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EXTRAORDINARY BUSINESS PAPER

CAMPBELLTOWN CITY COUNCIL



30 October

## COMMON ABBREVIATIONS

ACF	Animal Care Facility
AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BC	Building Certificate
BCA	Building Code of Australia
BPB	Buildings Professionals Board
CLEP	Campbelltown Local Environmental Plan
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	Disability Discrimination Act 1992
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FA	NSW Food Authority
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IHAP	Independent Hearing and Assessment Panel
IPR	Integrated Planning and Reporting
JRPP	Joint Regional Planning Panel
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LEP 2002	Local Environmental Plan 2002
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
MACROC	Macarthur Regional Organisation of Councils
MSB	Mine Subsidence Board
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services (incorporating previous Roads and Traffic Authority)
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
SECTION 149 CERTIFICATE	- Certificate as to zoning and planning restrictions on properties
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



23 October 2018

You are hereby notified that the next Extraordinary Council Meeting will be held at the Civic Centre, Campbelltown on Tuesday 30 October 2018 at 6.30pm.

Lindy Deitz  
General Manager

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## Agenda Summary

### Extraordinary Council Meeting to be held on Tuesday 30 October 2018 at 6.30pm

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ITEM	TITLE	PAGE
1.	<b>ACKNOWLEDGEMENT OF LAND</b>	4
2.	<b>APOLOGIES</b>	4
3.	<b>DECLARATIONS OF INTEREST</b>	4
	Pecuniary Interests	
	Non Pecuniary – Significant Interests	
	Non Pecuniary – Less than Significant Interests	
	Other Disclosures	
4.	<b>REPORTS FROM OFFICERS</b>	5
4.1	Review of Campbelltown Local Environmental Plan 2015	5
5.	<b>URGENT GENERAL BUSINESS</b>	57
6.	<b>CONFIDENTIAL REPORTS FROM OFFICERS</b>	58
6.1	Acquisition Opportunities, Campbelltown	58

**1. ACKNOWLEDGEMENT OF LAND**

I would like to acknowledge the Traditional Custodians, the Dharawal people, whose Lands we are now meeting on. I would like to pay my respects to the Dharawal Elders, past and present and all other Aboriginal people who are here today.

**2. APOLOGIES**

**3. DECLARATIONS OF INTEREST**

**Pecuniary Interests**

**Non Pecuniary – Significant Interests**

**Non Pecuniary – Less than Significant Interests**

**Other Disclosures**

## 4. REPORTS FROM OFFICERS

### 4.1 Review of Campbelltown Local Environmental Plan 2015

#### Reporting Officer

Director City Development  
City Development

#### Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

#### Officer's Recommendation

1. That Council support the LEP Review Report and the Draft Project Plan attached to this Report.
2. That Council forward the Report and the attached Draft Project Plan to the Greater Sydney Commission in accordance with the legislative requirements outlined in the Environmental Planning and Assessment Act 1979.

#### Executive Summary

The Sydney Region Plan – A Metropolis of 3 Cities, was released in March 2018 by the Greater Sydney Commission, and sets a 40 year vision. This plan was prepared to meet the needs of a growing and changing population and seeks to transform Greater Sydney into a metropolis of 3 cities – the Western Parkland City, the Central River City and the Eastern Harbour City. The vision includes Campbelltown's important role as part of the Metropolitan Cluster. The Western City District Plan was released at the same time as the vision document.

The Western City District Plan (District Plan) is a 20 year plan to manage growth in the context of economic, social and environmental matters to achieve the 40 year vision for Greater Sydney. It is a guide for implementing the Region Plan at a District level and is a bridge between Regional Planning and Local Planning.

Amendments to the Environmental Planning and Assessment Act require Council to amend its Local Environmental Plan (LEP) to be consistent with the District Plan. Council is also required to prepare a Local Strategic Planning Statement.

An assessment of the Campbelltown Local Environmental Plan 2015 against the District Plan has identified that there is a need to do some work to align the two documents. This work includes the preparation of new and updated studies as outlined in this report.

A draft project plan detailing the work required and timing is attached. There is some planning work required that will not be included in the LEP review, but will be undertaken at a later time. This is also outlined in the report.

## **Purpose**

The purpose of the report is to provide Council with an update of the progress of the upcoming LEP review for the Campbelltown Local Government Area (LGA) including the task of aligning it to the District Plan and seek support for the proposed project plan.

The implementation of the actions and directions outlined for Campbelltown in the District Plan would be via Council initiated actions. The first part of the process is undertaking an LEP Review and undertaking of associated studies. This report details the required studies in assisting Council to complete the LEP review and preliminary assessment which has identified non-compliances with the District Plan which need to be considered as part of the review.

## **History**

In March 2018 the Greater Sydney Commission released 'A Metropolis of Three Cities – The Greater Sydney Region Plan', together with five supporting district plans which establish a clear future vision for Greater Sydney to 2056.

The Campbelltown Local Government Area, along with the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly have been included in the Western City District Plan.

The following themes have been identified as critical for the successful functioning of Campbelltown in the line with the Plan:

- **Infrastructure and Collaboration**

Major transport, health and education investments are underway across the District. The Western City Deal will aim to optimise infrastructure, investments and employment opportunities.

- **Liveability**

The Western City District will grow over the next 20 years with demand for an additional 185,500 dwellings. In the context of the Campbelltown LGA the majority of new dwellings will be created in urban release lands such as Menangle Park, Gilead and South Campbelltown and within urban renewal areas and existing centres such as Campbelltown, Ingleburn, Minto and Leumeah.

- **Productivity**

The District will need to include expansive industrial and urban services lands to the north and east of the Western Sydney Aerotropolis which would be supported by a freight link to serve Greater Sydney's long term freight, logistics and industrial needs.

- **Sustainability**

Producing an integrated approach to green infrastructure through waterways, bushland and open spaces, cooling of suburbs and the urban tree canopy will look to improve sustainability and amenity and quality of life as the District transforms.

The Western City District Plan identifies a number of planning priorities that Councils are required to meet as part of the LEP Review. A full list of Planning Priorities is outlined in Attachment 1. Each priority has related actions which are also identified in Attachment 1.

### Legislative Requirements

Recent amendments to the *Environmental Planning and Assessment Act 1979* (EP&A Act) require all Councils to review and amend their LEPs to ensure consistency with the direction of the District Plan.

To prepare for the upcoming LEP review, planning officers from Councils across Greater Sydney have been participating in Technical Working Groups (TWG). To date seven TWGs have been held at numerous locations in Sydney with a primary focus on leading Councils in developing their respective project plans for the LEP review. Sessions have assisted Councils in developing an understanding of the two year process required for the LEP review and have also outlined key aspects which will need investigation.

The Department of Planning and Environment has provided a roadmap to inform the LEP review process which is located at Attachment 2. The timelines in this roadmap have been adjusted as the project progresses. This LEP review report for example, must be completed by 31 October 2018 not January 2019 as shown on the road map.

The NSW Governments Affordability Strategy has provided \$2.5m in funding to a number of Councils including Campbelltown to undertake their individual LEP reviews within two years. These funds can be used for the purposes of further studies and the offsetting of staffing costs. Under the terms of the agreement, Council will need to meet the requirements of each milestone to be eligible for further funding for each phase. A summary of the funding requirements and allocation amounts is outlined below.

Milestone	Funding Amount	Completion Date
1. Sign funding agreement	\$250,000	Completed
2. LEP review report and submission of a Project Plan	\$500,000	31 October 2018
3. Exhibition of a draft Local Strategic Planning Statement	\$625,000	TBA
4. Submission of Planning Proposal for Gateway Determination	\$625,000	TBA
5. Submission of the planning proposal to the Secretary to arrange for the drafting of the updated LEP	\$500,000	30 June 2020

**Figure 1: Timeline and funding allocation for LEP Review**

Milestone 1 of the LEP Review has already been completed. Council considered a Report on 10 July 2018 which discussed the funding agreement for the LEP review. The next phase of the process is for Council to endorse this LEP Review Report to the Department of Planning and Environment by 31 October 2018.

As part of this agreement Council is entitled to \$250,000 for achieving the first milestone. The submission of this Report and project plan to the Department of Planning and Environment by 31 October 2018 will entitle Council to a further \$500,000.

## **Report**

### **Project Plan**

The review of the Campbelltown LEP is to be conducted in house by Council staff. To mitigate the risk of adverse impacts on current and increasing workloads, the temporary backfilling of staff by contract staff may be required. Attached to this report (Attachment 3) is a draft project plan which outlines the agreement between Council and the State Government for the provision of \$2.5m to Council to undertake the relevant studies outlined within this report or as resolved by Council. The project plan provides a structure plan and relevant key staff in achieving the required outcomes of the Western City District Plan.

The following studies and matters have been identified from a range of disciplines in order to assist Council in achieving the planning priorities outlined in the District Plan and to close the gap that may exist between local and state government policies.

As part of the LEP review a range of planning studies would need to be undertaken in order to promote the CLEP 2015 to a level which meets the desired outcomes of the Western City District Plan.

As there are budget limitations, once quotes/tenders are received there may be a need to either reduce the scope of the project and/or seek additional funds. Further, should studies not be able to be delivered by the deadline, the scope of works may need to be refined. In such cases these would be able to be identified in the Local Strategic Planning Statement (LSPS) as future planning priorities.

- **Housing Strategy**

In order to plan for Campbelltown City's population growth, future housing needs and the ever-changing housing choices people are making, it is crucial that Council prepares a new housing strategy which encourages well located housing, responds to the market, limits the impact of housing stress and improves affordability. The District Plan identifies that the Campbelltown LGA will require an additional 6,800 dwellings by 2021.

