



# CLEP<sup>DRAFT</sup>

2014

CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN



## Campbelltown Local Planning Strategy



## **Status of the Campbelltown Local Planning Strategy**

### Local Planning Strategy (LPS)

The LPS is a background document which informed the preparation of Draft Campbelltown Local Environmental Plan 2014 (Draft CLEP 2014). It was endorsed by Council at its meeting on 26 March 2013 (when Preliminary Draft CLEP 2014, then titled Draft CLEP 2013, was endorsed).

Minor amendments to the LPS took place as Draft CLEP 2013 (as it was then known) was advanced with the former Department of Planning and Infrastructure (now the Department of Planning and Environment). Those amendments are reflected in the Addendum, which was originally dated October 2013. The Addendum was further amended in May 2014 to address the requirements detailed in Schedule 2 of the Section 65 Certificate (issued by the Director-General of Planning and Infrastructure to enable public exhibition) and recent refinements to Council policy, occasioned in part by recent Planning Proposals.

# **CAMPBELLTOWN LOCAL PLANNING STRATEGY**

(Framework for a Sustainable Future and New Local  
Planning Controls)

Prepared By:

Campbelltown City Council

March 2013

(Incorporating Addendum Dated October 2013 and further amended in May 2014)

# Contents

<b>EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>6</b>
<b>INTRODUCTION (1) .....</b>	<b>9</b>
<b>1. INTRODUCTION .....</b>	<b>10</b>
1.1 WHAT DOES THE LOCAL PLANNING STRATEGY SEEK TO ACHIEVE?10	
1.2 AIM (OR PURPOSE) .....	10
1.3 OBJECTIVES.....	10
1.4 IMPLEMENTATION/REVIEW OF THE LOCAL PLANNING STRATEGY (LPS) 11	
<b>SNAPSHOT (2) .....</b>	<b>12</b>
<b>2. CAMPBELLTOWN “AT A GLANCE” .....</b>	<b>13</b>
2.1 LOCATION/CONTEXT.....	13
2.2 FORM .....	14
2.3 NATURAL SETTING AND ENVIRONMENTAL CONTEXT .....	14
2.4 RURAL LANDS .....	15
2.5 HISTORY/HERITAGE .....	15
2.6 POPULATION PROFILE, DEMOGRAPHICS AND HOUSING .....	16
2.7 HUMAN AND BUILT ENVIRONMENT .....	17
<b>CAMPBELLTOWN – “THE FUTURE” (3) .....</b>	<b>19</b>
<b>3 CAMPBELLTOWN – “THE FUTURE” .....</b>	<b>20</b>
3.1 CAMPBELLTOWN 2025 – STRATEGIC VISION .....	20
3.2 CAMPBELLTOWN COMMUNITY STRATEGIC PLAN: 2012 – 2022...20	
3.3 DESIRED FUTURE CHARACTER .....	21
3.4 CAMPBELLTOWN CORPORATE PLAN 2010-2014.....	21
3.5 BROADER PLANNING CONTEXT (DELIVERING AN INTEGRATED HOLISTIC OUTCOME) 22	
3.5.1 INTRODUCTION.....	22
3.5.2 STATE AND REGIONAL LAND USE PLANNING CONTRACT .....	22
<b>PLATFORM FOR A SUSTAINABLE FUTURE (4) .....</b>	<b>25</b>

<b>4</b>	<b>PLATFORM FOR A SUSTAINABLE FUTURE.....</b>	<b>26</b>
4.1	ENVIRONMENT .....	26
4.2	POPULATION AND HOUSING .....	29
4.3	ECONOMY AND EMPLOYMENT (INCORPORATING CENTRES AND CORRIDORS) .....	31
4.4	TRANSPORT AND ACCESS.....	33
4.5	INFRASTRUCTURE AND SERVICES (INCLUDING OPEN SPACE AND RECREATION).....	34
4.6	HERITAGE .....	38
4.7	RURAL LANDS .....	40
4.8	SCENIC AND VISUAL LANDSCAPE ISSUES.....	41
	<b>KEY DIRECTIONS/STRATEGIES (5).....</b>	<b>45</b>
5.1.	ENVIRONMENTAL MANAGEMENT .....	46
5.2.	RESIDENTIAL DEVELOPMENT .....	49
5.2.1	INTRODUCTION.....	49
5.2.2	URBAN/FUTURE URBAN AREAS .....	49
5.2.3	TRANSITIONAL ENVIRONMENTAL LANDS.....	51
5.3.	ECONOMY AND EMPLOYMENT (INCORPORATING CENTRES AND CORRIDORS) .....	52
5.4	CENTRES, CORRIDORS AND BUSINESS PARKS.....	53
5.5	TRANSPORT AND ACCESS .....	54
5.6	INFRASTRUCTURE, SERVICES AND OPEN SPACE.....	56
5.6.1	GENERAL.....	56
5.7	HERITAGE .....	56
5.7.1	NON-INDIGENOUS .....	57
5.7.2	INDIGENOUS .....	58
5.8	RURAL LANDS .....	59
5.9	SCENIC AND VISUAL LANDSCAPES .....	59
	<b>STRATEGIC OUTLINE PLAN (6).....</b>	<b>63</b>
6.1	STRATEGIC OUTLINE PLAN – OVERVIEW .....	64
	<b>PROSPECTS FOR INTEGRATION AND IMPLEMENTATION (7) .....</b>	<b>66</b>
7.1	INTRODUCTION.....	67
7.2	STATUTORY IMPLEMENTATION.....	67
7.2.1	GENERAL.....	67
7.2.2	PREVAILING LOCAL PLANNING CONTROLS .....	67
7.2.3	NEW SUITE OF LOCAL PLANNING CONTROLS .....	67
7.2.4	IMPLEMENTATION PRIORITIES.....	73
7.2.5	REALISING THE DEVELOPMENT POTENTIAL .....	77

7.2.6	REALISING THE BROADER VISION.....	77
7.2.7	MONITORING AND REVIEW.....	78
<b>APPENDICES .....</b>		<b>79</b>
<b>ADDENDUM.....</b>		<b>80</b>

## **EXECUTIVE SUMMARY**

## **EXECUTIVE SUMMARY**

The Campbelltown City Local Planning Strategy (LPS) has been developed by Council as a fundamental framework for working with the community in providing for the realisation of a shared strategic vision for the future of the Campbelltown Local Government Area.

### ***“To be a City of Choice and Opportunity in a Natural Environment”***

The LPS provides the long term strategic planning framework for future development of the City over the next 15 – 20 years. In setting out such long term planning directions, regard has been given to local opportunities and constraints and State and Regional planning policies/strategies, objectives and targets. Further, the LPS provides the rationale for the statutory planning provisions to be included in a comprehensive Local Environmental Plan.

The LPS includes the following objectives, which aim to:

- \* Facilitate achievement of the Campbelltown 2025 Vision and in doing so realise the objectives of Campbelltown Community Strategic Plan 2012 – 2022.
- \* Provide long term direction for future sustainable land use planning decisions.
- \* Ensure land use planning decisions are consistent with the *NSW 2021 (“State Planning Strategy”)*, the *Metropolitan Plan 2036* and the *Draft South West Sub Regional Strategy*.
- \* Provide a growth management strategy that recognises population and employment growth rates and establishes boundaries for growth.
- \* Provide a sound foundation for a comprehensive *Campbelltown City Local Environmental Plan (LEP)* and a revised *Sustainable City Development Control Plan (DCP)*.

The LPS comprises the following sections:

*Section 1* provides an introduction of the aims and objectives and its implementation and retention of currency.

*Section 2* provides a “snapshot” of the Campbelltown Local Government Area (LGA).

*Section 3* details a future vision for Campbelltown and the disparate influences on this vision.

*Section 4* provides details of a multidimensional framework for a “Sustainable Future”.

*Section 5* details key directions and strategies to deliver the future vision.

The future growth scenario is portrayed in an annotated graphical format at *Section 6*; whilst

*Section 7* outlines the prospects of integration of the constituent elements and implementation.



The LPS (and its underlying Vision) will be implemented principally through the new Comprehensive (City Wide) LEP and a Revised Campbelltown (Sustainable) City DCP (both currently in the course of preparation).

Further, realisation of the LPS's objectives and outcomes will be influenced by Council's corporate planning initiatives, the enactment and funding of compatible State policies and strategies and the needs and actions of the community and other stakeholders.

The LPS will be subject to regular review to ensure it remains relevant, whilst commensurate amendments to the LEP and DCP may be required to reflect any changes that are made.

The section of the LPS titled "Campbelltown - At a Glance" provides a brief overview of the following features of the Campbelltown Local Government Area (LGA):

- location and context
- form and structure
- natural setting and environmental context
- history and heritage
- population profile, demographics and housing, and
- the human/built environment.

The strategic and corporate planning contexts, both at local and State levels, and the framework for future sustainable growth and development are briefly articulated. These factors reinforce the disparate influences.

A multidimensional framework for a sustainable future is articulated and includes:

- the environment
- housing
- the economy and employment
- centres/corridors and business parks
- transport and access
- infrastructure and services (including open space and recreation)
- heritage
- rural lands, and
- scenic and visual aspects

Thematic objectives to inform the proposed platform for a sustainable future are briefly documented. Importantly, links with the *Draft Campbelltown Community Strategic Plan* are highlighted where relevant.

Key directions and strategies for creating the desired future for Campbelltown and the objectives (outlined above) are also documented in a thematic manner. Collectively, they represent a "Growth Management Strategy" which can largely be presented as an annotated Strategic Outline Plan.

The central feature of the Strategic Outline Plan is the prominence of existing and identified future centres and corridors in limiting and structuring future growth.

Achieving the aims and objectives and underpinning vision of the LPS, as summarised in the Strategic Outline Plan, will be dependent upon the combined efforts and interaction of a range of stakeholders including statutory authorities, Council, the community and the private sector.

At the Council level, the broad and overarching aims and objectives will be implemented via the Campbelltown Community Strategic Plan (2012-2022) and Corporate and Management Plans. The desired outcomes relating to land use planning will be implemented through the local planning framework (in the form principally of a relevant LEP and supporting DCP).

The local planning framework, together with the LPS and background studies that informed the preparation of the LPS, provide the forum and context for considering the strategic appropriateness of development applications and rezoning (Planning) proposals.

The existing planning controls, however, need to be revised to provide a relevant contemporary planning regime. Principles and recommendations to inform the compilation of a *Standard Instrument* based Comprehensive Local Environmental Plan, derived from the Strategic Outline Plan, are advanced on a land use basis, including proposed zones and permissible land uses.

The *Campbelltown (Sustainable) City DCP* similarly needs to be revised so as to complement the LPS and new Comprehensive LEP in realising the established vision. Some outline suggestions in this regard are also advanced.

In addition, the Structure Plans and Master Plans prepared in respect of the major centres should be given statutory effect in the new LEP and the revised Sustainable City DCP, to the extent relevant.

The establishment of an appropriate planning framework will not necessarily translate into immediate or significant growth. Future growth will be influenced by a range of factors including the capacity of existing service infrastructure and related amplification and augmentation costs, together with development costs, government commitments and consumer demand.

Additionally, alternative nearby growth areas, such as in the Camden and Liverpool LGAs, including the South West Growth Centre, will influence local development trends.

Finally, despite the LPS providing a framework for realising the Vision for the City to 2025 and beyond, it is inevitable that the opportunities and constraints confronting the City will change over time. The LPS will accordingly need to be dynamic and respond to such change. The LPS should therefore be subject to review at five yearly increments as a minimum, whilst immediate actions should be monitored annually to determine completion or continued compliance with the overarching vision for the future.

## INTRODUCTION (1)

# 1. Introduction

## 1.1 What does the Local Planning Strategy seek to achieve?

The Local Planning Strategy (LPS) seeks to:

PROVIDE A DECISION MAKING FRAMEWORK TO GUIDE DELIVERY OF THE COMMUNITY INSPIRED STRATEGIC VISION (EMBODIED IN CAMPBELLTOWN 2025 – LOOKING FORWARD AND OTHER STRATEGIC DOCUMENTS).

## 1.2 Aim (or Purpose)

The main purpose of the LPS is:

TO GUIDE FUTURE PLANNING DECISION MAKING SO THAT IT RESULTS IN REALISATION OF THE COMMUNITY SHARED VISION.

This LPS seeks to provide strategic land use planning direction in Council's endeavour to deliver the community inspired strategic vision documented in "*Campbelltown 2025 – Looking Forward*" and encapsulated more recently in Council's official description of Campbelltown as:

***"A City of Choice and Opportunity in a Natural Environment"***

In doing so the LPS seeks to assist, in an open and transparent manner, future decision making in response to population growth and change, providing increased certainty for residents, business and other diverse stakeholders. It importantly provides the framework for future decision making.

## 1.3 Objectives

The LPS has a range of objectives, which are focussed on achieving specific outcomes. The primary objective is:

TO ENSURE CONSISTENT, HOLISTIC AND BALANCED OUTCOMES THAT ARE CONSISTENT WITH ACHIEVING THE COMMUNITY SHARED VISION.

The supplementary and specific objectives are to:

- \* Facilitate achievement of the Campbelltown 2025 Vision and in doing so realise the objectives of the Campbelltown Community Strategic Plan 2012 – 2022 (CCSP).
- \* Provide long-term direction for future sustainable land use planning decisions.

- \* Ensure land use planning decisions are consistent with the NSW 2021 (“State Planning Strategy”), Metropolitan Plan 2036 and Draft South West Sub Regional Strategy.
- \* Provide a proactive “Growth Management Strategy” that addresses population and employment growth rates and determines appropriate boundaries for growth.
- \* Provide a sound foundation for a comprehensive *Campbelltown City Local Environmental Plan* and a revised *Campbelltown Sustainable City DCP*.

## 1.4 Implementation/Review of the Local Planning Strategy (LPS)

Implementation and review are important aspects of the LPS that will assist in:

MAKING IT HAPPEN AND RETAINING RELEVANCE.

The LPS (and its underlying Vision) will be implemented principally through the new Comprehensive City Wide LEP and a revised Campbelltown (Sustainable) City DCP (both currently in the course of preparation).

Council’s corporate planning initiatives in seeking to deliver the CCSP will also influence achievement of some of the objectives and outcomes expressly documented in the LPS. Furthermore, realisation of the LPS objectives and outcomes may also be influenced through the enactment and/or funding of compatible State policies and strategies. Finally, the community and other stakeholders will be actively involved in actions aimed at delivering the Vision as encapsulated in the LPS.

The LPS will be the subject of regular review, potentially every five years, so as to retain its relevance in respect of an evolving planning environment and community aspirations. Commensurate amendments to the prevailing LEP and DCP may also be required in certain instances in order to reflect any changes made to the LPS.

## SNAPSHOT (2)

## 2. Campbelltown “At a Glance”

(EXAMINING THE CURRENT PROFILE OF THE LOCAL GOVERNMENT AREA)

### 2.1 Location/Context

The Campbelltown Local Government Area (LGA) comprises 312 square kilometres. It is located on the south-western fringe of Greater Sydney, some 50 kilometres (or 50 minutes) from the Sydney CBD.

