine consistency with all relevant SEPPs.

7. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

Yes. Details of the planning proposal and consistency with applicable s117 directions are summarised as follows:

1.1 Business and industrial zones	The Maryfields planning proposal is considered consistent with this direction as it proposes employment land in a suitable location. Further economic assessment is required to ensure that the proposal is consistent with the retail hierarchy of existing commercial centres.
2.3 Heritage conservation	The Maryfields planning proposal is considered consistent with this direction as it incorporates the conservation of listed heritage items and would be subject to the preparation of a Conservation Management Plan.
3.1 Residential zones	The Maryfields planning proposal is considered consistent with this direction as it would facilitate a variety and choice of housing types to provide for existing and future housing needs, and make more efficient use of existing infrastructure and services without adverse environmental impacts.
3.3 Home occupations	The Maryfields planning proposal is not inconsistent with this direction.
3.4 Integrating land use and transport	The Maryfields planning proposal is considered consistent with this direction as it would provide housing and employment opportunities within an area that is readily accessible to transport infrastructure, including public transport services.
4.1 Acid sulfate soils	The Maryfields planning proposal is considered consistent with this direction as the site does not contain acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	The Maryfields planning proposal is considered consistent with this direction as the site is not

	identified as being subject to mine subsidence or identified as unstable land.
4.3 Flood prone land	The Maryfields planning proposal is considered consistent with this direction as it will seek to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. Road construction would be required within a potential flood prone area, however the future design of that road would be required to comply with the Flood Policy and Manual as appropriate.
4.4 Planning for bushfire protection	The Maryfields planning proposal is considered consistent with this direction as it allows for appropriate defensible spaces and asset protection zones in accordance with the Planning for Bushfire Protection 2006 Guidelines.
5.1 Implementation of regional strategies	The Maryfields planning proposal is considered consistent with this direction as it seeks to meet the regional strategy vision, land use strategy, policies, outcomes and actions.
6.2 Reserving land for public purposes	The planning proposal seeks to alter the existing 6(a) Local Open Space Zone for Lot 2 DP 569795. This allotment is a land-locked wedge-shaped 1.964ha parcel of land understood to be the residue of former NSW government land resulting from the boundary readjustment process associated with the historical widening of the adjacent Hume Motorway. There is no public access to this allotment and there is no strategic requirement to acquire this land for public purposes. Accordingly, the planning proposal is considered to be consistent with the objective of the Direction to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.
6.3 Site Specific Provisions	The Maryfields planning proposal is to be consistent with this direction.
7.1 Implementation of the Metropolitan Plan for Sydney 2036	The Maryfields planning proposal is considered consistent with this direction as it generally complies with the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.

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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 as a result of the proposal?

A preliminary ecological assessment has been undertaken for the proposal and has identified that the site includes remnant Cumberland Plain Woodland which is a critically endangered ecological community. There is also considered to be potential habitat for a number of threatened and migratory fauna species.

The conceptual layout of future development on the land generally conserves the most sensitive ecological areas within undeveloped open space and riparian areas. It is therefore considered unlikely that the proposal would have an adverse impact on the remnant Cumberland Plain Woodland or any potential habitat for threatened species.

However it is noted that some additional assessment of potential ecological impacts on possible threatened species (Green and Golden Bell Frog) would need to be undertaken, and measures identified as appropriate to manage the potential impacts of future development on the site.

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

The planning proposal provides a conceptual masterplan for future development on the site, which is supported by a number of preliminary environmental and technical studies. It is considered that this information provides a sufficient understanding of the likely environmental effects of the proposal and no issues have been identified that would preclude the planning proposal proceeding.

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

The planning proposal has provided an assessment of the social and economic effects of development proceeding on the site generally in accordance with the accompanying masterplan. These potential impacts are considered to be generally beneficial having regard to the following matters:

- Provision of a range of housing types and living situations, including aged care and seniors living, that respond to the needs of the changing population.
- Provision of a development outcome that protects and enhances social and local cultural amenity and identity through the integration and management of listed heritage items.

- Broadening and stimulating economic growth with the development of a business park that capitalises on existing higher order education and medical precincts in Campbelltown / Macarthur.
- Provision of new recreation places and spaces, and improved connections for pedestrians and cyclists, particularly with Blair Athol and John Kidd Reserve.
- A business park has the potential to generate different commercial activity to what is currently on offer in Campbelltown- Macarthur, and there will be very little functional overlap or competition between Campbelltown-Macarthur and proposed business park development at the subject site.
- Future workers in the proposed business park may further support the existing Campbelltown Centre by generating new patronage. While a neighbourhood retail centre is proposed on site, the workers on the subject site are likely to utilise Campbelltown-Macarthur for higher retail and service needs due to the variety of services available and proximity to the subject site.

Section D – State and Commonwealth interests.

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

Investigations have noted that the subject site can be serviced with water, sewer, stormwater drainage, electricity, gas and telecommunication facilities.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The traffic impact assessment and analysis has been conducted in consultation and general agreement with NSW Roads and Maritime Service (RMS).

In addition to the RMS, Council has also notified the draft planning proposal to the following State Government authorities:

- Transport for NSW
- NSW Office of Environment and Heritage
- NSW Rural Fire Service

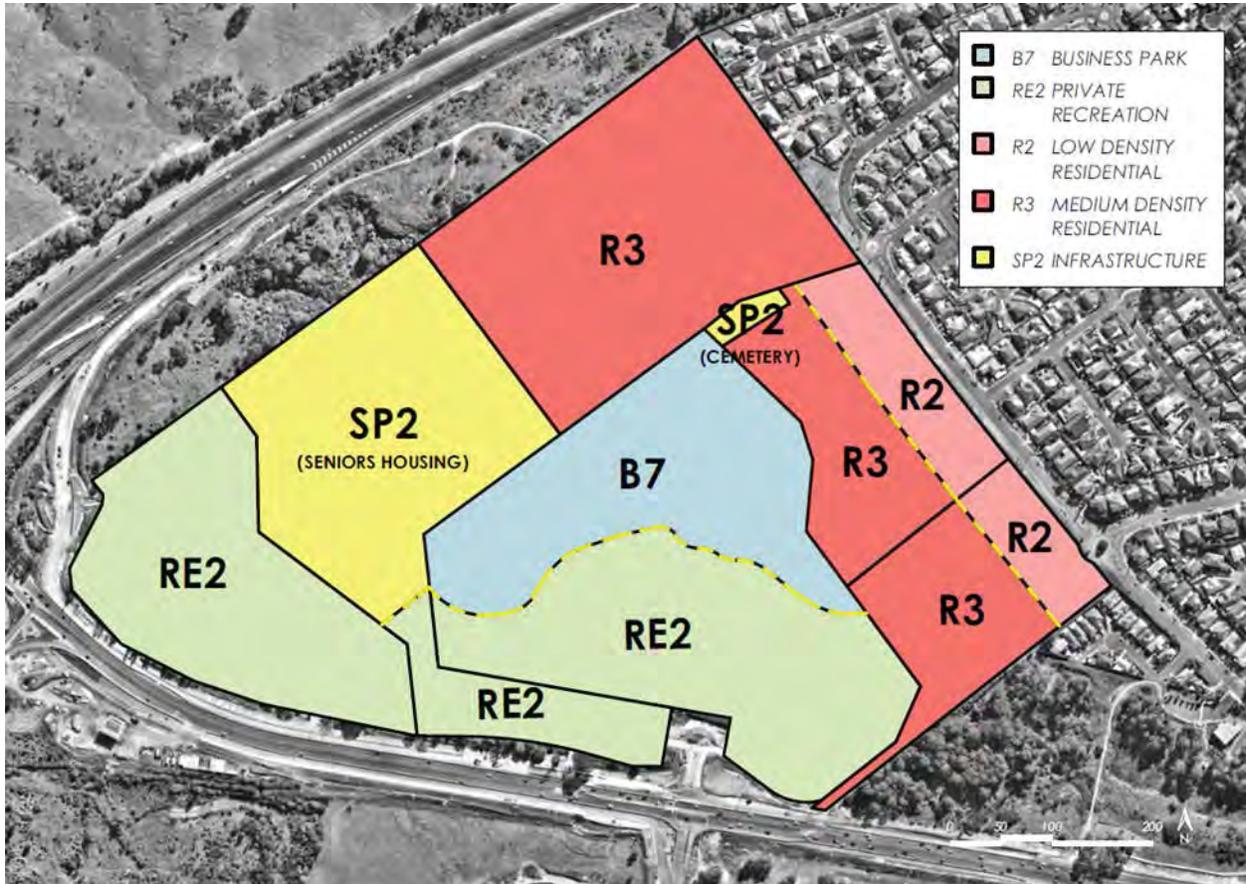
The formal position of these authorities on the draft Planning Proposal is yet to be communicated to Council. Council will confirm this information when received, although it is noted that the above agencies would have further opportunity to provide comments as part of the formal exhibition period of the final draft Planning Proposal.

Part 4 – Community Consultation

The draft Planning Proposal for the site to generally enable the land uses identified in the concept masterplan would be subject to the normal statutory period of a minimum 28 days for public exhibition.

Appendix A - Draft Maryfields Planning Proposal Maps

Draft Land Zoning Map



Draft Height of Buildings Map



Draft Lot Size Map



Draft Floor Space Ratio Map



Draft Heritage Map



Appendix B - Draft Land Use Table Amendment

Zone B7 Business Park

1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To permit limited accommodation that supports employment opportunities
- To encourage industries or businesses involved in scientific research or development
- To minimize adverse impacts on the economic functions and performance of existing and future centres

2 Permitted without consent

Nil

3 Permitted with consent

Advertising structures; Building identification signs; Business identification signs; Business premises; car park; Child care centres; Educational establishments; Environmental facilities; Environmental protection works; Function centre; Health services facility; Hotel or motel accommodation; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Pub; Recreation areas; Respite day care centres; Recreation facilities (indoor); Restaurant or cafe; Roads; Serviced apartments; Small bar; Warehouse or distribution centres.

4 Prohibited

Any development not specified in item 2 or 3

Appendix C - Qualifying Clause - Minimum Lot Size R3 Zone

4.1DD Minimum qualifying site area and lot size for certain development at Maryfields

- (1) The objectives of this clause are as follows:
 - (a) to achieve planned residential densities in the R3 – Medium Density Residential zone within the Maryfields development,
 - (b) to ensure that suitable building envelopes are established for development on each residential lot created under the provisions of this clause,
 - (c) to optimise residential design and amenity outcomes,
 - (d) to achieve satisfactory environmental and infrastructure outcomes,
 - (e) to minimise any adverse impact on residential amenity, and
 - (f) to minimise land use conflicts.
- (2) Development consent may be granted to development on a lot in the zone shown in column 2 of the table to this clause for the purpose shown in column 1 of the table opposite that zone, if the area of the lot (or site) is equal to or greater than the area specified for that purpose and shown in column 3 of the table.
- (3) Development consent may be granted to subdivision of land in the zone shown in column 2 of the table to this clause for the purpose shown in column 1 of the table opposite that zone, if the area of the lot to be created is equal to or greater than the area specified for that purpose and shown in column 4 of the table.

Column 1	Column 2	Column 3	Column 4
Land Use	Land Use Zone	Minimum Qualifying Site Area	Minimum Subdivision Lot Size
Child care centre	R3 Medium Density Residential	800 square metres	-
Dual occupancy (attached)	R3 Medium Density Residential	600 square metres	300 square metres
Dual occupancy (detached)	R3 Medium Density Residential	650 square metres	300 square metres
Semi-detached dwellings	R3 Medium Density Residential	600 square metres	300 square metres

Attached dwellings	R3 Medium Density Residential	900 square metres	300 square metres
Multi-dwelling housing	R3 Medium Density Residential	1,800 square metres	300 square metres

- (4) Despite subclause (3), development consent may be granted to the subdivision of land to which this clause applies for the purposes of residential development only if:
- (a) each resultant lot will contain a sufficient building envelope to enable the erection of a dwelling, and
 - (b) a single development application is submitted for both the erection of the dwellings and the creation of the separate allotments.



maryfields

E S T A T E

N A R E L L A N R O A D C A M P B E L L T O W N

REVISED PLANNING PROPOSAL

(POST DECEMBER 2014 GATEWAY DETERMINATION)

28 SEPTEMBER 2015



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Plate 1 - Looking west from upper ridge line (west side of Monastery)

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APPENDICES

APPENDIX 1:

Revised Environmental Analysis and Masterplan

prepared by Capital Syndications Pty Ltd and Benson McCormack Architects Pty Ltd
[4 September 2015]

APPENDIX 2:

Revised Traffic & Transport Assessment for Concept Plan

prepared by AECOM Australia Pty Ltd
[July 2015]

APPENDIX 3:

University of Western Sydney - Letter of Support

[November 2013]

APPENDIX 4:

Maryfields Site Photographs

compiled by Capital Syndications Pty Ltd
[November 2013]

APPENDIX 5:

Planning Proposal Request by Landowners

[30 January 2014]

EXECUTIVE SUMMARY

This planning proposal provides Campbelltown with a pivotal catalyst opportunity to deliver land development solutions that will make a significant local contribution to the NSW2021 objectives 'A Plan for Growing Sydney' (Dec 2014) and the sub-regional objective for the south-western area of Sydney. As an identified Urban Release Area (based on the December 2014 Gateway Determination), it offers a commitment towards an integrated planning solution to create the first prestige business park in this region, a high quality 'urban living' environment and a much needed high-quality environmental space for seniors living and aged care uses, all of which would be located within very close proximity to the Major Centre of Campbelltown-Macarthur. Future development consistent with the proposal is expected to attract and encourage new demographic groups that are vital to the expansion of Campbelltown's knowledge economy. The opportunity to target the specific sectors of medicine/health, education and administration are the obvious areas of best fit with the existing sectors already based in the area, and Maryfields Estate provides an opportunity for cluster businesses of up to 1,200 staff in aggregate to cost-effectively base themselves in a business park setting with excellent proximity to public and road transport corridors.

The obvious natural qualities and conservation assets within the site are protected and indeed enhanced by the planning proposal and there are no ecological constraints to any aspect of the proposal.

The planning proposal also responds sensibly to the natural characteristics and attributes in which the subject site is located at the gateway into Campbelltown. It is deliberately designed to work symmetrically with the Campbelltown campus of Western Sydney University on Narellan Road by applying massing, form, scale and character to create a campus-like gateway to the site at Narellan Road at the foot of the newly created intersection with the University. The other proposed uses for the site will be very heavily or completely obscured by existing vegetation and future business park built forms to allow for a sensible transition from the commercial uses to the adjoining residential land use to the rear of the site. Future design would be conceived with the intent of lifting and reinforcing the personality of its context. The planning proposal therefore contributes greatly to the medium-longer term regional city aspirations for Campbelltown, and provides a substantive contribution to the housing choice requirements and objectives for the city and greater Sydney. The proposal provisions for

new public and private open spaces that complement the surrounding accessibility of other spaces for the use and enjoyment of constituents and visitors. The proposal also allows for the ongoing use of a part of the site as a Monastery to allow the resident order of Poor Clare Nuns the opportunity to age in place as development occurs around them, as well as the opportunity to succession plan and meet the future generational needs of their order.

The ultimate development outcome from this planning proposal will deliver a generous provision of open space for use of future residents and workers within the site, as well as those from surrounding areas and other visitors. The planning proposal has carefully fused the surrounding land uses together with the alignment of land strategy to meet or contribute to the express needs of the south-west subregion and seeks to become a benchmark planning scheme for the greater Sydney region.

1. OBJECTIVES AND INTENDED OUTCOMES

1.1 INTRODUCTION AND OBJECTIVES

This revised planning proposal is submitted to Campbelltown City Council to seek rezoning consideration for land situated at 168-192 Narellan Road Campbelltown. This document and its associated appendices builds from the original planning proposal of 30 January 2014 and responds to the specific feedback and requirements of Campbelltown City Council and the NSW

Planning & Environment Gateway Determination of December 2014. Following the compulsory acquisition of land by NSW Roads and Maritime Services in late 2014, the aggregated landholdings that are the subject of this planning proposal now comprise the following five connected parcels:

Site #	Lot and DP Reference	Site Area (Hectares)	Existing Usage/Identity	Land Owner
1	Lot 11, DP 1198323	16.79	Maryfields - Stations of the cross	Association of the Franciscan Order of Friars Minor
2	Lot 12, DP 829093	4.739	Bethlehem Monastery - home of the Poor Clare Nuns	Trustees of the Poor Clare Colletines
3	Lot 13, DP 1034409	3.860	Franciscan Friary - permanent or casual home for a maximum number of 5 Franciscan Friars	Trustees of the Franciscan Fathers <i>(now known as the Association of the Franciscan Order of Friars Minor)</i>
4	Lot 12, DP 1198323	16.201	Vacant land	Association of the Franciscan Order of Friars Minor
5	Lot 2, DP 569795	1.964	Vacant land	Association of the Franciscan Order of Friars Minor
TOTAL		43.554		

The aggregate site is hereafter referred to as Maryfields Estate as this is the name that is most historically associated with this part of Campbelltown City.

Both religious orders that have ownership for this land are attached to the Catholic Church and are prevalent throughout the world. The patron saint of the male order is St Francis of Assisi (1182 - 1226), while St Clare of Assisi (1194 - 1253) is the patron saint of the female order. In his life, San Francesco d'Assisi, born Giovanni di Pietro di Bernardone founded the men's Order of Friars Minor, the women's Order of St. Clare, and the Third Order of Saint Francis for men and women not able to live the lives of itinerant preachers. Francis is one of the most venerated religious figures in history, and the current Pope has taken the name of Francis in honour of St Francis of Assisi.

Capital Syndications Pty Ltd has prepared both the original and this revised planning proposal on behalf of the Landowners, primarily the Association of the Franciscan Order of Friars Minor

(incorporating the Trustees of the Franciscan Fathers) and the Trustees of the Poor Clare Colletines. This planning proposal has been prepared for the purpose of section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the guideline prepared by the Department of Planning dated July 2009 entitled "A guide to preparing Planning Proposals".

Maryfields Estate presently has an aggregate site area of 43.554 hectares and is located approximately 2km south-west of Campbelltown Train Station and some 42.5km from the City of Sydney. An aerial image of the site in context of its surroundings is presented at Figure 1.1.

Detailed ground-level photographic imagery of the present day site is provided at Appendix 4. Maryfields Estate is closely situated and highly accessible to nearby services and infrastructure. As well as being positioned at the junction of the Hume Motorway and Narellan Road, it is close to the Campbelltown Business Centre, Campbelltown and Macarthur Railway Stations, tertiary education establishments and an extensive range of community and recreational facilities.