The Housing Strategy would assist Council in determining the location of additional housing supply and choice with greater access to jobs. A new housing strategy for the area would support Council in meeting the relevant planning priorities in the District Plan.

A housing strategy was previously prepared to inform the development of the CLEP 2015. The current housing strategy (Campbelltown Residential Development Strategy) 2014 was prepared prior to the release of Departmental policies such as the Glenfield to Macarthur Corridor Strategy and Greater Macarthur Growth Area. The Housing Strategy will need to be updated to inform the next LEP review. Population forecasts indicate that the Campbelltown LGA is likely to increase to 275,778 by 2036 (profile ID forecasts) and as such an appropriate housing response will need to be provided.

The housing strategy will also identify areas with cultural or environmental significance and aims to identify areas of exceptional local character. The Local Housing Strategy will need to find a balance between the cultural significance that individual and various places demonstrate whilst also addressing the needs of the local community.

Key housing issues likely to impact the LGA in the coming years include:

- ageing population
- single person households
- ensuring housing caters for diverse social needs
- address housing stress (including affordability)
- adaptable and sustainable housing
- increasing density around railway stations
- heat island impact

Trend analysis data from the Australian Bureau of Statistics which was collated for Phase 1 of the Re-imagining Campbelltown CBD project indicated that the Macarthur area will have more than 800,000 people by 2036. A suitable housing strategy would need to be in place to provide a diverse range of housing for a greater community, which has an ever increasing array of needs. The housing strategy will also need to align with adjoining Councils and reflect and reinforce Campbelltown's role as a regional city.

Furthermore, redevelopment of social housing estates in the LGA has seen a decline in the overall proportion of social housing stock from close to 15 percent to around 10 percent since 2001. Whilst relative to Greater Sydney, Campbelltown remains one of the most affordable parts of Sydney, new housing stock is proving less so when compared to average household incomes. Gentrification that is likely to accompany urban renewal, and is expected to have an impact on housing affordability, and within the private rental market moving forward.

In addition to adopting affordable housing targets that are consistent with the Greater Sydney Commission (GSC) targets, Council aims to explore other mechanisms for the delivery of affordable housing that will provide for the existing community and ensure Campbelltown continues to be an affordable place for all people to live. In this regard, measures such as development incentives included within the LEP that facilitate a proportion of affordable housing within a particular development, should be investigated.

A Housing Affordability Strategy which will form part of the overall housing strategy would also explore opportunities for increasing adoption of universal design in new builds to support greater affordability for people to remain in their homes through the various stages of life and mobility. Consideration will also be given to emerging trends like the build to rent sector.

- **Local Character Statement**

As part of the LEP review, the NSW Government has also instructed Council to undertake relevant character statements which will demonstrate character of local areas in accordance with the guidelines outlined by the State Government.

The aim of the character statements will be to inform the amendments to the LEP and will reflect the relevant character of certain areas. Additional work will need to be undertaken to inform the creation of local character statements. Character Statements will be produced and utilised for urban renewal and land release areas such as Willowdale and Ingleburn to provide the foundation for the planning policies that would in turn guide transforming the built environment into areas that would respond to the daily needs of the residents.

Character statements will also serve to identify areas where the current character is one that needs to be protected like the suburbs of Wedderburn and Glen Alpine. Community consultation would also be required as part of the process.

The Local Character Statements will aid Council in achieving Planning Priority W11 to provide new centres and prioritise strategic land use and infrastructure plans for existing and new centres. Funding captured through the LEP review process will be allocated for further studies to determine the ideal character, areas are to possess.

- **Employment Lands Review**

Strategic Economics and Cox Richardson undertook an employment lands review in 2011. The study identified opportunities for meeting current and future employment needs and undertook research in assisting Council to develop policies to maintain jobs within the Campbelltown LGA. This work needs to be reviewed and updated in light of global trends and employment land supply circumstances in Campbelltown and adjoining LGAs, particularly Liverpool.

It will also need to document the potential impacts of the proposed rezoning of industrial land to residential land in the Glenfield to Macarthur Urban Renewal Corridor Strategy so informed decisions can be made on the timing of any such rezoning. The research proposed to be undertaken would assist Council in meeting the Planning Priority W10 of the Plan.

The District Plan estimated 20,400 jobs in the Campbelltown LGA. The Plan identifies the need for a further 6,600 additional jobs by 2036 with a potential higher target of 10,600 jobs.

Through the employment lands review, Council will need to consider the impact of the Western Sydney Airport and its relationship with the LGA.

Council is currently faced with an increase in population and housing which has been generated through changes to government policy and an increase in planning proposals. Strategies currently in place such as the Glenfield to Macarthur Urban Renewal Corridor Strategy have identified the need to increase dwelling density and job opportunities close to existing transport networks.

Existing employment land currently in place in the LGA is an integral component of some centres particularly Ingleburn which currently has over 10,000 jobs with a population of 9,000 people.

The biggest car trip generator is home to work. Appropriate land use controls to bring work closer to people will therefore reduce work-trip generation, rather than only facilitate travel. More employment lands in proximity to population growth could be investigated and permissible land uses reviewed to allow and promote low-amenity impact employment uses in residential areas.

The review of employment lands would also need to investigate opportunities to work from home or from business hubs and collaboration spaces. Business Park opportunities would also need to be promoted to build upon proposals such as Maryfields (including Council land along Blaxland Road) as per the Urban Activation Precinct Proposal. Due to the changing nature of employment, investigation should be undertaken into the development of prime industrial land for low-employment low-skill outcome enterprises.

In order to meet the demands of the growing population and provide sustainable job creation to existing town centres and other employment land, an updated employment lands strategy would need to be produced to assist Council in identifying suitable land during the LEP review.

- **Re-imagining Campbelltown CBD**

Council has prepared a vision for the Campbelltown CBD precinct and has now commenced the process for preparing detailed economic and land use master plans for the CBD. It is anticipated that the master planning work for the Campbelltown CBD will deliver recommended land use controls including zones, maximum building heights and floor space ratios that will be able to be incorporated into the LEP review and also matters to be incorporated into the Development Control Plan.

- **Aboriginal Cultural Heritage Inclusion – Ochre Trail**

There is currently an existing Aboriginal Cultural Heritage Study that will form the starting point for a new indigenous heritage study and cultural strategy.

An Aboriginal Strategy is planned to be developed with the Campbelltown Aboriginal community to respond to key social issues and create opportunities for celebration and interpretation of traditional and contemporary Aboriginal culture within the public domain and for the creation of opportunities for practice and maintenance of culture.

This work will also tie into work relating to the Ochre Grid. The Ochre Grid is a mapping project developed by the Government Architect to assist both Aboriginal and non-Aboriginal communities share knowledge about Aboriginal places as well as places of shared cultural and heritage significance.

- **Heritage Study**

Planning priority W6 outlines the importance of creating and renewing great places and local centres whilst also respecting the heritage and history of the locale. During the preparation of the CLEP 2015, Council undertook a heritage study which identified a number of potential heritage items and items of significance throughout the LGA. There has been significant community feedback during consultation on Re-imagining Campbelltown CBD and the Community Strategic Plan that a great emphasis needs to be placed on the presentation of our heritage.

As part of the LEP Review, a heritage study would need to be undertaken to re-visit previous potential items and identifying new items of significance. This may include a decision on whether or not to continue the historical practice of listing heritage items without agreement of the owner.

- **Biodiversity and Natural Concerns**

Councils hold the primary responsibility for regulating development and activities which may impact on biodiversity values. In undertaking this role Council has a statutory obligation under planning and biodiversity legislation to conserve biodiversity and deliver development in an ecologically sustainable manner.

In this regard, the inclusion of appropriate biodiversity provisions with the Campbelltown LEP and Sustainable City DCP is vital to effectively conserve the LGA's significant biodiversity values.

As part of the LEP review process the State government is proposing that all Councils prepare a Strategic Urban Biodiversity Framework (SUBF). The intention of this framework is to assist in the implementation of the NSW Green Infrastructure Policy and Green Grid, through the identification of priorities and actions to improve urban habitats, bushland and waterway connections. Such priorities will be implemented via integration into Local Strategic Planning Statements, LEPs and DCPs and other land use strategies and management plans.

To ensure that the biodiversity framework that informs the LEP review process (whether it takes the form of the proposed SUBF or not) is evidence based and hence utilises the best information available, a range of biodiversity investigations will need to be undertaken.

Tasks will include:

- review and consolidation of existing biodiversity information
- accurate mapping of vegetation communities
- undertaking studies relating to the vegetation condition and other ecological values (ie. habitat values)
- mapping of ecological attributes and habitat corridors
- addressing existing or identified gaps in biodiversity information
- targeted surveys for priority threatened species
- identifying local conservation and restoration priorities
- integrating natural assets into Council's asset management framework
- developing strategies to improve urban biodiversity values

Community consultation will also form a vital component with the development of this framework.

With the rapidly changing urban footprint, it is necessary to review the bush fire prone land maps. This is because in some cases land is identified as bush fire prone land even though vegetation has been removed. The amendment of the bush fire prone land maps should not occur ahead of the accurate mapping of the vegetation communities, and therefore cannot be undertaken at the time of the LEP review. Instead it is proposed to identify the update of the bush fire prone land maps as a planning priority in the Local Strategic Planning Statement.

- **Reducing Energy Usage and Managing Waste and Recycling**

Planning Priority W19 identifies the need in reducing carbon emissions and managing energy, water and waste efficiently. As part of the 'Re-imagining Campbelltown CBD' project, exhibition documentation outlined the importance on Campbelltown City to grow in a manner which responds positively to energy and water usage. As part of the review of the LEP, further work will need to be undertaken to investigate possible solutions in managing residual

waste and deflecting away from depositing waste into landfill. Investigations will also be undertaken in identifying potential locations for new waste facilities within the Campbelltown LGA which will look to also promote job creation within the area. Other strategies will also look to facilitate waste management on site for new mixed use and residential flat buildings that are formed as a result of future development of lands subject of the LEP review.