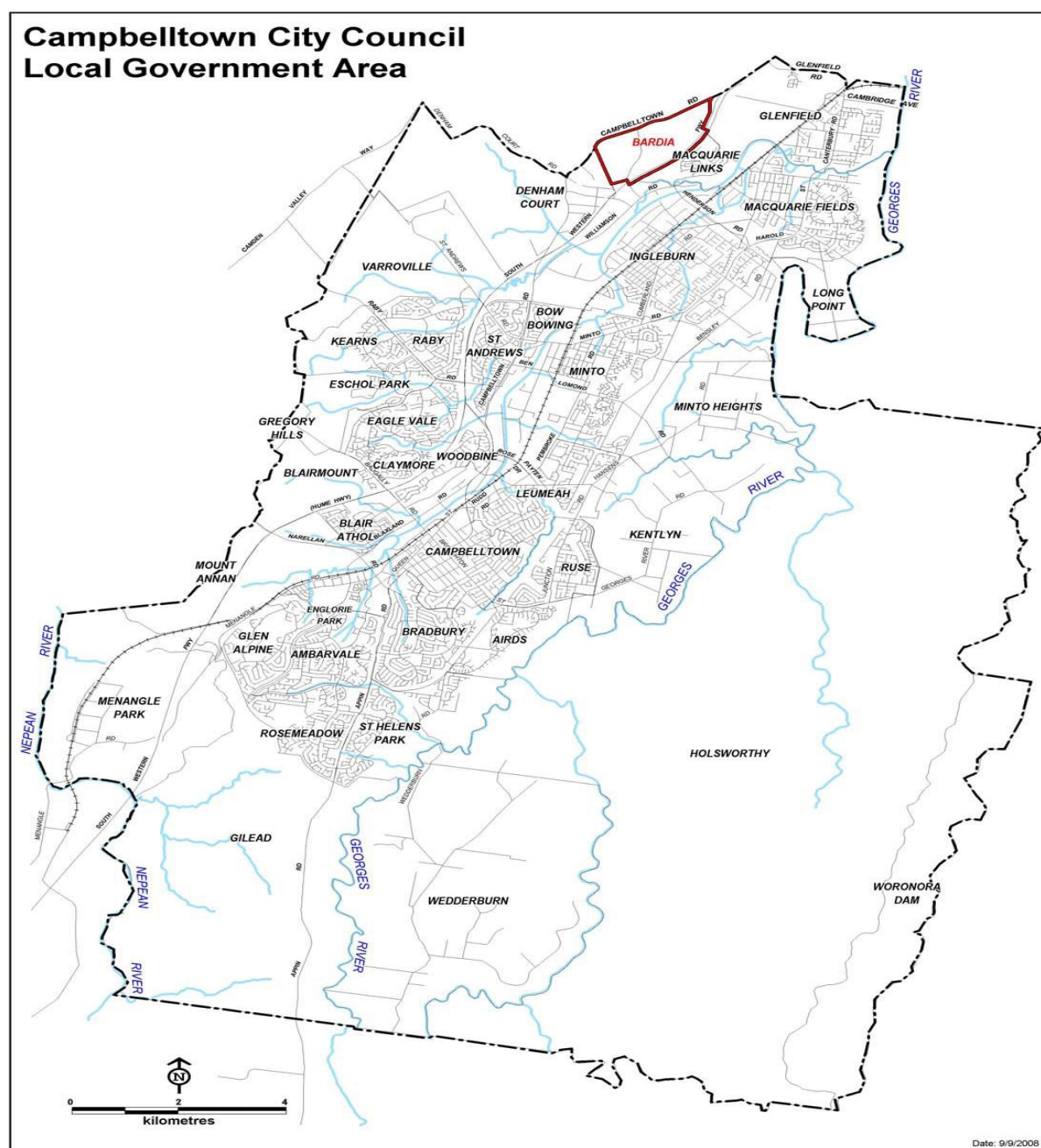


Figure 1 : The Campbelltown Local Government Area

Campbelltown forms the principal centre in the Macarthur locality and together with the Liverpool, Camden and Wollondilly Local Government Areas comprises the South West Subregion (of Greater Sydney), with an area of 3,378 square kilometres. Further, Campbelltown is identified as a major subregional centre in this regional context. A small portion of land within the Campbelltown LGA is located within the South West Growth Centre, the key area identified for future Subregional growth.

## 2.2 Form

The Campbelltown LGA is dominated by both natural landforms and built elements with a north to south alignment in the form of the Scenic Hills, the Main Southern Railway, the F5 Freeway and the Georges River. Such elements provide the structure for a linear urban area comprising 38 diverse suburbs and localities, set against a non-urban and scenic landscape backdrop. As an evolving regional centre Campbelltown City provides broad ranging residential, employment and recreational opportunities, together with a platform for community activities.

The significant non-urban and scenic landscapes comprise areas of extensive grazing, hobby farms, limited intensive agricultural pursuits, the expansive Holsworthy Army holdings and major remnant bushland and riparian areas.

## 2.3 Natural Setting and Environmental Context

The urban areas of Campbelltown City are nestled in a distinctive non-urban backdrop that includes natural systems and open space. This framework is rich in its biodiversity and visual qualities and is critical to the City's sustainability.

The area is clearly characterised by four distinct elements, namely:

- \* The Scenic Hills (SHs) – a strong, undulating and highly scenic, largely open grazing landscape dotted with patches of remnant Cumberland Plain Woodland, natural water courses, some unique built heritage items and cultural landscape settings and isolated building improvements.

The SHs embrace a major and several minor ridges extending from Denham Court at the northern most extremity to the south of Blairmount, including the Australian Botanic Garden, Mount Annan, and provide a clear physical separation from the adjoining Local Government Areas of Camden and Liverpool.

- \* A central urbanised valley dominated by its lower north-south ridges and creek system (both formal and informal).
- \* The Georges River Landscape (i.e. the broader eastern bushland edge of the LGA) associated with the Georges River and significant sandstone focused bushland vegetation communities.
- \* Gently undulating open grazing landscapes of Gilead and Menangle Park to the south of Mt Sugarloaf, transitioning into Beulah Forest to the south and the bushland gullies of Wedderburn to the east.

The Campbelltown LGA is characterised by two principal vegetation communities, which reflect to a large extent their underlying geology. The shale based Cumberland Plain Woodland in the west has been extensively cleared for grazing purposes. The transitional vegetation largely



aligns with the urban settlement areas; whilst the sandstone based Shale Sandstone Transition Forest vegetation communities are largely intact. The open woodland and heavily vegetated areas include limited endangered and critically endangered ecological communities and threatened species, including some riparian vegetation. Furthermore, they also provide habitat for diverse fauna types, including some threatened species highlighted by koalas in sandstone based vegetation communities.

Important aquatic and riparian habitat areas align with the three major river systems which traverse the Campbelltown LGA; namely, the Nepean, Georges and Woronora Rivers and their tributaries, with each creating significant corridor linkages.

Environmentally sensitive reserves and parks contribute to the biodiversity corridor network and enhance habitat connectivity throughout the LGA.

## 2.4 Rural Lands

The significant largely "open" landscapes identified above (and exhibiting scenic, cultural and environmental qualities) are used principally for extensive grazing based agricultural pursuits. Only a limited number of rural properties operate as significant commercial entities (32 enterprises). Furthermore, levels of capital investment associated with such pursuits are generally modest.

Some of these broader scale rural lands have been identified for future urban purposes as is evidenced in the Menangle Park and Gilead localities.

Isolated intensive agricultural pursuits, on generally smaller allotments, are dispersed through the broader landscape and include poultry farms, orchards and general horticultural activities. Broad ranging equestrian activities are also distributed through the rural lands.

Hobby farming activities and rural residential "lifestyle" pursuits have come to represent the dominant usage of rural lands in the Campbelltown LGA.

## 2.5 History/Heritage

The Campbelltown LGA has a significant European (early Colonial) heritage underpinning, as an area of early settlement dating from 1809. This heritage base is further enforced in Campbelltown City, a "Macquarie Town", with numerous heritage items and one heritage conservation area. Significant heritage items also characterise the late 19<sup>th</sup> and 20<sup>th</sup> Centuries, including major utility structures such as the Menangle Rail Bridge and the Upper Canal Water Supply System.

Many of the heritage items, located in rural contexts, retain significant cultural landscape settings, whilst those in less expansive contexts retain significant curtilages in their own right.

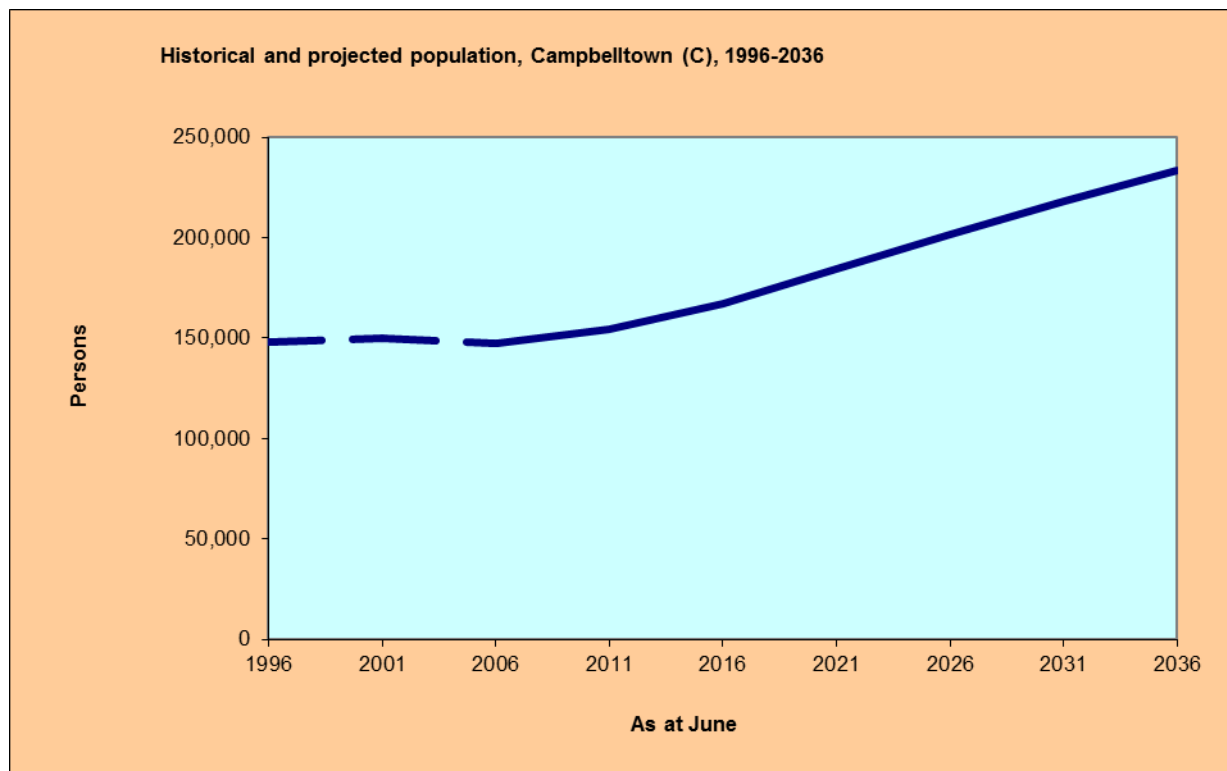
The Campbelltown LGA also includes areas of natural heritage significance such as the Humewood (Beulah) Forest and the setting and gorges of the Georges River.

Further, there exists a rich local Indigenous heritage (expanded later) and associated cultural landscapes, only part of which is documented.

## 2.6 Population Profile, Demographics and Housing

The Estimated Resident Population of the Campbelltown LGA was 151,221 in June, 2011; representing an average annual increase of approximately 0.5% in the 2006-2011 inter-censal period.

The forecast population in 2013 is projected to be 152,069; whilst the 2031 population is projected to be 184,321. The average annual percentage change over such period is projected to be 1.19% per annum; whilst the total percentage change is projected to be 23.84%. The forecast population is presented graphically in Figure 2.



**Figure 2: Forecast Population Campbelltown LGA (source: Department of Planning 2010)**

Additionally, in recent years, the population and household structure have been characterised by change. Such change is highlighted by the growing proportion of elderly and the increase in the number of small households (i.e. declining occupancy rates).

Notwithstanding a significant number of young families taking up residence in the new urban release area, the population in general is projected to continue aging over the next decade and beyond, whilst the trend in declining household size is likely to continue. This changing demographic and household size does not appear to be fully reflected in the provision of new housing. Indeed the phenomenon of average increasing house size over a long period represents a significant disconnect in this regard, but reflects consumer preferences for larger homes.

Changing population demographics and continued pressures on the affordability of "entry level" housing will challenge Council in ensuring new housing addresses the needs of the local community in general and caters for those in the community with specific needs. Addressing these needs will invariably involve a collaborative effort with other levels of government and stakeholders.

## 2.7 Human and Built Environment

The Campbelltown LGA is home to approximately 151,000(+) persons who occupy diverse housing stock from low density to medium density and limited high rise residential apartments, in the suburbs and centres. Dispersed lifestyle housing opportunities occur in the rural-residential areas fringing the suburbs and centres, whilst a small number of people reside on rural holdings.

The distribution of housing forms and moreover the prevailing settlement pattern is intrinsically reflected in Figure 1. The subdivision layouts reflect the accepted land development models that were implemented at the times that individual subdivisions were designed, whilst dwelling stock reflects prevailing development era trends and consumer demand and preferences.

The principal commercial centres comprise Campbelltown-Macarthur (the City's main centre that also caters for a broader regional catchment), Ingleburn, Glenquarie and Eagle Vale. Smaller centres service each suburban population, some of them leveraging off a railway station setting.

Employment areas, particularly those that are industrial in focus, are based at Ingleburn, Minto, Campbelltown and to a lesser extent Leumeah, providing approximately 7,000 jobs and occupying some 741 hectares.<sup>1</sup>

Agricultural lands within the LGA are located in four main areas; namely, Wedderburn, the Scenic Hills, Menangle Park and Gilead. Small tracts of agricultural land also exist around Glenfield and close to the bushland areas in proximity to the Georges River. A limited number of commercial agricultural enterprises (32) characterise these areas.

Existing development is generally well serviced with both physical and social infrastructure. Reticulated water, sewer, electricity and telecommunications services are generally available to all established "core" urban and suburban areas. The flanking rural-residential communities of the Scenic Hills and Georges River Landscape generally are not serviced with reticulated sewer and present issues of environmental sensitivity.

The major elements of the existing road network are generally operating at satisfactory levels, at best, during peak periods, whilst commuter parking is at a premium.

Similar parking in higher order centres is heavily patronised.

A widely distributed, diverse network of open spaces and recreational facilities, including regional sports facilities, service both the local area and the higher order sporting needs of the broader local and regional communities and generally has a capacity to support additional population growth. Indeed, there are prospects that existing open space provision can be reviewed having regard to its distribution, nature, function and demand.

---

<sup>1</sup> As of 2010/2011

Distributed across the City is a network of human services facilities including libraries, child care facilities and community centres and halls.

In general, the existing physical and social infrastructure has limited capacity to absorb additional population growth without augmentation.

## **CAMPBELLTOWN – “THE FUTURE” (3)**

## 3 Campbelltown – “The Future”

### 3.1 Campbelltown 2025 – Strategic Vision

*Campbelltown 2025 – Looking Forward* is a community inspired vision and related statement of long term planning intent (Refer to Appendix “A”). It was introduced in 2004, and 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.

Realisation of the Vision was to be achieved through the development of a relevant comprehensive planning strategy. Elements of a planning strategy have been developed and are being adopted incrementally (Refer to Appendix “B”), together with the recent development of the Campbelltown Community Strategic Plan, 2012 – 2022.

This LPS and the subsequent new comprehensive LEP for the Campbelltown LGA will adopt the relevant aspects of previous studies and strategies and assist in delivering and implementing the Vision.

### 3.2 Campbelltown Community Strategic Plan: 2012 – 2022

The Community Strategic Plan built on the foundation goals and aspirations of the 2025 Strategic Vision, through an extensive community consultation process. It presents the community’s aspirations and objectives for a decade and outlines the strategic actions for their attainment and the stakeholders who will be involved in this process. The actions, which involve principally Council and the community for their realisation, will be included in Council’s relevant Corporate and Management Plans and fashioned as a “Delivery Program” in accordance with the NSW Government’s Integrated Planning and Reporting Framework (IRP)<sup>2</sup>, and where relevant this LPS.

The Draft Community Strategic Plan is based on the following overarching objectives:

- \* A sustainable environment
- \* A strong local economy

---

<sup>2</sup> Department of Local Government’s “Integrated Planning and Reporting Framework” (IPR). Refer to Appendix “C”.

- \* An accessible City
- \* Responsible leadership
- \* A safe healthy and connected community.

These objectives are largely mirrored in the Campbelltown Corporate Plan 2010-2014 (CCP) at 3.4 below<sup>3</sup>, and also reflected in this LPS.

### 3.3 Desired Future Character

When planning for the future of a local government area, it is initially important to establish a vision and desired future physical form, structure and character for the area. Having a clear idea about the “desired future character” assists in determining appropriate plans and controls aimed at achieving that desired future.

The desired future character aspired to is largely encapsulated in *Campbelltown 2025 – Looking Forward* and the Vision reproduced as Appendix “A”. It is, importantly, subject to refinement having regard to the development of the *Community Strategic Plan: 2012-2022*.

### 3.4 Campbelltown Corporate Plan 2010-2014

The *Corporate Plan* aims to achieve:

***“a City of Choice and Opportunity in a Natural Environment”.***

Further, it adopts five corporate objectives and strategies aimed at achieving this goal: namely,

- \* A sustainable environment
- \* A strong local economy
- \* A vibrant healthy and connected community
- \* A smoothly running and attractive community
- \* The right people doing the right thing the right way.

It is structured “loosely” around the requirements of the *Community Strategic Plan* under the IRP framework. (Refer to Appendix “C”).

These objectives importantly correlate strongly with the objectives of this LPS.

---

<sup>3</sup> The CCP will evolve to align with the objectives of the Campbelltown Community Strategic Plan.

## 3.5 Broader Planning Context (Delivering an integrated holistic outcome)

### 3.5.1 Introduction

This LPS is not an isolated document, rather it has both a significant higher order strategic land use planning context and a local Council strategic, community, corporate/management context, the latter having been described above at 3.1 – 3.4 inclusive.

As stated in sections 1.1 and 1.2 of this document, the purpose of the LPS is to inform the preparation of the new comprehensive LEP for the Campbelltown LGA and to establish the Plan as the principal mechanism for achieving the Vision.