Figure 1.1 - Aerial Image of Maryfields Estate

1. OBJECTIVES AND INTENDED OUTCOMES

The site's variable topography and orientation, its prominent dress circle position, potential for expansive views over the city and provision of water features on site combine with the other attributes to produce a site with high appeal for the range of uses put forward in this planning proposal. This planning proposal and its appendices is a product of the work and commitment of the Development

CAPITAL SYNDICATIONS PTY LTD

Planning Proposal Director & Author

- Wayne Camenzuli, Managing Director

BENSON MCCORMACK ARCHITECTS PTY LTD

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- Glenn McCormack, Director
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- Jin Ng, Architect

URBAN FUTURES GROUP PTY LTD

Planning Proposal Peer Review and Urban Planning

- Grahame Edwards, Director

JOHN M. DALY AND ASSOCIATES PTY LTD

Land Survey and Flood Impact Assessment

- Michael Gordon, Managing Director
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Bushfire Planning

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- Graham Swain, Director - Australian Bushfire Protection Planners Pty Ltd

Team led by Capital Syndications Pty Ltd between January 2012 - September 2015 inclusive of significant consultation, assessment, review and collaboration to arrive at a thoroughly informed site strategy and concept. The proposal team has included or involved the following organisations and people.

PERUMAL MURPHY ALESSI (PMA HERITAGE PTY LTD)

Statement of Heritage Impact and Conservation Management Plan

- Luisa Alessi, Managing Director

NICHE ENVIRONMENT AND HERITAGE PTY LTD

Archaeological Assessment

- Amanda Atkinson, Archaeologist
- Glenda Chalker, Chairperson of the Cubbitch Barta Native Title Claimants Aboriginal Corp (a family group of the Tharawal people)
- Kristy Chalker

AECOM AUSTRALIA PTY LTD

Traffic and Transport Assessment

- Andy Yung, Principal Transport Planner – Transport Advisory
- Marcel Cruz, Engineer – Strategic Planning & Advisory

SUTER PLANNERS

Open and Recreational Space Planning

- Sue Suter, Director

GEO-ENVIRONMENTAL ENGINEERING PTY LTD

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- Stephen McCormack, Director
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ITM DESIGN PTY LTD

Consulting Hydraulic Engineers

- Markus Lachele, Managing Director

RENZO TONIN & ASSOCIATES PTY LTD

Acoustic Engineering Assessment

- Michael Gange, Principal Engineer

SGS ECONOMICS AND PLANNING PTY LTD

Economic Analysis

- Rob Lee, Principal
- Yuan Deng, Associate

With the exception of the Transport and Traffic Assessment at Appendix 2 to this document, all other studies prepared and reported by the experts above are contained with the 12 appendices attached to Appendix 1 of this planning proposal.

This planning proposal has been developed for and in consultation with the Association of the Franciscan Order of Friars Minor (hereafter 'the Franciscan Friars') and the Trustees of the Poor Clare Colletines (hereafter 'the Poor Clare Nuns'). There are four desired objectives from this Proposal. These are to:

- (i) enable zoning that supports and fundamentally responds to the strategic regional growth objectives for Campbelltown City and the south-west subregion;
- (ii) protect and enhance the heritage values and scenic amenity associated with the southern valley and riparian corridors spanning the western to eastern boundaries;
- (iii) provide for an environment that will allow the existing occupants of the site the opportunity to age in place; and
- (iv) enable the landowners the opportunity to achieve a rational economic outcome for the future realisation of surplus land.

Correspondence from the landowners supporting the planning proposal intentions is attached at Appendix 5.

The remainder of this document demonstrates how the planning proposal responds to the planning imperatives that inform the site. This is further supported by a revised environmental analysis and masterplan concept attached at Appendix 1. Both documents are further supported by detailed expert reports and other material as referenced and provided in the appendices supporting both documents.

We respectfully request that Council endorse this revised planning proposal for public exhibition and ultimately forward this revised planning proposal to the Minister for Planning & Environment in accordance with the EP&A Act.

1.2 DESCRIPTION OF MARYFIELDS ESTATE

Maryfields Estate is 43.554 hectares in total with frontages to the Hume Motorway to the west, Narellan Road to the south and Maryfields Drive to the north. The Narellan Road frontage of the property is approximately 800m long. The site is generally placed just 2km west of the Campbelltown commercial centre and 1km north-west of the Macarthur commercial centre.

The land falls from approximately RL 114 m A.H.D. (Australian Height Datum) at its highest point on the western ridge to RL 80m A.H.D. at its lowest point on the south east valley floor at the south-east corner of the site. Overall, the landform is gently undulating and dominated by two prominent ridges which are generally parallel and orientated in a south-easterly direction. There are two gullies, which meet within the property, then fall to the south-east, eventually into the internal creek.

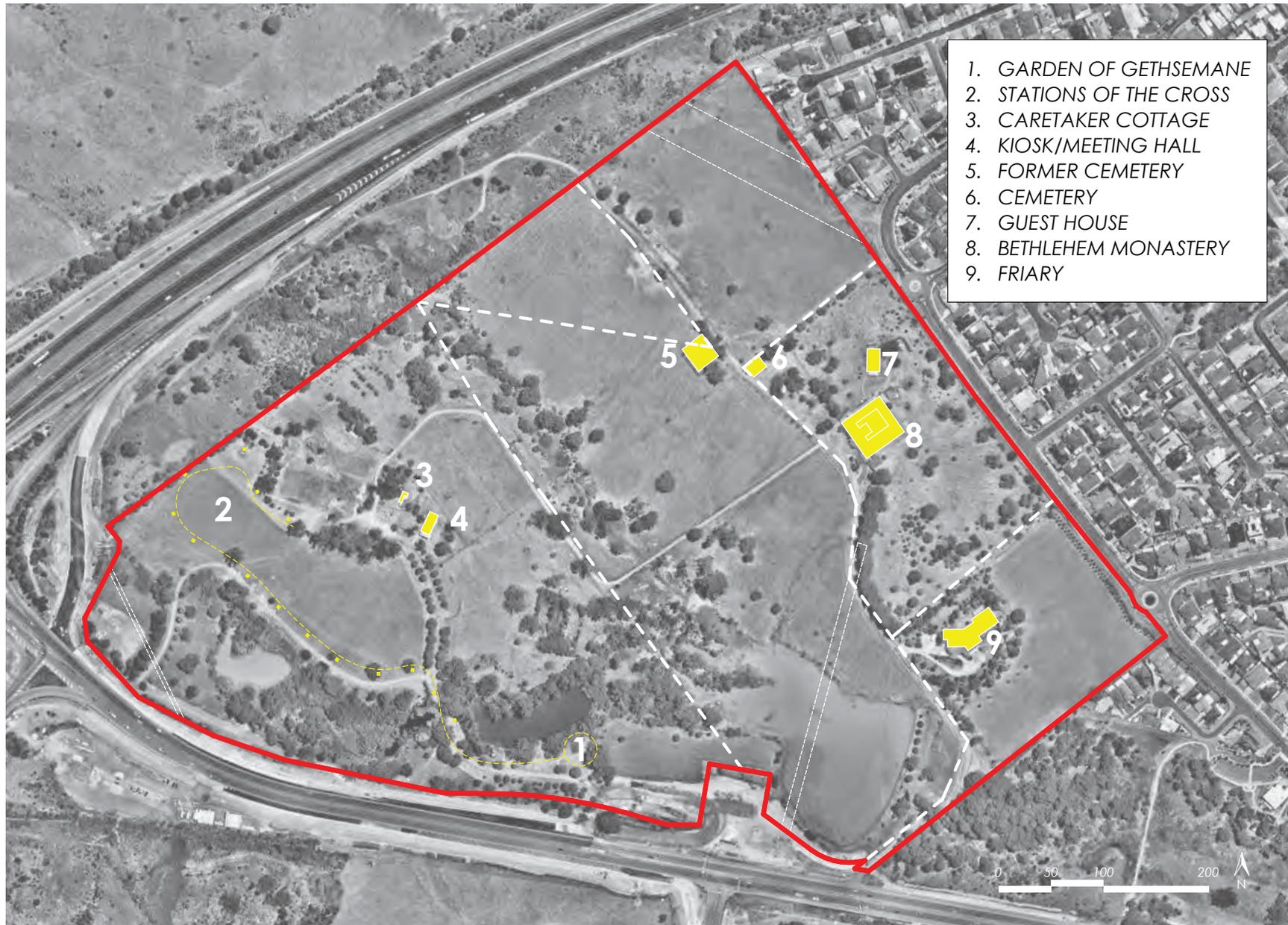
A small portion of land in the northern most area of the site falls towards the north-east.

The site comprises a predominantly picturesque rural landscape characterised by open paddocks, rolling hills, grasslands, remnant woodland, several large dams/water bodies and buildings which are set well back from Narellan Road. Appendix 4 provides a collection of photographs taken at ground level throughout the entire site. Views are largely restricted along approximately 600 metres of the edge of Narellan Road by remnant woodland screening. Views are heavily restricted along the Hume Motorway due to the topography of land between the roadside and western property boundary, and the dense vegetation along this edge which continues at the Narellan Road corner and the majority of the Narellan Road frontage. The only significant vista occurs where there is a 200 metre long cleared area opposite Western Sydney University (WSU) at the Campus Access Road intersection with Narellan Road. This vista comprises a cleared paddock and large dam in the foreground and the Bethlehem Monastery and Franciscan Friary building in the distance, the former being sited on a hill. Recent construction of a vehicular U-Turn Bay within former Maryfields Estate land and new landscaping has significantly altered this elevation since the original planning proposal was lodged in 2014.

The subject site therefore mostly provides cleared and elevated building land, which is defined by a series of ridges and creeks within the overall parcel. The elevated section of the site is mostly cleared with scattered indigenous and non-indigenous trees and scrub whilst the southern portion of the site is mostly timbered and shrub covered to the banks of both natural areas of creek and man-made ponds and dams.

Immediately to the north of the site is the suburb of Blair Athol, all of which was subdivided and developed since the late 1990's. The Hume Motorway road reservation and Narellan Road off-ramp runs along the western boundary of the site and a substantial stretch of mixed vegetation exists inside the southern boundary which is bounded by Narellan Road. To the east is a combination of the continuing vegetation corridor into John Kidd Reserve to the south-east and Blair Athol residential dwellings to the north-east.

In terms of active habitation, the existing uses and built forms on the site comprise a single-level building presently operating as a Catholic Monastery for the Poor Clare Nuns with a separate on-site one bedroom dwelling, a large separate residential dwelling presently operating as a home for between 3-5 members of the Franciscan Friars and a small caretakers cottage occupied by one person. The site also contains a separate multi-purpose meeting hall which is mostly used for community alcohol rehabilitation programs and two small non-habitable outbuildings. Finally, the site also contains a total of 14 statuary for the purposes of an outdoor 'Way of the Cross' procession. These are known as the Stations of the Cross (SOTC). The SOTC exist in many different forms across Australia and the globe. While of great significance to devout Catholics, they are merely symbols for Catholics to reflect on the circumstances that led to the crucifixion, burial and resurrection of Jesus. There is also a 15th display known as the Garden of Gethsemane that usually serves as a meeting



1. GARDEN OF GETHSEMANE
2. STATIONS OF THE CROSS
3. CARETAKER COTTAGE
4. KIOSK/MEETING HALL
5. FORMER CEMETERY
6. CEMETERY
7. GUEST HOUSE
8. BETHLEHEM MONASTERY
9. FRIARY

Figure 1.2 - Aerial Image of Existing Maryfields Site Uses

1. OBJECTIVES AND INTENDED OUTCOMES

place for pilgrims intending to experience and/or pray at the SOTC. These 15 items are the subject of a local heritage listing (2002). Accordingly, a Statement of Heritage Impact accompanies this planning proposal and is attached to Appendix 1 (as Appendix 3 to that document). An aerial image illustrating the location of the existing site uses is provided at Figure 1.2.

Prior to occupation by the Franciscan Friars, original European use of the land was for farming purposes only and the property previously contained a homestead that was eventually demolished in the early 1990's. There has been one other substantial building upon this land that was constructed in the 1930's and demolished in 2009. This was a two-storey dormitory-style building that was constructed by the Friars themselves that originally served as a former Provincial Office and home for the Friars before they relocated to Melbourne in the mid 1980's. It was subsequently a St Vincent de Paul rehabilitation clinic for drug and alcohol patients until it was eventually demolished due to the degree and scale of structural problems with the building.

1.3 CONSTRAINTS AND OPPORTUNITIES

This planning proposal has been developed with extensive input from the necessary specialist consultants to ensure the best possible urban planning and design vision that acknowledges and is responsive to the environmental considerations and factors relevant for this site, most notably ecology, traffic and visual impact. A major objective of this proposal is to engage with and enhance the natural setting of the site and to ultimately deliver an environmentally sensitive and responsive future development opportunity.

Development of this site is achievable as demonstrated in this document through careful consideration and analysis of the inherent characteristics of the site and integrated landscape solutions. Sensitive urban and environmental design is concerned with visual meaning and functional efficiency. It does not depend on universal principles or national codes, but is grounded in local characteristics, needs and community aspirations. These are the fundamental principles that have guided the zoning proposal as well as the open space and landscape character of the concept structure plan. Maryfields Estate is an ideal site in this regard. Its environmental context is clear and provides the opportunity for development that supports the South Western Sydney Sub-Regional Strategy as well as being reflective of its place as a gateway site to the City of Campbelltown.

The structure and shape of the proposal responds sensitively to the environmental constraints and

perspectives described throughout this planning proposal and consolidated at Figure 1.3. A detailed explanation of environmental constraints is provided at Appendix 1. In summary, these include:

- limited pedestrian and vehicular access to the estate;
- presence of Cumberland Plain Woodland Forest in the southern part of the estate;
- riparian corridors;
- presence of some hollow-bearing trees;
- the heritage items on site;
- an area of potential Archaeological Deposits;
- impact of Bushfire controls generally;
- impact of bushfire asset protection zones applying to intended development uses;
- areas of flood prone land; and
- reduced developable site area resulting from chosen strategy to address these constraints.

There are also a number of significant opportunities offered by this site that have also played a role in the formulation of the development proposal. These include the:

- north-south orientation of the site;
- retention and protection of all natural features on site;
- views of the on-site dams and vegetated creek lines;
- views to Blairmount (and Scenic Hills);
- incorporation of open space and landscape principles to visually extend and incorporate the natural environment both within and surrounding the site;
- physical proximity to WSU (Campbelltown) and Campbelltown TAFE;
- physical proximity to major vehicular corridors (State roads) and public transport services;
- ability to readily connect in to Maryfields Drive at Blair Athol and extend the fringe of that residential precinct;
- ability to create a network of streets and pedestrian ways to increase the permeability of the site and strengthen the connections to, around and beyond the site;
- minimising disturbance to the existing topography through considered placement of streets;
- ability to locate built form in such a way as to encourage environmentally sustainable design;
- opportunity to renovate and knit the heritage items in with the adjoining proposed site use; and
- creation of new private and public open spaces to increase the amenity within the site.

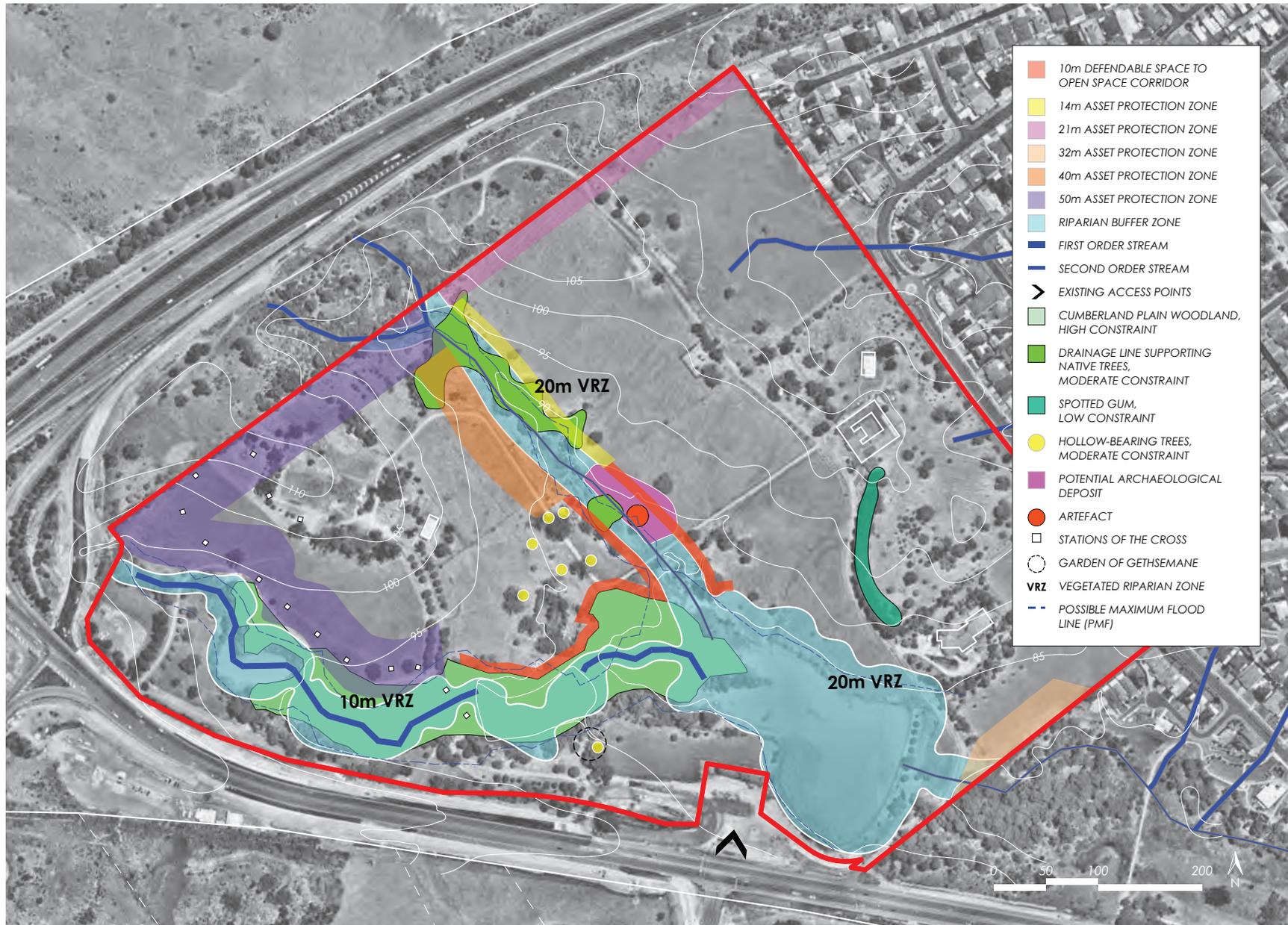


Figure 1.3- Consolidated environmental constraints

1. OBJECTIVES AND INTENDED OUTCOMES

1.4 INTENDED OUTCOMES

The planning proposal as revised is introduced at Figure 1.4. It is followed by a revised structural plan at Figure 1.5 and described in detail throughout the remainder of this subsection and Section 2 of this document. The proposed land uses and suggested zoning evolved in response to the environmental analysis and stakeholder analysis/consultation detailed in this document and at Appendix 1. Five key factors influence the type and mix of uses intended for this site:

- (i) the proximity of the site to the Campbelltown CBD;
- (ii) the mix of surrounding land uses including the proximity of the site to WSU, TAFE and Campbelltown hospitals;
- (iii) the need to provide opportunities for local employment growth, particularly in sectors not normally associated with this south-west sub-region of Sydney;
- (iv) a diversifying local population that is driving demand for housing choice; and
- (v) the likely future demand for retirement and aged care living solutions from within and beyond the local area.