- **Transport and Parking**

An integral component for the future growth of Campbelltown is the emphasis placed on transport and its transformation in adapting to a growing city. With the introduction of the Western Sydney Aerotropolis Campbelltown is strategically positioned to take advantage of better connectivity with other cities in Sydney, particularly in the Western City.

It is anticipated that sufficient studies are currently in place to inform the LEP review and remain consistent with planning priorities W7, W8, W9, W10 and W11 in the District Plan. Current studies that have currently been undertaken have identified areas for new transport links which will benefit local businesses within the area and facilitate night time economies and strengthen existing connections between Campbelltown's existing employment lands and other areas outside of the LGA. However further work and advocacy is required for connecting roads south of Campbelltown and for rail and active transport connections.

As part of the review, Council will also be required to undertake a transport and parking study for the LGA. Traffic and parking studies will be developed to suitably identify lands for improved traffic works and additional car parking where available. Council is currently working on developing parking strategies which look at alternatives to accommodate the parking needs of commuters at railway stations e.g. ride sharing services; frequent shuttle services; etc. Additionally, Council could use the transport and parking study to identify land for parking in proximity to transport hubs and centres.

The LEP review will also need to include details about prescribed airspace controls prior to the functioning of the Aerotropolis, although the Campbelltown LGA is fortunate to have only a very small portion of its land directly impacted by the Aerotropolis air space requirements. Consideration would also need to be given for local airspace controls near the Campbelltown Hospital Precinct to provide for helicopter movements.

A study will be required to identify land for future airport and intermodal and rail infrastructure to maintain a level of sufficient capacity. Further collaboration will be required with Transport for NSW to ensure that transport investments look to enhance access to the economic corridors through initiatives such as voluntary planning agreements and contribution plans.

Due to Campbelltown's expanding development into former rural lands, it is crucial for a north-south rail link extension to be interconnected with areas such as Mt Gilead and Macarthur South through to Glenfield and transport corridors to cater for such infrastructure should be preserved.

Studies will need to be undertaken to identify any land that needs to be reserved for future road based transport corridors. At this stage it is unlikely all of these corridors can be determined with sufficient accuracy for inclusion in the LEP, this would need to occur as part of subsequent strategic planning work.

Consideration will need also to be given to the potential impacts on the general planning framework that vehicle technologies such as autonomous vehicles may have on the way people interact with vehicles as we move into the future, as well as a change in the mindset of car ownership with younger generations, and the relationship this mindset has on parking ratios within buildings, public car parking, retail areas, entertainment precincts, etc.

- **Land Contamination**

Consideration will need to be given to potentially contaminated land within the Campbelltown LGA. With the introduction of strategies such as the Macarthur to Glenfield Urban Renewal Corridor Strategy, land that is rezoned from industrial to residential would need to be investigated for potential contamination before any rezoning could occur.

Campbelltown currently has a vast amount of land which was once used for rural and industrial uses. This land will slowly be transformed to meet other planning priorities within the District Plan. However, in line with planning priority W20 future urban development which will include employment land will need to have careful consideration of urban hazards and provide communities that are sustainable and respond well to other hazards such as the heat island effect and climate change. The study that is undertaken in relation to land contamination will inform future rezoning within the LGA.

- **Social Strategic Plans**

#### **Inclusive Campbelltown**

A pre-assessment of directions outlined in Part 3 - Liveability of the Western District Plan in particular Directions W3, W4 and W6, outlined a policy gap and lack of social infrastructure and connected communities within the Campbelltown LGA. Inclusive Campbelltown is a strategy proposed

Communities experiencing growth and change can face challenges of inclusion. Campbelltown is already home to communities of both considerable advantage and disadvantage. The size of our population has been relatively stable for several decades prior to 2011, and recent growth shows new residents are more often younger, more culturally and linguistically diverse and more frequently living in higher densities.

Inclusive Campbelltown will plan for how to recognise and respond to these differences, for example in land use, facility and program planning, and to ensure that the benefits of growth are available to all members of the community. Inclusive Campbelltown will draw on the evidence base developed in Impact Campbelltown and expand on this with more targeted consultation to develop a framework for planning and managing this change and specific plans to support this inclusion. It is appropriate to include this as part of an LEP review as this will aid in the delivery of housing targets by ensuring environments are created that suit future residents.

#### **Impact Campbelltown – Social Strategic Plan**

As Campbelltown is beginning to experience significant population growth and a changing demographic, an updated, detailed social evidence base is needed to inform land use planning and to guide how Council will best direct resources into programs, projects and partnerships to maximise positive social outcomes.

The Impact Campbelltown strategic social plan will be based on a detailed profile and analysis of social and demographic trends, existing and planned social infrastructure and how each of these vary across the LGA to ensure that planning can be place and evidence based. The analysis will include a lens for the nature and needs of specific social groups

within the community informed by both best practice research and consultation with the community to support the growth of Campbelltown as an inclusive city of choice. This key foundation of the plan will be used across Council for both a broad and fine grained analysis to support land use planning and service provision to deliver liveable, connected, inclusive and productive communities in Campbelltown.

Impact Campbelltown will draw on this analysis and consultation to develop key focus areas for social planning over the coming years, with programs and approaches that leverage strategic partnerships to deliver positive social impact. This study will need to be completed early to inform the housing strategy and will need to be undertaken by external consultants.

- **Glenfield to Macarthur Urban Renewal Corridor Strategy**

The NSW Government recently finalised the Glenfield to Macarthur Urban Renewal Corridor Strategy which aims to provide better connections between homes, jobs and open space close to seven train stations between Glenfield and Macarthur.

The strategy will be reliant on Council and independent planning proposals to align relevant zonings in accordance with the respective precinct plans for each area. In order to provide a planned approach for the growth area, further studies and relevant masterplans will need to be undertaken in relation to the individual precincts to achieve positive and inviting urban design outcomes, that encourage built form responses and architecture that is sympathetic to the desired green and rolling hills baseline character of Campbelltown, but inspires interest through its individuality and design excellence, and develops a genuine and individual character statement for the respective precinct.

Studies required to be undertaken for the growth area include but are not limited to the following:

- Traffic
- Master planning
- Urban Design
- Open Space
- Visual analysis
- Employment Strategy
- Potential contamination investigation

Currently, Council has started to undertake work in relation to Ingleburn, Minto and for Campbelltown, Leumeah and Macarthur through Reimagining Campbelltown - Phase 2. Funding will be required to be used for the additional studies which will be required to inform background studies and strategies. These studies, ultimately inform the re-zonings of these areas.

- **Campbelltown Collaboration Area**

The Western City District Plan identifies the Campbelltown-Macarthur Collaboration Area as part of the actions to priority W2. The Campbelltown-Macarthur collaboration area is based around the Campbelltown and Macarthur CBDs and includes the health and education precinct containing Campbelltown and private hospitals, Western Sydney University

Campbelltown Campus and TAFE NSW Western Sydney and focusses on Campbelltown-Macarthur in its role as a metropolitan centre. The Greater Sydney Commission will lead planning work on the Campbelltown-Macarthur Collaboration Area which is scheduled to occur in 2018-2019. Whilst unknown at this stage, it is possible that the work on the Collaboration Area will result in the need to change the provisions of Campbelltown LEP and therefore this may be incorporated into the LEP review at a later time.

- **Tourism related land uses and the Destination Management Plan**

The Draft Destination Management Plan prepared by Stafford Strategy identifies the need to undertake a review of the LEP to provide certainty to tourist related businesses and for businesses that would benefit from the night time economy that they will be able to operate in the desired locations. This review will be undertaken by Council staff. Additionally the draft Destination Management Plan calls for additional preamble in planning instruments and documents to encourage tourism and for greater specificity on the desired outcomes for the night time economy precincts. These are best placed in the Development Control Plan.

- **Amendments to address functional and operational issues with LEP 2015**

As part of the LEP review investigation will be required to simplify existing LEP controls to improve readability and interpretation. In the past Council has received feedback from the general public regarding the interpretation of LEPs. Feedback has outlined that the readability and information excerpted by the LEP has often been difficult to interpret and has also been a challenge to configure the LEP so that it meets the demands of both local and state policies.

An example of the analysis required to be undertaken to the existing LEP, is the format and in particular Schedule 1 'Additional Permitted Uses' in the LEP. There are currently a number of lots within the LEP that allow additional permitted uses and as such are often not brought to the attention of applicants until later in the development application process. An amendment would be required to simplify the LEP and assist users of the Plan.

Furthermore, the inclusion of mapping for the scenic hills and eastern edge-lands should also be investigated to manage expansion of higher intensity (potentially out of character) land uses into scenic and natural lands that are the mainstay of Campbelltown's desire to be a genuinely green and attractive city. The appropriate zoning and identification of the Scenic Hills and cultural landscapes would be consistent with Planning Priority's W14 and W16.

The Department of Planning and Environment would also need to consider the removal of the eastern side of Appin Road from the Urban Growth Mapping to prevent urban development on those lands.

Campbelltown currently has a number of areas deferred from its LEP. These areas remain subject to older planning controls. A review of the LEP should transpose the deferred areas into the current/future LEP language, to provide consistency and simplification of application across the whole of the Campbelltown LGA.

A review of the LEP would need to be undertaken to refine unnecessary or repeated controls and amend anomalies in the Plan. The aim of the amendment is to limit confusion and improve interpretation for users of the documentation. The funds provided from the State Government as outlined in the project plan will be used to engage an additional town planner to ensure this work does not have an adverse impact on the continued service of planning related customers, dealing with Council on a day to day basis.