### 3.5.2 State and Regional Land Use Planning Contract

Planning for the future of the Campbelltown LGA also needs to be carried out within the broader context that has been established via a set of State and Regional plans and strategies, details of which are provided as follows:

#### **NSW 2021 - A Plan to Make NSW Number 1**

Is a ten year plan aimed at “Making NSW Number One” and represents the NSW Government’s strategic business plan. Through priority actions and initiatives, aimed at established goals and targets, it seeks to provide a framework for planned growth and development supported by adequate infrastructure provision.

#### **The State Infrastructure Strategy (2012-2032)**

The *State Infrastructure Strategy* establishes a long term strategy for the State’s infrastructure needs, including a five year State Infrastructure Plan.

Delivery is also to be integrated with metropolitan and regional strategies.

#### **Sydney Metropolitan Strategy – City of Cities: A Plan for Sydney’s Future**

The 2005 Metropolitan Strategy provided a strategic plan for the growth of Metropolitan Sydney to 2031. Despite its replacement by the *Metropolitan Plan 2036*, the housing and employment targets contained in this 2005 Strategy remain relevant.

#### **Metropolitan Plan for Sydney – 2036**

The *Metropolitan Plan 2036* is an integrated, long term planning framework for the future of Sydney. It replaced the 2005 Metropolitan Strategy, and provides an integrated strategy for managing Sydney’s growth over the next 25 years.

The metropolitan plan reinforces the role of Liverpool as the Regional City for the South West. Further, it highlights that Campbelltown-Macarthur will continue as an existing Major Centre for the South West, with the Plan supporting more intensive office, retail, entertainment, cultural, public administration and services development in the commercial core.

The Plan also encourages the integration of the Centre with Campbelltown Hospital, the University of Western Sydney Campbelltown Campus and the South Western Sydney Institute of TAFE, and improved connectivity between Queen Street and the Macarthur Precinct.



Increasing employment capacity in the Campbelltown-Macarthur Major Centre to 25,000 jobs by 2036 is also noted.

### **South West Subregion – Draft Subregional Strategy**

The DSWS provides a key guideline for translating the established Metropolitan Strategy objectives to the local level, while having due regard to issues extending beyond local government boundaries.

In due course, the revision and finalisation of the Draft South West Strategy (DSWS) will incorporate revised residential and employment targets.

The DSWS provides major growth targets in respect of housing and employment. It establishes principles for intensifying growth in areas around existing business centres and public transport corridors, strengthening centres with public transport, extending transport networks to connect the South West Growth Centre to existing centres, and to recognise and support unique rural character and protection of resource lands.

The DSWSP, simply expressed, identifies major land use distributions, the roles of centres, key corridors, major facilities/attractions, and key transport function. In doing so the DSWSP has major implications for the future planning of Campbelltown and this LPS, as is evidenced by the South West Growth Centre, proposed South West Rail Link, Moorebank Intermodal, identification of Liverpool as the Regional City and the like<sup>4</sup>.

The relevant growth targets in respect of housing and employment, to the year 2031, as they apply to the Campbelltown LGA are established to include:

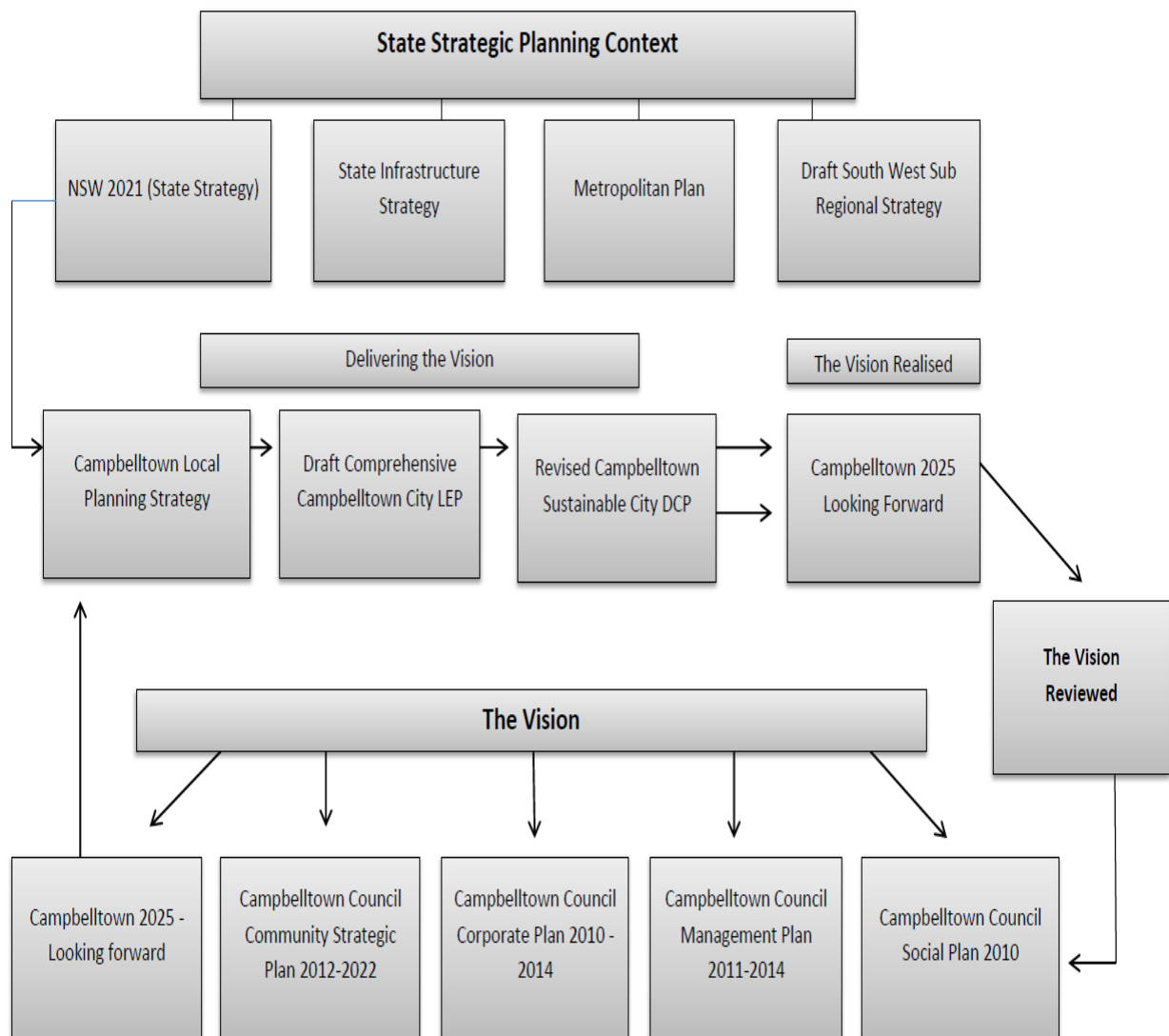
- \* A total of 24,653 new dwellings, comprising 19,953 additional infill dwellings and 4,700 “greenfield” dwellings (in new urban release areas)<sup>5</sup>.
- \* An employment capacity target of 26,000 (extra) jobs.

It should be noted that the DSWS does not stipulate how or where Councils are to accommodate the nominated growth. This LPS and background policy importantly establishes a basis for consideration.

---

<sup>4</sup> Certain aspects of the Draft Strategy are inconsistent with Council’s vision and are addressed later in this Strategy.

<sup>5</sup> The housing targets may be revised as; inter alia, the “Landowner Nominated Potential Housing Sites” are reviewed by the Department of Planning and Infrastructure and recent development trends are reviewed.



**Figure 2: “Realising the Vision”**

## **PLATFORM FOR A SUSTAINABLE FUTURE (4)**

## 4 Platform for a Sustainable Future

In order to create a sustainable future for the Campbelltown Local Government Area (LGA), future planning needs to respect the physical, environmental, economic and social characteristics of the area and the available and proposed future infrastructure and services.

The aim of this part of the LPS is to explore the development of a “mechanism” to achieve a sustainable future for the Campbelltown LGA and the following sections examine how this can be achieved having regard to the existing context.

### 4.1 Environment

Campbelltown’s unique non-urban setting (its environmental context) is both highly valued as a natural systems framework and a community visual and recreational asset.

Past development practices, human impacts and the prospects of allowing future urban growth on the existing urban fringe pose potential environmental and sustainability challenges.

In seeking to establish a relevant environmental framework for future sustainable development the prevailing environmental qualities need to be clearly documented, building upon the broad statement at Section 2.3.

The vegetation communities within the Campbelltown LGA have been noted to align with the underlying geology and prevailing topography, with the extent of past clearing practices and land use activities also similarly aligned. It is noted that the shale based Cumberland Plain Woodland areas have been extensively cleared for grazing purposes transitioning to the largely intact sandstone based vegetation communities focused on the Georges River.

Areas exhibiting high and medium biodiversity values account for 18,567 hectares or 66% of the Campbelltown LGA. Overwhelmingly these areas align with the Nepean and Georges Rivers, their associated tributaries, riparian zones and immediate radiating plateaus and undulating landscapes. These areas include the Georges River Landscape and parts of Wedderburn, Gilead, Menangle Park, Denham Court and East Leppington.

It should be noted that East Leppington, as part of the South West Growth Centre, is subject to biodiversity certification.<sup>6</sup> However, Menangle Park, which is a designated urban release area, will be developed with a biodiversity conservation strategy. Gilead, being located in South Campbelltown, is generally not noted to be a priority growth area, notwithstanding submission of a Planning Proposal for Stage 1. This Planning Proposal had received Gateway approval at the time of writing this LPS.

The Scenic Hills including Denham Court are generally precluded from development, as is Wedderburn. Some limited opportunities for ecologically sensitive development may be able to be realised in the East Edge Scenic Protection Lands located to the west of the reservation for the Georges River Parkway Road.

The *Draft Koala Plan of Management* and *Draft Koala Recovery Plan* and underpinning investigations have established areas of sensitivity largely focused on Wedderburn and the

---

<sup>6</sup> An approach whereby major ecological assets are identified at a strategic level and are protected with “offsetting” permissible in respect of “lower order” ecological assets.

Georges River Landscape, and as such do not constrain nominated potential future urban development areas<sup>7</sup>.

Council is also undertaking further work to identify areas of core koala habitat that should be protected.

The areas of high and medium biodiversity value form part of a substantial broad-scale biodiversity corridor network (a natural systems framework), the qualities of which should be considered for conservation and embellished in any future planning for the LGA, particularly in terms of habitat connectivity.

Both aligning with this network and in a “freestanding” configuration are a number of significant environmentally sensitive open space areas under different ownership and management regimes. Some of the major open space areas within the LGA include:

- \* Holsworthy Military Reserve
- \* Georges River Regional Open Space Corridor
- \* Dharawal State Conservation Area
- \* Noorumba Reserve
- \* Basin Reserve
- \* Simmos Beach Reserve
- \* Pembroke Park
- \* Bunbury Curran Reserve
- \* Smiths Creek Reserve

The LGA’s significant biodiversity qualities face a wide range of threats, inclusive of those associated with urbanisation and reflected in adverse “edge effects” characterised by weed invasion, soil erosion, increased fire frequency, increased nutrient levels, poor stormwater management and impacts from on-site sewerage systems.

Further, local biodiversity is threatened by a number of human disturbances and key threatening processes, such as vegetation clearing, feral animals, invasion of garden plants and the like.

The geotechnical form of the Campbelltown LGA is also diverse, with underlying geology and related soils varying across the LGA. This variability is most pronounced in terms of slope and stability in the Scenic Hills<sup>8</sup> and in some parts of the Georges River Landscape<sup>9</sup>.

Salinity is an issue that needs to be managed in the soil landscapes generally derived from the Wianamatta shales.

---

<sup>7</sup> Future urban development may, however, be precluded by other environmental and visual constraints.

<sup>8</sup> Wianamatta Shale derived soil landscapes.

<sup>9</sup> Hawkesbury Sandstone derived soil landscapes.

In the absence of extreme localised geotechnical events, the inherent geotechnical constraints are manageable. They can generally be mitigated through the appropriate location of development through ground truthing, geotechnical investigation and environmental and engineering design.

The LGA has large tracts of bushfire prone land comprising some 208,438 hectares (or 64.7%). Such land is found mainly in the eastern and southern areas of the LGA where native vegetation is more prevalent and slopes are steeper; whilst in the western and some southern areas of the LGA, bushfire prone land tends to be more fragmented and present largely as grassland bushfire hazards.

Site specific planning having regard to the principles contained in *Planning for Bushfire Protection 2006* will form the cornerstone when planning new development precincts and assessing development applications in bushfire prone areas.

The Nepean and Georges Rivers and their tributaries including Bunbury Curran and Bow Bowing Creeks are subject to flood events which must be planned for in respect of new development major controlled urban storm water management systems are integral to continued urbanisation and management of flooding and water quality outcomes.

The Campbelltown LGA is underlain with certain diverse natural resources. Natural Resource exploitation, particularly of sub surface resources such as coal, coal seam gas, natural gas poses significant potential for adverse environmental impacts. Any resource realisation should only occur where satisfactory environmental outcomes can be guaranteed.

Together with the Campbelltown Community Strategic Plan's initiatives in respect of the environment; namely,

PROMOTION OF SUSTAINABILITY

PROTECTION OF THE NATURAL ENVIRONMENT

MAINTENANCE OF HEALTHY NATURAL WATER WAYS

this LPS establishes outline objectives to inform a framework for a sustainable natural environment, as detailed below<sup>10</sup>:

- \* to minimise the urban footprint of Campbelltown City;<sup>11</sup>
- \* to reinforce the principles of urban containment in fostering urban growth;
- \* to ensure new development is sensitive to the ecological assets of Campbelltown City and that growth needs do not compromise biodiversity conservation efforts;
- \* to minimise the urban footprint does not negate growth;

<sup>10</sup> And elaborated on as key directions and strategies in Section 5.1 – Environmental Management.

<sup>11</sup> To minimise the urban footprint does not negate growth. In structuring growth it will protect environmentally sensitive lands including bushland, woodland, cultural and visual landscape. Further, it will optimise investment in infrastructure and utilisation of public transport and minimise distance of local journeys to work.

- \* to oppose natural resource exploitation with potential attendant adverse environmental impacts;
- \* to ensure environmental impacts are minimised;
- \* to pursue diverse biodiversity conservation strategies;
- \* to ensure potential local noise impacts are appropriately mitigated;
- \* to minimise the potential impacts of salinity; and,
- \* to ensure appropriate water quality standards are maintained.

## 4.2 Population and Housing

The Campbelltown LGA provides a range of diverse housing opportunities for an expanding population. In more recent times it has been increasingly confronted with the challenges of:

- \* An increasing proportion of elderly
- \* More people living alone
- \* Socially inclusive housing<sup>12</sup>
- \* Sustainable and adaptable housing forms

and the related accommodation demands.

These housing trends, based on the community's needs, are projected to continue into the future in an environment of increased demand as Council seeks to provide the framework for an additional 24,653 dwellings to 2031.

It is imperative that Council develops a responsive and holistic strategic approach in an endeavour to address such needs. The following objectives should underpin this approach and inform the platform for sustainable residential and population growth:

- \* Accommodate growth in a planned and responsive manner
- \* Respond to evolving housing needs
- \* Encourage a sense of community
- \* Facilitate quality, sustainable housing outcomes
- \* Protect the environmental context.

The key objectives should be reinforced by principles of the following nature:

### Planning

- \* Recognition of subregional planning derived housing targets
- \* Identification of optimum sites for new development and redevelopment
- \* Continued leverage off centres and higher order transport opportunities

---

<sup>12</sup> Housing which provides for persons with specific requirements beyond mainstream accommodation such as group homes, boarding houses and aged care facilities, which cater for diverse social needs.

- \* Encouragement of revitalisation of existing suburbs through the provision of 'infill' housing and the transformation of existing lower order centres as "urban villages"
- \* Refinement of planning controls to facilitate realisation of housing objectives and principles
- \* Optimisation of urban infrastructure and servicing
- \* Housing in proximity to employment

#### Diversity/Affordability

- \* Encouragement of a range of housing types in the fulfilment of existing and future housing needs
- \* Protection of the amount and general distribution of housing at an affordable price level for a range of market groups/segments
- \* Facilitation of local housing projects in response to local specific needs
- \* Encouragement of housing options for the aged, persons with disabilities and low incomes, around existing support facilities.

#### Implementation and Monitoring

- \* Enhanced Council monitoring and review regime
- \* Encouragement of resident involvement in the pursuit of positive housing outcomes

#### Design, Quality and Sustainability

- \* Promotion of environmentally sustainable housing (inclusive of the encouragement of innovative, energy efficient building design)
- \* Optimisation of adaptable housing innovations (including design for climate change)
- \* Optimisation of internal and external amenity outcomes for existing and future residents

#### Environmental Context

- \* Leverage off positive environmental qualities
- \* Encouragement of design outcomes which integrate with the natural environment and/or existing urban fabric (including heritage places) and are consistent with proposed neighbourhood character
- \* Encouragement of sympathetic interface treatment and integration
- \* Minimisation of biodiversity impacts

#### Community

- \* Adoption of a collaborative approach involving consideration of physical and social infrastructure and service requirements
- \* Acknowledgement of the importance of the physical housing setting to creating sustainable community outcomes
- \* Reinforcement of a degree of public/private balance in urban renewal schemes<sup>13</sup>
- \* Promotion of accessible and inclusive residential environments through design
- \* Focus on creation of liveable communities
- \* Optimisation of community wellbeing by leveraging off social infrastructure and the embellishment thereof.