This proposal also recognises that the south-west subregion of Sydney (and particularly Campbelltown) has the lowest proportion of managers and professionals living in the area compared to other subregions. The area also has the lowest proportion of managers and professionals that travel to it as their work destination and around two-thirds of the employed Campbelltown - resident workforce work outside of the Campbelltown local government area.

The planning proposal seeks to rezone most of the five connected sites that are known as Maryfields Estate for a combination of business (commercial offices), seniors living, aged care, residential and private recreation uses. Some of the site will continue to be applied for religious and community care uses.



Figure 1.4 – Planning Proposal Structural Plan

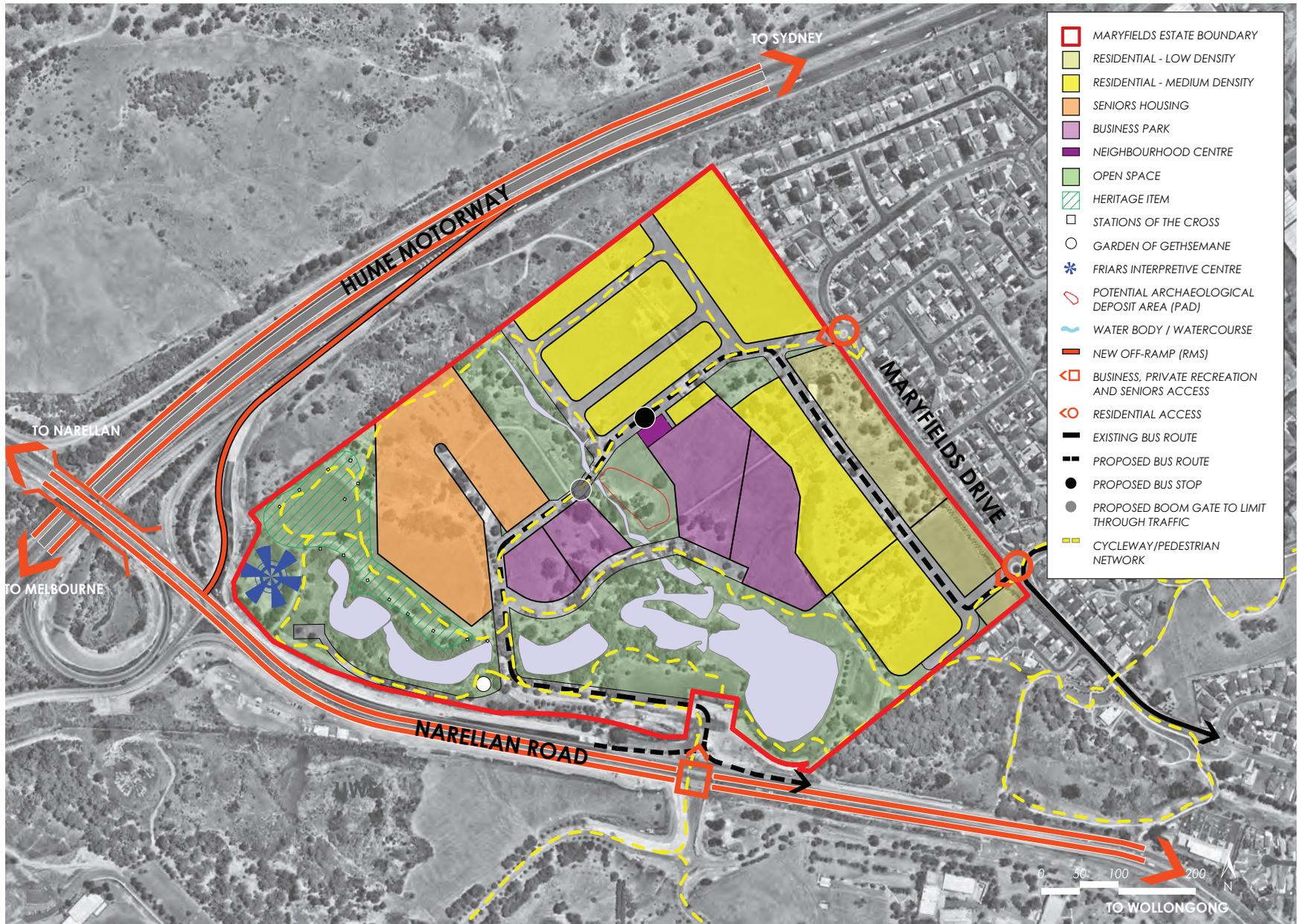


Figure 1.5 – Planning Proposal Structural Plan

1. OBJECTIVES AND INTENDED OUTCOMES

A summary of the proposed land uses, site area allowances, density and height assumptions is provided by the following table and explained in detail at section 2.

Proposed Ultimate Land Use	Suggested Zoning - Existing 2002 LEP	Suggested Zoning - NSW Standard Instrument LEP	Site Area Allowed	Maximum Height	Population Density	Indicative Maximum Gross Floor Area	Intended Emphasis
Business (Commercial)	10(a) & 6 (c)	B7 & RE2	12.7ha	4-storeys (15 metres)	1,200 employees	52,000m ²	Integrated with WSU - medico/business
Seniors Living & Aged Care	10(a) & 6(c)	SP2 & RE2	8.4ha	4-storeys (15 metres)	Approx 750	62,120m ²	Likely to be a Catholic facility
Residential	2(c)	R2 R3	16.5ha	2-storeys (8.5 metres) 2-storeys (9.0 metres)	Approx 270 Approx 1,441	13,194m ² 71,453m ²	Low and medium density housing*
Private Recreation	6(c)	RE2	6.0ha	2-storeys (8.5 metres)	n/a	300m ²	Franciscan Interpretive Centre, Stations of the Cross and Caretakers Cottage
TOTAL			43.5ha			199,067m²	

*Monastery will remain in-situ for as long as the existing occupants require.

The proposal also allows for a small neighbourhood centre near the junction of the first three precincts situated wholly within the business precinct. This is expected to be economically sustained by the various transient and permanent uses upon the site, and is also likely to be visited by residents beyond the boundaries of the site. Allowance will be made for a space that could accommodate up to three separate spaces of up to 500m² in aggregate or some other break-up as two or three spaces based on feasibility analysis. It is expected that the uses for these spaces might include a convenience store, café/restaurant and local newsagent. Provision is also made for a bus stop in this location to convey passengers directly to the Campbelltown town centre and transport interchange, but would be subject to the interest of the prevailing private local operator.

The planning proposal provides for an indicative gross floor area of, 199,067m² in aggregate to support the habitable uses set out in the table above. As a percentage of the total site area, this constitutes a gross floor space ratio of only 0.46:1. The planning proposal is organised so as to provide for a coherent and supportive framework for future development of the site regardless of how it ultimately stages, and to provide the opportunity to develop an urban environment of high quality that is reflective of and responsive to place and the specific conditions of the site. The proposal achieves the desired objectives to:

- provide for an environmentally sustainable and sensitive urban design outcome;
- provide a site sensitive approach that responds to the natural attributes of the site;
- preserve and enhance the undisturbed area of Cumberland Plain Woodland Forest in the southern part of the site;
- enhance the natural creek corridors within the site;
- not disturb any land area that may contain potential indigenous archaeological deposits;
- provide a mix of uses for the growth and development of Campbelltown, inclusive of commercial, seniors living and residential of a size, scale and form appropriate to the unique ethos of the site and surroundings; and
- generate employment opportunities through the future construction of properties, servicing of the seniors and business precincts, and through the future businesses that may choose to base at Maryfields.

At the time of writing, Campbelltown City Council has already exhibited and further developing a new comprehensive Local Environment Plan ('LEP') consistent with the NSW State Instrument to bring all NSW Councils onto a common structure and definitional platform for land-use zonings and other criteria. Should the timing coincide with Council's determination of this proposal, it is likely that a future LEP amendment for this planning proposal will be to the future instrument instead of the prevailing 2002 instrument.



Plate 2 - Looking west across large dam



Plate 3 - Riparian Tributary upstream of large dam

2. PLANNING PROPOSAL

2.1 PROPOSED APPLICATION OF LAND

This section provides an explanation of the proposed amendment to the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map that currently apply to the subject land under the Campbelltown (Urban Area) Local Environmental Plan 2002 as well as a proposition as to how these zones and land use intentions would be reinterpreted under the NSW Standard Instrument.

The planning proposal applies to the aggregated Maryfields Estate and the proposed zoning would be associated with a combination of boundary adjustments and new subdivision which was consented by Campbelltown City Council on 6 August 2015 (Development Application No: 366/2015/DA-SW). A summary of what needs to occur to align with the maps presented below is set out in the following table.

Site #	Existing Lot and DP Reference	Site Area (Hectares)	Existing Usage/Identity	Proposed Usage/Identity
1	Lot 11, DP 1198323	6.0	Stations of the Cross	Stations of the Cross and future Franciscan Centre
2	Lot 12, DP 829093	4.5	Bethlehem Monastery	Bethlehem Monastery, then Residential long-term
3	Lot 13, DP 1034409	3.5	Franciscan Friary	Residential
4	Lot 12, DP 1198323	29.5	Vacant Land	New Site 4 - Residential (8.4ha) New Site 5 - Business Precinct (12.7ha) New Site 6 - Seniors Living (8.4ha)
5	Lot 2, DP 569795		Vacant Land	
TOTAL		43.5		

2.2 PROPOSED ZONING UNDER CAMPBELLTOWN (URBAN AREA) LOCAL ENVIRONMENTAL PLAN 2002

The land zoning is currently 5(a) Special Uses 'MONASTERY' for all sites except Lot 2 in DP 569795. This site is a remnant land-locked triangular shape parcel of 6(a) Local Open Space land which is said to be a legacy of a historical redistribution and reorganisation of land boundaries associated with the 1970s widening of the Hume Highway.

The planning proposal seeks a Private Open Space zoning for a 6.0 hectare parcel in the south-western area of Maryfields Estate which encompasses the heritage listed Stations of the Cross.

The remainder of the site is proposed to be rezoned into three separate zones in total. These are:

- (i) 2(c) - Residential
- (ii) 6(c) - Private Open Space
- (iii) 10(a) - Regional Comprehensive Centre

The proposed land zoning map is presented at Figure 2.1

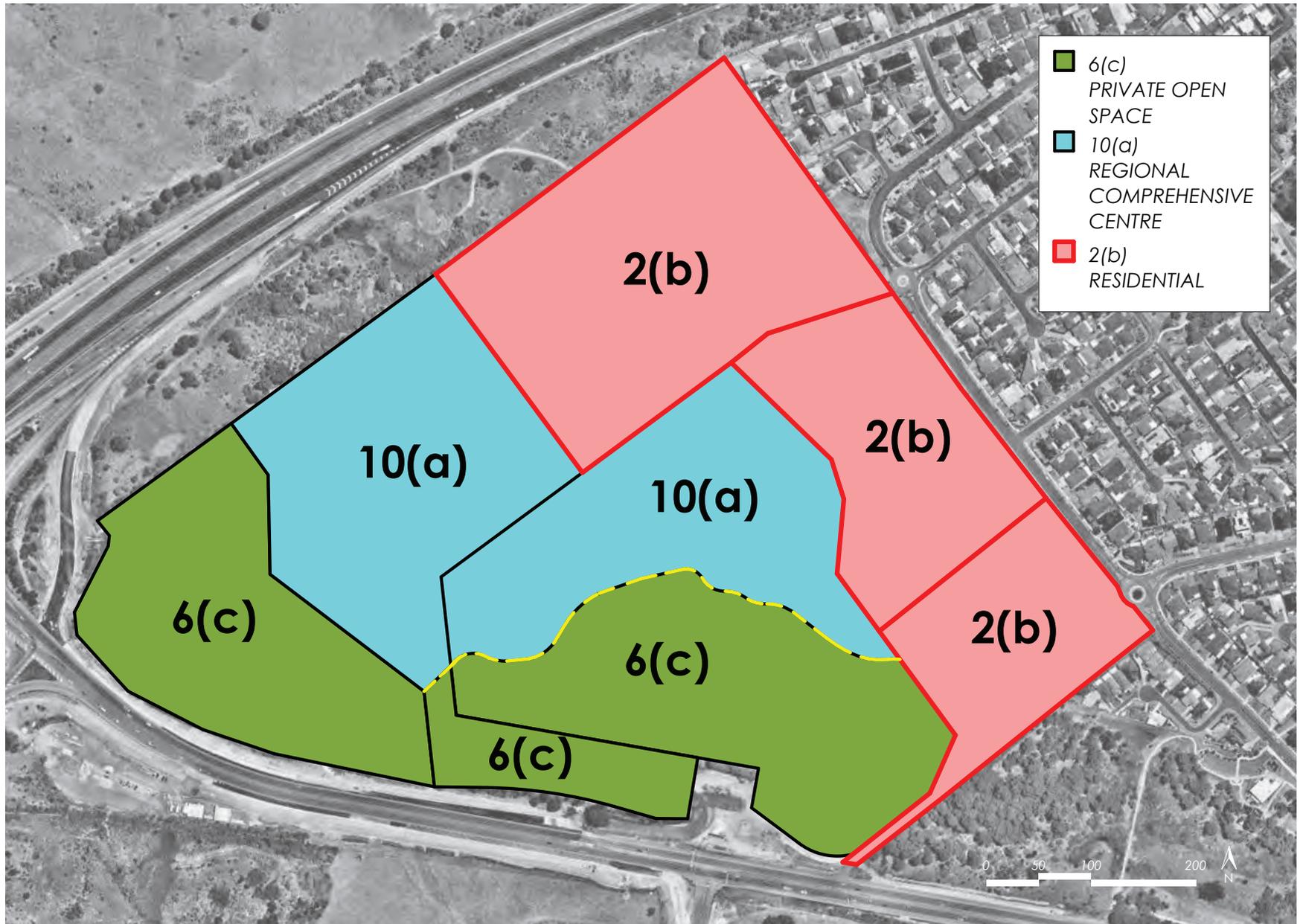


Figure 2.1 - Draft Land Zoning Map (Existing Campbelltown LEP 2002)

2. PLANNING PROPOSAL

Under the existing LEP, the stated objectives of these zones are tabulated below.

ZONE	ZONE OBJECTIVES
2(b)	<p>(a) to make general provision for land to be used for housing and associated purposes, and</p> <p>(b) to permit the development of a range of housing types, and</p> <p>(c) to encourage a variety of forms of housing that are higher in density than traditional dwelling houses, including accommodation for older people and people with disabilities, in locations which are accessible to public transport, employment, retail, commercial and service facilities, and</p> <p>(d) to allow the carrying out of a reasonable range of activities from dwellings, where such activities are not likely to adversely affect the amenity of residents of the locality, and</p> <p>(e) to allow development which:</p> <ul style="list-style-type: none"> (i) is compatible with residential use, and (ii) is capable of visual intergration with the surrounding buildings, and (iii) serves the needs of the surrounding population without conflicting with the residential intent of the zone, and (iv) does not place demands on services beyond the level reasonably required for residential use. <p>A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.</p>
6(c)	<p>(a) to identify areas where private recreation facilities are or may be developed, and</p> <p>(b) to allow a limited range of other activities which will not detract significantly from the character of the locality or the amenity of any existing or proposed development in the locality.</p> <p>Except as otherwise provided by this plan, consent must not be granted for development on land within this zone unless the consent authority is of the opinion that carrying out the proposed development would promote one or more of the objectives of this zone.</p> <p>A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.</p>
10(a)	<p>(a) to provide land for the City of Campbelltown and the Macarthur region's largest centre of commerce, and</p> <p>(b) to encourage employment and economic growth, and</p> <p>(c) to accommodate tertiary education and hospital facilities for the City of Campbelltown and the Macarthur region, and</p> <p>(d) to accommodate a wide range of cultural, entertainment and like facilities, and</p> <p>(e) to permit limited industrial uses that are compatible with the proper operation of a major regional centre, and</p> <p>(f) to encourage a variety of forms of higher density housing, including accommodation for older people and people with disabilities in locations which are accessible to public transport, employment, retail, commercial and service facilities.</p> <p>A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.</p>

2.3 PROPOSED ZONING UNDER NSW STANDARD INSTRUMENT

At the time of writing, Campbelltown Council has tabled and exhibited a new draft Environmental Plan in line with the NSW standard instrument and recently finalised its section 68 draft. Accordingly, this planning proposal seeks to provide a thoroughly considered environmental analysis and plan to bring about a suggested pattern of zones that align with the closest appropriate definitions in the Standard Instrument zoning table to those under the existing LEP and for the express land use intention.

The proposed zoning under this instrument is as follows:

- (i) R2 and R3 - Residential
- (ii) RE2 - Private Recreation
- (iii) B7 - Business Park
- (iv) SP2 - Infrastructure

The proposed land zoning map is presented at Figure 2.2.