- **Medium Density Development in the R2 zone**

Council has already commenced a planning proposal to remove *multi dwelling housing* from the list of permissible development types within the R2 'low density residential' zone. The outcome of this planning proposal will have an impact on the Housing Strategy as the completion of this proposal will have an impact on Council's ability to control the location of more intense forms of housing. This planning proposal has not yet received Gateway determination.

- **Other Current Planning Proposals**

At this stage it is not intended to incorporate any of the existing Planning Proposals into the LEP review. The progression of individual developer led proposals, such as the Campbelltown RSL Planning Proposal, will continue as separate processes. It is also intended to progress the Ingleburn core CBD Planning Proposal ahead of the LEP review.

- **Mapping of walkable and cycle access ways**

Planning Priority W5 'Providing housing supply, choice and affordability, with access to jobs, services and public transport' outlines actions relating to the functioning of town centres through walkable and cycle access ways. As part of the LEP review Council will look to implement mapping for walkable areas and cycle ways which will be used to improve the connectivity and amenity within the public realm.

Currently, planning proposals being undertaken in Campbelltown have not provided enough consideration for walkable spaces and accessibility to points of interest such as train stations or neighbourhood shops. By creating maps which consider the notion of access ways that are non-car reliant, Council would be able to create strategic planning outcomes that promote healthy living and efficiency.

Currently, there are no maps which indicate or outline the extent of existing walk ways and cycle access ways within the LGA and consideration should be given in adopting a strategy which identifies access ways across the LGA and into neighbouring LGAs.

- **Campbelltown Sustainable City Development Control Plan 2015 (DCP)**

The Campbelltown Sustainable City Development Control Plan 2015 will need to be amended to reflect the changes made to the LEP. The changes to the DCP will be significant and will need to be reported to Council and go through their own planning process. A detailed description of the changes required to the DCP is not able to be provided at this time, however will need to be referenced in the Local Strategic Planning Statement. The work on the DCP will occur alongside the LEP but due to the need to be consistent with the LEP will not be submitted to Council to gain a resolution for public exhibition until after a gateway determination on the LEP has been achieved.

- **Public Domain Plan**

A public domain plan will be required to be developed as part of the LEP Review in order to achieve optimum public domains that remain consistent with Local Strategic Planning Statement and Character Statements. Funding obtained through the next phase of the review will allow Council to develop a public domain plan to address ageing town centres and new release areas.

- **Mapping of Urban Tree Canopy**

The State Government have placed an importance on establishing a mapped urban tree canopy across all LGAs in Metropolitan Sydney. Through the mapping of urban tree canopies across Sydney, users would be able to establish the extent of tree cover across their respective LGAs and more importantly identify areas in which further cover would be required to combat issues such as heat island effect. Council would be required to undertake a mapping study to identify the extent of its urban tree canopy which would also be used to include areas of concern and further tree densification.

Introduction of suitable planning standards that require full canopy shade trees within a specified development will be important. These standards may go as far as requiring that the post-development average temperature of an area, cannot exceed the pre-developed average temperature of the area, or a specified ratio of full canopy trees must be provided at a ratio that has been demonstrated to provide suitable cooling (or reduction in heat) to the area.

- **Local Strategic Planning Statement**

Although the last item in this report, this is by no means the least significant. The Local Strategic Planning Statement is designed to provide a link between the Community Strategic Plan and the Local Environmental Plan. Councils have long advocated for a link between the integrated planning and reporting requirements under the *Local Government Act 1993* and the land use planning functions under the EP&A Act 1979. The Local Strategic Planning Statement serves this purpose.

Section 3.9 of the EP&A Act 1979 provides that a Local Strategic Planning Statement must include the following:

- (a) The basis for strategic planning in the area, having regard to economic, social and environmental matters
- (b) The planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the *Local Government Act 1993*
- (c) The actions required for achieving those planning priorities
- (d) The basis on which the council is to monitor and report on the implementation of those actions.

The Local Strategic Planning Statement will therefore bring together all of the items mentioned throughout this report as well as the community's aspirations detailed in the Community Strategic Plan. Milestone 3 of the funding agreement is linked to the public exhibition of the Local Strategic Planning Statement. There has been some discussion at the technical working groups that there may be a change to the deadline for exhibition of the local strategic planning statement with it being pushed back further than first detailed. It is important that the public exhibition process for the local strategic planning statement maximises community ownership of the statement. This statement will articulate not only the actions to be undertaken in the LEP review, but also the planning actions required beyond that review.

The Local Strategic Planning Statements could do the following:

- Inform the scope of, or limitations on future Planning Proposals (from developers, state or council initiated) Planning Agreements;
- Inform responses to future infrastructure design by council, state government, federal government or private development;
- Inform future expenditure by council;
- Inform future decision making on urban design requirements of the public domain or private developments; and
- Inform any future investigations such as recreation, open space, council land holdings, community facilities, flood management.

This is not an exhaustive list, but gives an indication of the items that could be in the statement. The statement could list a range of planning ideals that having support from residents (following public exhibition), puts council in a stronger position when negotiating with government and private developers.

- **Matters not included in the LEP review**

There are some planning actions required that will not be able to be incorporated into the LEP review. A review of the bushfire prone land maps is required, as over time there has been removal of vegetation through urban development, however such a map requires detailed review and approval from the Rural Fire Service and so it is considered that this is best managed by a standalone process separate to the LEP review.

It is not proposed to do any work on the blue grid (water courses) as part of the LEP review. Work is required to consider the planning controls applicable to Campbelltown's riparian areas however it is not considered that this work could occur within the tight LEP review timeframes.

It is also not proposed to prepare a rural study/strategy as there are other planning issues of higher priority and the rural strategy would be best undertaken after the completion of the housing strategy which means that it would be too late to include this in the LEP review given the tight timeframes.

- **Community Consultation**

Community consultation will be undertaken as part of the formal exhibition of the draft planning proposal, as well as part of the preparation of the Local Strategic Planning Statement. Further consultation will be undertaken on targeted areas as part of the preparation of some of the studies. It is proposed to use a variety of techniques for this including digital and map based formats. A community participation plan will be prepared.

- **Barriers to delivery**

As part of the preliminary assessment undertaken in relation to the LEP review process, a number of potential barriers have been identified which may impact on achieving the actions outlined in the District Plan.

- Difficulty in obtaining initial data, particularly if it is a new study for Campbelltown
- additional costing which may not be covered in the original scope
- lack of staff and resources may require additional contractors to work on some projects
- tight deadlines for project milestones

Careful consideration of staffing, funding and resources will be required to allow for timely and effective work to be undertaken.

### **Conclusion**

The Report outlines the relevant studies required to be undertaken in order to assist Council in completing the LEP review to meet Planning Priorities outlined in the Western District Plan. The Project Plan attached to this report will identify the agreement between Council and the State Government to undertake the relevant studies.

All studies will need to be undertaken by April 2019 in order to inform the Local Strategic Planning Statement and LEP review. Where a study cannot meet the deadline, consideration will be given to amending the project plan.

### **Gap Analysis**

In order to support the amendments of Council's planning controls, the following studies have been identified to align the amendments to the planning priorities listed in the District Plan.

- Housing Strategy and Housing Affordability Strategy (previous strategy 2014 needs substantial rewrite)
- Local Character Statement
- Reimagining Campbelltown CBD stage 2
- Employment Lands Review (update to Employment Lands review 2011)
- Biodiversity Study and Strategic Urban Biodiversity Framework (update Campbelltown Biodiversity study 2008 and desktop biodiversity assessment 2015)
- Transport and Parking Study
- Contaminated Lands Study
- Heritage Study (update to Campbelltown Local Government Area Heritage Review 2010)
- Aboriginal Cultural Heritage Study and Cultural Strategy
- Social Strategic Plans – Inclusive Campbelltown and Impact Campbelltown
- Urban Renewal Corridor – further studies and masterplans to inform rezonings
- Functional and Operational Aspects of the LEP – Additional permitted uses, scenic hills and eastern edge-land mapping, deferred areas, refine unnecessary controls and anomalies
- Walkable and cycle access mapping
- Public Domain Plan
- Urban Tree Canopy Mapping
- Local Strategic Planning Statement

If timeframes are not able to be met, it may be necessary to adjust the project plan to defer a particular study to a future planning process.

A future planning proposal is anticipated to be considered in 2019 which will be informed by the planning studies above.

