

**Anthony Roberts MP**

Minister for Planning, Minister for Housing, Special Minister of State

17/03502

Mr Daryl Maguire MP  
Member for Wagga Wagga  
Parliamentary Secretary for Corrections, Emergency Services,  
Veterans and The Centenary of ANZAC  
PO Box 2184  
WAGGA WAGGA NSW 2650

  
Dear Mr Maguire

Thank you for your representations on behalf of Mr Matt Daniel and his development proposal for a site at 124-142 Beamish Street and 16-19 Ninth Avenue, Campsie.


Mr Daniel met with Department of Planning and Environment representatives on 28 February 2017. He provided officers from the Department's Urban Renewal (Sydney Metro) team with a project overview. Discussion included the Sydney South Planning Panel's recent decision not to support Mr Daniel's planning proposal to Canterbury-Bankstown Council, which would vary height controls for the site to facilitate mixed use residential development.

The site falls with the strategically significant Sydenham to Bankstown Urban Renewal Corridor Strategy. While the Planning Panel found merit in a substantial redevelopment of the site, it noted that supporting such a proposal at this time would be premature given the status of significant state planning work for the Sydenham to Bankstown Corridor and the Greater Sydney Commission's proposed designation of Campsie as a district centre under the *Draft South District Plan*. Mr Daniel's proposal has the potential to substantially define the character of the centre and its economic role in the wider South District.

Mr Daniel has been advised that the Department is currently revising the corridor strategy and anticipates its public release in the first half of 2017. The revised strategy will include further direction on the vision and strategic intent for precincts in the corridor and detail about planning pathways for rezoning proposals.

I have asked the Department's Urban Renewal team to ensure Mr Daniel is kept fully informed of the progress of its work.

Yours faithfully,



**Anthony Roberts MP**  
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7 APR 2017