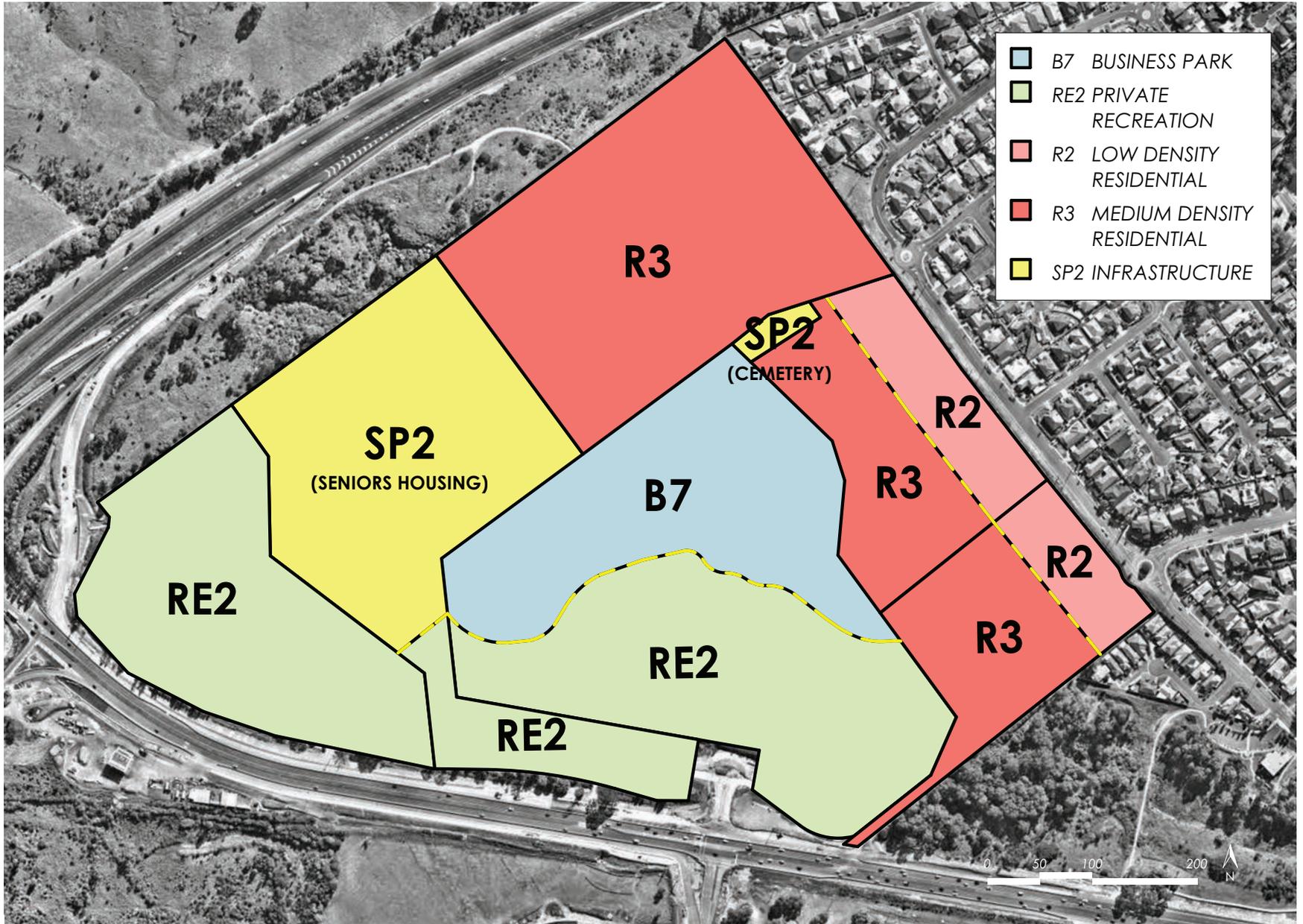


Figure 2.2 - Draft Land Zoning Map (NSW Standard Instrument)

2. PLANNING PROPOSAL

The objectives of these zones are set out below. In the case of the R2, R3 and RE2 zones, words in red font reflect those contained in the Section 68 Draft of CLEP2014 that are beyond the words contained in the NSW standard template. In the case of the B7 zone, this is an entirely new zoning proposal that works from the base objectives contained in the NSW standard template.

Words in green font in the case of the SP2 zoning reflect the proponents suggested additional objectives.

ZONE	ZONE OBJECTIVES
R2	<ul style="list-style-type: none"> • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale. • To minimise overshadowing and ensure a desired level of solar access to all properties. • To facilitate diverse and sustainable means of access and movement.
R3	<ul style="list-style-type: none"> • To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To provide for a wide-range of housing choices in close proximity to commercial centres, transport hubs and routes. • To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area. • To minimise overshadowing and ensure a desired level of solar access to all properties.
B7	<p><i>Council has not proposed a B7 zone for its section 68 Draft of CLEP2014, however, Council acknowledges this zone would need to be added as part of the first suite of amendments to CLEP2014 once it is active. At the time of writing, Council and the proponent have agreed that the draft objectives for a B7 zone could include (subject to community consultation and other processes):</i></p> <ul style="list-style-type: none"> • To provide a range of office and light industrial uses. • To encourage employment opportunities. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. • To permit limited accommodation that supports employment opportunities • To encourage industries or businesses involved in scientific research or development
SP2	<ul style="list-style-type: none"> • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure. • To encourage activities involving research and development • To optimise value-adding development opportunities, particularly those associated with research • To provide for the retention and creation of view corridors • To preserve bushland, wildlife corridors and natural habitat • To maintain the visual amenity of prominent ridgelines • To provide for all types of aged and disability living uses • To provide for religious and other related uses as specified on the land zoning map

ZONE	ZONE OBJECTIVES
RE2	<ul style="list-style-type: none"> To enable land to be used for private open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines. To protect bushland, wildlife corridors and natural habitat. To ensure the preservation and maintenance of environmentally significant and environmentally sensitive land.

The planning rationale for the split R2/R3 zoning across the existing Monastery and Friary sites allows for a mirror of the existing urban context to the northern side of Maryfields Drive. In addition, the existence of three remnant Blair Athol subdivision land strips ('grudge strips') to the front boundary of both the above sites has been allocated R2 zoning under draft CLEP2014 hence further validating the need to transition the residential zoning pattern from R2 to R3.

The inclusion of R3 for all other areas of residential land provides an appropriate symmetry with the R3 zoning of the WSU residential scheme, as well as the objective to ensure the planning proposal meets the overriding objective to provide housing choice options for Campbelltown. The decision to adopt SP2 for the Seniors Housing scheme is to ensure that only that usage can be applied to this specific site. This safeguards the site from development outcomes under either an R2 or R3 zoning classification that could be undesirable for this location.

2.4 HEIGHTS, DENSITIES AND MINIMUM LOT SIZES

The existing zoning of the site does not carry express development controls for floor space and height, hence allowing for merit-based assessments to apply for the approved Special Use purpose.

Regardless of the planning instrument through which rezoning is ultimately reflected, the proposed attitude to height and density is reflective of the specific uses proposed. The proposal is summarised in the following table, and supported by a proposed Height Map at Figure 2.3, proposed Density Map at Figure 2.4 and proposed Residential Lot Size Map at Figure 2.5.

Site and Proposed Use	Proposed Zoning - Existing LEP	Proposed Zoning - NSW Standard Instrument	Site Area	Proposed Density	Proposed Maximum Height
Adjusted Site 1 - Stations of the Cross and future Franciscan Centre	6(c)	RE2	6.0ha	n/a	8.5 metres (2-storeys)
Adjusted Site 2 - Bethlehem Monastery and/or Residential	2(c)	R2 & R3	4.6ha	0.55:1 & 0.75:1	8.5 metres (2-storeys) for R2 9.0 metres (2-storeys) for R3
Existing Site 3 - Franciscan Friary and/or Residential	2(c)	R2 & R3	3.6ha	0.55:1 & 0.75:1	8.5 metres (2-storeys) for R2 9.0 metres (2-storeys) for R3
Proposed Site 4 - Residential	2(c) and 6(c)	R3	8.3ha	0.75:1	8.5 metres (2-storeys)
Proposed Site 5 - Business Park	10(a) and 6(c)	B7 & RE2	12.7ha	1:1	15 metres (4-storeys)
Proposed Site 6 - Seniors Living & Aged Care	2(c)	SP2 & RE2	8.4ha	1:1	15 metres (4-storeys)



Figure 2.3 - Proposed Height Map



Figure 2.4 - Proposed Density Map



Figure 2.5 - Proposed Residential Lot Size Map

2. PLANNING PROPOSAL

2.5 HERITAGE PROTECTION

The SOTC sited in the south-western area of the property are listed as a heritage item in the Campbelltown (Urban Area) LEP 2002. They are identified in that plan as having historical, cultural and social significance. The SOTC are locally important as physical evidence of the development of religious institutions in the Campbelltown area and formed an important part of the former Franciscan Novitiate precinct that occupied the site between 1934 and 1983. They are locally important in their representation of the role that the Catholic faith has played in the development of the Campbelltown area, and role that the ceremony itself has played in the lives of the residents of the local and greater Sydney area.

In terms of heritage criterion, the relevant clauses of significance pursuant to the current evaluation criteria established by the New South Wales Heritage Council are as follows:

- Clause (h) - An item is important in the course, or pattern, or NSW's cultural or natural history (or the cultural or natural history of the local area);
- Clause (i) - An item has strong or special associations with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural and natural history of the local area);
- Clause (l) - An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural and natural history of the local area); and
- Clause (m) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural and natural history of the local area).

The planning and subdivision proposals seek to keep the primary setting in which the Stations are located in tact and wholly contained within a dedicated Lot/DP. That site will also be enhanced in ways which seek to beautify and activate the area as a centre for religious, environmental and personal discovery and thus allow it to become connectible for future public engagement. The proposal as endorsed by Council (with further passage via the December 2014 Gateway Determination) requires very minor movement for 13 of the 14 items as well as the separate 'Garden of Gethsemane' display due to the necessary widening of the existing internal roadway that would otherwise impact upon three of the items. The repositioning process also simultaneously provides for the repair of weather and vandalism damage that has been suffered by most of these items over time. Completion of these steps to the satisfaction of Campbelltown Council allows for the registration of the subdivision to create a recommended

6.0ha heritage curtilage for the items in which all the items will be wholly contained. The proposed curtilage and repositioning of the items is supported by the Conservation Management Plan that has already been assessed and approved by Campbelltown City Council in August 2015 as a key element of the subdivision application for Maryfields Estate to ensure that future land boundaries align with the zoning patterns set out in this planning proposal. The proposed curtilage is illustrated at Figure 2.6.

It is also intended that in future, the heritage curtilage will be inclusive of a broader facility for the Franciscan Order that will draw the attention of visitors to all the natural environmental attributes of the dedicated land parcel and native ecology. The third Appendix to Appendix 1 of this planning proposal contains the Statement of Heritage Impact and Conservation Management Plan assessed and approved by Campbelltown City Council in the granting of subdivision approval in August 2015 to allow for the creation of the Proposed Heritage Curtilage.



Figure 2.6 - Proposed Heritage Precinct



Plate 4- Private Monastery Cemetery

3. JUSTIFICATION

3.1 NEED FOR THE PLANNING PROPOSAL

This section responds to the two specific questions provided by the NSW Department of Planning and Environment (DP&E) Guidelines to Preparing a Planning Proposal.

(i) Is the planning proposal a result of any strategic study or report?

This planning proposal provides a catalyst to the ultimate objective to create a prestige business park precinct for south-west Sydney situated adjacent to the Campbelltown-Macarthur Growth Corridor and inclusive of the Campbelltown Campus of WSU and any other lands identified by Campbelltown City Council. The proposal also includes the creation of a diverse range of housing choice options including a seniors and aged care precinct.

In terms of the proposed business park, the zoning of land designated for that express purpose allows for the commitment of marketing investment necessary to attract high quality commercial tenancies to Campbelltown, and thus, employment opportunities for those that live locally. This in turn lessens pressure on the road and public transport system and facilitates the release of portions of the site for choice of housing, as well as mitigating financial risk to the proponents who would otherwise be forced to hold onto untenable and financially unviable special uses-zoned land. In this context, representatives of the proponents briefed Campbelltown City Council and DP&E officers prior to submission of the original planning proposal in January 2014 and received in-principle support to pursue it. Council subsequently gave its first public endorsement for the proposal in June 2014 and it subsequently achieved a Gateway Determination from NSW DP&E in December 2014. This revised proposal responds to the recommendations and directions of both entities for the further refinement and resubmission of the proposal ahead of public exhibition.

To ensure the planning proposal ultimately delivers the intended scheme and economic stimulus for Campbelltown-Macarthur, future success beyond the rezoning phase will necessitate that the following occurs:

- (i) a working group is established that includes the landowner, WSU and designated City Economic Development representative by Council. The Council representative should ideally chair these meetings unless an alternative chair or rotational model is mutually agreed;
- (ii) a clear, concise and sensibly flexible planning framework to allow for the rapid assessment of development applications. As an observation, the Norwest business park has an approved Master Scheme that guides all development design and assessment which is reputed to have

- been a major factor in the success of that business park. A similar Master Scheme would make sense for Campbelltown, especially in terms of dramatically reducing cycle times for planning-related approvals. At the very least, this would apply to the Business Park.
- (iii) future development planning allows for the easy reach of complementary lifestyle venues sought by contemporary knowledge workers (eg, cafes, restaurants etc) within the greater Business Park locality;
- (iv) research and determination of the industry specialist brands of greatest attraction for the subregion and potential areas of specialisation for the nominated location(s) so as to commence their branding, promotion and marketing; and
- (v) agreement as to how the marketing of the opportunity will be packaged and presented to the business community, including agreement around funding contributions, local and/or state-based inducement opportunities. Suggested examples may include concessional rates, concessional stamp duties and other taxes, state government relocation incentives etc.

Campbelltown Council have also advised of their participation in a historical strategic exercise facilitated by the NSW Department of Planning and Infrastructure with assistance from Hill PDA that explored the suitability of strategic sites in the south-west region of Sydney for potential activation as a business park. It is understood that the Maryfields site featured as one of the strongest contenders in that study, and that the report was prepared to final draft stage but not publicly issued. Since that time, Campbelltown Council also formally nominated the Maryfields site within a defined prospective Urban Activation Precinct (UAP) in 2013 for DP&E to consider under the UAP Program.

(ii) Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The existing zoning of Maryfields Estate necessitates the furnishing of this planning proposal in order to lay the platform for the intended development outcomes to be realised. This site is of considerable strategic value to Campbelltown City due to its location within 2km of the city CBD, the strategic road corridors to which it has frontage and the proximity of the site to the Campbelltown Campus of WSU. There are no other sites of this scale and nature with this proximity to the CBD where planning opportunities only involve just one or two landowners.

includes making more land available for housing and jobs, particularly where that land is closely located to existing infrastructure.

3.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

This section responds to the four specific questions provided by the NSW Planning Departmental Guidelines to Preparing a Planning Proposal.

(i) Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

This response considers the following documents:

- (a) NSW 2021: A plan to make NSW number one (NSW Government 2011)
- (b) South Western Sydney Regional Action Plan (NSW Government 2012)
- (c) Former draft Metropolitan Strategy for Sydney to 2031
- (d) Draft South-West Subregional Strategy (Department of Planning 2007)
- (e) Metropolitan Plan for Sydney 2036
- (f) A Plan for Growing Sydney (NSW Planning & Environment 2014)
- (g) Glenfield to Macarthur Urban Renewal Corridor (NSW Planning & Environment 2014)

A discussion on each of these documents is provided below.

(a) NSW 2021: A plan to make NSW number one.

NSW Government 2011 is in its fifth year and is “a 10 year plan to rebuild the economy, return quality services, renovate infrastructure, restore accountability to government, and strengthen our local environment and communities. It replaced the State Plan as the NSW Government’s strategic business plan” [Source: www.2021.nsw.gov.au]. This plan sets immediate priorities for action and guides NSW Government resource allocation in conjunction with the NSW Budget. Agencies will identify cost-effective initiatives to achieve the goals and targets within the plan. The plan is based around 5 strategies, and within the umbrella of those contains some 32 Goals and 180 targets. It also has a strong emphasis on community forum consultation and input to discuss progress and identify new initiatives.

The current NSW government has stated that its number one priority is to restore economic growth and establish NSW as the first place in Australia to do business. Amongst other things, that

The NSW 2021 strategies, goal and targets that this planning proposal responds to at both a direct and indirect level are summarised in the table below and further explained under.

NSW 2021 STRATEGIES	SPECIFIC NSW 2021 GOALS TO WHICH THIS PLANNING PROPOSAL RESPONDS	SPECIFIC NSW 2021 TARGETS TO WHICH THIS PLANNING PROPOSAL CONTRIBUTES
1. Rebuild the economy	All 6 goals stated here are of a macro nature and outcomes will mostly flow from State Government initiatives. One goal partly relates to housing affordability and availability: Goal 5: Place downward pressure on the cost of living	Two targets are relevant here: (i) Facilitate the delivery of 25,000 new dwellings in Sydney per year (ii) Increase the available green field 'zoned and trunk serviced' lots to always be above 50,000
2. Return quality services	There are 12 goals stated here which lay with the five sub-headings of: Transport; Health; Family & Community Services; Education; and Police & Justice. This proposal responds to the following specific goal related to transport: Goal 8: • Grow patronage on public transport by making it a more attractive choice	Two targets are relevant here: (i) Increase the proportion of total journeys to work by public transport in the Sydney Metropolitan Region to 28% by 2016 (ii) Increase walking and cycling
3. Renovate infrastructure	One of the 3 goals stated here has relevance to this proposal, namely: Goal 20: • Build liveable centres	The focus here is to drive better quality of life for people by encouraging jobs growth in centres closer to where people live. The relevant target here is: • Increase the percentage of the population living within 30 minutes by public transport of a city or major centre in metropolitan Sydney
4. Strengthen our local environment and communities	This strategy and goals have great relevance for this proposal and accordingly, the proposal itself builds from the very principles and goals outlined NSW 2012 for 4 of the 7 goals stated, these being: Goal 22: • Protect our natural environment Goal 25: • Increase opportunities for seniors in NSW to fully participate in community life Goal 26: • Fostering opportunity and partnership with Aboriginal people Goal 27: • Enhance cultural, creative, sporting and recreation opportunities	The targets related to each of the four corresponding goals of direct relevance to/with this proposal are: Goal 22: • Establish voluntary agreements with landowners over the next decade to bring - an average 20,000 hectares per year of private land under conservation management - an average 300,000 hectares per year of private land being improved for sustainable management • Improve the environmental health of wetlands and catchments through actively managing water for the environment by 2021 Goal 25: • Extend stamp duty concessions to 'empty nesters' over 55 years old who sell an existing home and purchase a newly constructed dwelling worth up to \$600,000. At the time of writing, it is unlikely that any seniors living/aged care unit envisaged by the average size assumptions in this proposal is at risk of exceeding this \$600,000 threshold in south-western Sydney. Goal 26: • Increase the number of Aboriginal culturally significant objects and places protected Goal 27: • Increase the number of opportunities for cultural participation including: - community events which are planned and delivered locally
5. Restore accountability to government	All 4 goals stated here are of a macro nature. The processes and proof points belong to both the NSW State Government and all NSW local government authorities.	n/a

3. JUSTIFICATION

(b) The South Western Sydney Regional Action Plan

The South Western Sydney (SWS) Regional Action Plan (NSW Government 2012) is centred on continuing to grow and diversify the region's economy complemented by better connected transport, in addition to offering better human services and environmental protection. The NSW Government in partnership with the community aims to:

- promote an economic powerhouse, maintaining the position of SWS as one of the largest industrial regions in Australia and providing better access to the region's outstanding educational and research facilities
- deliver a well connected region, reducing road congestion and improving integrated services to reduce travel time across the region and to surrounding regions
- support a strong and inclusive region, through the provision of coordinated support services that meet community needs and improve the quality of life
- manage the environment sustainably, by supporting the social, economic and environmental value of the region's river systems and their catchments and improving air quality in balance with urban development

The planning proposal incorporates:

- allowance for a dedicated business park zone. The objective of this park is to provide the region with the opportunity to place professional headquarters or satellite offices at this location in a way that harmonises with the surrounding natural environment and distinguishes this setting from that of the retail/industrial settings that are concentrated in nearby areas within south west sydney. The proximity to the WSU (Campbelltown Campus) faculty of medicine, Campbelltown Public Hospital and Campbelltown Private Hospital potentially makes this an ideal location for an office attraction strategy as a medico-business park.
- provision for integrated public transport (buses) to exclusively move through the site from Blair Athol to provide connectivity between Blair Athol and Maryfields Estate in a way that would encourage use of public transport to access the local Trains Stations, the Campbelltown CBD and other destinations. This would in turn serve to minimise any pressure on the Blaxland Road and Narellan Road intersection through the minimisation of alternative vehicle movements during peak hours.
- a generous dedicated zone for existing and future aged and disability living needs capable of accommodating over 500 permanent residents. The proximity of the site is also within 2km of the Campbelltown CBD, Campbelltown Public Hospital and Campbelltown Private Hospital thus providing an opportunity for vulnerable and disadvantaged groups in the region to receive coordinated and integrated support services that meet their needs to improve their quality of life.