### **Attachments**

1. List of Planning Priorities (contained within this report)
2. LEP-Review Project Plan (contained within this report)

Attachment 1 – List of Planning Priorities listed in the Western District City Plan

Planning Priority	Actions	Addressed by CLEP 2015	Amendment/Study Requirement
W1 Planning for a city supported by infrastructure	<ol style="list-style-type: none"> <li>1. Prioritise infrastructure investments to support the vision of <i>A Metropolis of Three Cities</i>.</li> <li>2. Sequence growth across the three cities to promote north-south and east-west connections</li> <li>3. Align forecast growth with infrastructure.</li> <li>4. Sequence infrastructure provision using a place-based approach.</li> <li>5. Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.</li> <li>6. Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralized utilities.</li> <li>7. Identify, prioritise and deliver Collaboration Areas.</li> <li>8. Coordinate land use and infrastructure for the Western City District</li> </ol>	<p>CLEP 2015 currently includes zones for land identified for infrastructure that have been agreed by the relevant government agency/department or acquisition authority.</p>	<p>Facilitate amendments to zone land and/or to identify it for future acquisition in consultation with the relevant government bodies.</p>
W2 Working through collaboration	<ol style="list-style-type: none"> <li>9. Deliver social infrastructure that reflects the needs of the community and in the future.</li> <li>10. Optimise the use of available public land for social infrastructure.</li> </ol>	<p>CLEP 2015 was developed in consultation with government agencies and departments.</p>	<p>Consult broadly with government agencies and departments and facilitate agreed amendments to enable infrastructure and service providers to deliver optimum outcomes for the City and its people.</p> <p>Incorporate Greater Sydney Commission work on Campbelltown-Macarthur collaboration area if completed in time.</p>
W3 Providing services and social infrastructure to meet people’s changing needs	<ol style="list-style-type: none"> <li>11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:                         <ol style="list-style-type: none"> <li>a. providing walkable places at a human scale</li> </ol> </li> </ol>	<p>CLEP 2015 was largely a consolidation and like-for-like translation of eight planning instruments into one new LEP based on the Standard Instrument LEP.</p>	<p>Consider feedback from the development of the CSP and the Reimagine Campbelltown Vision in reviewing the LEP and proposing potential amendments and incorporate the outcomes of impact Campbelltown and Inclusive Campbelltown in Local Strategic Planning Statement.</p>
W4 Fostering healthy, creative, culturally rich and socially connected communities	<ol style="list-style-type: none"> <li>11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:                         <ol style="list-style-type: none"> <li>a. providing walkable places at a human scale</li> </ol> </li> </ol>	<p>The aims and objectives within CLEP 2015 address this need. Permissible land uses within a wide variety of zones enable fulfilment of this</p>	<p>Review aims, objectives and land use mixes in key zones to ensure continued ability to deliver the required outcomes and include outcomes of Inclusive Campbelltown.</p>

<p>W5</p>	<p>Providing housing supply, choice and affordability, with access to jobs, services and public transport</p>	<p>with active street life</p> <ul style="list-style-type: none"> <li>b. prioritising opportunities for people to walk, cycle and use public transport</li> <li>c. co-locating schools, health, aged care, sporting and cultural facilities</li> <li>d. promoting local access to healthy fresh food and supporting local fresh food production</li> </ul> <p>12. Incorporate cultural and linguistic diversity in strategic planning and engagement.</p> <p>13. Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</p> <p>14. Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils to better understand and support their economic aspirations as they relate to land use planning</p> <p>15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including:</p> <ul style="list-style-type: none"> <li>a. arts enterprises and facilities, and creative industries</li> <li>b. interim and temporary uses</li> <li>c. appropriate development of the night-time economy</li> </ul> <p>16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.</p> <p>17. Prepare local or district housing strategies that address the following:</p> <ul style="list-style-type: none"> <li>a. the delivery of five-year housing supply targets for each local government area</li> <li>b. the delivery of 6-10 year (when agreed) housing supply targets for each local government area</li> <li>c. capacity to contribute to the longer term 20-year strategic housing target for the District</li> <li>d. the housing strategy requirements outlined in</li> </ul>	<p>planning priority.</p> <p>CLEP 2015 was largely a consolidation of the previous eight planning instruments.</p>	<p>Include information based on the Ochre trail to increase relevance of planning documents to Aboriginal people through inclusion in Local Strategic Planning Statement.</p>
		<p>A review of current LEP zoning is required to increase densities where suitable, such as the Glenfield to Macarthur Corridor Strategy.</p> <p>A housing strategy including housing affordability strategy will need to be undertaken to bring the CLEP in line with existing policies such as the Precinct Plans in the Glenfield to Macarthur Corridor Strategy.</p>		

		<p>Objective 10 of the <i>A Metropolis of Three Cities</i> that include:</p> <ul style="list-style-type: none"> <li>I. creating capacity for more housing in the right locations</li> <li>II. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area</li> <li>III. supporting investigation of opportunities for alignment with investment in regional and district infrastructure</li> <li>IV. supporting the role of centres</li> </ul>	<p>The housing strategy will need to provide for the housing target of 6,800 by 2021 to be met as well as housing diversity, alignment with infrastructure, affordability and design objectives and other related matters detailed in the District Plan. A 6-10 year target will need to be determined.</p>
		<p>18. Prepare Affordable Rental Housing Targets Schemes following development of implementation arrangements</p> <p>19. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</p> <ul style="list-style-type: none"> <li>a. prioritising a people-friendly public realm and open spaces as a central organising design principle</li> <li>b. recognising and balancing the dual function of streets as places for people and movement</li> <li>c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk to centres</li> <li>d. integrating social infrastructure to support social connections and provide a community hub</li> <li>e. recognising and celebrating the character of a place and its people.</li> </ul> <p>20. In Collaboration Areas, Planned Precincts, Growth Areas and planning centres:</p> <ul style="list-style-type: none"> <li>a. investigate opportunities for precinct-based provisions of adaptable car parking and infrastructure in lieu of private provision of car parking</li> <li>b. ensure parking availability takes into account</li> </ul>	<p>The Housing Strategy will need to incorporate affordability considerations.</p> <p>Further studies include European heritage and aboriginal cultural studies to develop communities which are culturally and historically connected. Public domain plans will also be required.</p> <p>Incorporate outcomes of planning for the Campbelltown-Macarthur Collaboration Area. Re-imagining Campbelltown CBD will provide further information in regard to this priority.</p>
W6	<p>Creating and renewing great places and local centres, and respecting the District's heritage</p>		

<p>W7</p>	<p>Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</p>	<p>the level of access by public transport consider the capacity for places to change and evolve, and accommodate diverse activities over time</p> <p>c. incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations.</p> <p>d. Identify, conserve and enhance environmental heritage by:</p> <p>a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place</p> <p>b. applying adaptive re-use and interpreting of heritage to foster distinctive local places</p> <p>c. managing and monitoring the cumulative impact of development on the heritage values and character of places.</p> <p>22. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.</p> <p>23. Use flexible and innovative approaches to revitalise high streets in decline.</p> <p>24. Integrated land use and transport plans to deliver the 30-minute city.</p> <p>25. Investigate, plan and protect future transport and infrastructure corridors</p> <p>26. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.</p> <p>27. Prioritise transport investments that enhance access to the economic corridors and between centres within the corridors.</p> <p>28. Manage the interfaces of industrial areas, trade gateways and intermodal facilities by:</p> <p><b>Land use activities</b></p> <p>a. providing buffer areas to nearby activities, such</p>			<p>Further studies will need to be undertaken to identify opportunities to determine the land area needs of industrial land as well as to manage the transition between industrial areas and residential areas. Consideration will need to be given to, freight roads identified in the corridor.</p>
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		<p>as residential uses, that are sensitive to emissions from 24-hour port and freight functions</p> <ul style="list-style-type: none"> <li>b. retaining industrial lands for port, intermodal and logistics uses form the encroachment of commercial, residential and other non-compatible uses which would adversely affect industry viability to facilitate ongoing operation and long-term growth</li> <li>c. requiring sensitive developments within influence of port and airport operations to implement measures that reduce amenity impacts</li> <li>d. improving communication of current and future noise conditions around airports, surrounding road and rail networks, intermodal terminals and supporting private lands</li> <li>e. improving the capacity of existing stakeholders to implement existing planning noise standards for incoming sensitive developments</li> <li>f. protecting prescribed airspace from inappropriate development, for example height of building controls that would allow buildings to penetrate prescribed airspace and reduce the capacity of existing airport operations</li> <li>g. identifying and preserving land for future port and airport, intermodal and rail infrastructure</li> <li>h. ensuring adequate land is available for transit uses, for example, bus layovers.</li> </ul> <p><b>Transport operations</b></p> <ul style="list-style-type: none"> <li>i. providing the required commercial and passenger vehicle, and freight and passenger rail access</li> <li>j. improving freight connectivity by both road and the proposed Western Sydney Freight Line from Villawood to Eastern Creek, via Yennora, Smithfield and Wetherill Park to improve business-to business and supply chain connectivity along this industrial corridor</li> <li>k. Recognising and giving effect to the National Airports Safeguarding Framework, incorporating noise, turbulence and wildlife</li> </ul>		
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<p>W8</p>	<p>Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis</p>	<p>safety measures.</p> <p>29. Optimise the efficiency and effectiveness of the freight handling and logistics network by:</p> <ul style="list-style-type: none"> <li>a. protecting current and future freight corridors and shared freight corridors</li> <li>b. balancing the need to minimise negative impacts of freight movements on urban amenity with the need to support efficient freight movements and deliveries</li> <li>c. identifying and protecting key freight routes</li> <li>d. limiting incompatible uses in areas expected to have intense freight activity.</li> </ul> <p>30. Investigate and plan for the land use implications of potential long-term regional transport connections.</p> <p>31. Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential North South Rail Link.</p> <p>32. Protect transport corridors as appropriate, including the Western Sydney Freight Line and Outer Sydney Orbital.</p> <p>33. Create landscaped boulevards along new and major transport corridor upgrades as appropriate to the existing environment.</p> <p>34. Prioritise the planning and delivery of east-west and north-west roads to facilitate access to the strategic centres (including Badgally Road transport corridor to Campbelltown, Spring Farm Parkway and The Horsley Drive) and improve walking and safe cyclin connections nearby.</p> <p>35. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.</p> <p>36. Provide a regulatory environment that enables</p>	<p>The CLEP does not have any control or policies relating to Western Sydney Airport and Badgerys Creek.</p>	<p>This would be one of the considerations of the employment lands study.</p>
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W9	Growing and strengthening the metropolitan cluster	<p>economic opportunities created by changing technologies.</p> <p>37. Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers.</p> <p>38. Create capacity for tourist accommodation in appropriate locations through local environmental plans.</p> <p>39. When preparing plans for tourism and visitation, consider:</p> <ul style="list-style-type: none"> <li>a. encouraging the development of a range of well-designed and located facilities</li> <li>b. enhancing the amenity, vibrancy and safety of centres and townships precincts</li> <li>c. supporting the development of places for artistic and cultural activities</li> <li>d. improving public facilities and access</li> <li>e. protecting heritage and biodiversity to enhance cultural and eco-tourism</li> <li>f. supporting appropriate growth of the night-time economy</li> <li>g. developing industry skills critical to growing the visitor economy</li> </ul> <p>40. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.</p> <p>41. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation .</p> <p>42. For Liverpool collaboration area:</p> <ul style="list-style-type: none"> <li>a. protect and develop the commercial core</li> <li>b. improve and coordinate transport and other infrastructure to support jobs growth</li> <li>c. develop smart jobs around the health and education precinct</li> <li>d. build on the centre's administrative and civic</li> </ul>	<p>Current zoning is in place which responds to the objectives outlined in this Planning Priority. However, further studies need to be undertaken to identify ways to increase jobs, consolidate the commercial core and support mixed</p>	<p>The draft Destination Management Plan has been completed. A review of tourism related definitions and their permissible locations will be required.</p>	<p>Amendments to the CLEP are required to facilitate further jobs within the commercial core particularly in relation to the Re-imagining Campbelltown CBD project which looks at the Campbelltown, Macarthur and Leumeah areas.</p>
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		role	use development.	
		<p>e. improve public domain including tree-lined, comfortable open spaces and outdoor dining</p> <p>f. improve connectivity and links to the Georges River and prioritise pedestrian, cycle and public transport facilities</p> <p>g. encourage a vibrant mix of uses, new lifestyle and entertainment uses to activate streets and grow the night-time economy</p> <p>h. capitalise on the Western Sydney Airport and Western Sydney City Deal initiatives</p> <p>43. For Penrith collaboration area:</p> <p>a. support the transformation of the City Centre to grow to its ultimate potential</p> <p>b. support and enhance a viable commercial core</p> <p>c. reinforce, capitalise and support the expansion of the Penrith health and education precinct</p> <p>d. facilitate the attraction of a range of uses that contribute to an active and vibrant City Centre</p> <p>e. facilitate opportunities for a diverse economy that delivers jobs of the future, strong employment sectors and improves access to education and training</p> <p>f. capitalise on opportunities associated with the Western Sydney Airport including Western Sydney City Deal initiatives</p> <p>g. encourage new lifestyle, tourist and cultural uses to activate streets and grow the tourism and night-time economies</p> <p>h. activate primary and secondary streets and deliver contemporary urban public space</p> <p>i. improve transport connectivity, walkability and safe cycling connections within and to the Penrith City Centre</p> <p>j. connect and activate the Nepean River as a focal point and destination</p> <p>k. promote urban living by improving amenity within the City Centre and activating public spaces</p> <p>l. support and demonstrate innovation</p>		
		<p>44. For Campbelltown collaboration area</p>		