---

<sup>13</sup> Council's adopted position in respect of balance is 70% private/30% public.



### 4.3 Economy and Employment (Incorporating Centres and Corridors)

The Campbelltown LGA has 741 hectares of land zoned for employment purposes in the Ingleburn, Minto, Campbelltown and the smaller Leumeah industrial areas. Vacant land is limited to approximately 30 hectares<sup>14</sup>, principally in the Minto industrial area.

Jobs growth over recent years has been significant, with 7,048 new jobs created within the Campbelltown LGA in the period 1996-2006, of which approximately 40% were in manufacturing and transport and storage.

Given the focus of growth in the South West Sydney Sub Region and Campbelltown's strategic setting, it is estimated that Campbelltown will require an additional 10 hectares per annum to 2036 or approximately 250 hectares of new industrially zoned land.

The competitive advantage of large employment lands and strategic additions to these lands, which are proximate and accessible to Sydney's major rail and road networks, together with redevelopment prospects in respect of some of the older industrial areas, provides Campbelltown with a solid basis for future employment growth.

The principal commercial centres within the LGA are the Campbelltown-Macarthur Regional Centre and the Ingleburn Town Centre, with Glenfield potentially emerging as a further important centre given its strategic location proximate to the new South West Rail Link. Although distinguished from employment lands, the locations of principal and other centres are importantly related to broader employment lands planning and should be included as a consideration for a relevant strategy.

Employment in the Campbelltown-Macarthur Centre increased significantly over the past decade, with 3,800 new jobs created between 2001 and 2006, resulting in a total of 14,100 jobs within this Centre. Most new jobs occurred in the retail and health and community services sectors.

Given the recent growth and the projected development in south west Sydney, the Campbelltown-Macarthur Centre is positioned to consolidate as the Key Regional City for this subregion with a realistic employment target of 35,000 jobs<sup>15</sup>.

Ingleburn is identified as an important Town Centre servicing the northern parts of the Campbelltown LGA. It provides prospects for development both sides of the railway line, including a potential business park or similar, on the western side of the railway line (providing a transition between Ingleburn Town Centre and its industrial area).

The prospects for development and redevelopment of land at Glenfield associated with the upgraded railway station, the South West Rail line and strategic investment in land by the Department of Planning and Infrastructure (DP&I), needs to be monitored and actively promoted. Indeed, Glenfield should be elevated to Town Centre status and facilitated to develop accordingly, as implied in the recent Urban Activation submission.

Together with the *Campbelltown Community Strategic Plan* initiatives in respect to the local economy, as summarised below, this LPS establishes objectives (refer further below) and the

---

<sup>14</sup> As at January, 2011

<sup>15</sup> It should be noted that the Campbelltown-Macarthur Centre is referred to as a Major Centre in the Metropolitan Plan and South West Subregional Strategy.

basis for relevant key directions and strategies as espoused in Section 5.3 – Economy and Employment (Incorporating Centres and Corridors).

ENCOURAGEMENT OF BALANCED DEVELOPMENT WITHIN THE CITY.

ATTRACTION OF BUSINESS TO LOCAL AREA TO CREATE LOCAL JOBS.

PROMOTION OF CAMPBELLTOWN AS A REGIONAL CITY.

GROWING THE CITY'S MAJOR CENTRES.

The following objectives should inform the framework for sustainable employment lands and centres:

- \* to encourage a diverse employment base;
- \* to establish employment and related land supply targets which are commensurate with growth projections;
- \* to facilitate optimum use of existing employment lands;
- \* to protect employment generating capacity and provide diverse opportunities for employment;
- \* to identify priority employment lands opportunities;
- \* to ensure appropriate levels of support infrastructure;
- \* to adopt and reinforce a relevant hierarchy of centres;
- \* to promote Campbelltown-Macarthur as the principal Regional Centre for south west Sydney;
- \* to establish a clear strategy for retail bulky goods trading;
- \* to identify and promote Business Park opportunities;
- \* to continue to strengthen employment with business and retail development in local centres;
- \* to pursue improved transport services and infrastructure;
- \* to capitalise on opportunities provided by future transport and road infrastructure enhancements;
- \* to support home-based businesses; and,
- \* to improve employment monitoring and evaluation systems.

## 4.4 Transport and Access

The Campbelltown LGA is well served by significant higher order linear transport corridors in the form of the F5 Freeway and the Main Southern Railway. This critical infrastructure will soon be augmented by the completion of the South West Rail Link. These corridors are supported by several lower order but no less significant roads such as Campbelltown Road and Pembroke Road on a general north-south alignment, and include the proposed Georges River Parkway.

Existing east-west road connections of significance are limited to Narellan Road (which has already exceeded its capacity) and Raby Road.

A limited but critical bus network services the LGA providing a base level service to the many residents and employees who do not live in close proximity to railway stations, do not have access to private vehicles, and cannot rely on walking and cycling as realistic mobility options. These bus services also provide important cross-linkages throughout the LGA which cannot be provided by the heavy rail network.

Given the residential and employment growth projections for both the LGA and the adjoining South West Growth Centre, it is imperative that the accessibility network is enhanced and that transport and urban form are integrated in a more holistic manner. A failure to do so will stifle attainment of the growth projections and reflect in relative accessibility disadvantage for many in the community. (Refer to Section 3.5.2)

Together with the *Campbelltown Community Strategic Plan* initiatives in respect of accessibility, as summarised below, this LPS establishes objectives (refer below) and the basis for relevant key directions and strategies as espoused in Section 5.5 – Transport and Access.

THE DEVELOPMENT OF INFRASTRUCTURE PLANS TO SUPPORT EFFICIENT  
MOVEMENT AROUND THE CITY

THE ENCOURAGEMENT OF THE USE OF ALTERNATIVE TRANSPORTATION IN, OUT  
AND AROUND THE CITY.

The following objectives should inform the framework for more sustainable accessibility outcomes:

- \* to ensure that the integration of land uses and transport is considered in future planning and development decisions;
- \* to foster alternative means of transport;
- \* to promote walking and cycling for local trips;
- \* to establish a modal shift target (aimed at encouraging greater use of public transport, cycling and pedestrian movement) and actively pursue its realisation;
- \* to advocate for improved public transport, promote its use and capitalise upon its strategic opportunities;
- \* to capitalise upon existing and proposed future “higher order” transport infrastructure;

- \* to integrate car parking management with travel demand management;
- \* to ensure all transport systems make provision for mobility impaired persons; and,
- \* to optimise government commitment to local transport and access infrastructure.

## 4.5 Infrastructure and Services (including Open Space and Recreation)

The Campbelltown LGA is noted to be generally well serviced with both social and physical infrastructure in the “core” existing urban areas, with the sensitive peripheral (lifestyle) areas lagging behind in some instances in response to relative isolation and development intensity.

In the context of future growth in the LGA, service infrastructure provision will be a key contributory element toward achieving sustainable growth. Residential and employment growth in particular, need to be matched with appropriate physical and social infrastructure provision<sup>16</sup>.

### Physical Infrastructure

Physical infrastructure in general has limited capacity to cater for additional growth of the nature projected without augmentation and in some cases rationalisation, and subsequent expansion of reticulation. The following snapshot confirms that the general physical infrastructure “platform” is in place for growth and/or can be readied for growth in a timely and cost effective manner.

### Water & Sewer

Sydney Water have advised that there are no physical or operational constraints in the delivery of water and sewerage services to new or redeveloped urban areas, subject to timing and funding<sup>17</sup>. There are, however, significant environmental constraints to increasing sewerage effluent discharges to the Nepean and Georges River catchments. Additionally, consumption of potable water in the broader catchments already exceeds demand and amplification of the existing water supply would be required to service new growth.

A preferred servicing plan for Edmondson Park, focusing upon the provision of drinking water and waste water and recycled water infrastructure, over a 20 year timeframe has been adopted and is being progressively implemented.

Existing services within Menangle Park will be required to be upgraded and augmented to accommodate the proposed release area development. A number of options are available to service the future urbanisation of Menangle Park in terms of reticulated water and sewer, with these being reviewed as the infrastructure servicing strategy is finalised. Reticulated water is likely to be dependent upon an elevated on-site reservoir. Recycled water is not proposed given the feasibility and, in particular, the significant infrastructure costs attached to servicing the proposed release area in general, and the scale of the release area and nature of surrounding lands. Additionally, on-site capture and utilisation involving rainwater tanks will address the bulk of non-potable demand.

---

<sup>16</sup> It is noted that transport and ‘movement’ infrastructure has been addressed at 4.4 above.

<sup>17</sup> The latter being principally developer driven.

The servicing of infill and redevelopment sites, as noted above, is achievable subject to planning and funding and 'end of system' resolution of bulk water and treated waste water disposal.

BASIX and water conservation initiatives<sup>18</sup> generally should inform all design strategies.

## **Electricity**

Transgrid and Endeavour Energy have identified the need to reinforce the primary infrastructure servicing the Campbelltown LGA and adjoining LGAs to meet future demand.

A new substation to service the Casula and Glenfield areas has recently been constructed; whilst a new substation (Stage 1) has been commissioned to the south of the Australian Botanic Garden, Mount Annan. This latter facility is required to meet the projected bulk supply demands (up to 2031) of future development areas in the Camden and Campbelltown LGAs.

The servicing of Menangle Park is predicated upon a new zone substation within the vicinity of the development precinct and similarly Gilead. Further, demand at the new urban release areas of Edmondson Park and East Leppington will exceed current capacity, necessitating localised network reinforcements, including a dedicated zone substation for each site.

It is proposed that the new greenfields developments that are currently being developed at Ingleburn Gardens and Glenfield Road will be serviced by new zone substations at Edmondson Park and Casula respectively.

Development of Blairmount can be serviced from the adjacent systems in the short term, with Endeavour Energy currently exploring a zone substation at Eschol Park.

The supply of redevelopment and urban consolidation sites in and around the Campbelltown-Macarthur and Ingleburn centres in particular will require existing system amplification.

Principles of passive solar design and energy saving should be a central tenet of all development designs.

## **Gas**

The Campbelltown LGA is well located relative to the Wollongong-Sydney-Newcastle trunk natural gas main. Consequently future development will not be exposed to constraints in terms of bulk gas supply.

Agility Gas has advised that identified infill and redevelopment sites can be readily serviced through the extension of existing local residential gas mains.

Greenfields development at East Leppington can be serviced by residential reticulation, upon the introduction of a new local regulation station to the main Camden Valley Way road reserve.

---

<sup>18</sup> BASIX - The Building Sustainability Index, ensures homes are designed to use less potable water and be responsible for fewer greenhouse gas emissions by setting energy and water reduction targets for houses and units.

Compliance with BASIX is compulsory for all new residential buildings, the principles should, however, be encouraged for adoption in all building designs.

Edmondson Park and Ingleburn Gardens can be serviced from existing infrastructure within the Campbelltown Road and Camden Valley Way Road reservations respectively. Greenfield development at Glenfield Road can be serviced by recently upgraded local infrastructure. Similarly, greenfield development at Menangle Park can be serviced from the residential reticulation system located to the east at Glen Alpine.

## **Telecommunications**

At present the main population centre of the Campbelltown LGA is well serviced by mobile phone coverage and internet access, including ADSL and wireless broadband services. Augmentation of these networks will be required to serve development in the rural southern section of the LGA, and in particular the proposed urban development at Menangle Park.

## **Community Facilities and Social Infrastructure**

The Campbelltown LGA is currently considered to be well supplied with passive and active recreational facilities, including three regional sports facilities that are clustered in open space areas near the Campbelltown CBD (at Leumeah). Other sporting facilities covering diverse recreational activities are dispersed throughout the LGA.

A diverse, wide array of libraries, swimming pools, childcare centres, youth centres, community centres and halls, playgrounds and off leash dog areas service the existing population, principally under the care, control and management of Council.

The projected population growth in the Campbelltown LGA to 2031 will occasion the need for some additional community services and the provision of open space. Additionally, the demands of the existing population will continue to evolve, particularly in regard to an aging cohort.

Higher order facilities and services will also be required at both the LGA and regional levels, together with State level schools, hospitals, public transport and the like.

The level, nature and provision of facilities and services (inclusive of their care, control and management) has evolved over recent decades and will continue to do so in the years ahead. It is important that an appropriate level and mix is provided, together with appropriate ownership and management models. To this end Council is currently undertaking a review of its existing open space and community facilities. Additionally, the review will have implications for future zoning directions in the comprehensive LEP.

The following objectives should inform the framework for the provision of sustainable infrastructure, servicing and open space:

- \* to ensure that infrastructure provision shapes and supports agreed growth and is provided in a timely, co-ordinated and equitably funded manner
- \* to ensure that any out of sequence development fully funds its own infrastructure requirements
- \* to identify and protect key infrastructure corridors, sites and areas
- \* to pursue an integrated City wide water management system<sup>19</sup>

---

<sup>19</sup> Including conservation, stormwater management, flooding and groundwater management.

- \* to pursue sustainable waste management practices
- \* to ensure ready access to high quality telecommunications networks
- \* to ensure a sustainable energy and distribution network
- \* to ensure diverse social infrastructure support that has the capability of responding to changing community needs
- \* to develop a multi-dimensional open space network
- \* to optimise multiple use opportunities in respect of open space
- \* to cater for future recreation needs in an innovative manner, including multi-use of green space
- \* to facilitate increased public access to prominent visual and vantage points in strategic ownership
- \* to protect and implement appropriate conservation measures for bushland reserves
- \* to ensure appropriate community consultation in future open space planning
- \* to optimise the opportunities for integrated open space networks
- \* to ensure local parkland for informal recreation is accessible to all Campbelltown residents
- \* to provide an appropriate range and proportion of open space to reflect community expectation for informal outdoor recreation, sporting opportunities, nature conservation and other open space functions
- \* to optimise local character in the design and development of local parkland
- \* to encourage and facilitate the conservation of riparian areas in public ownership
- \* to monitor and review the implementation of open space policy over time.

## 4.6 Heritage

### Non Indigenous

Campbelltown LGA is an area steeped in history, dating back to the days of earliest European Settlement and its establishment as a “Macquarie” town. Such history is reflected in part in the presence of heritage items and heritage character precincts including one heritage conservation area focused on Queen Street.

A number of Campbelltown’s heritage items comprise early Colonial period properties and other elements, many of which have strong historical associations with major figures in the early history of New South Wales. A significant proportion of the heritage items are also listed on the State Heritage Register in recognition of their significance not only to the Campbelltown LGA, but also to the history and development of New South Wales.

The late 19<sup>th</sup> Century heritage of Campbelltown LGA includes heritage items of local significance for their historical association with politicians, businessmen and farmers who were instrumental in the development of the area in this period, along with major utility structures.

The 20<sup>th</sup> Century heritage of Campbelltown includes diverse dwelling stock (including Federation), the Mont St Quentin Oval (part of the Ingleburn Army Camp), the silos on Appin Road at Bradbury (evidence of the 1930s depression period unemployment relief scheme work for the dairying industry), and the Charcoal Pits at Wedderburn (evidence of rural responses to petrol rationing during World War II).

A feature of historic Campbelltown is also the groups of items and precincts such as the Queen Street Group of fine Georgian buildings near the southern end of Queen Street, the old St John’s Church Group and the St Peter’s Church Group. Other important heritage items include the very rare surviving cultural landscapes formed by the farmhouses and farmlands of many of the earliest colonial properties in the region including Denfield, Denham Court, Macquarie Field House, Robin Hood Farm and Varroville. Although the houses have survived, their original curtilages continue to come under pressure from requests and applications to subdivide the surviving farmland surrounding these unique properties.

The broad objectives for the conservation of non-indigenous heritage include:

- \* Maximise the preservation of the evidence and meanings of the LGA’s past for future generations.
- \* Planning for the appropriate development and management of heritage items in ways that will protect their heritage significance.
- \* Preventing development that will harm the heritage significance of heritage items and heritage conservation areas.
- \* Encouraging the ongoing active use of heritage items and areas (including the adaptive reuse of buildings and sites).



## Indigenous

The past archaeological investigations conducted in respect of the Campbelltown LGA have been limited in their extent and nature (Navin Officer, 2002 as reviewed by Heritage Concepts Pty. Ltd.). Further, the investigations undertaken are not considered to be representative of the surviving cultural heritage resources in the unsurveyed areas of the LGA.

Based on archaeological work elsewhere in the Sydney Basin, it is probable that rock shelters (containing artefacts, art and potential archaeological deposits) will be the predominant type within the sandstone topographies, while open artefact scatters and open context potential archaeological deposits will dominate the Cumberland Plain topographies.