- retention and enhancement of the ecological and natural drainage catchments prevalent within the site and the integration of these with the proposed uses of the site in a way that promotes the health, active use and public surveillance of these catchments.

(c) The Draft Metropolitan Strategy for Sydney to 2031

Released in March 2013, this strategy provided a blueprint for balanced and sustainable growth for Sydney, with both renewal in established suburbs, and greenfield development. In terms of the Campbelltown-Macarthur region, this draft strategy recognises the area as a major centre and nominated the following aspirations for the region:

- continue as the focus for office, retail, entertainment, cultural, public administration and services development in a potential commercial core with business park opportunities in the broader centre catchment;
- better integrate the centre with Campbelltown Hospital, WSU and TAFE; and
- provide capacity for at least an additional 10,000 jobs to 2031.

In addition, the 'Centres strategy' set out in the Draft Metropolitan Strategy crystallised the focus for the selection of sites as the emphasis for new homes and jobs so as to locate these in centres that have great transport connections as well as shops, schools, health services and other infrastructure. It should be noted that since the furnishing of the original planning proposal in January 2014, this Draft strategy has since been superceded by 'A Plan for Growing Sydney (December 2014)'. This is addressed later in this subsection of the planning proposal.

3. JUSTIFICATION

The Maryfields Estate planning proposal is essentially a development on a prime multi-hectare site in an infill location within 2km of the centre of the Campbelltown CBD. The Narellan Road upgrade and traffic plan proposed provides optimal accessibility and connectivity between the site, the surrounding precincts and the proposed new urban area. In its completed form, the estate will have contributed to the delivery of the new homes and jobs targets to 2031 set out in this document. In his Minister’s foreword, Brad Hazzard MP comments “Sydneyiders have told us they want more choice about the types of housing available – and that housing needs to be more affordable, close to jobs and near good transport connections.” He further adds “We will revitalise existing neighbourhoods for people who want to live near our city centres, with an emphasis on giving people more choice about the type of home they live in. At the same time, we will actively pursue opportunities for new housing in greenfield areas”.

This planning proposal offers a strong fit with this strategy because it:

- offers Sydneyiders a range of affordable housing choices (circa 600 dwellings), the majority of which are expected to be small lot housing;
- offers seniors a minimum of a further 260 unassisted living dwellings (or up to 500 maximum) and an aged care facility that could comfortably accommodate up to 100 beds;
- places new housing in excellent proximity to the Campbelltown city centre close to shops, schools, hospitals, WSU, TAFE and public transport corridors;

- offers a wide spread of housing types and sizes for the needs of the majority of households;
- offers business park space for a future employment accommodation capacity for up to 1,200 workers regardless of how they travel to the site; and
- delivers new public spaces incorporating strong social, ecological, cultural and heritage elements considered important for the city of Campbelltown.

(d) Draft South-West Subregional Strategy

The Draft South-West Subregional Strategy (Department of Planning 2007) was never finalised, however, its core three pillars for establishing Campbelltown-Macarthur as a major centre remain nonetheless compelling and relevant for this planning proposal. These three pillars and influence on the proposal are summarised in the table below.

PILLARS FOR CAMPBELLTOWN MACARTHUR	PLANNING PROPOSAL RESPONSE
Continue as the focus for office, retail, entertainment, cultural, public administration and services development in a potential commercial core with business park opportunities in the broader centre catchment.	This proposal will deliver a boutique business park within two kilometers of the Campbelltown CBD with public transport connections to Campbelltown and Macarthur train stations and city centre already in place to the front and rear of the site. This proposal also provides the ability for buses to move through the site if required in line with early guidance provided by Roads & Maritime Services (RMS). The proposal also incorporates an augmented cultural precinct focusing on the heritage listed Stations of the Cross as a focal point, and future interpretive centre focused on the way of St Francis and Clare of Assisi as a legacy of the occupation and usage of the site by both religious orders of the Catholic Church.
Better integrate the centre with Campbelltown Hospital, WSU and TAFE.	This proposal recognises that WSU along with Campbelltown Hospital are key infrastructure assets for Campbelltown. Direct formal approaches have been made of the WSU Campus Development team to explore the co-operative sponsorship/development of a medical-oriented business park precinct for the commercial precinct.
Provide capacity for at least an additional 10,000 jobs to 2031.	A business park is proposed, and will have capacity for up to 1,200 employees without the need for road upgrades beyond those already occurring with the 2014-2015 approved upgrades to Narellan Road and new intersections which will substantially improve existing Campbelltown bottlenecks.

DP&E have advised that in 2014, new Subregional Delivery Plans will be drawn up in partnership with the community and local councils. These will supersede the existing draft documents. The existing draft strategy is nonetheless a useful point of reference as it contains policies that are very consistent with the objectives of NSW 2021 and the Metropolitan Strategy. In particular, there

are seven key actions identified in that suite of documents that very much appeal to Maryfields Estate. These key actions are set out in the table below, together with a concise summary of how this specific planning proposal responds to each of these key actions.

KEY DIRECTIONS	KEY ACTIONS AND PLANNING PROPOSAL RESPONSE
Plan for major housing growth	<p>1. Campbelltown Council to identify areas around the Campbelltown Major Centre which should be land banked for higher densities in the long term.</p> <p><i>This proposal allows for a broad variety of housing stock including aged care, seniors living, medium density, low density and semi-rural offerings. The proposal offers a benchmark mix of dwellings that is expected to match the demand of household requirements for this particular area.</i></p>
Intensify existing areas around existing retail centres and public transport corridors	<p>2. NSW Government and Campbelltown Council to support the development of Campbelltown as a major centre and investigate its potential as a Regional city.</p> <p><i>The proposed allocation of land for a boutique business park with capacity for up to 1,200 employees makes a considerable contribution to this objective and reinforces the inclusion of this site by Council as a key element of the proposed north-side urban activation precinct. There are currently no business parks of this nature in the south-west region of Sydney. The immediate proximity to existing major public transport corridors is likely to encourage a higher skilled workforce to locate in the Campbelltown area supporting employment activities not presently represented in the area.</i></p> <p>3. Council to implement employment capacity targets for Campbelltown and plan for sufficient commercial, retail, industrial and business park floor space in their Principal LEP</p> <p><i>As explained above for Action 2.</i></p>
Strengthen centres with public transport	<p>4. Plan for a housing mix near centres, transport and services</p> <p><i>As explained above for Action 1.</i></p>
Extend transport networks to connect the south west growth centre to existing centres	<p>5. Implement plans to extend strategic bus routes to connect the proposed town centres in the south west growth centre to Liverpool, Campbelltown and Leppington</p> <p><i>The proposal allows for existing bus routes to pass or extend through the site if desired by the operator.</i></p>
Recognise and support unique rural character	<p>6. Improve access to quality parks and public spaces</p> <p><i>The proposal makes provision for substantial areas of private and public open spaces in the form of heritage, neighbourhood and memorial parks that will allow public appreciation of items that are of significance to Campbelltown.</i></p> <p>7. Protect Sydney's natural environment</p> <p><i>Areas of ecological value upon this site are preserved within the corridor of lands proposed as Private Recreation Zoning or otherwise preserved as privately managed Vegetated Riparian Zones.</i></p>

3. JUSTIFICATION

This strategy aims to also ensure adequate supplies of strategic employment lands in the south-west region to support targeted economic activities, and to build upon the presence of the finance, health, education and community service sectors in both Liverpool and Campbelltown. This region of Sydney is likely to represent good value for corporates and other organisations considering more cost effective office accommodation strategies.

The Draft NSW Planning South-West Subregional Strategy considers the strategy for Campbelltown-Macarthur as a major centre. A critical point made in that document is that “Future long-term potential to achieve high quality city development should not be compromised by further fragmenting large sites and developing at lower densities in the shorter term”. The case for allowing higher density housing becomes particularly compelling in areas with good access to parklands. Given the volume of green space proposed in this plan, as well as the proximity to other spaces including Mount Annan Botanical Gardens, this planning proposal for Maryfields Estate has taken particular care to ensure the city of Campbelltown maximises the outcomes from this greenfield opportunity for the benefit of all stakeholders.

If the city is able to eventually provide a deep range of business, government, retail, cultural, entertainment and recreational activities, then the aspiration to attain Regional City status becomes a very real opportunity. The logical direction for the city is to see it become a more integrated centre that leverages its position as a major education, health, service and commercial centre for the south-west.

(e) Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 provided criteria to assess residential land release outside the Growth Centres. The purpose is to ensure no new land is released outside of the identified growth centres unless it meets strict sustainability criteria. The criteria apply to greenfield sites planned for urban rezoning, regardless of scale or lot production, including rural, residential and employment developments. These criteria are required to be assessed in the Information Checklist of the Departmental Guide to preparing planning proposals. A preliminary assessment of the Maryfields site against the metropolitan Threshold Sustainability Criteria is provided in the table, to the right.

THRESHOLD SUSTAINABILITY CRITERIA	ASSESSMENT
<p>1 Infrastructure provision</p> <p>Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way</p>	<p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> • deliver development that is consistent with the local residential development strategy, subregional strategy, regional infrastructure plan and Metropolitan Strategy • be consistent with the provision of costed and economically feasible infrastructure
<p>2 Access</p> <p>Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation</p>	<p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> • benefit from the improving accessibility of the local area by public transport and road access • form an integrated part of the larger Campbelltown and Macarthur urban area which has adequate transport services • provide potential for a connecting bus service through the site, despite existing bus routes and stops to both the front and rear of the Maryfields site • make a positive contribution to achievement of travel and vehicle use goals
<p>3 Housing diversity</p> <p>Provide a range of housing choices to ensure a broad population can be housed</p>	<p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> • improve local housing diversity and contribute to the local and regional supply of housing • provide opportunities for the development of aged care housing
<p>4 Employment lands</p> <p>Provide regional/local employment opportunities to support Sydney's role in the global economy</p>	<p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> • improve the existing level of subregional employment self-containment • provide appropriately zoned employment related land that can assist in meeting subregional employment capacity targets
<p>5 Avoidance of risk</p> <p>Land use conflicts, and risk to human health and life, avoided</p>	<p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> • provide safe evacuation route in the event of flood or bushfire • not propose residential or business park development within any area of 1:100 floodplain • avoid development of physically constrained land • avoid land use conflicts with adjacent, existing or planned future land use activities
<p>6 Natural resources</p> <p>Natural resource limits not exceeded/ environmental footprint minimised</p>	<p>The Maryfields planning proposal will:</p> <ul style="list-style-type: none"> • not place unacceptable pressure on infrastructure capacity to supply water and on environmental flows • demonstrate efficient and suitable use of land without significantly impacting agricultural land and productive resource lands • not place unacceptable pressure on energy supply infrastructure
<p>7 Environmental protection</p> <p>Protect and enhance biodiversity, air quality, heritage, and waterway health</p>	<p>The Maryfields planning proposal seeks to:</p> <ul style="list-style-type: none"> • conserve items, areas, objects and places of environmental heritage significance • protect areas of Aboriginal cultural heritage value • maintain or improve existing environmental condition for water quality • maintain or improve existing environmental condition for air quality
<p>8 Quality and equity in services</p> <p>Quality health, education, legal, recreational, cultural and community development and other government services are accessible.</p>	<p>The proximity and ease of access of the Maryfields site to the excellent services and assets of the centres of Campbelltown and Macarthur can ensure quality and equity of services for new residents and workers.</p>

3. JUSTIFICATION

(ii) Is the planning proposal consistent with STET council's local strategy or other local strategic plan?

At the date of the original planning proposal, there were 10 Development Control Plans (DCPs) in place for the City of Campbelltown. One of these is considered directly relevant to the planning proposal, while a further DCP will be relevant for future development upon the site. These DCPs are:

- Campbelltown (Sustainable City) Development Control Plan 2012
- DCP No.83 - Heritage Policy

The Heritage Policy has been considered as part of the Statement of Heritage Impact at Appendix 1 (and in turn, Appendix 3 of that document). Care has been taken to ensure that no other aspects of the planning proposal would cause any compromise to the objects of Campbelltown (Sustainable City) Development Control Plan 2012. In recognising this is a planning proposal only, some of the more technical aspects that would apply to future development applications can only be properly assessed at the time those applications are drafted and ultimately furnished to Council.

The Campbelltown Centres Structure Plan is a visionary document that sets a framework and articulates the key elements for development of Campbelltown-Macarthur and Ingleburn over the next 25 years. The Campbelltown Centres Structure Plan addresses the corridor of centres between Macarthur and Glenfield but focuses on a vision for the Campbelltown-Macarthur centres. The plan acts as a base for more detailed studies that identify strategies and actions to be implemented through Local Environmental Plans and Development Control Plans and is an adopted policy of Campbelltown City Council.

The Campbelltown-Macarthur Structure Plan is a 25 year plan for growth and change. Its main objectives are to establish a regional competitive advantage for the city while preserving and enhancing the character of precincts. Campbelltown Structure Plan recognises the Campbelltown CBD core and the adjacent Blaxland Road and North Queen Street Precincts. It integrates two sides of Campbelltown currently divided by the railway into a cohesive and connected whole. The station is its primary focus because it will become Campbelltown's public transport gateway as well as the CBD's major linking and image building elements. Figure 3.1 illustrates the structure plan.

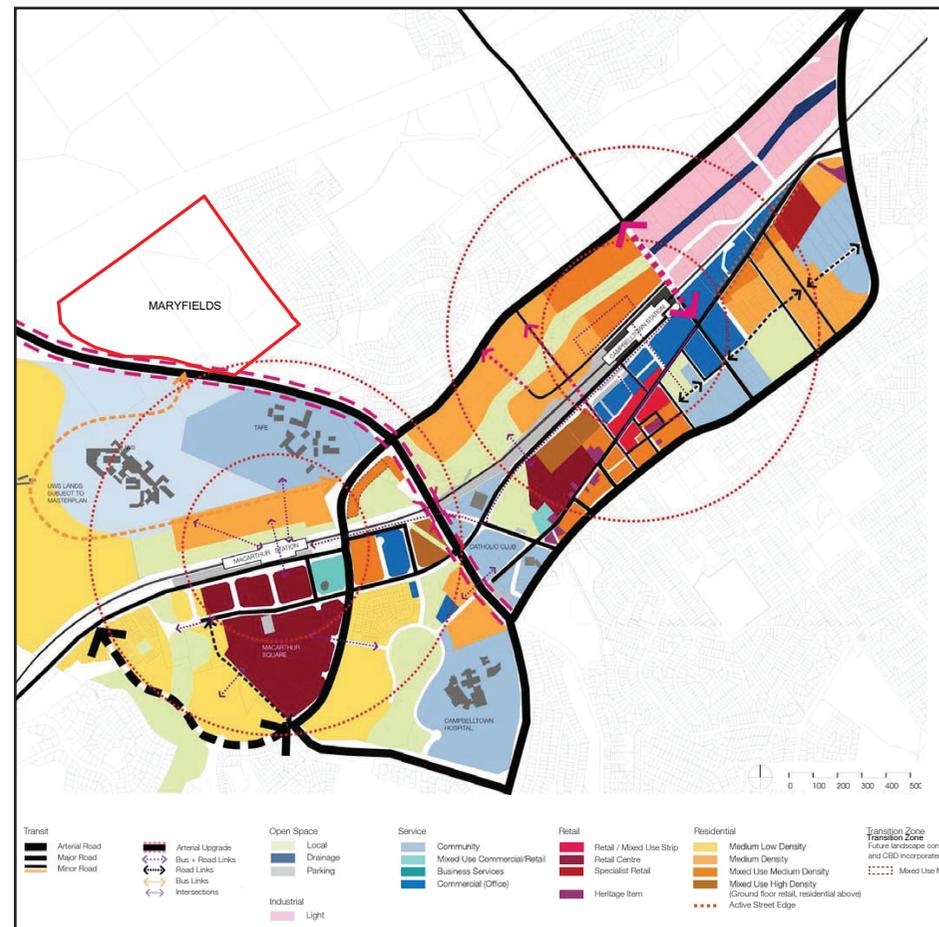


Figure 3.1 - Campbelltown-Macarthur Structure Plan

The Structure Plan recommends substantial upgrades to the arterial road network, better bus links to the west and north and improved pedestrian and cycle connections. Figure 3.2 illustrates the access network for the structure plan.

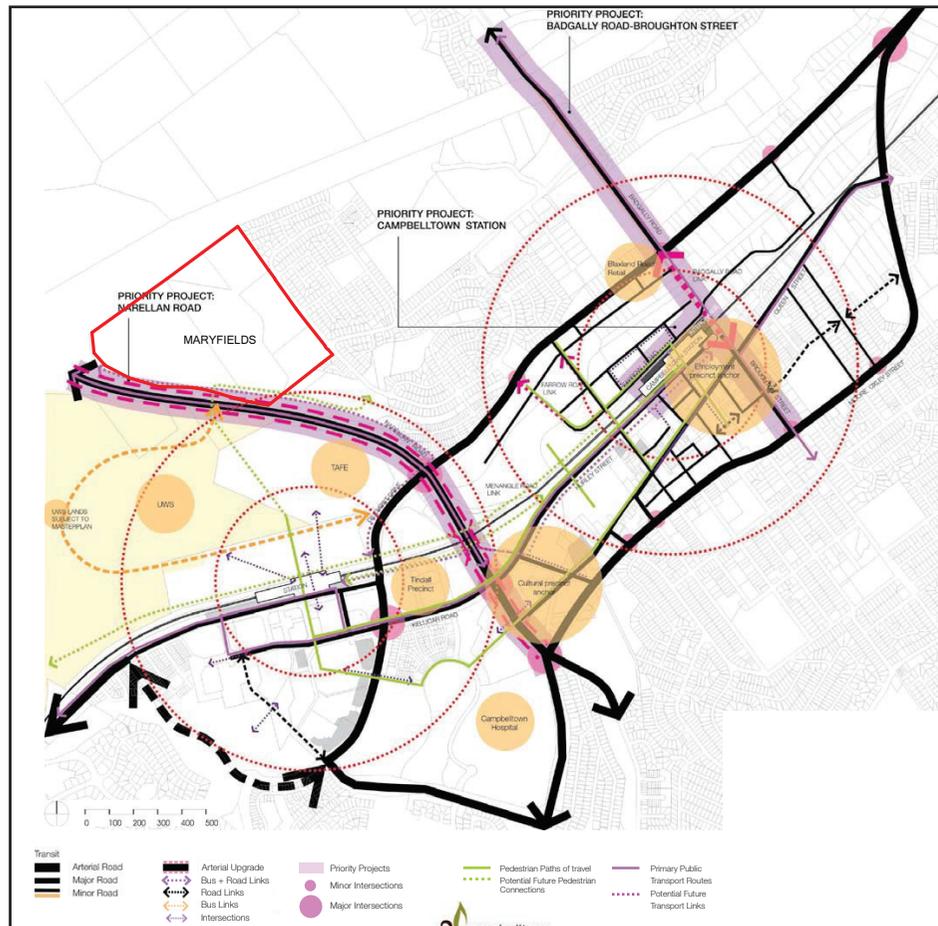


Figure 3.2 - Campbelltown-Macarthur Access Network for the Structure Plan

As the Campbelltown-Macarthur Structure Plan was prepared in 2009, it does not include and address the potential of the Maryfields site.