	<ul style="list-style-type: none"> <li>a. protect, develop and expand the commercial core</li> <li>b. protect and grow the health, medical and education core precincts</li> <li>c. investigate opportunities for the growth of allied health and medical related businesses, research, science and advanced manufacturing enhance the centre’s civic, cultural and heritage role</li> <li>e. increase opportunities for creative, digital and technology businesses and employees</li> <li>f. encourage new lifestyles and entertainment uses to activate streets and grow the night-time economy</li> <li>g. improve east-west pedestrian connectivity across the southern rail line</li> <li>h. improve accessibility to walking, cycling, public transport and car sharing</li> <li>i. support mixed-use development and surrounding high quality apartment and medium density residential development</li> <li>j. capitalise on the Western Sydney Airport and Western Sydney City Deal initiatives.</li> </ul>	<p>Collaboration area can be included in the LEP review if completed on time. Some elements of this will be incorporated into the Local Strategic Planning statement and future DCP review.</p>
	<p>45. Facilitate health and education precincts that:</p> <ul style="list-style-type: none"> <li>a. create the conditions for the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts</li> <li>b. have high levels of accessibility</li> <li>c. attract associated businesses, industries and commercialisation of research</li> <li>d. facilitate housing opportunities for students and workers within 30 minutes of the precinct.</li> </ul>	<p>This will be a part of both the Collaboration Area and the re-imagine Campbelltown project</p>
	<p>46. Prioritise:</p> <ul style="list-style-type: none"> <li>a. public transport investments to improve the north-south and east-west connections to the metropolitan cluster</li> <li>b. infrastructure investments which enhance walkability within two kilometres of the</li> </ul>	<p>This is best detailed in the Local Strategic Planning Statement and then used to advocate with state agencies over public transport infrastructure.</p>

		<p>metropolitan cluster or strategic centres or 10 minutes walking distance of a local centre infrastructure investments, particularly those focused on access to the transport network, which enhance cycling connectivity within five kilometres of strategic centres or 10 kilometres of the metropolitan cluster.</p> <p>c.</p>		
		<p>47. Support and facilitate the development of the metropolitan cluster by:</p> <ul style="list-style-type: none"> <li>a. supporting commercial development, aerospace and defence industries and the innovation economy</li> <li>b. supporting internally competitive freight and logistic sectors</li> <li>c. planning vibrant strategic centres and attracting health and education facilities, cultural, entertainment, arts and leisure activities</li> <li>d. creating high quality places with a focus on walking and cycling</li> <li>e. improving transport connections to the centres from across the District</li> </ul>		<p>This will be considered as part of the proposed employment lands study. The proposed mapping of walking and cycling routes and opportunities and public domain plans will also assist with this priority.</p>
		<p>48. In Collaboration Areas, Planned Precincts and planning for the metropolitan cluster:</p> <ul style="list-style-type: none"> <li>a. investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provisions of car parking</li> <li>b. ensure parking availability takes into account the level of access by public transport</li> <li>c. consider the capacity for places to change and evolve, and accommodate diverse activities over time</li> <li>d. incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations.</li> </ul> <p>49. Deliver the Land Use and Infrastructure Implementation Plan for the Western Sydney Airport Growth Area.</p>		

W10	Maximising freight and logistics opportunities and planning and managing industrial and urban services land	<p>50. Review the current planning and create capacity to achieve the job targets for the District's metropolitan cluster.</p> <p>51. Retain and manage industrial and urban service land, in line with the principles for managing industrial and urban service land, in the identified local government area (refer to Figure 19) by safeguarding all industrial zoned land from conversion to residential development, including conversion to mixed-use zones. In updating local environmental plans, councils are to conduct a strategic review of industrial land.</p> <p>52. Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 19) by undertaking a review of all industrial land to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area.</p> <p>53. Plan and manage industrial and urban service land in line, with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 19) by creating additional industrial and urban services land where required in land release areas to service the growing population. In updating planning for release areas, relevant agencies are to conduct a strategic review of industrial land.</p> <p>54. Consider office development in industrial zones where it does not compromise industrial or urban services activities.</p> <p>55. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights</p>	<p>The CLEP does not currently have any provision relating to this planning priority.</p>	<p>In the Campbelltown LGA, industrial lands are identified in the 'retain and manage' category. This clashes in part with the Glenfield to Macarthur Urban Renewal Corridor Strategy. An employment lands study is recommended to accurately determine future needs.</p>
W11	Growing investment, business opportunities and jobs in strategic	<p>56. Provide access to jobs, goods and services in centres by:</p> <ul style="list-style-type: none"> <li>a. attracting significant investment and business</li> </ul>	<p>Currently, the LEP has business and environmental zonings. As the LEP was largely a consolidation of the</p>	<p>An employment lands strategy is required to review existing jobs in centres and potential employment lands within the LGA.</p>

	centres	<p>activity in strategic centres to provide job growth</p> <ul style="list-style-type: none"> <li>b. diversifying the range of activities in all centres</li> <li>c. creating vibrant, safe places and quality public realm</li> <li>d. focusing on a human-scale public realm and locally accessible open space</li> <li>e. balancing the efficient movement of people and goods with supporting the liveability of places on the road network</li> <li>f. improving the walkability within and to centres</li> <li>g. completing and improving a safe and connected cycling network to and within centres</li> <li>h. improving public transport services to all strategic centres</li> <li>i. conserving and interpreting heritage significance</li> <li>j. designing parking that can be adapted to future uses</li> <li>k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts</li> <li>l. creating the conditions for residential development within strategic centres and within walking distance (up to 10 minutes), but not at the expense of the attraction and growth of jobs, retailing and services: where appropriate, strategic centres should define commercial cores informed by an assessment of their need.</li> </ul> <p>57. Create new centres in line with the principles for Greater Sydney's centres.</p> <p>58. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.</p> <p>59. Encourage opportunities for new smart work hubs.</p> <p>60. Review current planning controls and create capacity to achieve the job targets for the District's</p>	<p>previous instruments a review will need to be undertaken.</p>	<p>Re-imagining Campbelltown CBD phase 2 will also help achieve this priority along with public domain plans and the mapping of walking/cycling routes and opportunities.</p> <p>A review of potential heritage items is also proposed.</p> <p>Other matters will be incorporated into separate future strategic planning including a review of the Development Control Plan.</p>
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	<p>strategic centres.</p> <p>61. Strengthen Fairfield through approaches that:</p> <ul style="list-style-type: none"> <li>a. investigate opportunities for feasible redevelopment and increased density close to the Fairfield Transport Interchange</li> <li>b. enhance the public realm and encourage new connected civic plazas and public open spaces, including better walking and cycling links to nearby Fairfield Park and Prospect Creek corridor</li> <li>c. build on the emerging concentration of multicultural support services and support the current business and legal sector</li> <li>d. increase the liveability of the centre by activating the public realm, including developing the vision for an 'eat street' and growing the night-time economy</li> <li>e. facilitate the attraction of office/commercial floor space and allow for innovation including smart work hubs</li> <li>f. improve east-west connectivity within Fairfield City Centre from surrounding suburbs</li> <li>g. prioritising pedestrian, cycle and public transport facilities</li> <li>h. encourage car sharing and carpooling opportunities</li> </ul>	<p>Not relevant to Campbelltown.</p>
	<p>62. Strengthen Katoomba through approaches that:</p> <ul style="list-style-type: none"> <li>a. encourage new lifestyle and entertainment uses to activate streets and grow the tourism and night-time economies</li> <li>b. facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs</li> <li>c. enhance the public realm</li> <li>d. activate secondary streets.</li> <li>a.</li> </ul>	<p>Not relevant to Campbelltown.</p>
	<p>63. Strengthen Leppington through approaches that:</p> <ul style="list-style-type: none"> <li>a. develop a masterplan for the Leppington town centre in collaboration with Camden and Liverpool City Councils, stakeholders and the</li> </ul>	<p>Not relevant to Campbelltown.</p>

