

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

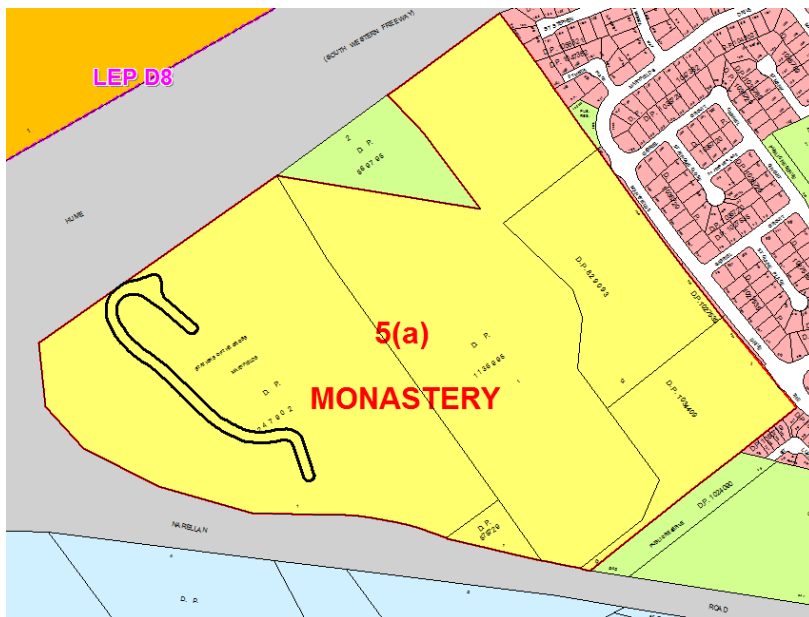
Figure 1: Area subject to the Planning Proposal



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.

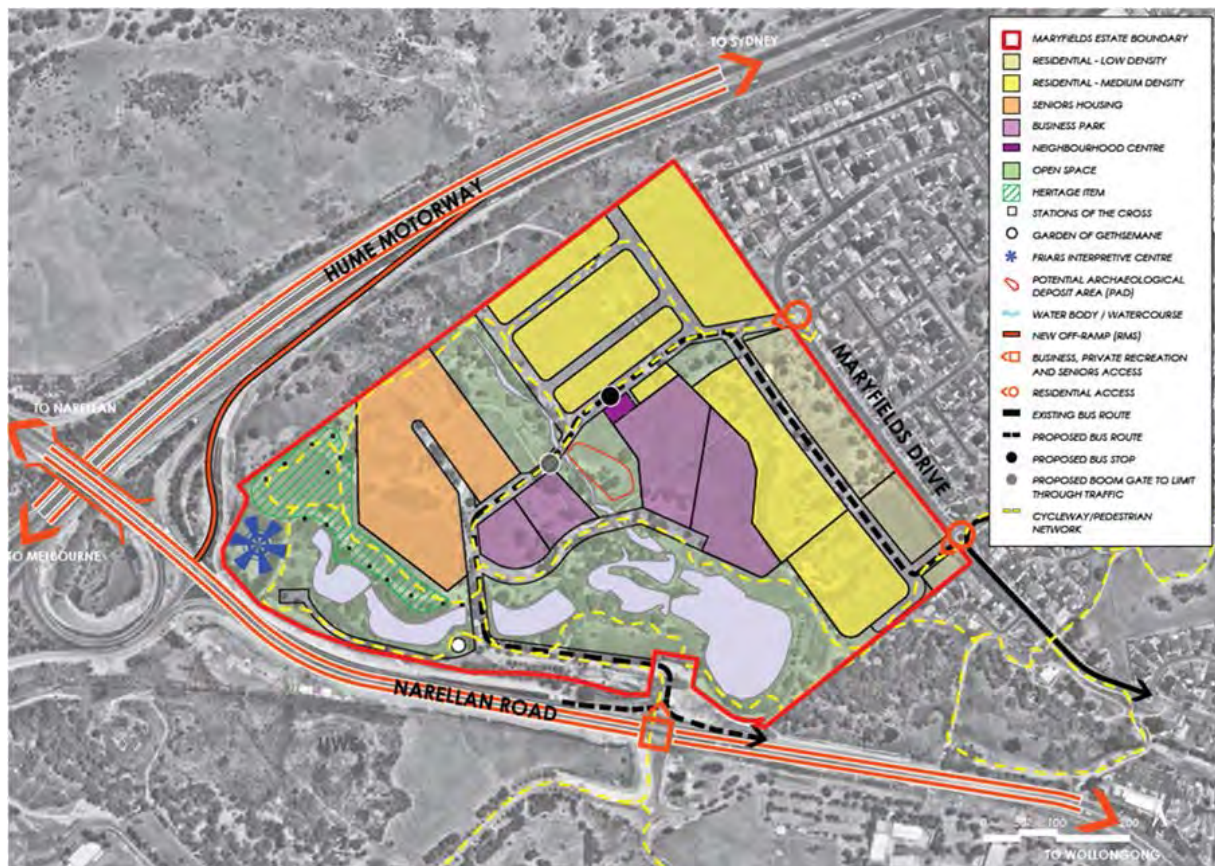
Council has completed and forwarded the final draft Campbelltown Local Environmental Plan 2014 (*draft CLEP 2014*) to the Department of Planning and Infrastructure (the Department) for making.