The Maryfields site is located in the triangular area between the Narellan Road priority project, the Hume Motorway and the Blair Athol residential area. In respect of the Campbelltown-Macarthur Structure Plan, as the Maryfields site could be considered an 'urban infill' site for the broader Campbelltown-Macarthur area, the Maryfields planning proposal is considered to be consistent with the stated vision and objectives of the structure plan. This is supported by the approved and ongoing master planning and development of the WSU campus and the improvements to Narellan Road.

It is also noted that in December 2012, Campbelltown City Council formally nominated two defined areas of its city landholdings as candidates for the NSW Urban Activation Precinct (UAP) Program. One of these possible areas is described as the North-side Precinct (Nomination 1). This proposed precinct is inclusive of Maryfields Estate, WSU and the industrial land corridor along Blaxland Road. Figure 3.3 provides an illustration of this precinct nomination provided by Campbelltown City Council.



Figure 3.3 - Campbelltown City Council North-side Precinct nomination



Figure 3.4 - Maryfields Estate Planning Proposal and WSU Masterplan overlays within proposed North-side UAP nomination

3. JUSTIFICATION

At the time of writing, the UAP nomination is still with NSW P&E for assessment.

Figure 3.4 provides a populated illustration of this precinct nomination for the approved WSU Masterplan together with this planning proposal for Maryfields Estate, each of which will be serviced by a new common signalised intersection scheduled for completion by RMS in November 2015.

At the time of submission of this revised planning proposal, Campbelltown Council has submitted its final section 68 Draft CLEP 2014 to the Minister for Planning & Environment for a determination. The Maryfields Estate site is included in the UAP parcel of sites as a deferred matter in Draft CLEP 2014.

(iii) Is the planning proposal consistent with applicable State Environmental Planning Policies?

As at November 2013, there are two State Environmental Planning Policies (SEPPs) of potential relevance for the Maryfields site in the formulation of this Planning Proposal. These are:

- (a) SEPP (Infrastructure) 2007
- (b) SEPP (Housing for Seniors or People with a Disability) 2004

A brief outline of the objectives of each SEPP and comments on the considered relevance of each to the site, or the Planning Proposal, or future development within the site follows below.

SEPP (Infrastructure) 2007

This SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. It is considered that this SEPP may become relevant for future development applications for the business precinct, particularly where or if this occurs in conjunction with WSU.

SEPP (Housing for Seniors or People with a Disability) 2004

This SEPP encourages the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood. It is noted that under the existing Special Uses (Monastery) zoning, the landowner is already able to take advantage of this SEPP for these development uses as per clause 4(1)(a)(iv) of the SEPP. The planning proposal has allowed for these uses within the area of the site considered the most picturesque and serene, as well as being of best fit with the adjoining heritage items. The scale of accommodation allowed is substantial at approximately 260 independent living units (or potentially up to 500) and 100 aged care beds. The planning proposal seeks a residential zoning to achieve that objective to allow for development assessment to occur at a local level. In the absence of this, this SEPP would still apply.

(iv) Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Section 117 Ministerial Directions are an important statutory requirement in the preparation of draft LEPs. Issues of consistency with section 117 directions must be resolved before draft LEPs are exhibited. The following table provides an overview of the Maryfields planning proposal assessed against the relevant section 117 Ministerial Directions.

SECTION 117 DIRECTION	ASSESSMENT
1.1 Business and industrial zones	The Maryfields planning proposal is considered consistent with this direction as it proposes employment land in an appropriate location.
2.3 Heritage conservation	The Maryfields planning proposal is considered consistent with this direction as it seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.
3.1 Residential zones	The Maryfields planning proposal is considered consistent with this direction as it proposes to encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services, and minimise the impact of residential development on the environment and resource lands.
3.3 Home occupations	The Maryfields planning proposal is to be consistent with this direction.
3.4 Integrating land use and transport	The Maryfields planning proposal is considered consistent with this direction as it will improve access to housing, jobs and services by providing for walking and cycling connections and public transport, thus reducing private vehicle travel demand and supporting the efficient and viable operation of public transport services.
4.1 Acid sulfate soils	The Maryfields planning proposal is considered consistent with this direction as it does not contain acid sulfate soils.
4.3 Flood prone land	The Maryfields planning proposal is considered consistent with this direction as it will seek to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. Only a future public roadway is proposed across a potential flood area within the site, and the future design of that road will observe the Policy and Manual as appropriate.
4.4 Planning for bushfire protection	The Maryfields planning proposal is considered consistent with this direction as it will seek to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, providing appropriate defensible spaces and asset protection zones and encouraging the sound management of bush fire prone areas.
5.1 Implementation of regional strategies	The Maryfields planning proposal is considered consistent with this direction as it seeks to meet the regional strategy vision, land use strategy, policies, outcomes and actions.
6.2 Reserving land for public purposes	The Maryfields planning proposal is considered consistent with this direction as it does not propose land for public purposes.
7.1 Implementation of the Metropolitan Plan for Sydney 2036	The Maryfields planning proposal is considered consistent with this direction as it seeks to meet the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.

3. JUSTIFICATION

(f) A Plan for Growing Sydney (NSW Planning & Environment 2014)

This plan comprises the latest NSW government vision for the transformation of Sydney as a considerably stronger global city. The plan sets four macro-level goals for Sydney, namely:

- (i) a competitive economy with world class services and transport;
- (ii) a city of housing choice, with homes that meet Sydney's needs and lifestyles;
- (iii) a great place to live with communities that are strong, healthy and well connected; and
- (iv) a sustainable and resistant city that protects the natural environment and has a balanced approach to the use of land and resources.

The plan identifies a number of recognised and subregional priorities. Priorities for the south west subregion are for:

- a competitive economy
- accelerating housing supply, choice and affordability and building great places to live
- protection of the natural environment and promote its sustainability and resilience

In terms of the Campbelltown - Macarthur Strategic Centre, the plan enunciates seven specific objectives. These are:

- (i) work with council to retain a commercial core in Campbelltown - Macarthur, as required for long-term employment growth.
- (ii) work with council to provide capacity for additional mixed-use development in Campbelltown - Macarthur including new services, retail, jobs and homes
- (iii) support health-related land uses and infrastructure around Campbelltown Hospital
- (iv) support education-related land uses and infrastructure around WSU.
- (v) work with council to investigate potential business park opportunities on the western side of the train line.
- (vi) work with council to improve walking and cycling connections to Campbelltown and Macarthur train stations from the western side of the train line.
- (vii) work with council to improve walking and cycling connections between Campbelltown Hospital and Queen Street.

The planning proposal is almost perfectly aligned with all levels of objectives outlined above. The proposal delivers:

- multiple zonings inclusive of business park, residential choice (including services), aged care and expansive recreational space.
- provides the catalyst for a new regional city commercial core at the western gateway into Campbelltown.
- promotes theming of the business park for medical and allied-health related organisations.
- a co-operative approach to planning with WSU and TAFE NSW.
- provides a structured vision to optimise local cycleway and pedestrian connections.
- delivers housing choice opportunities with the range permissible under R2 and R3 zonings.
- a highly considerate attitude to all areas of environmental sensitivity within the estate.
- economic advantage to the city through the supply of local corporate employment opportunity, better use of the strategic centre and a greater local money supply overall.

(g) Glenfield to Macarthur Urban Renewal Corridor (NSW Planning & Environment 2014)

The proponent provided a formal submission to NSW P&E on 24 August 2015. That submission acknowledged the complementary fit of the vision for the corridor with the objectives of the Maryfields Estate planning proposal, specifically the business park objectives. The proposed business park identifies the station precincts of both Campbelltown and Macarthur as being of signature value for the viability, economic attraction and long-term success of the greater business park vision. Notwithstanding the strategic alignment between the strategy and this planning proposal, the proponent noted that the new commercial floor space and job projections set out in the corridor strategy do not take into account the contribution the Maryfields business park will make towards that objective. The projections also discount the potential contributions of WSU, TAFE NSW and Campbelltown City Council, each of whom have strategically valuable landholdings in the two station precincts. A subsequent meeting was held between the proponent and NSW P&E on 2nd September 2015 to discuss the submission.

3. JUSTIFICATION

3.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

This section responds to the three specific questions provided by the DP&I Guidelines to Preparing a Planning Proposal.

(i) Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The impact of the planning proposal is explained throughout this document and in detail at Appendix 1. The proposal goes to great lengths to either eliminate or minimise any adverse environmental impacts from the proposed future land uses. There were no threatened species, populations, critical habitat or other habitats adversely affected by this proposal. The Ecology Assessment completed by Niche Environment and Heritage and detailed at Appendix 1 (and in turn Appendix 1 of that document) documents the study undertaken. An area of Cumberland Plain Woodland (high constraint) was identified in the lower valley. The planning proposal ensures this Woodland remains intact with all proposed development land uses to be substantially setback from this community. This has been further assured with the dedicated Private Recreation zoning proposed for the entire front valley.

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

Section 1.3 and Appendix 1 set out the environmental constraints applicable to this planning proposal in detail. The proposal has gone to great lengths to work within the bounds of these constraints so that no adverse environmental effects will arise.

(iii) Has the planning proposal adequately addressed any social and economic effects?

The planning proposal provides for a new permanent residential population on the site as well as a regular daily workforce population. Accordingly, the economic, social and environmental outcomes, which can be achieved by the planning proposal include:

- an approach that integrates proposed land uses with surrounding uses and facilities as part of the fabric of Campbelltown-Macarthur;
- a development that protects and enhances social and local cultural amenity and identity, inclusive of the heritage items;

- a design solution that encourages the integration of the future population with the wider community, and new housing choice options for all age groups;
- flexible design and adaptable building principles to allow for easy access for all groups including young children and people with disabilities;
- new dedicated housing for the growing area needs for seniors and aged care facilities;
- potential for strong cooperative linkages between the business precinct, WSU and TAFE for research and employment;
- new recreation places and spaces; and
- new linear connections for pedestrians and cyclists, particularly with Blair Athol and John Kidd Reserve.

An economic analysis of the business park proposal was completed by SGS Economics and Planning in mid 2015. That analysis is attached as Appendix 12 to the Appendix 1 Detailed Masterplan. That analysis concluded that the proposed business park offers Campbelltown City the opportunity to generate different commercial activity to what is generally on offer in Campbelltown-Macarthur. It acknowledges that these are likely to include professional services industries and knowledge-based jobs, and thus, there is little or no functional overlap likely with the Campbelltown-Macarthur centre. On the contrary, it is considered that the business park is likely to have a positive impact on the existing centre with new patronage. The clustering potential for specific sectors is also recognised and the analysis specifically identified the University and medical facilities in Campbelltown as attractors.

The potential economic impacts for Campbelltown City are substantial. It was clear from the 2013 federal election campaign platforms of the major parties that continued growth of the knowledge and service economy is key to Australia's economic future. In recent years, this is what has ultimately underpinned Sydney's success as a global city. The surety of sustainable growth in future depends heavily on the many enablers of that growth, including amongst other things, the sustainable development of knowledge centres and centres of excellence within reach of the greater population and not just those concentrated within easy travel distance of capital city business districts. It is therefore considered that the establishment of strategically located business parks in regional and sub-regional locations and appropriate inducements for public and private entities to relocate or establish offices at these locations is critical to the ongoing success of Sydney, and indeed NSW. Existing models for successful business parks have also assisted in providing a broader range of jobs in clusters outside of Sydney CBD, thus reducing the need for many residents to travel longer distances across Sydney to work. This in turn assists to contain

or reduce the level of traffic congestion in major road corridors. Work places that enable staff to combine leisure and family responsibilities while being conveniently located to paid work are also very likely to be attractive to employers and workers alike, and in this regard, Maryfields may provide the complete package for a number of future residents.

In light of the existing size and substantial anticipated population growth for Sydney's South West Subregion by 2036, there is a compelling case that now is the right time to plan for the establishment of an integrated prestige business park well located in the sub-region that is in keeping with those established in the north and north-western regions of Sydney, or better. It is the view of the landowner and their consultant team that the north-side Urban Activation Precinct nomination (of which Maryfields is a part) is particularly strong because it allows for a commercial business precinct at its core which will tie in with an overall integrated plan with the approved WSU masterplan and potentially the renewal of the Blaxland Road corridor which comprises 138.5 hectares of industrial zoned land, of which 53.6 hectares is undeveloped. Appendix 3 provides evidence of WSU's support in this regard (formerly University of Western Sydney). Better business parks usually combine both stand-alone and campus-style office developments usually around specific sectors or themes in a landscape setting offering high amenity.

The drivers of success for business parks are readily determinable from case studies such as Norwest, or even Macquarie Park which has strong ties with Macquarie University. Characteristics of these include:

- the public perception or sense of the setting or physical location being prestige due to some point of difference (eg visual amenity and surroundings, landscaping etc);
- considerably cheaper capital outlays or lease rentals compared to traditional CBD locations;
- the proximity to drawcards such as the University as a whole, the University medical faculty and allied health faculties and centres, Campbelltown public and private hospitals, etc;
- the quality of corporate neighbours;
- the ability to establish large building floorplates that are suited to contemporary workplace requirements;
- spatial quality in general - business parks usually offer lower floorspace ratios and more landscape;
- the ability to assure a standalone identity for corporate occupants who otherwise have to compete for vertical building naming rights;
- good rates of onsite car parking, often at grade or low-rise, and better perceptions of vehicle and personal security;

- the proximity or provision of onsite amenities, including places of private or public recreation;
- the proximity or provision to public transport and state road corridors;
- access to lifestyle facilities (eg, gymnasiums, parks for organised or casual fitness etc);
- proximity to quality housing choice options; and
- proximity to (or allowance for) affordable quality childcare.

A setting that offers a highly appealing visual outlook will also be an inducement to corporate decision-makers.

Maryfields has outstanding access to existing infrastructure including the Hume Motorway, rail and bus services and established town and retail centres of both Campbelltown and Macarthur. Accordingly, whether it is on its own, or an integrated business park with WSU and other landowners, establishing the right conditions to encourage investment and establishment/relocation would ultimately be an image-boost for the Campbelltown-Macarthur Major Centre in the sub-region's centre hierarchy. It would also provide for a new mix of employment opportunities and services to better support the constituents of the sub-region.

The likely demand generators therefore provide the stimulus for a medico-business theme to be considered for the Maryfields business precinct. There is considerable value in gaining an understanding as to which businesses or other facilities potentially sited at Maryfields could be of great complement to the local hospital establishments as well as the medical and allied-health faculties, research facilities and the new clinical school of medicine and anatomy facility under construction at WSU. According to the NSW Government, the South Western Sydney Local Health District is the fastest growing health district in New South Wales and health research is said to be a centrepiece of this expansion. This includes the establishment of the Ingham Institute for Applied Medical Research at Liverpool, and of the NSW Government Biomedical research rules.

Campbelltown Hospital is a major metropolitan hospital, operating under a common executive management structure and with networked services with Camden Hospital. It is also a teaching campus for the WSU Medical School. Services offered are broadly based, and beyond general medicine, the hospital has divisions for coronary procedures and cancer treatment, as well as other specialty surgeries. At the time of writing, Campbelltown Public Hospital is undergoing a major staged redevelopment to cater for the urban growth demands and to provide the local community with access to a greater range of healthcare services and simplify the patient journey through the health system.

3. JUSTIFICATION

Campbelltown Private Hospital is owned and managed by Healthscope Group and services offered are confined to the categories of Rehabilitation and Mental Health. The hospital has also recently undergone a redevelopment that has added two new state of the art operating theatres, a new day surgery ward and the expansion of inpatient and day program rehabilitation services.

At a high-level, it would appear there is interest and scope for willing providers to business-case the supply and demand of broader private hospital services and day surgery operatives in the Campbelltown-Macarthur area and south-western Sydney as a whole. This in itself could provide good stimulus to introduce recognised brand providers to the Maryfields business park opportunity.

The landowners therefore encourage Council to take care to ensure that the ultimate zoning approved for the business precinct allows for both commercial and medical uses.

The residential element of the proposal provides a transition between Blair Athol and the uses proposed for the southern half of Maryfields Estate. The proposal targets new housing options for the context in which the site is placed to distinguish it from the ubiquitous low density residential model that characterises Blair Athol and will also characterise the majority of the approved UWS/UrbanGrowth NSW housing scheme which is now underway. That particular scheme will predominantly target families wishing to upgrade from their first home purchase.

Staging of the residential scheme is achieved by the creation of the three separate sites proposed. Housing choice options from the proposed zonings will ensure the area is not saturated with one housing type or footprint model. Analogous to the lower-density proposal is the Macarthur Gardens residential scheme which would ultimately characterise the future of the existing Friary and Monastery sites. The separate site to the north-western corner of the estate is likely to suit higher density living as this location is regarded as being the optimum place within the site for such development due to the natural buffers and easements that contain and define the development area on all four sides, as well as the proposed public transport (bus shelter) at the south-eastern edge of that site.

The density of the proposal is considered appropriate for the setting, and economically critical to sustain the viability of the other proposed land uses which have ultimately placed the interests of the city ahead of the more attractive economic outcomes otherwise available to the landowner for alternative uses. Not surprisingly, considerable unsolicited investor interest has already been expressed in the proposed residential sites.