Open artefact scatters and potential archaeological deposits, rock shelters with identified or potential archaeological deposits, and isolated finds are significantly under-represented in the present data base. Similarly, grinding groove sites are poorly represented.

Five geographically based “cultural landscapes” namely:

- \* Tuggerah - the Georges River Gorge,
- \* O'Hares and Pheasant Creeks,
- \* Peter Meadows Creek and Minto Heights,
- \* Mt Gilead and the Nepean River, and
- \* The Badgally - Bunbury Curran Slopes

were identified in the Navin Officer investigations (2002).

Such areas are diverse in their Aboriginal heritage, reflecting variable reasons for “occupancy”/gathering and reflected in variable “impacts” upon the land/landscape.

Additionally, eight archaeological management zone landscapes displaying varying levels of archaeological sensitivity were identified by Navin Officer (2002) including:

- \* Extremely disturbed
- \* Urban and industrial
- \* Steep valley slopes in Hawkesbury sandstone
- \* Remnant plateau surfaces in the Woronora Ramp and the Transition Zone
- \* Moderate to steeply graded upper catchment slopes on Wianamatta Group rocks
- \* Mid and basal valley slopes and spurlines on Wianamatta Group rocks and in the Transition Zone
- \* Valley floor
- \* Dolerite outcrop

With the exception of the “extremely disturbed” zone, all management zones are considered to have archaeological potential.

The following objectives should inform the framework for sustainable environmental heritage outcomes:

- \* to preserve the evidence and meaning of the LGA’s past for future generations
- \* to facilitate the appropriate management and adaptive reuse of heritage items so as to protect their significance and facilitate their conservation
- \* to prevent development that will harm the heritage significance of items, inclusive of their respective curtilages
- \* to enhance Council’s heritage database to allow informed decisions and facilitate education about Campbelltown’s heritage assets
- \* to ensure a relevant and responsive planning framework that facilitates appropriate conservation outcomes
- \* to facilitate enhanced understanding and protection of heritage
- \* to foster limited and appropriately managed public access to heritage items
- \* to promote an increased awareness of and responsiveness to Indigenous heritage.

#### 4.7 Rural Lands

Lands used for rural purposes comprise approximately 19% of the Campbelltown LGA. Lands with an open rural character but not zoned for rural purposes raise this figure significantly. Some 130 (or 10%) of the 1,281 allotments zoned for rural purposes have a productive value. Further, only 32 are deemed to produce commercial quantities of agricultural produce.

Apart from a few intensive commercial agricultural enterprises, most rural lands exhibit an important open pastoral landscape character, with inherent scenic, cultural and environmental qualities.

Despite the limited commercial contribution of these lands, they perform an important function in the LGA as they provide a visual backdrop to the urban and infrastructure elements comprising the City.

Where agricultural enterprises exist, all reasonable endeavours should be pursued in order to ensure that their continued operation is not prejudiced by the encroachment of incompatible land uses.

The broader future of the rural lands remains unresolved in part given the absence of a regional strategy for agricultural lands. Further, the future value of such lands, in terms of agricultural production (in a Sydney Basin context) should not be readily dismissed, particularly in the absence of such a strategy.

Therefore, in the context of the comprehensive LEP, rural lands should be retained (as an interim and precautionary measure) and balanced against urban land demands.

The following objectives should inform the framework for the sustainable management of rural lands:

- \* To protect the commercial and agricultural viability of rural lands and rural land uses in the LGA where possible.
- \* To promote agricultural employment opportunities.
- \* To minimise the potential conflict between agricultural and non-agricultural uses in the rural areas, including the impacts of rural living.
- \* To integrate agricultural practices and environmental management.
- \* To maintain the rural and natural landscape character values of the LGA.
- \* To protect and facilitate the management of natural resources in the rural areas of the LGA.
- \* To permit limited sustainable and compatible non-agricultural uses, of a tourist focus, within the rural areas of the LGA.
- \* To confine existing settlement areas in and adjoining rural areas of the LGA.
- \* To contribute to consistency in local and regional rural lands decision making.
- \* To identify limited future landscape sensitive development opportunities.
- \* To retain the existing lot sizes of productive land in an effort to support current and future sustainable farming.

#### **4.8 Scenic and Visual Landscape Issues**

The non-urban and scenic landscapes of the Campbelltown LGA and their cultural biodiversity provide a highly valued context for residents of the LGA and visitors and travellers alike. Framing the linear valley of urban settlements, they comprise the rural landscape of the Scenic Hills lining the western slopes and the bushland and transitional areas associated with the Georges River Bushland Area and the East Edge Scenic Protection Lands on the east.

Further to the south of the urban valley are rural, rural residential and woodland landscapes, comprising the areas of Gilead and Wedderburn.

##### **Georges River Bushland**

The extensive bushland areas of the Georges River and elevated Wedderburn plateau, inclusive of the Dharawal Nature Reserve and Holsworthy Military Reserve form an important scenic asset in the east of the LGA.

## **The Scenic Hills**

The Scenic Hills stretch from the north western edge of the LGA near Denham Court to Mount Annan and Mount Sugarloaf to the south of Glen Alpine. The prevailing character of this landscape unit is pastoral with grazing lands defined by paddock boundaries and occasional stands of trees, principally along ridges and watercourses. Some areas of remnant Cumberland Plain Woodland occur, particularly in the northern part of the Scenic Hills, on Mount Annan and on the higher slopes and near ridges throughout the area.

The undulating ridgeline, with its punctuating hills, is a prominent part of the landscape. Much of the scenic quality, however, is derived from the secondary ridges that fall away from the main north-south ridge in folds towards Bunbury Curran Creek in the east.

Many panoramic views can be experienced from within the Scenic Hills, including readily accessible vantage points at Bunbury Curran Hill (near Badgally Hill), Mount Annan and from many points along the ridge that links the hills. Vantage points include roads such as Badgally Road, Raby Road and St. Andrews Road. High quality views are also available from Denham Court Road, Campbelltown Road and many of the roads on the eastern side of the main Campbelltown Valley.

Importantly, when moving through the landscape, these views evolve and change constantly. The alignment of many of the prominent roads and that of the original town grid, to prominent features of the Scenic Hills, remains a significant visual connection to this day.

The Scenic Hills are also rich in history. The area is considered to be of cultural significance to the traditional owners of the land. It also contains evidence of significant cultural and historic landscapes associated with the earliest days of recorded settlement. These landscapes include many remnants of colonial estates and infrastructure evidenced by Varroville, Blairmount, Ingleburn Dam, parts of the Upper Canal, and the like.

Most evidence of human occupation in the Scenic Hills landscape is generally unobtrusive in response to early sensitive colonial settlement practices and more recently the generally consistent application of planning policies such as zoning, land use and development controls.

## **East Edge Scenic Protection Lands**

The East Edge Scenic Protection Lands (EESPLs) lie between the existing urban area and the reservation for the proposed Georges River Parkway Road. The area comprises six precincts located along the main ridge between the suburbs of Macquarie Fields and Ruse. The ridge separates the Campbelltown urban valley from the Georges River plateau to the east. The plateau is flatter than the rolling Scenic Hills and is marked by the deeply incised valleys of the Georges River and its tributaries.

The EESPLs play an important role in providing a transition between the urban areas to the west and the scenically and ecologically significant Georges River Landscape to the east. The area is recognised for its natural bushland and ecological values.

The bushland, despite being punctuated by areas of small holdings and houses scattered through the landscape, has retained a strong natural character. The built elements importantly remain secondary to the scenic and environmental qualities of the landscape.

The eastern ridgeline provides panoramic views over the valley floor to the slopes and ridges of the Scenic Hills opposite. Dispersed along the roads radiating from the ridgeline are farms and

rural holdings extending to the proposed Georges River Parkway. Further, to the east are the areas of Kentlyn and Minto Heights, which are also dominated by largely untouched bushland.

The plateaus and gullies leading to the Georges River are highly valued for their scenic, recreational and biodiversity qualities and have evolved in a manner which largely respects such qualities.

The following visual and scenic principles should inform the framework for sustainable urban growth:

#### Scenic Hills

- \* Continue to protect the iconic landscape values of the Scenic Hills.
- \* Continue to recognise and protect the landscape of the Scenic Hills as an important part of the setting of Campbelltown as a compact city, set in a rural landscape of rolling hills.
- \* Protect the visual and environmental quality of the landscape of the Scenic Hills as a complex three dimensional space.
- \* Protect the open pastoral character of the Scenic Hills.
- \* Protect the rural setting of the urban areas of the LGA.
- \* Facilitate community access to the rich variety of views over the Scenic Hills.
- \* Prevent incompatible development that threatens the scenic and historic values of the Scenic Hills.

#### East Edge Scenic Protection Lands (EESPLs)

- \* Protect the urban bushland setting.
- \* Maintain the small-scale generally “subservient” built form character of the area.
- \* Prevent opportunities for development which would be out of character with the area.
- \* Balance requests for smaller lot residential/rural-residential/lifestyle housing development with the need to protect the existing rural character and prevailing environmental quality of the area.
- \* Ensure new development does not threaten the viability of traditional rural land uses.
- \* Protect the visual quality of the ridgeline at the edge of the main Campbelltown LGA valley by preventing development from protruding beyond the ridge.
- \* Ensure new development does not adversely impact the important scenic and ecological values of the Georges River Valley.

## General

- \* Protect the quality and sustainability of existing bushland areas.
- \* Ensure development is sympathetic to the prevailing landscape character.

## **KEY DIRECTIONS/STRATEGIES (5)**

## 5.1. Environmental Management

Management of the natural environment and protecting important environmental assets are key objectives of both Council and the broader community. They are also major considerations in fashioning future growth opportunities. A relevant framework for a sustainable environmental future was established in Section 4.

The key issues that need to be addressed in a strategy for environmental management include:

### Contamination

- \* Appropriate contamination investigations and management practices should inform the rezoning and development or redevelopment of land<sup>20</sup>.
- \* A contaminated lands register should be developed and maintained.

### Geotechnical

- \* Appropriate geotechnical investigations and management practices should inform the rezoning and development or redevelopment of land.

### Salinity

- \* Appropriate salinity investigations and management practices should inform the rezoning and development or redevelopment of land.
- \* A local clause which addresses salinity issues and their management should be incorporated into the new Comprehensive LEP.

### Groundwater and Surface Water

- \* A more comprehensive understanding of groundwater systems should be pursued as a fundamental step in developing and implementing a sustainable groundwater management strategy.
- \* Sufficient groundwater recharge areas should be maintained in elevated areas and desirably as vegetated corridors along ridgelines.
- \* The opportunities for integrating revegetated ridgelines with bio-banking areas should be explored, particularly in the Scenic Hills, as part of a more holistic strategy for the sustainable management of this area.
- \* The general management of water in the landscape should embrace the principles of Total Water Cycle Management and Water Sensitive Urban Design<sup>21</sup>.

---

<sup>20</sup> The Contaminated Land Management Act, 1997 and State Environmental Planning Policy No. 55, together with the Managing Land Contamination: Planning Guidelines (1998), provide the framework for a comprehensive approach to contamination investigations and remediation.

<sup>21</sup> Total Water Cycle Management refers to the holistic management of different elements of the water cycle within an urban area and its catchment. Water Sensitive Urban Design refers to the integration of water cycle management into urban planning and design.



- \* Naturalistic drainage systems should be created or recreated as mechanisms for the management of surface water flows. Such systems should strive to mimic the natural hydrological regime.
- \* A local clause which addresses water protection should be incorporated into the new Comprehensive LEP<sup>22</sup>.

### Subsurface minerals and gases

- \* A more comprehensive understanding of the nature, extent and aspirations for realising subsurface mineral and gaseous resources is required.
- \* A detailed knowledge of any adverse environmental impacts attached to realising subsurface minerals and gases and a comprehensive strategy to oppose inappropriate development of this nature and to mitigate against adverse impacts is also required.

### Effluent Disposal

- \* In the absence of reticulated sewer, on-site effluent disposal should be the subject of comprehensive Sewage Management Plans, informed by broad ranging soil and landscape data<sup>23</sup>.

### Biodiversity

- \* A comprehensive Biodiversity Strategy should be prepared having regard to existing knowledge and include, as a minimum:
  - Priority biodiversity corridors, remnants and connectivity recommendations that apply to the East Edge Scenic Protection Lands, the Georges River Landscape (between the proposed Georges River Parkway and Georges River), patches of woodland in the Scenic Hills in the west, much of the Wedderburn Plateau, the South Campbelltown area, and other significant areas containing remnants or forming linkages.
  - A Biodiversity Offsets Policy and related management and administrative frameworks that include, among other things, the identification of Bio-banking Sites.
  - Principles for the management of riparian lands.
  - Promotion of Property Vegetation Plans in non-urban areas.
- \* A local clause or clauses which address biodiversity conservation should be incorporated into the new Comprehensive LEP.

---

<sup>22</sup> Including water quality, bank and bed stability, aquatic and riparian habitats and ecological processes within waterways and riparian areas.

<sup>23</sup> Future urban release areas shall be provided with reticulated sewer.

## Air Quality

- \* Focus on reducing transport related greenhouse gas emissions by targeting a reduction in vehicle kilometres travelled (VKT) by:
  - Fostering enhanced public transport provision and patronage.
  - Promoting permeability in road network design and the provision of pedestrian and cycling facilities.
  - Facilitating a high level of local and subregional employment containment.
  - Encouraging the co-location of high service facilities (shops, offices, schools and the like) within close proximity to public transport.
- \* Target reductions in wood smoke pollution from solid fuel heaters.
- \* Establish mandatory emissions targets for commercial and industrial development (beyond BASIX).

## Noise

- \* Minimise conflicts by segregating potentially incompatible land uses through zoning controls and buffers.
- \* Situate less sensitive uses adjacent to transport corridors and industrial precincts.
- \* Mitigate impacts through development design and orientation.

## Bushfire

- \* Discourage the establishment of incompatible and sensitive land uses in bushfire prone areas and encourage sound management of bushfire prone land.
- \* The process for preparing the new Comprehensive LEP shall have regard to *Planning for Bushfire Protection, 2006*, any bushfire risk management plans, and ensure bushfire hazard reduction is permissible.

## Flooding and Drainage

- \* The process for preparing the new Comprehensive LEP shall have regard to the *Campbelltown Flood Study* (still in the course of preparation) and include a flood planning clause and other flood protection mechanisms as appropriate<sup>24</sup>.
- \* A *Floodplain Risk Management Plan* shall be prepared upon adoption of the *Flood Study* and should inform future reviews of the Comprehensive LEP.

---

<sup>24</sup> From the Standard Instrument LEP.

## Climate Change

- \* Floodplain risk management assessment and the development of relevant plans and strategies should have regard to the implications of climate change.
- \* Total Water Cycle Management and Water Sensitive Urban Design shall have regard to climate change.
- \* Promote the integration of land use and transport planning and delivery.
- \* Promote the planting of appropriate trees for shade and solar access.

## **5.2. Residential Development**

### **5.2.1 Introduction**

An outline strategy initially predicated upon the Residential Strategy Review<sup>25</sup> and DSWS Growth Targets<sup>26</sup>, but further refined having regard to an increased focus on “greenfields” urban releases and changing market conditions and housing aspirations is briefly detailed below. It is more comprehensively documented in the companion planning document - the *Campbelltown Residential Development Strategy, 2013*.

The Strategy retains, as its foundation, the DSWS target provision of 24,653 dwellings by 2031. The composition and locational mix of housing has, however, evolved from the previously established mix to be now represented as 14,792 additional “infill” dwellings and 9,862 “greenfields” dwellings, or 60% “infill”/40% “greenfield. The reliance upon urban consolidation has accordingly been diminished in the future provision of dwelling stock from the 2007 DSWS target.

The Strategy is importantly underpinned by the objectives outlined in Section 4.2 - Population and Housing.

### **5.2.2 Urban/Future Urban Areas**

The existing urban and future urban areas provide the focus for future residential development in two principal forms; namely, “infill” and “greenfields”. Such forms of housing are briefly described below.

#### **Infill Development**

“Infill” Development refers to development focused on increasing densities in existing areas and developing or redeveloping underutilised sites within existing urban areas. It is critical to ensuring that population growth occurs in an efficient and sustainable manner. Consolidation of urban areas importantly contributes to the creation of a compact settlement pattern that facilitates efficient development and minimises adverse impacts on natural systems and scenic landscapes and promotes an efficient and sustainable use of infrastructure and public transport systems.

---

<sup>25</sup> Undertaken by Parsons Brinckerhoff in 2007 and supported by a Market Appraisal undertaken by Hill PDA in 2008.

<sup>26</sup> Namely, 19,953 additional “infill” dwellings and 4,700 “greenfields” dwellings (or 80%/20%).

A series of growth nodes focused largely on existing centres and fringing suburban development provide significant prospects for structured future development.

The “major centres” and the related indicative dwelling yields are summarised below:

Centre	Notional Dwelling Yield
Campbelltown/Macarthur	10,252
Glenfield	2,140
Ingleburn	2,983

The “minor centres” of Leumeah, Minto (including Minto Mall) and Macquarie Fields Station are noted to provide additional development/redevelopment prospects over time as they evolve into suburban villages; whilst St Helens Park, Kearns and Blairmount provide limited suburban fringe housing expansion opportunities<sup>27</sup>.