	<p>community</p> <ul style="list-style-type: none"> <li>b. coordinate the release and rezoning of land for residential, employment and other urban development in Leppington town centre in accordance with the State Environmental Planning Policy (Sydney Region Growth Centres)2006 and to support District’s housing and job targets</li> <li>c. coordinate and deliver enabling infrastructure to support future developments.</li> </ul>		
	<p>64. Strengthen Narellan through approaches that:</p> <ul style="list-style-type: none"> <li>a. investigate the capacity of key infrastructure to support additional growth</li> <li>b. undertake an Urban Design Review for the Centre and review planning controls</li> <li>c. review the vision for the Narellan Centre</li> </ul>		Not relevant to Campbelltown.
	<p>65. Strengthen Richmond-Windsor through approaches that</p> <ul style="list-style-type: none"> <li>a. support complementary land uses around the agglomeration of education and defence uses in Richmond</li> <li>b. support master planning processes for Richmond and Windsor that encourage new lifestyle and entertainment uses, employment opportunities, activate streets and places, grow the tourism economy and respect and enhance the significant heritage value and assets</li> </ul> <p>facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs.</p>		Not relevant to Campbelltown.
	<p>66. Strengthen St Marys through approaches that:</p> <ul style="list-style-type: none"> <li>a. review and maximise opportunities from its location at the intersection of the north-south and east-west corridors</li> <li>b. support the role of St Marys as a centre by enabling a mix of land uses to encourage a diverse and active night-time economy</li> <li>c. facilitate the attraction of a range of uses that contribute to an active and vibrant place</li> </ul>		Not relevant to Campbelltown.

W12	Protecting and improving the health and enjoyment of the District's waterways	<p>d. improve transport connectivity and walkability within and to St Marys</p> <p>e. support greater housing diversity and densities</p> <p>f. activate primary and secondary streets and deliver contemporary urban public spaces support and demonstrate innovation</p> <p>67. Protect environmentally sensitive areas of waterways</p> <p>68. Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport.</p> <p>69. Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.</p> <p>70. Work towards reinstating more natural conditions in highly modified urban waterways.</p> <p>71. Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City.</p>	Only riparian areas at Menangle Park are currently mapped in the LEP.	It is propose to make this a future matter for consideration in the Local Strategic Planning Statement.
W13	Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element			Only a small part of the South Creek catchment in Campbelltown and this area already has adequate controls in place.
W14	Protecting and enhancing bushland and biodiversity	<p>72. Protect and enhance biodiversity by:</p> <p>a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</p> <p>b. managing urban bushland and remnant vegetation as green infrastructure</p> <p>c. managing urban development and urban bushland to reduce edge-effect impacts.</p>	As part of the LEP review process the State government is proposing that all Councils prepare a strategic urban biodiversity framework (SUBF). The intention of this framework is to assist in the implementation of the NSW Green Infrastructure policy and Green Grid, through the identification of priorities and actions to improve urban habitats and bushland and waterway connections.	It is proposed to map ecological values and habitat corridors as well as the mapping of the scenic hills and eastern edgelands.
W15	Increasing urban tree	73. Expand urban tree canopy in the public realm.	As above.	An amendment to the Biodiversity map

	canopy cover and delivering Green Grid connections	<p>74. Progressively refine the detailed design and delivery of:</p> <ul style="list-style-type: none"> <li>a. Greater Sydney Grid priority corridors and projects important to the District</li> <li>b. opportunities for connections that form the long-term vision of the network</li> <li>c. walking and cycling links for transport as well as leisure and recreational trips.</li> </ul> <p>75. Create Greater Sydney Green Grid connections to the Western Sydney Parklands.</p>		would be intended to have the green grid connection as an overlay.
W16	Protecting and enhancing scenic and cultural landscapes	<p>76. Identify and protect ridgelines, scenic and cultural landscapes, specifically the Scenic Hills, Mulgoa Valley and the escarpments of the Blue Mountains.</p> <p>77. Enhance and protect views of scenic and cultural landscapes from the public realm.</p>	Currently, the scenic hills and eastern edgelands are not mapped and are thus vulnerable to loss of scenic landscape.	An amendment to the CLEP would be required to map the sensitive landscape lands such as the Scenic Hills and the eastern edge scenic protection lands.
W17	Better managing rural areas	<p>78. Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.</p> <p>79. Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills and east of The Northern Road, Luddenham.</p>		It is proposed to detail this in the Local Strategic Planning Statement.
W18	Delivering high quality open space	<p>80. Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> <li>a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow</li> <li>b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space</li> <li>c. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved</li> <li>d. planning new neighbourhoods with a sufficient quantity and quality of new open space</li> </ul>	Open space is currently addressed in the CLEP. However, a review will need to be undertaken as the demand increases due to population growth.	<p>Amendments will be required to include public open space zoning and the like to contribute new open spaces in urban release areas and higher density communities.</p> <p>A fine grained approach will be required within the Glenfield to Macarthur Corridor precincts.</p>

W19	Reducing carbon emissions and managing energy, water and waste efficiency	<p>e. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses</p> <p>f. delivering or complementing the Greater Sydney Green Grid</p> <p>g. providing walking and cycling links for transport as well as leisure and recreational trips</p> <p>81. Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Growth Areas, Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.</p> <p>82. Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency, especially in Growth Areas, Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.</p> <p>83. Protect existing and identify new locations for waste recycling and management</p> <p>84. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements</p> <p>85. Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.</p> <p>86. Investigate potential regulatory mechanisms such as a Protection of Environment Policy (PEP) that sets low-carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use. This could include a framework for the monitoring and verification of performance for precincts in Growth Areas, Planned Precincts, Collaboration Areas, urban renewal precincts and housing growth areas that are planned to have an</p>		<p>This will be considered as part of the Collaboration area work and will be included if completed on time.</p> <p>Re imagining Campbelltown CBD includes preparing a resilience plan to address these issues.</p>
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W20	Adapting to the impacts of urban and natural hazards and climate change	increase in total floor area greater than 100,000 square metres. 87. Support initiatives that respond to the impacts of climate change. 88. Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards. 89. Mitigate the urban heat island effect and reduce vulnerability to extreme heat 90. Respond to the direction for managing flood risk in the Hawkesbury-Nepean Valley as set out in <i>Resilient Valley, Resilient communities' – Hawkesbury-Nepean Valley Flood Risk Management Strategy</i> .	It is proposed to map and enhance the urban tree canopy and additionally address these issues in the Local Strategic Planning Statement and Development Control Plan. Additionally reimagining Campbelltown CBD Phase 2 includes preparing a resilience plan for the CBD.
W21	Preparing local strategic planning statements informed by local strategic planning	91. The Greater Sydney Commission will require a local environmental plan review to include: a. an assessment of the local environment plan against the district plan Planning Priorities and Actions b. local context analysis c. a overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan.	Council is currently undertaking preliminary work in relation to the development of local strategic planning statements.  A Local Strategic Planning statement will be prepared.
W22	Monitoring and reporting on the delivery of the Plan	92. Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and Local government decision-making.	To be prepared by the Greater Sydney Commission.

## Attachment 2

### Schedule A – Draft project plan

[To be completed in cooperation between Council and the Department of Planning and Environment.]

<b>Organisation name:</b>	Campbelltown City Council
<b>Project name:</b>	Accelerated LEP review program
<b>Approved NSW Government funding:</b>	\$2.5 million
<b>Project commencement date:</b>	1 June 2018
<b>Project completion date:</b>	30 June 2020

### Project overview

#### 1. Objectives

1. Review and update the local environment plan and all other relevant local planning controls to give effect to the relevant District Plan by 30 June 2020.
2. Undertake an LEP review against the relevant District Plan actions and prepare a LEP review report identifying areas of inconsistency with the relevant District Plan and any required studies and work to ensure consistency by 31 October 2018.
3. Prepare a draft local strategic planning statement by 30 April 2019 or other date advised by the Department and a final statement by 30 November 2019. This statement will outline the 20-year vision for land use in the local area, including:
  - a. special characteristics that contribute to local identity;
  - b. shared community values to be maintained and enhanced; and
  - c. how growth and change will be managed into the future.

#### 4. Scope

- a. Undertake an LEP review against the relevant District Plan actions and prepare and submit an LEP review report to the Department of Planning and Environment (DPE).
- b. Undertake relevant and required studies, including (but not limited to):
  - a. a local housing strategy and housing affordability strategy;
  - b. a local character statement;
  - c. an employment lands review;
  - d. a biodiversity study and strategic urban diversity framework;
  - e. a transport and parking study;
  - f. a contaminated lands study (phase 1);
  - g. a heritage study;
  - h. an Aboriginal cultural heritage study and cultural strategy;
  - i. Social Strategic Plans - Inclusive Campbelltown and Impact Campbelltown;
  - j. Urban Renewal Corridor - further studies and masterplans to inform rezonings;
  - k. Functional and operational aspects of the LEP - Additional permitted uses, scenic hills and eastern edgeland mapping, deferred areas, refine unnecessary controls and anomalies;
  - l. mapping of walkable and cycle accessways;
  - m. public domain plans;
  - n. mapping of urban tree canopy; and
  - o. a local strategic planning statement.