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Proposal as an amendment to the CLEP 2014 (in draft form or as made) rather than seeking an amendment to the soon to be superseded LEP 2002.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.

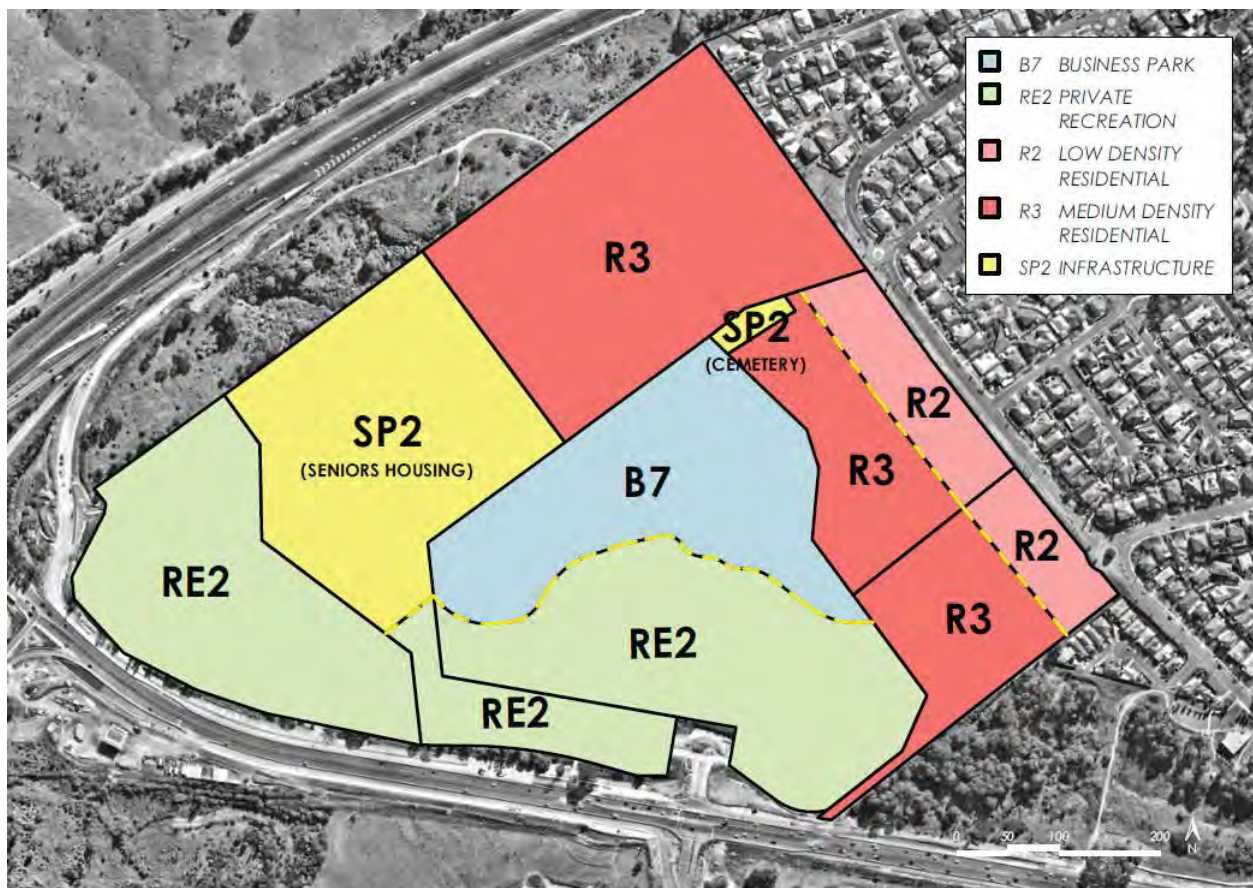
The proposed outcomes under the Concept Masterplan will be achieved by:

- 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

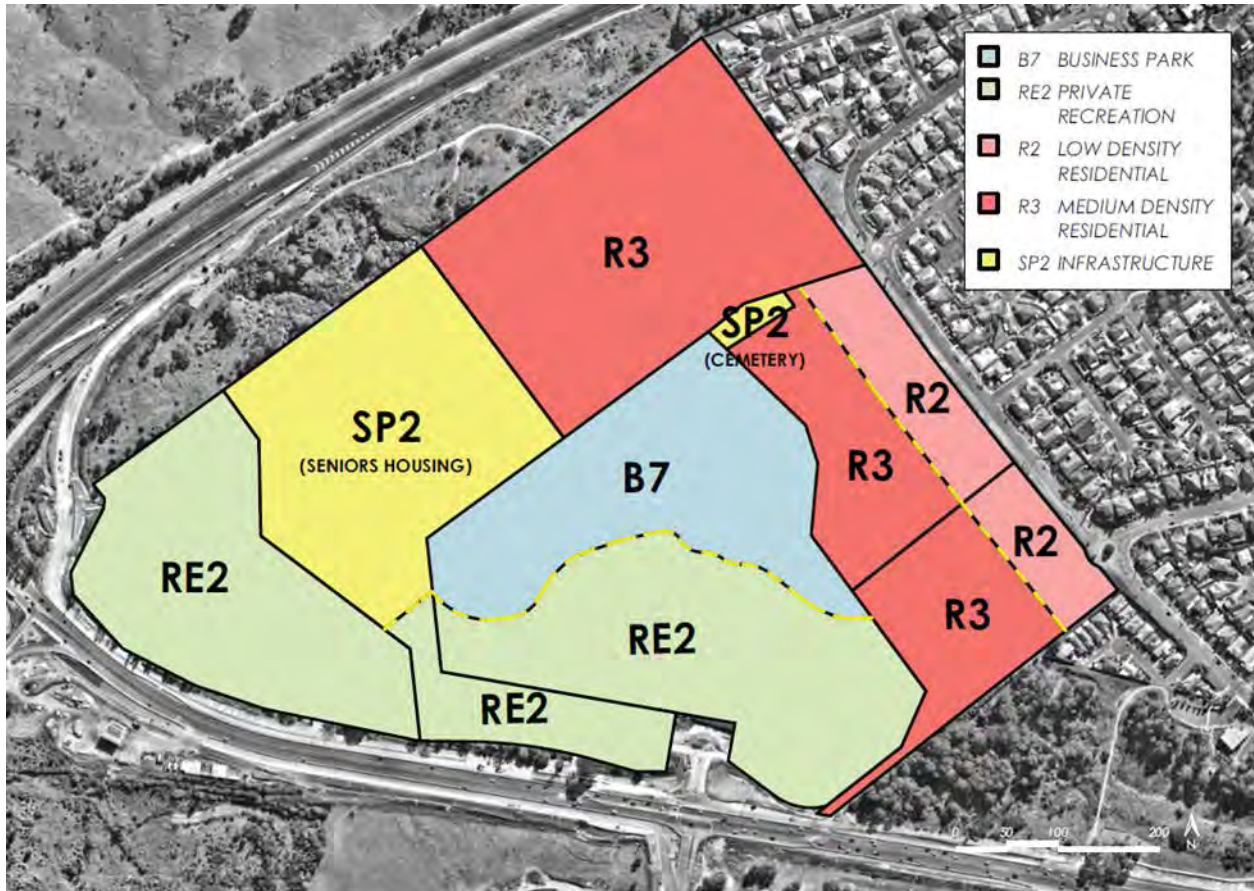
The formal position of these authorities on the draft Planning Proposal is yet to be communicated to Council. Council will confirm this information when received, although it is noted that the above agencies would have further opportunity to provide comments as part of the formal exhibition period of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