The residential land use mix has considered the existing and emerging needs of the greater south-west region, and in particular, the provision of seniors housing and aged care facilities. The premier facility within the immediate Campbelltown-Macarthur area is the Illawarra Retirement Trust development at 1 Hyde Parade Campbelltown. It is situated amongst the Campbelltown medical precinct and within very easy reach of both the Campbelltown Town Centre and Macarthur Square precincts. That facility contains 262 Independent Living Units and 77 aged care beds. The land parcel it sits upon is similar in total land area to the scale of site area ultimately defined by the placing preference and environmental constraints set out in this Planning Proposal. As the available evidence points to the scale of the IRT development being economically viable, and the volume of that development does not exceed 4-stories in height, this Planning Proposal has assumed a similar minimum scale (260 Units and 100 aged care beds) to illustrate and define the size of permanent and visitor population likely to use this precinct in future. It should be noted however that the proposed precinct for seniors living and aged care is capable of sustaining a considerably higher volume of dwellings and beds if feasible (potentially up to 500 independent living units).

At the time of writing, the landowners have made direct confidential approaches of two separate unrelated third parties to determine their potential level of interest in a future facility of this scale in this location. Both parties have expressed high interest in pursuing commercial terms, and while this land use could be pursued under the existing zoning, the marketing of any future scheme will be greatly enhanced with clarity as to the surrounding land uses at Maryfields. Accordingly, further discussion with these and or any other parties is suspended until zoning clarity together with technical responses regarding other aspects of the scheme can be provided. One of the parties approached is a leading long-established provider of seniors living and aged care services in Australia.

The landowner considers it highly likely that a quality reputable provider can be secured that will value the unique character and setting for this proposed precinct, and will be prepared to invest in the development of a facility that has the potential to ultimately be a prestige seniors living precinct in the south-west sub-region of Sydney.

3.4 STATE AND COMMONWEALTH INTERESTS

This section responds to the two specific questions provided by the Departmental Guidelines to Preparing a Planning Proposal. Section 5 of this document sets out the stakeholder assessment

and consultation that has occurred to enable the formulation of this planning proposal. There are no known significant Commonwealth or State interests in the planning proposal beyond the expected consultation of State Consent authorities that ordinarily participate in the process to consider and ensure that the most appropriate planning and development outcomes are achieved. This includes consideration of the NSW state, regional and sub-regional strategies as described at section 3.2.

(i) Is there adequate public infrastructure for the planning proposal?

The detailed studies undertaken to support the planning proposal have not identified inadequacies in infrastructure relevant to each discipline reported. However, it will be the case that future development applications will be required to respond to such matters depending on the staging sequence and development timing. Reference should be made to the specific expert studies completed and appended to the detailed Environmental Analysis and Masterplan at Appendix 1 of this planning proposal.

(ii) What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The NSW Long Term Transport Master Plan (Transport for NSW 2012) identifies a planned and coordinated set of actions to address the transport challenges facing Sydney and the regions. Amongst other roads, this document identifies Narellan Road as part of a strategic corridor linking the South West Growth Centre with Campbelltown and Macarthur. This strategic corridor is known to experience congestion which will only worsen without the necessary upgrades.

In May 2013, RMS released a Review of Environmental Factors Report associated with its proposed upgrade for a 6.8km length of Narellan Road (between Camden Valley Way and Blaxland Road). This comprehensively reported on all factors impacted by the proposed upgrade. The objectives and upgrade proposal set out in those documents are fully supported by the applicant. The proposal has also resulted in some minor boundary adjustments and the acquisition of small pockets of Maryfields Estate land by RMS in 2014. The authors and modelers of the Traffic and Transport strategy material in support of the RMS proposal were the firm of AECOM Australia Pty Ltd.

To ensure the integrity and accuracy of traffic modeling for the Maryfields Estate Planning Proposal, AECOM were separately engaged ahead of the finalisation of their work for the RMS study to:

- investigate the new traffic capacity opportunities for Maryfields Estate with the Narellan Road upgrade;
- establish mechanisms that would best minimise any adverse impact on that capacity in the future; and
- ensure that the design of the new controlled intersection linking Maryfields Estate with Narellan Road and the University Access Road allowed for the future substantive development of land at Maryfields Estate.

The AECOM findings and recommendations are set out in this planning proposal document and have been fully incorporated in the concept and design proposal proposed by the proponents. In particular, specific attention has been given to ensure:

- traffic generation likely from the proposed development land uses and densities for Maryfields Estate will fall comfortably within the future capacity limits for the surrounding road network including Narellan Road;
- the proposal allows for buses to move through the site;
- vehicle movements to and from Narellan Road are restricted to just the proposed business park, seniors living/aged care scheme and private recreation spaces, the latter two of which are unlikely to impact on traffic movements in peak hours; and
- residential vehicle movements will occur via Maryfields Drive through Blair Athol.

The NSW Government State Infrastructure Strategy documents an integrated approach to infrastructure planning and delivery. The strategy builds on NSW 2021, plans for regional and metropolitan land-use and development and the NSW Long Term Transport Master Plan (Transport for NSW 2012), setting the State's infrastructure delivery and reform priorities over the next five years. The State Infrastructure Strategy recognises the need to service new residential growth centres and specifically identifies the upgrade of sections of Narellan Road as works that are funded, with planning underway.

The upgrade works to Narellan Road and recent establishment of a new signalised intersection to service Maryfields Estate is the most critical infrastructure precursor to the enablement of development solutions for Maryfields Estate. The timing of these infrastructure works could not have been more opportune for this planning proposal.



Plate 5 - Stations of the Cross



Plate 6 - Looking north to Station 12

4. COMMUNITY CONSULTATION

4.1 STAKEHOLDER IDENTIFICATION

The process of identifying potential stakeholders in the preparation and implementation of this planning proposal commenced initially with a workshop comprising key representatives of the landowner body, the Project Director and Architects, as well as an early informal discussion with Council. The following stakeholder parties were identified.

GOVERNMENT	COMMUNITY ORGANISATIONS	OTHER ORGANISATIONS/CONSTITUENTS
Campbelltown City Council*	Tharawal Local Aboriginal Lands Council*	Western Sydney University*
Roads and Maritime Services (RMS)*	Cubbitch Barta Aboriginal Native Title Claimants Corp*	Campbelltown TAFE*
NSW Office of Environment and Heritage (OEH)	Poor Clare Nuns resident at Maryfields*	Blair Athol Residents in the vicinity of Maryfields Drive
NSW Office of Water (NOW)*	Franciscan Friars resident at Maryfields*	Blair Athol Residents in general
NSW Planning and Infrastructure (NSWPI)*		Urban Growth NSW (formerly Landcom)*
MACROC		Potential investors and/or tenancies for the business precinct*
NSW Dams Safety Committee*		Potential owner/operators for the Seniors living/care precinct*
		Campbelltown City constituents and local Chamber of Commerce
		Busabout*

**Stakeholder or subset of stakeholder group has already been consulted or approached for consultation in advance of the submission of the original and/or revised planning proposal.*

The landowner welcomes any further suggestions by Councillors and/or Officers of Campbelltown City Council.

4.2 FRANCISCAN FRIARS AND POOR CLARE NUNS

The Franciscan Friars have essentially occupied Maryfields since the early 1930's and made active use of the property for around 50 years before scaling down considerably by the mid 1980's. Today, Maryfields mainly functions as a private monastery for the 12 Poor Clare Nuns who permanently reside there. The separate Friary usually contains around 3 members of the order residing from time to time there so that the house is occupied. The only substantive visitation to the Stations of the Cross is on Good Friday each year and attendances are driven primarily by weather conditions. Estimates in recent years suggest peak attendances are approximately 2,000. The Order has continued to make its separate meeting hall adjacent to the Stations available for community alcohol and drug rehabilitation meetings.

The Friars agree that their history and attachment to Maryfields calls them to make the best attempt to play a role in guiding the right sort of future development for this land before it is ultimately sold. The Friars are not in the business of land development, hence their overriding goal is to seek a planning proposal for Maryfields that will ensure the most harmonious development solutions are ultimately approved for the site. The Friars could simply pursue a sale of the entire property on an as-is basis today, but in doing so, they recognise the risks in what may become of Maryfields, and are also mindful of the substantial discount that a land developer would require of them to take the property off their hands on a speculative basis. There is high appeal in positioning the property to meet the future needs of Campbelltown City, to dedicate some of its lands as public and to achieve a more rational economic outcome which improves their ability to fund other community and charitable works supported by their Order.

Their desired outcomes from an approved planning proposal for Maryfields include the following:

- (i) To maintain an on-going residential presence for the Friars and Poor Clare Nuns for the medium term future in their existing locations;
- (ii) New zoning(s) that balance environmental, financial, community needs and the needs of both the Franciscan Friars and Poor Clare Nuns;
- (iii) The straightforward land subdivision and staged release of idle capital from surplus land to apply to other charitable and community works associated with the Franciscan Friars;
- (v) Protect and beautify the established riparian zones upon the site;
- (vi) Provide for better accessibility and information about the Stations of the Cross statues upon the site, as well as information about the story of St Francis and St Clare within that domain;
- (vii) Provide substantial space to contribute to the existing and future aged and disability care needs of Campbelltown;
- (viii) Support the objectives of Council in the successful delivery of city employment opportunities and economic attraction to Campbelltown (a particular area of interest for the Franciscan Friars is in the medical/health sector to create a precinct that links the proximity of the site to Campbelltown hospital and the medical faculty of WSU);
- (ix) Provide a variety of living solutions for people of all ages to meet the housing choice needs of the Campbelltown area;
- (x) Allow for dedicated park areas accessible to the public for leisure purposes which ties in the above, including provision for pedestrian links and cycleways; and
- (xi) Enable an appropriate economic outcome to allow the Franciscan Friars to apply funds to other much needed community initiatives both nationally and abroad.

4.3 CAMPBELLTOWN CITY COUNCIL

The Association of the Order of Franciscan Friars Minor (OFM) has pursued rezoning or redevelopment of the Maryfields site for over 20 years, however, such pursuits have only ever occurred at discussion level without the robust strength of reporting furnished in this planning proposal. Accordingly, in terms of the process that has been applied today, the Association first signalled their intention to pursue development of Maryfields Estate through an initial Freedom of Information request to the General Manager dated 27 May 2011. The objective of that application was to ensure the entire development and reporting history was thoroughly researched before any tangible planning could proceed.

Following an exhaustive period of detailed research, and a series of informal discussions and enquiries, a further advice was issued to the General Manager dated 24 July 2012 following the early preparation of a desktop and visual environmental analysis, together with a suggested strategy and conceptual plans for the site. The purpose of that second advice was to inform Council of the landowners intention to submit the consolidated Maryfields site as a candidate for the NSW Government Urban Activation Precincts (UAP) program. To qualify as a candidate for the UAP program, planning proposals for nominated sites must:

- be consistent with State, regional and/or local strategies
- optimise use of existing and planned infrastructure
- be important to at least one local government area and supported by the relevant Council(s)
- be environmentally, socially and economically sustainable and viable; and
- be financially viable for development and consistent with market demand

In a subsequent letter to the then Department of Planning and Infrastructure (DP&I) from Council dated 3 December 2012, Council acknowledged the submission by the OFM and nominated its inclusion within the defined boundary of a larger precinct nominated for the UAP program. This is referred to as the 'North-side' precinct within Council.

At the time of writing, it is understood that the site has been neither ruled in or out by the Department and that the site remains on the list of candidates to consider for possible future endorsement.

A third advice dated 24 July 2013 (exactly one year later) was issued to the General Manager requesting that Council bring about a formal planning proposal for Maryfields that is consistent with the landowners objectives for the site as a UAP candidate to assure the necessary flexibility to switch to that process should DP&I accept the North-side Precinct nomination. Following the issue of the third advice, a formal briefing of Councillors was arranged for 17 September 2013 at the chambers of Campbelltown City Council. In attendance were 11 of the 15 elected Councillors, as well as a large number of management and staff. Subject to future presentation and discussion about some of the operational aspects of what was proposed, all Councillors were encouraged by what they saw. None of the 11 Councillors in attendance voiced any material objection to the proposal concept and approach adopted by the landowners. This planning proposal has therefore been submitted to advance the objectives outline above in accordance with the contemporary planning proposal process outlined by the Department.

4. COMMUNITY CONSULTATION

4.4 NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Section 3.3 explains that DP&I received two submissions for the Maryfields site in 2012 for consideration as a potential UAP candidate for south-western Sydney. In June 2012, the NSW Premier announced the UAP program as an important component of a package of wider housing delivery and jobs initiatives. The ultimate objective of the program is to deliver more homes in places with access to infrastructure, transport, services and jobs. Community benefits include improved options for housing choice, increased amenities, services and improved public spaces.

A meeting with DP&I in August 2012 (attended by representatives of the landowner) confirmed DP&I's awareness of the site, as well as the validity of the proposal by the landowner as a UAP candidate based on the intended application/uses for the site. That meeting preceded the formal nomination from Council in December 2012 of its proposed North-side Precinct which is inclusive of the Maryfields site. In light of the slower than expected pace at which the UAP program has proceeded, DP&I encouraged the landowner to consider the approach of bringing about a planning proposal that is consistent with UAP objectives. This would allow for the planning proposal to fold into the UAP process, should the UAP process be extended to the North-side Precinct in the near future. The landowner has followed this advice in the preparation of this planning proposal submission. It is also considered that the highest possible environmental assessment work at this time would only serve to strengthen the UAP proposition for the North-side Precinct.

4.5 ROADS AND MARITIME SERVICES

The process of consultation with RMS commenced in 2012. This arose initially within the scope of their assessment for the Narellan Road upgrade and consideration of the future intended development uses for Maryfields. That assessment included parallel consideration of the UrbanGrowth NSW (formerly Landcom) and Western Sydney University housing proposal to the south and south-western area of the campus. It was acknowledged in the midst of that planning exercise that upgrades to Narellan Road would impact upon Maryfields Estate. These impacts include:

- (i) widening of Narellan Road with encroachments at locations along the southern boundary to Narellan Road;
- (ii) creation of a new Hume Motorway off-ramp at Narellan Road with a large encroachment at the south-western boundary;
- (iii) closure of the two median openings along Narellan Road that presently enable right hand turns in and out of Maryfields Estate;

- (iv) upgrade and establishment of a new four-leg signalised intersection with new single access in and out of Maryfields directly across from the University campus access road; and
- (v) creation of a drainage easement from the fourth leg of the new intersection into the main dam at Maryfields Estate.

The changes outlined above necessitated the compulsory acquisition in the aggregate of approximately 8,650m² of Maryfields Estate land by RMS. All works inclusive of rectification and landscape works to Maryfields land is being funded and completed by RMS and due for completion by November 2015. The process of acquisition and pre-construction planning is already nearing completion at the time of writing.

The process of design associated with the new intersection to service Maryfields considered the future development intentions of the landowners. In that regard, RMS gained an early appreciation of the proposed land uses for Maryfields Estate and likely traffic movements, and have since provided deeper input following the Gateway Determination directions in December 2014. RMS recognise the ability for future development to provide movements to Maryfields Drive as well as through the Narellan Road intersection. RMS guidance has required the proponent to:

- (i) allow for dispersal of traffic through both Maryfields Drive and Narellan Road;
- (ii) determine the appropriate volumes that should/could move through each point of entry/exit;
- (iii) provide for the ability for only buses to move through the site between Maryfields Drive and Narellan Road; and
- (iv) establish appropriate mechanisms to discourage or eliminate other vehicles from 'rat-running' through the site.

In order to ensure 100% alignment between the objectives of RMS, WSU, UrbanGrowth NSW for Narellan Road and the OFM for Maryfields Estate, AECOM have assisted all aspects of this planning proposal as they had already been retained to drive the modelling and strategy for the Narellan Road upgrade. The WSU project is for the creation of approximately 850 residential lots. Most lots are for conventional detached housing with some small opportunities on the flatter land to achieve higher densities in the form of town houses or small lot product. The project was launched in mid 2014 and the entire project life-cycle is expected to take up to 8 years depending on sales rates.

Detailed formal discussions with RMS regarding this planning proposal occurred in early November 2013 and again in March 2015. These discussions were facilitated by AECOM, and the outcomes of those discussions are factored into the roads and traffic design, dissection and capacity spread set out in the Revised Traffic and Transport Assessment for Concept Plan at Appendix 2.

4.6 NSW OFFICE OF WATER

The NSW Office of Water ('NOW') was provided with preliminary advice for the proposed development of Maryfields Estate in September and October 2013. They have been a key stakeholder in the environmental constraints assessment for this site. This consultation occurred with the assistance and involvement of a representative from Niche Environment and Heritage Pty Ltd who provided NOW with a formal briefing paper. The briefing paper followed the initial receipt of preliminary and adjusted NOW guidelines for development in the vicinity of riparian corridors. The objective of that exercise was to aid planning and development options of the study area by proposing riparian corridors that meet an appropriate balance between NOW's riparian corridor objectives, identified ecological constraints on the site, development objectives and bushfire hazard safety requirements for future residents/tenants.

In October 2013, NOW advised that "Tentative assessment of the information you provided, the treatment of the two watercourse on site appears reasonable and in line with our guidelines. However, the issue of the density of the vegetation on the northern creek needs to be discussed in light of the bush fire hazard assessment report and its treatment." It is understood that full assessment occurs within the Integrated Development Assessment Scheme (IDAS) process. A Controlled Activity Application has been prepared pending future submission if required, however, we have confirmed this step is unnecessary for the purpose of a planning proposal. Following the completion of future building works, It is understood that subsequent Controlled Activity Approvals would be required when significant maintenance is to be conducted in the future (ie, after each of the sites are developed). Therefore, this documentation will also assist subsequent landowners to undertake these maintenance works in future. An application would incorporate the necessary accompanying studies include a Review of Environmental Factors (required to support the Controlled Activity Approval to demonstrate compliance with State and Federal legislation), and a Vegetation Management Plan (required to support the Controlled Activity Approval).

Figure 4.1 sets out the 'Riparian corridor constraints' that apply to this proposal.