Additionally, the following centres are noted to have some limited development potential, principally in the form of shop-top housing and transitional medium density housing: Rosemeadow, Ambarvale, Eagle Vale and/or other local shopping/commercial precincts; whilst Claymore and Airds/Bradbury provide for a modest uplift of dwelling numbers in their respective redevelopment schemes.

### Greenfield Development

“Greenfield” Development refers to the development of land located on the urban fringe that has previously been used for non-urban land uses such as agriculture, for urban uses and particularly for new housing. It is critical to providing some degree of balance in meeting future population growth and provides a different housing and lifestyle choice. If these areas are formally identified as Urban Release Areas they will develop as well planned, integrated communities with a range of housing types and styles, supplied by well planned services, infrastructure and quality public transport systems and open space networks. Caution should be used when considering proposals to develop land on the urban fringe that is not within a recognised Urban Release Area, as developing such land can lead to uncoordinated development and servicing issues<sup>28</sup>.

---

<sup>27</sup> In accordance with prevailing zonings and environmental constraints.

<sup>28</sup> Both “infill” and “greenfield” development seek to leverage off existing infrastructure and the ability to readily augment such infrastructure, thereby focusing on existing urban areas and generally contiguous areas.

Existing and potential “greenfields” growth nodes and their respective notional yields include:

Release Area	Remaining Yield
Ingleburn Gardens	70
Glenfield Road	250
Edmondson Park	1,600
Menangle Park	3,500
East Leppington	2,760
Gilead	1,500
UWS	800
Blairmount	300

### 5.2.3 Transitional Environmental Lands

Limited large lot urban fringe and environmental living areas flank the established urban areas of the LGA to the east, west and south.

Large lot urban fringe/environmental living provides limited transitional lifestyle housing opportunities. Such forms of housing are briefly described below:

#### Environmental Living

Areas that are designated for Environmental Living generally include land with some type of environmental sensitivity but that still retain a capacity to accommodate a dwelling, subject to the dwelling being appropriately located and designed. Therefore, these areas provide unique opportunities for careful integration of housing with sensitive environmental settings and the management of such settings.

These forms of housing flank the established urban areas of the LGA to the east, west and south. They comprise the Wedderburn Plateau and Gilead in the south, the Scenic Hills in the west, and East Edge Scenic Protection Lands and Georges River Landscape in the east and cover a range of lot sizes from 0.4 ha to 4 (+) ha.

Gilead (described previously) aside, there are limited opportunities that remain for this form of large lot residential development. It could, however, occur at a small scale within the unique settings of the East Edge Protection Lands, in accordance with comprehensive bushland protection parameters, inclusive of strict controls in respect of height, bulk, scale, materials and colours. Consideration could also be given to limited large lot residential development between the fringes of Glen Alpine and Menangle Park Urban Release Area.

Any large lot residential development of the subject nature would not contribute significantly to meeting future dwelling targets. It would, however, contribute to residentially focused lifestyle choice.

### 5.3. Economy and Employment (Incorporating Centres and Corridors)

The Campbelltown LGA needs to be able to provide employment opportunities for its residents and for people living in the surrounding region. It is imperative that land be set aside to encourage employment growth and that the land that is made available is managed in a way that facilitates the highest employment yields.

The key features of a relevant employment focused strategy include:

- \* Establishment of an employment target of 106,000 jobs (increase of 60,000 jobs) by 2036<sup>29</sup>.
- \* The spatial assignment of the increased employment targets notionally as follows:

Campbelltown- Macarthur Centre	35,000 (Metropolitan Strategy target 25,000)
Campbelltown Business Park(s)	10,000 (current target 0)
Campbelltown Employment Lands	30,000 (current projection around 20,000)
Other	31,000 (current projection around 30,000)

- \* Establishment of a target of 1,000 hectares (i.e. an increase of 259 hectares) of general industrial employment lands (land zoned IN1 or IN2) by 2036.
- \* Consideration of imposing a large minimum lot size on employment lands in the LGA paralleling the Freeway and Railway.
- \* Reinforcement of Glenfield Waste Disposal site and Glenlee Coal Plant as future employment areas, with redevelopment post 2020 and 2026 respectively.
- \* Continued promotion of the former Austool site at Ingleburn with a building and construction industry focus showcasing sustainability and affordable housing.

<sup>29</sup> It should be noted that the DSWS projects a conservative 26,000 extra jobs by 2031 in comparison to the Campbelltown Employment Lands Review which sets a 2036 target of 60,000 new jobs.

- \* Lobby for prioritisation of infrastructure provision to support access to the City's employment lands.

## 5.4 Centres, Corridors and Business Parks

Commercial and retail centres, enterprise corridors along main roads and the railway line, and future business parks will play an important role in providing future opportunities for employment growth in both the Campbelltown LGA and the surrounding region.

The key features of a relevant centres and corridor strategy include:

- \* The adoption of the DSWS hierarchy of centres, except as varied below:
  - the promotion of the Campbelltown-Macarthur Centre as a natural 'destination based' regional centre for South West Sydney, with an employment target of 35,000 jobs by 2036 (not a Major Centre as proposed in the DSWS hierarchy).
  - the elevation of Glenfield Station from a neighbourhood centre to town centre status (in the DSWS hierarchy).
- \* Prioritising examination of the feasibility of business park facilities in the vicinity of Hurlstone Agricultural High School at Glenfield, the University of Western Sydney/Bethlehem Monastery Site at Campbelltown, and in the existing industrial area on the western side of the railway line at Ingleburn.
- \* Potential provision of additional floor space in the Ingleburn Town Centre to reinforce its status and constraining the development of additional retail floor space at Minto Mall, but facilitating the transformational change of Minto as a mixed use centre ("Suburban Village") without adversely impacting the feasibility and hierarchy of both centres.
- \* Facilitate the transformational change of Leumeah and Macquarie Fields station nodes/centres as "Suburban Villages".
- \* Support the promotion and development of the Campbelltown-Macarthur Centre as the major knowledge based centre of South Western Sydney, focused on the University of Western Sydney, Campbelltown Campus of the South West Institute of TAFE, and Campbelltown Hospital.
- \* Focussing bulky goods retailing on Blaxland Road (Campbelltown) and Campbelltown Road (Leumeah), with no further expansion elsewhere within the Campbelltown LGA.
- \* The final density and land use controls in the Campbelltown CBD and Macarthur Centre are to be based on the Campbelltown-Macarthur Regional Centre Structure Plan and master plan focussed development control plans for these areas, except where varied by the amended concept for the Campbelltown CBD.

## 5.5 Transport and Access

In order for the Campbelltown LGA to continue to develop as a well-planned and sustainable City, with elements of self-containment in the provision of employment opportunities, facilities and services and recreational opportunities for its residents, the provision of adequate public and private transport is imperative. Transport provision needs to address both travel and access within the LGA and to and from other parts of Sydney and beyond. Access and permeability within urban centres and the surrounding suburbs, for a diverse range of stakeholders (including drivers, users of public transport, cyclists and pedestrians) also needs to be addressed.

The following represent the key features of a transport and accessibility focused strategy:

### Overarching Objectives

- \* Integrate land use and transport planning and delivery
- \* Advocate for improved public transport and promote the use of public transport
- \* Promote walking and cycling for local trips
- \* Facilitate access for all users (including persons with disabilities, the aged and persons with young children) and integrate this philosophy into all levels of planning and transportation network and public domain improvements.

### Land Use and Transport

- \* Principles for the more holistic integration of land use and transport should be detailed and promoted, including the focus of higher residential densities in and around centres and along transport corridors
- \* A target should be established to achieve a modal shift from private to public transport use and actions consistent with achieving this target should be implemented
- \* Locate future growth so that it can be serviced by existing or planned future transport, leveraging particularly off centres and public transport provision
- \* Promote improved travel efficiency between key residential areas and employment areas
- \* Reinforce pedestrian scale through appropriate urban design
- \* Promote the identification, implementation and comprehensive environmental management of freight corridors.

### Road Network, Traffic and Parking

- \* Foster a road hierarchy that reflects the objectives of desired environmental amenity and traffic management
- \* Strategically manage parking and traffic impacts through pursuit of integrated land use and transport planning and delivery



- \* Review car parking requirements and management strategies
- \* Ensure that all new development makes adequate provision or contribution towards the provision of the car parking needs generated by those developments
- \* Promote car sharing schemes
- \* Minimise social and environmental impacts
- \* Pursue strategic road network enhancements (refer below)
- \* Continue to lobby Government for improvements to:
  - Camden Valley Way
  - Narellan Road
  - F5 Freeway
  - Menangle Road
  - Badgally Road (Eaglevale Drive to Campbelltown Station)
  - Local intersections impacted by urban growth in neighbouring LGAs
- \* Continue to plan and lobby for funding assistance associated with the construction of:
  - the Badgally Road extension
  - the Spring Farm Link Road
  - the Georges River Parkway
  - the upgrade of Menangle Road

## **Rail Network**

- \* Continue to lobby for continued Government commitment to the South West Rail Link and its potential extension to Bringelly/Penrith
- \* Continue to lobby for enhancement of all local railway stations and an increased level of service
- \* Continue to support works associated with the Southern Freight Line
- \* Promote the provision of additional commuter car parking at all major railway stations
- \* Improve the accessibility of railway stations

## **Public Transport Generally**

- \* Improve pedestrian access to public transport
- \* Promote and advocate for public transport and its patronage
- \* Identify and reinforce key transport interchanges and junction nodes
- \* Accessibility, signage and waiting areas associated with public transport should be enhanced to provide improved amenity for users
- \* A consolidated urban form of mixed use and accessible destinations (contributing to enhanced prospects of integrated, active and sustainable transport) should be promoted in growth nodes.

## **Buses**

- \* Support the protection/retention and enhancement of strategic bus corridors.

## **Alternative Transport and Movement Options**

- \* Promote walking and cycling for local trips
- \* Continue to implement priority cycle network actions
- \* Develop a public awareness program about the benefits of walking, cycling and car pooling
- \* Integrate provisions for alternative transport and access arrangements in structure plans, development control plans, master plans and redevelopment schemes.

## **5.6 Infrastructure, Services and Open Space**

To be sustainable the City of Campbelltown needs to be supported by the required physical and social infrastructure to meet the day to day needs of residents, businesses and visitors to the area. This infrastructure includes utilities, transport nodes, childcare centres, libraries, community centres and open space and recreation facilities.

The key features of an infrastructure, services and facilities strategy include:

### **5.6.1 General**

#### **Overarching Objectives**

- \* Adequate infrastructure provision should accompany all proposed development
- \* Development should not be approved if it cannot be adequately serviced by existing or augmented infrastructure
- \* Pursue optimum future conservation and demand management of water
- \* Consult relevant service providers in the preparation of the Comprehensive LEP

## **5.7 Heritage**

The Campbelltown LGA has a rich heritage that is demonstrated by the diverse range of buildings, works, and landscapes found throughout the area. It contains one of the best preserved collections of early Colonial buildings to be found in the State and many intact early farms and homesteads are still in evidence today. Campbelltown is one of the original towns identified by Governor Macquarie in the earliest days of Colonial settlement and the historic street layout of the early town centre and main roads has been preserved, with the roads oriented to take advantage of the high quality views of the main features of the surrounding landscape. Campbelltown is also recognised as an important Aboriginal landscape and includes important pre European contact meeting places and physical evidence of the earliest interaction between the indigenous inhabitants and Europeans.

The unique nature and importance of both Aboriginal and European heritage has been recognised since the earliest formal planning for the area, in the post war years and the sites of many of the most important heritage items and landscapes have been protected through the planning process including land use zoning, and land use and heritage conservation controls. It is imperative that future planning for the Campbelltown LGA respects the area's important heritage legacy.

### **5.7.1 Non-Indigenous**

The key features of a strategy aimed at facilitating the conservation and management of the LGA's non-indigenous heritage and attainment of the objectives recorded at Section 4.6 – Heritage, include:

#### **Data Base**

- \* Enhance Council's heritage database and communication of heritage information in both statutory (e.g. Section 149 Certificates) and non-statutory forms.
- \* Review potential listing of additional items of State Heritage significance on the State Heritage Register (subject to owner's concurrence).

#### **Planning Controls**

- \* Adopt zoning and development controls in general which facilitate balanced planning outcomes including the long term conservation of heritage items and their settings.
- \* Include heritage provisions in the Sustainable City DCP to guide the conservation of heritage items, the design and siting of development in the vicinity of heritage items, particular controls for managing the Queen Street Heritage Conservation Area Group and the items within that Group.
- \* The existing endorsed significance levels for heritage items and groups should be used to inform the provisions of the Comprehensive LEP.

#### **Awareness, Education and Promotion**

- \* Support heritage awareness and promotion, increased information and access to information, the organisation and management of heritage related activities and local heritage funding initiatives.

#### **Publicly Owned and Managed Heritage Resources**

- \* Council should actively pursue compilation and implementation (subject to funding availability)/upgrade of Conservation Management Plans (CMPs) (and Plans of Management where appropriate).
- \* Pursue enhanced access to and interpretation of the Nepean River Reserve (including Railway Bridge and Menangle Weir), subject to funding availability.

### 5.7.2 Indigenous

The following represent key features of a strategy aimed at facilitating conservation of local indigenous heritage.

#### **Awareness/Education/Promotion**

- \* Development of an enhanced understanding of local indigenous heritage, balanced against unnecessary disclosure.
- \* Promote appropriate arrangements to facilitate access to cultural places, whilst safeguarding landholders' rights.

#### **Management**

- \* Involve traditional land owners and custodians in the management of their cultural heritage.

#### **Planning Controls/Decision Making**

- \* Land use decision making should protect, and be consistent with, the cultural significance of landscapes and places.
- \* Ensure indigenous heritage significance is maintained or enhanced by the heritage provisions of the new Comprehensive Campbelltown LEP.
- \* Ensure any rezoning of growth nodes and/or land for other development purposes adequately balances growth demands with the conservation of indigenous heritage significance.

## 5.8 Rural Lands

Despite the limited commercial contributions of these lands their landscape imagery contributions and rural ambience cannot be overstated.

The key features of a rural lands strategy aimed at fostering agriculture and associated positive outcomes include:

- \* Promoting sustainable management of natural resources for primary production.
- \* Develop and implement measures to conserve the important rural imagery.
- \* Promote agri-tourism opportunities.
- \* Minimise the fragmentation of agricultural lands;
  - reinforce the prevailing minimum lot size
  - do not permit new lifestyle living subdivision on potentially productive/productive agricultural lands.
- \* Protect potentially productive and productive agricultural lands.
- \* Propose management guidelines for land uses in rural areas.
- \* Minimising the alienation of rural lands from competing and conflicting land uses;
  - adopt minimum buffer distances to non-agricultural land uses.
- \* Develop and implement a “bush land housing model”
- \* Restrict rural living opportunities to the least productive agricultural areas

## 5.9 Scenic and Visual Landscapes

The LGA’s cultural and scenic landscapes and views are an iconic distinguishing and major framing element of the LGA.

The key features of a strategy aimed at ensuring appropriate scenic and visual outcomes include:

### General

- \* Develop/reinforce a policy position and planning controls that continue to protect Campbelltown’s iconic views and scenic landscapes.
- \* Prevent and/or minimise the visual impact of development that could potentially harm the unique visual and environmental qualities of the Campbelltown LGA.

- \* Limit the density, range of permissible land uses, built form and related land-forming operations.
- \* Ensure that any new development is subservient to the landscape.
- \* Retain the well-defined rural-urban edge, preferably with a “one sided” public road and canopy planting.
- \* Protect ridgelines and facing slopes from visually obtrusive development wherever possible.
- \* Lobby to prevent the attendant adverse visual impacts of major developments and infrastructure projects.
- \* Encourage the pursuit of sustainable rural activities and in particular active rural pursuits that are compatible with the prevailing cultural landscape qualities.
- \* Retain significant vegetation and foster long term conservation.
- \* Minimise adverse impacts of bushfire management upon prevailing vegetation whilst balancing community safety.
- \* Planning for the development of new “greenfield” urban release areas shall be informed by comprehensive visual assessment/sensitivity analysis. In particular:
  - Significant vegetation should be retained and long term conservation strategies developed and implemented.
  - Appropriate curtilages should be established for significant homesteads and their landscape settings.
  - Street plantings should have a major strategic focus and seek, amongst other things, to minimise the visual impact of new development.
  - New development should be topographically responsive.

## **Scenic Hills**

- \* Retain the existing footprint of the Scenic Hills.
- \* Protect the prevailing “undeveloped”/rural state.
- \* Retention of the scenic buffer between Liverpool and Campbelltown LGAs should be optimised.
- \* Urbanisation should be avoided, including in particular intensification of existing uses and the further introduction of institutional development.
- \* Propose and implement a development model for the Scenic Hills.
- \* Fencing should be visually transparent.