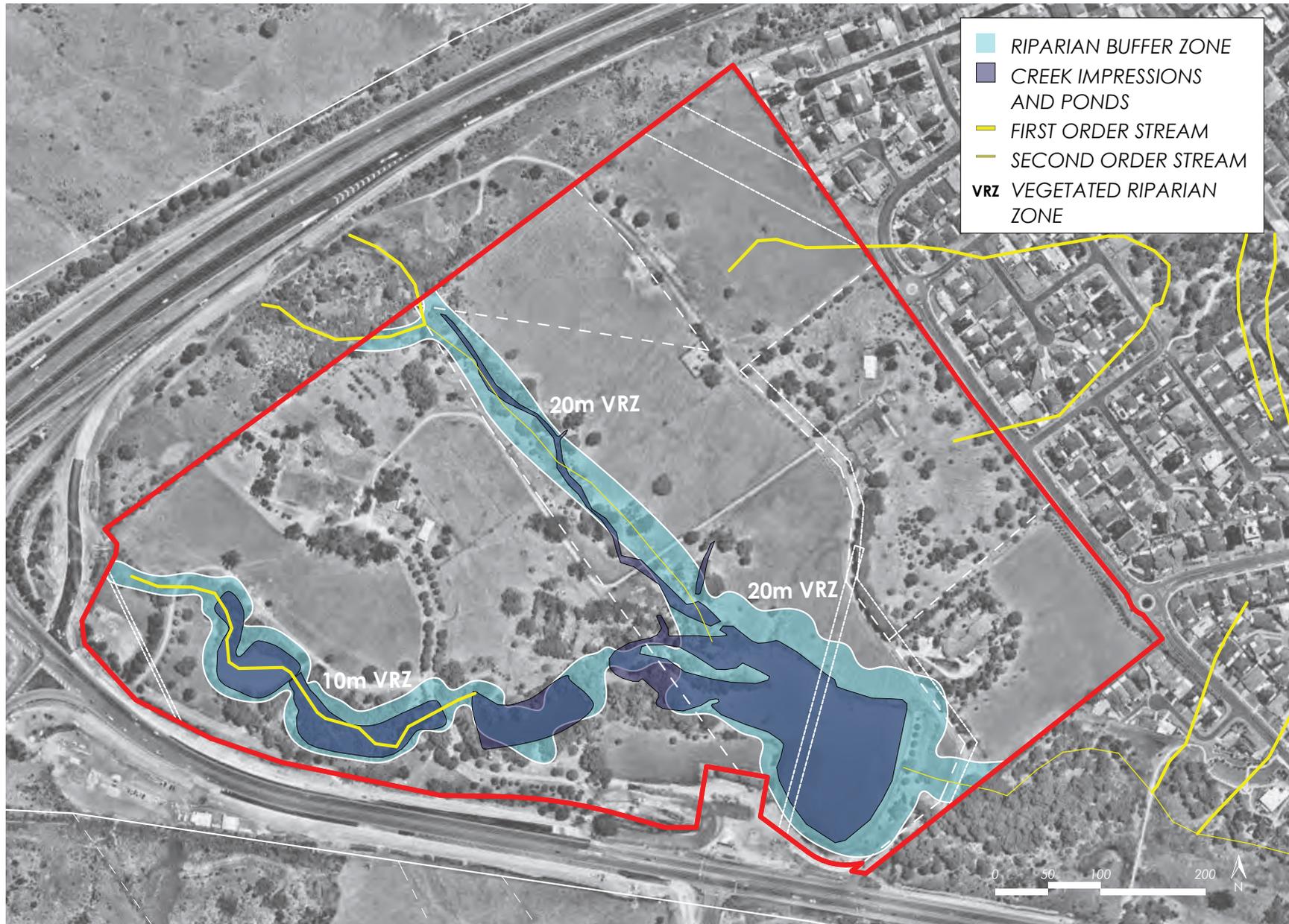


Figure 4.1 - 'Riparian corridor constraints as advised by NSW Office of Water'

4. COMMUNITY CONSULTATION

4.7 SYDNEY WATER

A meeting was held with the Growth Strategy Division of Sydney Water in December 2013 to present and explain the planning proposal. This was followed by a discussion about the potential impacts from a mains water and sewerage services perspective. Sydney Water have indicated that future updates to the Sydney Water Growth Servicing Plan will consider the intentions for Maryfields Estate, with committed planning effort to follow an advice from DP&I or Campbelltown City Council of the proposed change of zoning. Nonetheless, Sydney Water has confirmed that 4th December 2013 is effectively the trigger date for Maryfields Estate to be included within the planning strategy timetable moving forward. Should it transpire that future development of the Estate runs to a timetable that is in advance of the State Government timeframe for growth works, the landowner is able to accelerate their program subject to the furnishing of a high-level feasibility study based on Sydney Water models and data to be prepared by a Sydney Water accredited Works Coordinator.

4.8 WESTERN SYDNEY UNIVERSITY

The presence of WSU directly opposite the site will share a common point of vehicular entry with the new signalised intersection at Narellan Road. This provides an unrivalled opportunity for Campbelltown city to facilitate an integrated planning approach to encourage businesses with a complementary partnership fit with the University to establish a foothold at either Maryfields Estate or within the dedicated precinct within the University campus. This prospect is as much in the interests of the University, as it is the city of Campbelltown as a whole. There is no doubt that a three-way partnership between Council, WSU and the Maryfields business park landowner will maximise the chances of Campbelltown attracting and welcoming new commercial and/or professional employers to Campbelltown city. WSU have already provided a letter of support in this regard which is attached at Appendix 3.

In terms of the process to seek expressions of interest, it is proposed to segment industry and candidate targets into groups so that the industry/employer combinations that are considered to have the highest possible attraction to the city are targeted first. A value proposition to any sizeable commercial office regardless of industry is the opportunity to establish themselves in part or a whole in brand new accommodation in south-western Sydney on a budget. The access to public transport and heavily populated residential areas surrounding the site will in turn assure the attractiveness of the location as a place to work.

A map of the Campbelltown Campus and its relationship to the future Narellan Road intersection that will also service the non-residential uses of Maryfields Estate was provided at Figure 3.4. This also highlighted the substantial potential for an integrated co-operative planning approach post rezoning. Faculties and research centres that are situated at the University Campus include:

DISCIPLINES	FACULTIES
Medical & Allied Health	Medicine; Complementary Medicine; Health Research; Nursing and Midwifery; Science and Health; Family and Community Health Research
Non-Health	Law; Business; Computing, Engineering and Mathematics; Solar Energy Technologies Research; Indigenous Education

It is clear from the above dissection that there is a strong case for attempting to shape and style the business precinct into that of a medico business park, specialist health services precinct or a combination of both. Such an outcome would indeed be the best possible result for Campbelltown city. Indeed, WSU already has established links into Campbelltown and Liverpool hospitals for clinical placements, hence the stimulus for integration is already there. Accordingly, it is the view of the landowner that a strategy for targeting both publicly listed and private companies should be drafted and jointly resourced between all three stakeholder parties. Assuming that the task is appropriately workshopped, agreed, resourced and executed, it is expected that the right result will ultimately be achieved. However, opportunities to pursue corporates in the non-health disciplines outlined above are also considerable.

Discussions with the WSU Campus Development Team in late 2013 and again in early 2015 have culminated in an alignment of objectives and mutual agreement between neighbours to support each other in the common endeavour to plan and encourage future corporate occupation of business lands within either or both of the proposed Maryfields and WSU business precincts. UWS have advised that within their approved masterplan, land has been allocated for future business occupation in areas of the campus that are similarly situated to the southern side of Narellan Road. Precinct statistics for the combined position are summarised as follows:

DIMENSIONS/CRITERIA	UWS 'APPROVED'	MARYFIELDS 'PROPOSED'
Total Site Area – Hectares (ha)	Approx 167ha*	Approx 43.5ha
Usable land allocation for Business Uses	Approx 4.0ha	Approx 5.2ha
Proposed max building height (Business)	10-storeys approved	4-storeys proposed
Volume of low density residential	850	94
Volume of medium density residential	n/a	497
Volume of seniors independent living units	n/a	Up to 500
Volume of Aged Care Beds	n/a	100

**includes 17ha of land adjacent to WSU owned by UrbanGrowth NSW*

The opportunity for Campbelltown city is to generate momentum and anchor tenant interest in future business precinct hub at the east-west gateway within the next 2-3 years. The right time to commence that process will (at a minimum) coincide with the ability to provide prospective parties with tangible evidence of Council's support for the zoning proposal.

4.9 TAFE NSW - SOUTH WESTERN SYDNEY INSTITUTE

TAFE NSW have been engaged in positive three-way discussions throughout 2015 with the proponent of this planning proposal and WSU to discuss the mutual benefits of co-operation in jointly pursuing a greater business park objective that would include all three sites. Both TAFE NSW and WSU re-affirmed their support for this initiative in a special briefing to Campbelltown Council held on 30th June 2015.

4.10 WOLLONGONG CATHOLIC DIOCESE

The landowners have consulted with other representative bodies within the Catholic Church including the Chair of the Wollongong Diocese Committee for the Aged. The role of that committee is to advise the Bishop on issues regarding the needs of 'ageing people' in the diocese which is inclusive of the Macarthur area. Discussions to date have also included an appropriate representative from CatholicCare (formerly Centacare), however, it is noted that the scope of their collective interest is inclusive of all persons, hence non-denominational. Recent communications in this regard have included a description and quantification of proposed uses for Maryfields Estate and the scheme envisaged for seniors living and aged care in particular. The Chair of the Committee has brought the attention of the scheme to the Bishop for the Wollongong Diocese, and has advised the landowners of their appreciation, support and encouragement for this proposal.

4.11 COMMUNITY OUTCOMES

The planning proposal provides for a new permanent residential population on the site as well as a regular daily workforce population. Accordingly, the social outcomes, which should be achieved by the planning proposal include:

- an approach that promotes integration of the land uses proposed inclusive of the surrounding uses and facilities, and thus knits into the fabric of Campbelltown-Macarthur;
- a development that establishes, protects and enhances social and local cultural amenity and identity, inclusive of the heritage items upon this land;
- a design solution that ultimately encourages the integration of the future population with the wider community, and new housing choice options for all age groups;
- some component of the development that is flexible in design and based on adaptable building principles to allow for easy access for all groups including young children, people with disabilities;
- new dedicated housing for the growing area needs for seniors and aged care facilities;
- the encouragement of strong cooperative linkages between the business precinct, WSU and TAFE NSW - South Western Sydney Institute for research and employment;
- new public spaces; and
- new linear connections for pedestrians and cyclists, particularly with Blair Athol and John Kidd Reserve

5. PROJECT TIMELINE

The rezoning of the Maryfields site has two potential scenarios for ultimate implementation of the planning proposal, namely an LEP amendment to:

- (i) Campbelltown (Urban Area) Local Environmental Plan 2002; or
- (ii) Draft Campbelltown Local Environmental Plan 2014

The ultimate instrument to be amended will clearly depend upon the timing in which the latter instrument is ultimately finalised and made.

The project timeline is based upon reasonable judgments for the required processes under the provisions of the Environmental Planning and Assessment Act and the Department's Guide to preparing planning proposals. The department's guidelines note that the timeframe for the completion of the planning proposal will depend on the complexity of the matter, the nature of any additional information that may be required and the need for any agency and community consultation.

An indicative timetable for the finalisation of planning proposal steps, and ultimate amendment to the prevailing LEP is provided below.

PROJECT STAGE	TIME PERIOD	ESTIMATED COMPLETION DATE
1. Anticipated date for consideration and endorsement of the planning proposal by Campbelltown City Council	2 months	March 2014
2. Approval and reporting period (council to the department)	3 months	June 2014
3. Consideration of planning proposal by the department	5 months	July - November 2014
4. Gateway determination and commencement date	5 months	December 2014
5. Anticipated timeframe for the completion of further required technical information	9 months	September 2015
6. Government agency consultation (pre and post exhibition as required by Gateway determination)	2 months	November 2015
7. Commencement and completion dates for public exhibition period	2 months	November 2015 - January 2016
8. Consideration of submissions	1 month	February 2016
9. Final revisions to proposal post exhibition	1 month	March 2016
10. Anticipated date Campbelltown City Council will forward to the department for notification	2 months	April 2016
11. LEP Amendment 'formally made'	1-2 months	June 2016

Figure 5.1 – Planning Proposal Project Timeline

6. SATISFACTION OF NSW PLANNING & INFRASTRUCTURE GUIDELINES

6.1 MANDATORY REQUIREMENTS

REQUIREMENT	OBJECTIVE MET	SECTION REFERENCE
Objectives and intended outcomes	Yes	1.1
Mapping (including current and proposed zones)	Yes	2.2 - 2.4
Community consultation	Yes	4.1 - 4.9
Explanation of provisions	Yes	1.4, 2.2 - 2.4
Justification and process for implementation (including compliance assessment against relevant section 117 direction(s))	Yes	3.1 - 3.4

6.2 OTHER MATTERS/AREAS OF FOCUS

REQUIREMENT	OBJECTIVE MET	SECTION REFERENCE
Strategic Planning Context		
• Demonstrated consistency with relevant Regional Strategy	Yes	3.4
• Demonstrated consistency with relevant Sub-Regional strategy	Yes	3.4
• Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy	Yes	3.2
• Demonstrated consistency with Threshold Sustainability Criteria	Yes	3.2
Site Description/Context		
• Aerial photographs	Yes	1.1 - 1.2
• Site photos/photomontage	Yes	Appendix 4
Traffic and Transport Considerations		
• Local traffic and transport	Yes	Appendix 1 - 1.11 and 1.6
• TMAP	n/a	Appendix 2 (n/a)
• Public transport	Yes	Appendix 1 - 1.11 and 1.10
• Cycle and pedestrian movement	Yes	Appendix 1 - 1.12 and 1.9
Environmental Considerations		
• Bushfire hazard	Yes	Appendix 1 - 1.10 and 1.19
• Acid Sulphate Soil	Yes	Appendix 1 - 1.14
• Noise impact	Yes	Appendix 1 - 1.18
• Flora and/or fauna	Yes	Appendix 1 - 1.7 and 1.21
• Soil stability, erosion, sediment, landslip assessment, and subsidence	Yes	Appendix 1 - 1.14
• Water quality	Yes	Appendix 1 - 1.13
• Stormwater management	Yes	Appendix 1 - 1.13
• Flooding	Yes	Appendix 1 - 1.13
• Land/site contamination (SEPP55)	Yes	Appendix 1 - 1.14
• Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	n/a	n/a
• Sea level rise	n/a	n/a

6.2 OTHER MATTERS/AREAS OF FOCUS, CONTINUED

REQUIREMENT	OBJECTIVE MET	SECTION REFERENCE
Urban Design Considerations		
• Existing site plan (buildings, vegetation, roads, etc)	Yes	1.1 and 1.2
• Building mass/block diagram study (changes in building height and FSR)	Yes, as a Table	2.4
• Lighting impact	n/a	n/a
• Development yield analysis (potential yield of lots, houses, employment generation)	Yes	Appendix 1 - 2.14
Economic Considerations		
• Economic impact assessment	Yes	3.3
• Retail centres hierarchy	Yes	3.3
• Employment land	Yes	Appendix 1 - 2.3
Social and Cultural Considerations		
• Heritage impact	Yes	Appendix 1 - 2.8
• Aboriginal archaeology	Yes	Appendix 1 - 1.9
• Open space management	Yes	Appendix 1 - 1.15, 1.16 and 2.9
• European archaeology	Yes	Appendix 1 - 1.8
• Social and cultural impacts	Yes	Appendix 1 - 2.13
• Stakeholder engagement	Yes	4.1 - 4.9
Infrastructure Considerations		
• Infrastructure servicing and potential funding arrangements	Yes	Appendix 1 - 2.11
Miscellaneous/Additional Considerations (nominated by Proponents)		
• Visual analysis, site orientation and view corridors	Yes	Appendix 1 - 1.3 and 1.5



Plate 7 - Franciscan Friary

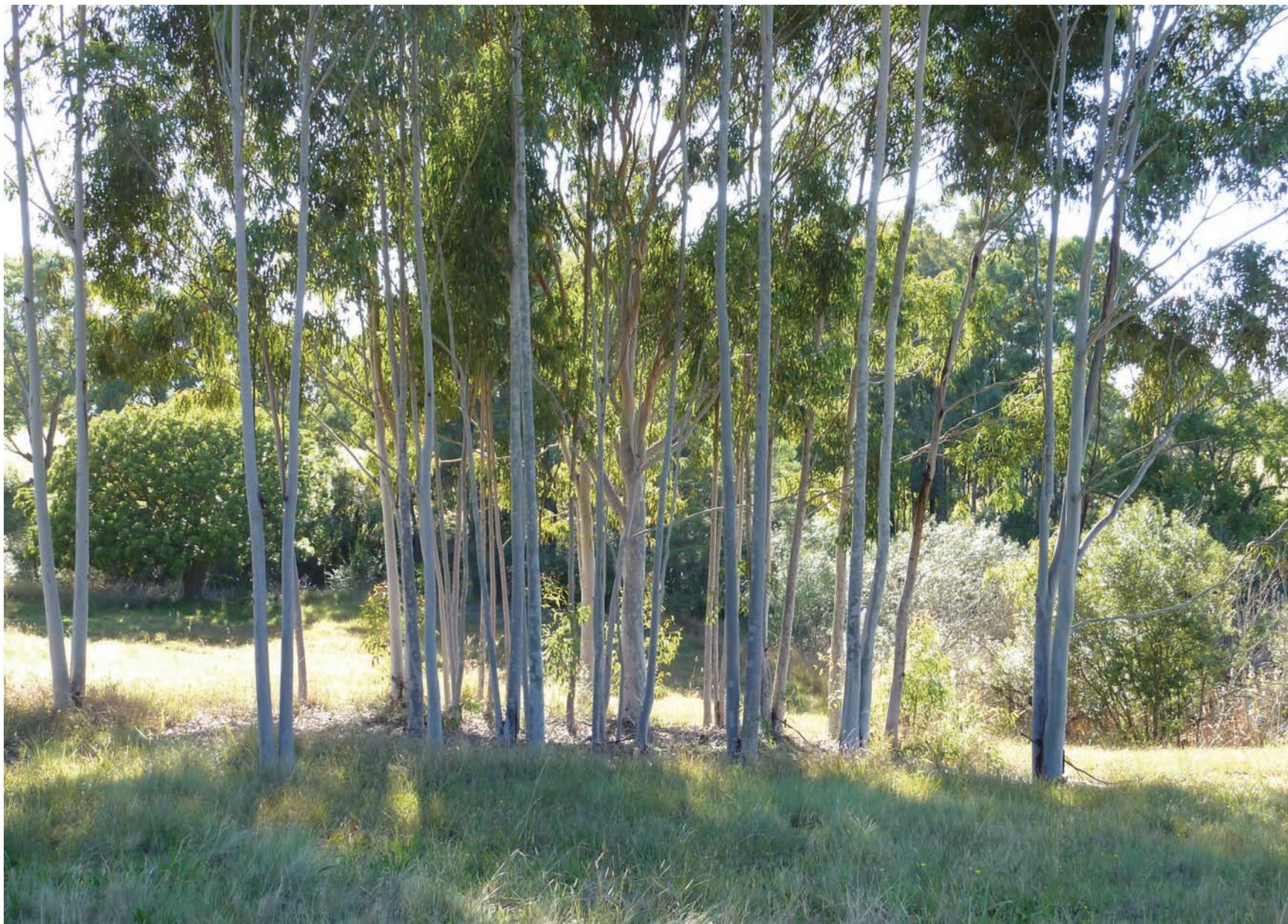


Plate 8 - Riparian Vegetation



maryfields

E S T A T E

NARELLAN ROAD CAMPBELLTOWN

REVISED PLANNING PROPOSAL
28 SEPTEMBER 2015



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