- \* Development within existing urban areas shall minimise its impact upon significant vistas towards the Scenic Hills.
- \* Foster an understanding and respect for the complexity and richness of the Scenic Hills landscape.
- \* Foster community access to the Scenic Hills so as to facilitate broader appreciation of their visual/scenic significance, including Bunbury Curran Hill and Badgally Hill.
- \* Protect the highly significant colonial cultural landscape of Varroville.
- \* Protect the quality and integrity of sequential views experienced when entering the Campbelltown LGA from the North along Campbelltown Road.
- \* Protect the quality and integrity of the sequential views when entering the Campbelltown LGA from the west along Narellan Road, when exiting the Freeway to Campbelltown, when heading east to the City Centre and when arriving in the main valley travelling north along the Freeway.
- \* Respect Blairmount House and its curtilage.
- \* Protect and conserve the ecological, scenic and environmental qualities of the Mount Annan Botanic Garden, including inward and outward views and adverse edge effects.
- \* Conserve both the skyline quality and integrity of the Mount Annan ridgeline.
- \* Include the landscape of Sugarloaf within the area recognised as the Scenic Hills.
- \* Protect the quality and integrity of the sequential views while travelling south on Menangle Road, Glenlee Road and the Freeway.
- \* Minimise visual impact of "hard/physical" Infrastructure.

### **Eastern Scenic Protection Lands**

- \* The alignment and design of the proposed Georges River Parkway should ensure minimum visual and environmental impact.
- \* Integrated vegetative screening should accompany the Parkway design/construction.
- \* Continue to limit the density, range of permissible land uses and built form of new development, to ensure the existing low-density and semi-rural character is retained.
- \* Where practicable retain the current visual balance between the open paddock areas and the backdrops of tall trees.
- \* Bushfire management will need to be constantly balanced against visual objectives.
- \* Limited development opportunities exist. Development should be guided by a "model for development on the bushland edge".

- \* Retention of existing trees/vegetation should be optimised, with development opportunities fitting around the treescape.
- \* Soft edges and blurred transitions between the public and private domain along roadsides should be retained.
- \* Selective stands of free standing trees should be retained where possible.



## **STRATEGIC OUTLINE PLAN (6)**

## 6.1 Strategic Outline Plan – Overview

Having established a platform for sustainable growth and key strategic directions and furthermore appraised a series of select growth nodes, it is possible to represent the nature, form and extent of potential growth spatially, in the form of an annotated Strategic Outline Plan. Key features of the Plan are a clear delineation of “the limits to growth” and the prominence of centres and corridors in structuring growth.

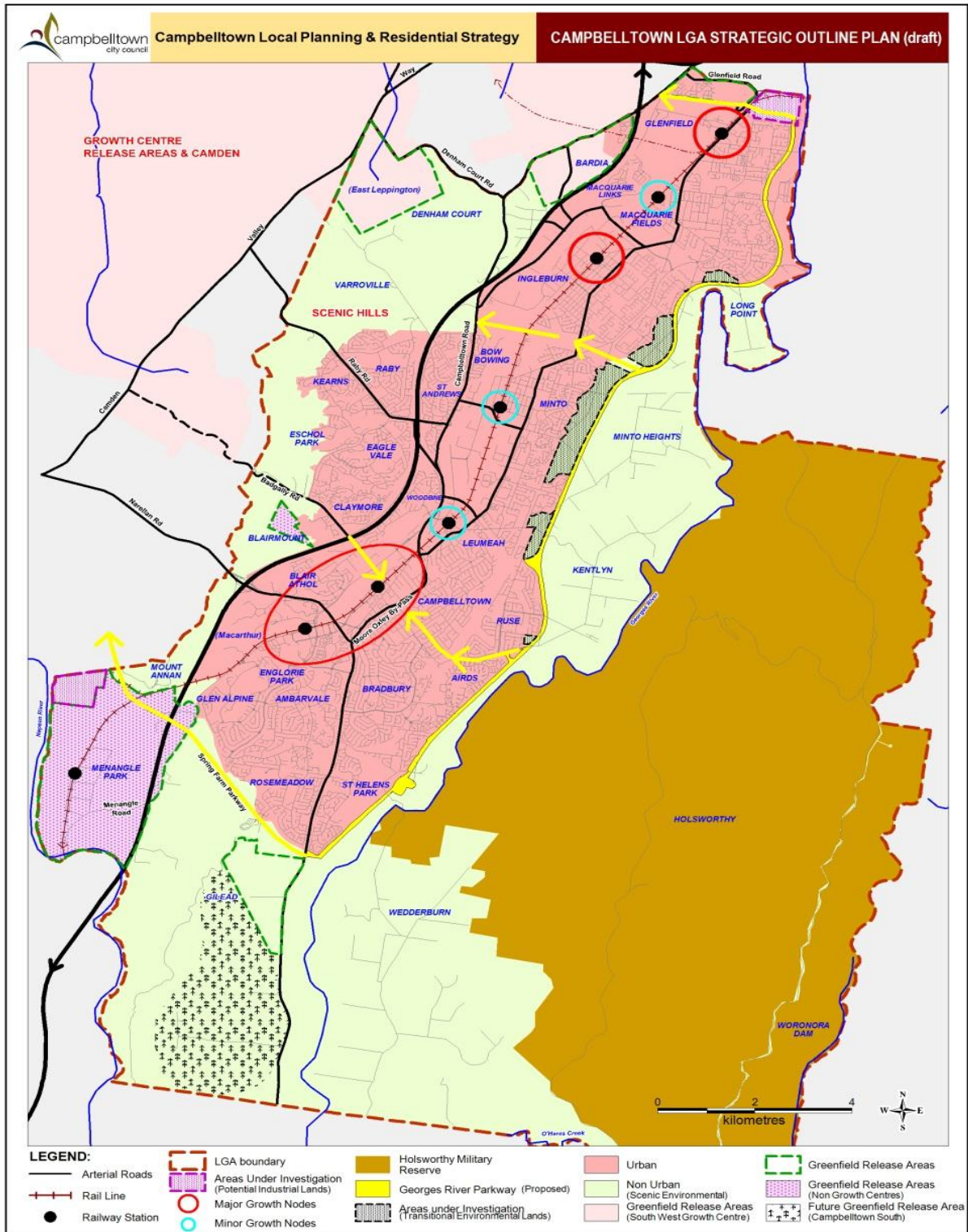


Figure 4: Strategic Outline Plan

## **PROSPECTS FOR INTEGRATION AND IMPLEMENTATION (7)**

## 7.1 Introduction

Realisation of the Strategy, as summarised in the Strategic Outline Plan, has been noted to be dependent upon the combined efforts/interaction of a range of stakeholders including: statutory authorities, Council and the private sector/community.

At the Council level enactment is seen to occur corporately via the Campbelltown Community Strategic Plan (2012-2022) and the Campbelltown Corporate Plan (2010-2014); whilst in a land use planning sense enactment is evidenced through the local planning framework.

## 7.2 Statutory Implementation

### 7.2.1 General

The majority of strategic directions specified in the Strategy are given statutory land use planning effect through the development of a relevant LEP and supporting DCP framework. Such framework, together with the Strategy and the background Study, provide the forum/context for assessing and determining development applications and rezoning proposals.

### 7.2.2 Prevailing Local Planning Controls

Council's current principal local planning controls comprise a series of five (5) Local Environmental Plans (LEPs) and three (3) Interim Development Orders (IDOs). These controls are complemented by a series of issues and place based Development Control Plans (DCPs), including the comprehensive Campbelltown Sustainable City DCP.

### 7.2.3 New Suite of Local Planning Controls

Council, in accordance with the Department of Planning and Infrastructure's regulatory reform program, has embarked upon the preparation of a new Comprehensive Local Environmental Plan for the Campbelltown LGA<sup>30</sup>.

In the course of preparation of the new Draft LEP<sup>31</sup>, Council will revise existing planning controls and set out the development potential and key planning principles for development of the City. Importantly, the Draft LEP will:

- \* rezone land consistent with the Strategy<sup>32</sup>
- \* identify appropriate land uses which may be carried out in each zone
- \* stipulate subdivision and density controls
- \* identify and protect items of heritage significance, and
- \* introduce measures to ensure protection of sensitive environmental areas.

---

<sup>30</sup> In accordance with the Standard Instrument for Local Environmental Plans, 2006 (as amended) and with a "consolidation" focus.

<sup>31</sup> Having regard principally to the Strategy.

<sup>32</sup> Where justified in a temporal context (Refer also to footnote 34).

A new comprehensive LEP stylised on the Standard Instrument will be predicated largely on a “like for like” conversion, but for the new “policy” directions established in the Strategy<sup>33</sup>.

Additionally, Council will revise the “companion” Sustainable City DCP to assist with the detailed implementation of the Strategy.

The following zoning “conversion” template is advanced having regard to the Strategy and the background studies/investigations which informed it.<sup>34</sup>

#### 7.2.3.1 Residential Planning Controls

##### **Low Density Residential**

The introduction of an R2 (Low Density Zone) as a replacement for the prevailing 2(b) zone would ensure low density outcomes occasioned by dwelling houses and dual occupancies alone. Infill medium density development would be focused in the identified R3 (Medium Density), R4 (High Density) and B4 (Mixed Use) zones and ad hoc and unplanned medium density housing outcomes negated.

Other principal development standards are recommended as follows:

	<u>General</u>	<u>Narrow Lots</u>
- Minimum Lot Size	500m <sup>2</sup>	300m <sup>2</sup>
- Maximum Height of Building	9 metres	9 metres
- Maximum FSR	0.55:1	0.6:1

##### **Medium Density Residential**

The areas identified for increased residential development in medium density form should be zoned R3 (Medium Density Zone). These include those areas identified in Section 5.2 of this Strategy inclusive of those in the Campbelltown-Macarthur Structure Plan and potentially the preliminary Glenfield and Ingleburn Structure Plans (prepared and not yet adopted by Council), together with some longer term transitional potential immediately beyond the smaller nodes.

Other principal development standards are recommended as follows:

- Minimum Lot Size	700m <sup>2</sup>
- Maximum Height of Buildings <sup>35</sup>	9 metres
- Maximum FSR	0.45:1

---

<sup>33</sup> And deemed appropriate for immediate rezoning.

<sup>34</sup> It should be noted that in converting existing planning controls some identified future directions will be more fully evaluated and implemented incrementally, with future amendments to Draft CLEP 2013, if still deemed appropriate.

<sup>35</sup> It is proposed to create a local planning provision to restrict development to 2 storeys, plus roof attic accommodation and ensure that the presentation to the street/public realm reflects a 2 storey building.

### **High Density Residential**

It is recommended that the R4 High Density Zone be applied to those areas identified for residential development in a high density form encapsulating residential flat buildings and shop top housing.

These include those areas focusing upon centres identified in Section 5.2.2 of this Strategy and in particular in the Campbelltown-Macarthur Centre, and potentially Ingleburn and Glenfield at a future point in time, subject to the outcomes of more detailed planning. It is noted that Glenfield is currently the subject of nomination as an "Urban Activation Precinct."

Other principal development standards will evolve as master plans or development control plans are prepared for each centre.

### **High Density Residential - Mixed Use**

The mixed use zone (B4) by its very definition and underpinning objectives seeks to permit higher density residential development above lower level retail and commercial development, in higher profile centres.

It is appropriate that the B4 mixed use zone be strategically applied to parts of the higher order centres of Campbelltown-Macarthur and Ingleburn and potentially Glenfield, (at a future point in time), without pre-empting the outcome of the Urban Activation Precinct nominations for Glenfield and part of the Campbelltown-Macarthur Centre.

Complementary development standards in respect of maximum building height, floor space ratio and minimum lot size should be derived from the respective master plans or similar for each centre.

### 7.2.3.2 Broad Acre Rural Lands

#### **LEP 2002**

Areas currently zoned Rural 1(a) (pursuant to LEP 2002) should be zoned RU2 (Rural Landscape), except for limited land at Glenfield (the Glenfield Waste Disposal Site) being reviewed in respect of its inherent industrial potential. Such land should be identified as a "Deferred Matter", in the interim. Furthermore, prevailing minimum lot sizes should be reinforced.

Areas currently zoned 1(d) rural future urban (pursuant to LEP 2002) should be the subject of further zoning investigation and be identified as a deferred matter and the minimum prevailing lot size of 40 hectares retained. Alternatively, a Future Urban zone could be applied if acceptable to the Department of Planning and Infrastructure.

#### **IDO No.15**

Areas currently zoned 1 Non Urban under IDO No.15, with the exception of Menangle Park<sup>36</sup>, should be zoned RU2 (Rural Landscape). Furthermore, the prevailing minimum area requirement in respect of subdivision should be reinforced; such being 40 hectares and 100 hectares as identified in the respective plan areas.

---

<sup>36</sup> Menangle Park forms part of the Menangle Park urban release planning proposal and should be zoned in a manner consistent with the land use allocation reflected on the Master Plan and exhibited Draft LEP amendment.

## **LEP 1**

Areas currently zoned 1(c) - small holdings in Wedderburn should be zoned E3 (Environmental Management) or E4 (Environmental Living) and maintain the current minimum subdivision provision of 10 hectares.

## **LEP 32**

Areas identified in the Stage 2 Biodiversity Study as ecologically sensitive (including the 7(1) land in Wedderburn) should be zoned E1, E3 or E4 dependent upon the level of sensitivity and desired planning outcomes. Rural-residential lifestyle lots should retain the minimum subdivision provision of 4 hectares.

All other small and isolated pockets of land that are currently zoned rural should be reviewed individually.

The range of future land uses associated with the proposed zoning regime is summarised in the Land Use Matrix developed and reproduced as APPENDIX "D".

### 7.2.3.3 Business/Commercial Planning Controls

#### **Campbelltown/Macarthur**

The evolving land use scenario contained in the Campbelltown-Macarthur Structure Plan provides the platform for a relevant planning regime for this diverse potential future Regional Centre.

Relevant elements of such regime include:

- \* the administrative core of the Campbelltown CBD and the Macarthur Centre should be zoned B3 (Commercial Core), together with the Park Central commercial precinct.
- \* the balance of the centres, including peripheral areas that provide CBD support services and suitable "downtown" living prospects, should be zoned B4 (Mixed Use)
- \* high density residential R4 and public recreation RE1, and Special Purposes – tourism and health related uses, should comprise the balance of the Campbelltown CBD and Macarthur Centre.

The limited scale, siting and nature of the proposed Campbelltown CBD core<sup>37</sup> reflects a response to the elongated nature of the CBD and the prevailing/fragmented ownership pattern, together with the proximity to Campbelltown Railway Station and the desire to facilitate "downtown" living/vibrancy. In such context, the CBD is overwhelmingly assigned a B4 (Mixed Use) zone.

The area comprising the current "Urban Activation Precinct" nomination, inclusive of land generally to the west of Farrow Road, the TAFE, part of the UWS holding and Bethlehem Monastery should be identified as a deferred matter.

---

<sup>37</sup> Principally with an administrative/public facility focus.



## **Ingleburn**

The Draft Ingleburn Structure Plan establishes the platform for a dynamic Town Centre and relevant planning regime including:

- \* a core zoned B4 (Mixed Use)
- \* an immediate higher density residential precinct zoned R4 (High Density Residential) limited until more comprehensive planning to 12 metres (or 4 storeys and roof space) transitioning easterly into an R3 medium density residential precinct and ultimately a low density R2 residential precinct

## **Glenfield**

Glenfield Station/Town Centre, as an emergent major transport hub, should be designated an “urban” village. The future zoning of this precinct should be deferred given its current nomination as an “Urban Activation Precinct”.

The following “higher order” local service centres should be zoned B2 (Local Centre) and should integrate with medium density residential transitional development zoned R3 (Medium Density Residential);

- Minto Mall
- Macquarie Fields (Glenquarrie)
- Eaglevale

The following local service centres should be zoned B1 (Neighbourhood Centre) commensurate with their function and facilitate limited mixed use development/redevelopment;

- Minto Station
- Macquarie Fields (Saywell Road)
- Lagonda
- St. Andrews
- Raby
- Thunderbolt Drive
- Kearns
- Claymore
- Blair Athol
- Ambarvale
- Rosemeadow
- Glen Alpine
- Woodlands Road
- Bradbury
- Airds
- Hoddle Avenue
- Waminda Avenue/College Road
- Lindesay Street
- Waminda Avenue/Valley Road
- Carrington Circuit
- Parkhill Avenue

At a future point in time, Macquarie Fields Station should introduce a limited convenience shopping facility in a mixed use scenario and be zoned B1 (Neighbourhood Centre). Apart from limited convenience shopping the precinct should focus on the provision of shop top housing.

#### 7.2.3.4 Employment Lands

The IN1 (General Industrial) zone is appropriately applied to land currently zoned 4(a), pursuant to LEP 2002, with the exception of the Johnson Road precinct, which should be zoned IN2 (Light Industry) given its relationship to nearby residential development.

Land currently zoned 4(b) and 4(c) is appropriately zoned IN2 (Light Industrial).

It should, however, be noted that part of Blaxland Road, which has evolved largely as a “bulky goods” precinct and together with a rationalisation involving some other properties in the immediate vicinity, should potentially be zoned B5 (Business Development).

The Glenfield Waste Disposal Site (Cambridge Road) should be foreshadowed as a future industrial/employment zone; potentially IN1, subject to satisfactory understanding of the remediation prospects.<sup>38</sup>

#### 7.2.3.5 Environmental Management

The Central Hills Lands/Scenic Hills is zoned principally Environmental Protection, pursuant to LEP D8. The specific zonal subsets have regard to various minimum areas of subdivision, covering a spectrum of minimum lot sizes from 100ha to 0.4ha.

It is proposed that the subject provisions be translated to relevant Standard Instrument aligned Environmental (E) zones, generally in accordance with the recommendations of the Scenic Hills and East Edge Scenic Protection Lands Report (Davies and Britton).

The land should generally be zoned E3 (Environmental Management) with a 100 hectare minimum area of subdivision, except where varied as follows:

- \* large lot residential near Raby Road, currently 7(d6) 0.4ha should be zoned E4 (Environmental Living)
- \* In the longer term and subject to the finalisation of the planning for the East Leppington Urban Release Area, properties abutting St. James and St Davids Roads, could be considered for an E3 Environmental Management zoning and a possible 1 hectare subdivision/dwelling density standard, but this would be subject to further investigation
- \* land zoned 5(a) Special Uses (Water Supply) should be zoned SP2 (Infrastructure)
- \* land zoned 6(c) Open Space (Regional) should be zoned RE1 (Public Recreation)
- \* the 1(d) Future Urban Badgally precinct needs to be the subject of holistic master planning in establishing an appropriate zoning regime, but in the interim should adopt a “Future Urban” zoning.

---

<sup>38</sup> In the interim, it should, however, be designated as a “Deferred Matter”.

- \* the Australian Botanic Garden (Mount Annan) be zoned SP1 (Special Activity - Botanic Garden)
- \* limited areas of E4 (Environmental Living) 0.4ha and R5 (Large Lot Residential) on the fringes of the Mount Sugarloaf precinct.<sup>39</sup>

The East Edge Scenic Protection Lands are largely zoned 7(d4) Environmental Protection, pursuant to LEP 2002 with a minimum area of subdivision of 2 hectares.

It is similarly proposed that the subject provisions be translated to a relevant Standard Instrument (E) zone generally in accordance with the recommendations of the Scenic Hills and East Edge Scenic Protection Lands Report (Davies and Britton).

The land should generally be zoned E4 (Environmental Living) with a 2 hectare minimum area of subdivision, unless a "Bushland Development Model" is adopted, in which case, the subdivision standard can be reduced to 1 hectare. A local clause provision should, however, provide for a maximum dwelling density of 1 dwelling/hectare, subject to compliance with controls detailed in a "Bushland Edge" Housing Model (see Davies and Britton).

The areas for application of a relevant "Bushland Edge" Housing Model at such density include:

- \* Evelyn Street/Oakley Road (Macquarie Fields) precinct
- \* Mercedes and Bensley Roads (Ingleburn)
- \* Eagleview Road (Minto) (Limited Access)
- \* Hansens Road (Minto and Leumeah) (Limited Access)
- \* Acacia Avenue and Botany Place (Ruse)

Some land located at Amundsen Street, Leumeah, and Eagleview Road, Minto, could be investigated at a future time to establish whether or not the land is suitable to accommodate a limited increase in development intensity.

#### **7.2.4 Implementation Priorities**

Given the diversity of prevailing circumstances and possible future scenarios, it is proposed to only highlight the short term priority initiatives as part of this LPS. These initiatives are recorded thematically as follows:

1. Environment
2. Population & Housing
3. Economy & Employment
4. Transport & Access
5. Infrastructure & Servicing (including Open Space & Recreation)
6. Heritage
7. Rural Lands
8. Scenic and Visual

---

<sup>39</sup> Consideration be given to rezoning of the subject land, upon satisfactory investigation outcomes; potentially as an early amendment to the Comprehensive LEP, once it has been adopted.

## **Environment**

- \* The nature and extent of known land contamination shall inform the Comprehensive LEP.
- \* A local clause about salinity management shall be incorporated in the Comprehensive LEP.
- \* A local clause which addresses water protection should be incorporated in the Comprehensive LEP.
- \* A comprehensive Biodiversity Strategy should be prepared having regard to existing knowledge.
- \* A local clause/s which addresses "biodiversity conservation" should be incorporated in the Comprehensive LEP.
- \* Complete the Campbelltown Flood Study to a level of adequately informing the Comprehensive LEP.
- \* Natural resource exploitation with attendant adverse environmental impacts/unknown impacts should be opposed.

## **Residential**

Residential development/population growth should occur in a measured and staged manner. The staging should be largely influenced by; inter alia,

- \* existing service infrastructure capacity
- \* commitments to short term infrastructure enhancements
- \* commitments to urban renewal programs
- \* level of land fragmentation
- \* existence of a comprehensive planning framework

In such context the following priorities present:

### **Short-term (0-5 years)**

Elements of:

- Airds/Bradbury urban renewal (corridor focused)
- Campbelltown-Macarthur Centre
- Ingleburn Town Centre and medium density buffer
- Glenfield future Village Centre
- Kearns (low density existing residential suburban fringe precinct)
- Ingleburn Gardens
- Glenfield Road
- Eaglevale (Feldspar Road)

- Macarthur
- Campbelltown (Farrow Road/Blaxland Road/Hurley Street)
- East Leppington
- Edmondson Park
- John Therry residential release area

#### Medium-term (5-10 years)

Elements of:

- Airds/Bradbury urban renewal (centre redevelopment)
- St Helens Park (low density existing residential suburban fringe precinct)
- Glenfield
- Rosemeadow (medium density buffer)
- Ingleburn (Town Centre and medium density buffer)
- Campbelltown-Macarthur Centre
- Edmondson Park
- Menangle Park
- Minto Mall, potential "mixed use" precinct
- Minto "Urban Village"
- Leumeah Centre fringe
- Macquarie Fields Station
- East Leppington
- Gilead

Additionally, the centres at Ambarvale and Eaglevale provide mixed and medium density residential opportunities.

#### Long-term (10+ years)

Elements of:

- Macquarie Fields
- Macquarie Fields Station
- Minto "Urban Village"
- Minto Mall, potential "mixed use" precinct
- Gilead
- East Leppington
- Menangle Park
- Edmondson Park
- Campbelltown-Macarthur Centre
- Ingleburn Town Centre and medium density buffer
- Glenfield Village Centre

Additionally, the centres at Ambarvale, Rosemeadow, Harrow Road, Claymore and Eaglevale provide mixed use and medium density residential opportunities.

### **Economy Employment**

- \* Adopt revised targets for employment and industrial land supply.
- \* Review large minimum lot size on employment lands "paralleling" the Freeway and Main Southern Railway.

## **Centres/Corridors/Business Parks**

- \* Pursue appropriate action to promote the Campbelltown-Macarthur centre as the principal Regional Centre of South West Sydney and elevate Glenfield Station to "Village" status.
- \* Investigate and adopt a preferred Business Park site/s.
- \* Reinforce in the Comprehensive LEP appropriate floorspace provision in the Ingleburn Centre and concurrent constraints on floorspace at Minto Mall.
- \* Further investigate the opportunities for the consolidation of Ingleburn as a significant centre.
- \* Reinforce bulky goods retailing in Blaxland Road (Campbelltown) and Campbelltown Road (Leumeah) in the Comprehensive LEP.

## **Transport and Access**

- \* Continue to lobby for State and Federal government commitments to major infrastructure to accommodate growth in release areas, centres and promote connectivity.
- \* Review car parking requirements and demand management strategies.
- \* Pursue public transport enhancements (build up connectivity).
- \* Promote planning and implementation of alternative movement means.
- \* Enhance road networks through the provision of new roads, expansion of existing road capacity and increased intersection capacity/functionality.

## **Infrastructure, Services and Open Space**

- \* Establish a comprehensive understanding of existing infrastructure provision and Service Authorities future servicing plans so as to inform the Comprehensive LEP.
- \* Use information from the Draft Open Space Review to help inform the Comprehensive LEP.

## **Heritage**

- \* Review Council's heritage database and listings, including items of potential state heritage significance.
- \* Revise the Sustainable City DCP heritage provisions to support the Comprehensive LEP.

## Rural

- \* Develop and implement measures to support sustainable agriculture and the conservation of important rural imagery.
- \* Restrict rural living opportunities to the least productive agricultural areas.

## Scenic and Visual

- \* Develop and implement a suite of planning controls that maximise the protection of Campbelltown's iconic views and scenic landscapes.
- \* "Greenfield" urban release planning shall be informed by comprehensive visual assessment/sensitivity analysis.

### 7.2.5 Realising the Development Potential

The establishment of a relevant planning framework will not necessarily translate into immediate or significant growth. Future growth will reflect the interplay of a variety of factors, including evolving demography, global economic and local development factors and contemporary societal trends. The access to finance and industry confidence will continue to influence the availability and attractiveness of dwelling stock, commitment to employment focused development and service industry activities in general.

Future development of appropriately zoned land will also be influenced by a range of factors including, but not limited to:

- the capacity of existing service infrastructure and related amplification and augmentation costs;
- development costs;
- government commitments;
- consumer demand;
- market conditions;
- land ownership patterns; and,
- the costs of finance.

Additionally, other nearby growth areas, such as those within the Camden and Liverpool Local Government Areas, will influence local development trends.

Despite the preceding complexity of the processes for urban development and population growth, it is imperative that there is a clear platform for sustainable growth accompanied by a suite of relevant planning provisions. To this end, this LPS, the new Comprehensive LEP and review of the Campbelltown Sustainable City DCP, are fundamental.

### 7.2.6 Realising the Broader Vision

Realisation of the broader Campbelltown - 2025 Vision and the Community Strategic Plan 2012-2022 will also be influenced by Council's corporate planning initiatives, enactment or

funding of compatible State policies, strategies and plans, and initiatives of the community and other diverse stakeholders (refer to Section 1.3 and Figure 4).

#### **7.2.7 Monitoring and Review**

While the LPS provides a means of realising the vision for the City to 2025, it is inevitable that the opportunities and constraints confronting the City will change over time. The LPS accordingly will need to be dynamic and respond to such change.

The LPS should be subject to review at five yearly increments as a minimum; whilst immediate actions should be monitored annually to determine completion or continued compliance.

The key indicators for monitoring and review of the LPS should include, but not necessarily be limited to, the following:

- \* Social considerations
- \* Economic considerations
- \* Environmental considerations
- \* Federal, State and Local Government policies.



## Appendices

**APPENDIX “A”** - CAMPBELLTOWN 2025 – LOOKING FORWARD A LONG TERM TOWN PLANNING STRATEGY FOR THE CITY OF CAMPBELLTOWN [Link to Appendix A](#)

**APPENDIX “B”** - ELEMENTS OF THE COMPREHENSIVE PLANNING STRATEGY ADOPTED TO DATE [Link to Appendix B](#)

**APPENDIX “C”** - INTEGRATED PLANNING and REPORTING FRAMEWORK (OVERVIEW) [Link to Appendix C](#)

**APPENDIX “D”** – THE NEW CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN – LAND USE MATRIX [Link to Appendix D](#)

# ADDENDUM

## CAMPBELLTOWN LOCAL PLANNING STRATEGY

(Framework for a Sustainable Future and New Local Planning Controls)

Prepared by:  
Campbelltown City Council

Note: This Addendum was compiled in October 2013, and further revised in May 2014.

## **Introduction**

This Addendum has been prepared to principally address the amendments to the statutory implementation of the Strategy and in particular amendments to Draft Campbelltown LEP 2014,<sup>40</sup> as it has evolved in liaison with the former Department of Planning and Infrastructure and in consultation with the Government Authorities/Agencies.<sup>41</sup>

It also seeks to highlight the implications for a future review of the Strategy and companion Residential Development Strategy document, having regard to the Draft Metropolitan Strategy for Sydney and the future Subregional Delivery Plan.

The following amendments should accordingly be made to the Strategy:

### **Section 3.5.2: State and Regional Context**

#### ***Metropolitan Plan for Sydney***

The Metropolitan Plan for Sydney is in the process of being revised and replaced by a new document known as the Draft Metropolitan Strategy for Sydney to 2031.

The review is likely to result in higher housing and job targets for the Metropolitan Area including for the Campbelltown LGA. Increased housing choice will be promoted across the metropolitan area. These targets will, however, be balanced against infrastructure provision and integration and retention of agricultural lands and environmental management.

Further, a new Land Release Policy and Urban Activation Precincts will be introduced by the NSW Government.

Subregional Delivery Plans will be fundamental to delivering the new Strategy and will involve a review of the Draft Subregional Strategies, including the South West Subregion – Draft Subregional Strategy.

#### ***South West Subregion – Draft Subregional Strategy***

Subregional Delivery Plans will be prepared to ensure the new Metropolitan Strategy objectives and targets are met. As such, the South West Subregion – Draft Subregional Strategy will be replaced.

This process and its outcomes may have implications for Council's Residential and Employment Strategies, the Draft Campbelltown LGA Strategic Outline Plan and future amendments to Draft Campbelltown Local Environmental Plan 2014.

---

<sup>40</sup> Formerly known as Draft Campbelltown LEP 2013

<sup>41</sup> Pursuant to Sections 62 and 64 of the Environmental Planning Assessment Act, 1979

### **Section 7.2.3.1: Residential Planning Controls**

#### ***Low Density Residential (R2)***

The reference to low density housing in the proposed R2 zone comprising only dwelling houses and dual occupancies should be amended to include multi-dwelling housing as a permissible housing form under the proposed zone.

The reference to other principal development standards should be amended to read as follows<sup>42</sup>:

	<b>General</b>	<b>Narrow Lots</b>	<b>Dual Occupancy</b>	<b>Multi Dwelling Housing</b>
<b>Minimum Subdivision lot size</b>	500m <sup>2</sup>	180m <sup>2</sup>	300m <sup>2</sup>	500m <sup>2</sup>
<b>Maximum Height of Building</b>	8.5	9m	8.5m	8.5m
<b>Maximum FSR</b>	0.55:1	0.6:1	0.55:1	0.45:1

---

<sup>42</sup> Unless varied by a Council adopted site specific Development Control Plan, Master Plan or Structure Plan or a Concept Plan Approval issued by the Minister for Planning and Infrastructure.

### ***Medium Density Residential (R3)***

The reference to other principal development standards should be amended to read as follows:

<b>General</b>	
<b>Minimum subdivision lot size</b>	-
<b>Maximum height of buildings</b>	9m
<b>Maximum FSR</b>	0.75:1

### ***High Density Residential (R4) and Mixed Use (B4)***

It is noted that the Ingleburn Town Centre is currently the subject of a community inspired planning process which may lead to suggested change in respect of the provision for higher density residential development (Refer also to section 7.2.3.3)

#### **Section 7.2.3.3: Business/Commercial Planning Controls**

##### ***Campbelltown/Macarthur***

The proposed Campbelltown CBD Commercial Core (B3) zone has been expanded to better reflect the Regional City vision, whilst much of the proposed SP3-Tourist Zone has been included in a broader proposed Mixed Use (B4) zone.

It should be noted that the Bethlehem Monastery component of the Narellan Road "Urban Activation" focused precinct is the subject of a separate Planning Proposal that is currently before Council.

##### ***Ingleburn***

As mentioned above, the Ingleburn Town Centre is currently the subject of a separate town centre planning and design process, the outcomes of which will potentially inform an amendment to the Draft Campbelltown LEP 2014, after its adoption.

### **Section 7.2.3.5: Environmental Management**

The 1(d) Future Urban Badgally Precinct and adjoining lands are currently the subject of a holistic master planning process as suggested in the Strategy. The process was triggered by submission of a Planning Proposal.

### **Section 7.2.4: Implementation Priorities**

#### ***Residential***

The following residential projects have been added to the proposed schedule of priorities:

#### **Medium Term** (5 - 10 years)

- Campbelltown South
- East Edge Scenic Protection Lands

#### **Long Term** (10+ years)

- Campbelltown South
- East Edge Scenic Protection Lands

#### ***Centers/Corridors/ Business Parks***

Floor space provisions for the Ingleburn Town Centre will evolve from the current town centre planning and design process and are likely to be reflected in a future amendment to Draft Campbelltown LEP 2014.

### **Appendices**

#### **Appendix "B"**

#### **Blairmount**

It should be noted that a Planning Proposal has been submitted to rezone land at Blairmount. The Proposal is currently being reviewed by Council.

### Ingleburn Town Centre

As previously referenced, a town centre planning and design process is currently being undertaken.

### **Appendix “D”**

Shall be replaced by the Revised Land Use Matrix associated with Draft Campbelltown LEP 2014 and reproduced as Attachment “A” to this Addendum.