- c. prepare and exhibit a draft local strategic planning instrument.
- d. Finalise the draft local strategic planning statement.
- e. Prepare a planning proposal and submit to DPE for Gateway Determination.
- f. Exhibit the planning proposal in accordance with the Gateway Determination.
- g. Review submissions and prepare a report explaining how the issues raised in submissions have been addressed.
- h. Submit draft LEP which gives effect to the relevant District Plan to DPE for plan making.

### 3. Deliverables

The deliverables include the following:

1. A completed LEP review report identifying areas of inconsistency between existing local planning controls and the relevant District Plan actions. This report will outline the relevant actions and activities required to ensure consistency and meet the associated time frames.
2. Completed relevant strategies and studies, including:
  - a local housing strategy and housing affordability Strategy;
  - a local character statement;
  - an employment lands review;
  - a biodiversity study and strategic urban diversity framework;
  - a transport and parking study;
  - a contaminated lands study (phase 1);
  - a heritage study;
  - an Aboriginal Cultural Heritage Study and Cultural Strategy;
  - Social Strategic Plans - Inclusive Campbelltown and Impact Campbelltown;
  - Urban Renewal Corridor - further studies and masterplans to inform rezonings;
  - Functional and operational aspects of the LEP - Additional permitted uses, scenic hills and eastern edgeland mapping, deferred areas, refine unnecessary controls and anomalies;
  - mapping of walkable and cycle accessways;
  - public domain plans;
  - mapping of urban tree canopy; and
  - a local strategic planning statement.
3. A completed and endorsed local strategic planning statement.
4. The submission of a planning proposal that complies with [A guide to preparing local environmental plans](#) and [A guide to preparing planning proposals](#).
5. Public exhibition of the amended planning proposal that addresses all conditions and requirements imposed through the Gateway determination. This exhibition must also include all necessary supporting material including maps, strategies and/or guidelines.
6. Review submissions and prepare a report explaining how the issues raised in submissions have been addressed.
7. Submit draft LEP which gives effect to the relevant District Plan to DPE for plan making.

### Delivery plan

#### 4. Roles, responsibilities and authority

Please outline who will be involved in the project, what their role will be, who is funding them (i.e. DPE or Council) and what their authority is.

**RACI Key:** R = Responsible for coordinating the work; A= Approves/signs-off on the work; C = Contributes to the work; I = Is to be kept informed of progress.

Project role	Name	Phone	Email	Responsible for	Source of funding	RACI
Project Manager	David Smith	(02) 4645 4598	<a href="mailto:david.smith@campbelltown.nsw.gov.au">david.smith@campbelltown.nsw.gov.au</a>	Task delegation	Council	RACI
Project Manager	Kim Bray	(02) 4645 4275	<a href="mailto:Kim.bray@campbelltown.nsw.gov.au">Kim.bray@campbelltown.nsw.gov.au</a>	Task delegation	Council	RACI
Team Member	Ante Zekanovic	(02) 4645 4682	<a href="mailto:ante.zekanovic@campbelltown.nsw.gov.au">ante.zekanovic@campbelltown.nsw.gov.au</a>	Undertaking planning related tasks	Council	RCI
Team Member	Caroline Puntillo	(02) 4645 4567	<a href="mailto:Caroline.puntillo@campbelltown.nsw.gov.au">Caroline.puntillo@campbelltown.nsw.gov.au</a>	Undertaking planning related tasks in particular the LSPS.	Council	RCI
Team Member	Jeff Burton	(02) 4645 4842	<a href="mailto:Jeff.burton@campbelltown.nsw.gov.au">Jeff.burton@campbelltown.nsw.gov.au</a>	Coordinating individual studies	Council/DPE	CI
Team Member	Steven McDiarmid	TBA	<a href="mailto:Steven.mcDiarmid@campbelltown.nsw.gov.au">Steven.mcDiarmid@campbelltown.nsw.gov.au</a>	Coordinating individual studies	Council/DPE	CI
Team Member	Rana Haddad	(02) 4645 4570	<a href="mailto:Rana.haddad@campbelltown.nsw.gov.au">Rana.haddad@campbelltown.nsw.gov.au</a>	Coordinating individual studies	Council/DPE	CI
Team Member	Anne Mithieux	(02) 4645 4816	<a href="mailto:Anne.mithieux@campbelltown.nsw.gov.au">Anne.mithieux@campbelltown.nsw.gov.au</a>	Coordinating social studies and assisting with LSPS	Council/DPE	CI
Team Member	Neile Robinson	(02) 4645 4808	<a href="mailto:Neile.robinson@campbelltown.nsw.gov.au">Neile.robinson@campbelltown.nsw.gov.au</a>	Coordinating social studies and assisting with LSPS	Council/DPE	CI
Team Member	Debbie McCall	(02) 4645 4359	<a href="mailto:Debbie.McCall@campbelltown.nsw.gov.au">Debbie.McCall@campbelltown.nsw.gov.au</a>	Aboriginal studies	Council/DPE	CI
Team Member	Angela Taylor	(02) 4645 4847	<a href="mailto:Angela.taylor@campbelltown.nsw.gov.au">Angela.taylor@campbelltown.nsw.gov.au</a>	Coordinating biodiversity studies	Council/DPE	CI
Team Member	Consultants	TBA	TBA	Preparing individual studies	DPE	RCI

**5. Procurement (if applicable)**

Please list each procured activity in the table below, including its budgeted cost, whether it is a shared study across a district/region and which strategy or study the procurement relates to.

Services to be procured from outside the organisation	Budgeted Cost	If this is a shared (district) level study or strategy, please list all Councils involved	Which study or strategy is this activity related to?
Consultant to assist with the Local housing strategy and housing affordability strategy	•	No.	Western District Plan – The Plan identifies that the Campbelltown LGA will require an additional 6,800 dwellings by 2021.
Consultant to assist with Local Character Statement	•	No.	Planning Priority W11.
Consultant to assist with Employment lands review	•	No.	Western District Plan – The Plan estimated 20,400 jobs in the Campbelltown LGA. The Plan identifies the need for a further 6,600 additional jobs by 2036 with a potential higher target of 10,600 jobs.
Biodiversity study and strategic urban diversity framework	•	No.	Planning Priority W13, W14 and W15.
Transport and parking study	•	Yes. Campbelltown City Council Camden Council Wollondilly Shire Council	Planning Priority W7, W8, W9, W10 and W11.
Contaminated lands study	•	No.	Planning Priority W20.
Heritage study	•	No.	Planning Priority W6.
Consultant to assist with Aboriginal cultural heritage study and cultural strategy	•	No.	Government Architect – Ochre Grid
Social strategic plans – Inclusive Campbelltown and Impact Campbelltown	•	No.	Planning Priority W3, W4 and W6.
Consultant to assist with Urban Renewal Corridor – further studies and masterplans to inform rezoning's	•	No.	Glenfield to Macarthur Urban Renewal Corridor
Additional Strategic Planner to assist with functional and operational aspects of the LEP – Additional permitted uses, scenic hills and eastern edge land mapping, deferred areas, refine unnecessary controls and anomalies	•	No.	Planning Priority W14, W21 and W22.
Consultant to produce mapping of walkable and cycle access ways	•	No.	Planning Priority W5
Public domain plans	•	No.	Planning Priority W4, W6 and W21.
Consultant to assist with mapping of urban tree canopy	•	No.	Planning Priority W15.
Local Strategic Planning Statement	•	No.	Planning Priority W21 and W22.

\*Costs have not been included as quotes have not been obtained. Forecast budgets would potentially have an impact on pricing.

## 6. Detailed schedule

The below table outlines all the main steps involved in this project. A more detailed plan will be prepared.

The intent of this is to capture and agree on the completion dates for all the critical activities and milestones related to this project. In some cases, some tasks may not be needed, or some may have already commenced. Therefore, for all relevant tasks please enter your estimated completion date (including those tasks already commenced or completed).

Task Description	Estimated completion date
<b>1. LEP Review Report</b>	
1.1 Assess LEP against District Plan and identify any areas of inconsistency and gaps in knowledge and information.	14 September 2018
1.2 Submit LEP Review to Council for endorsement (if applicable).	30 October 2018
1.3 Submit LEP Review report to DPE for review and submission to the GSC for endorsement	31 October 2018
<b>2. Project Plan</b>	
2.1 Finalise and submit project plan for review and approval	Mid – late November 2018
<b>Milestone 2: Up to \$500,000</b>	<b>31 January 2019</b>
<b>3. Prepare and adopt local strategic planning statement</b>	
3.1 Undertake studies and prepare reports	
3.1.1 Local housing strategy and housing affordability strategy	
3.1.2 Local Character Statement	
3.1.3 Employment lands review	
3.1.4 Biodiversity study and strategic urban diversity framework	
3.1.5 Transport and parking study	
3.1.6 Contaminated lands study	
3.1.7 Heritage study	
3.1.8 Aboriginal cultural heritage study and cultural strategy	
3.1.9 Social strategic plans – Inclusive Campbelltown and Impact Campbelltown	
3.1.10 Urban Renewal Corridor – Further studies and masterplans to inform rezoning's	
3.1.11 Functional and operational aspects of the LEP – Additional permitted uses, scenic hills and eastern edge land mapping, deferred areas, refine unnecessary controls and anomalies	
3.1.12 Mapping of walkable and cycle access ways	
3.1.13 Public Domain Plan	
3.1.14 Mapping of urban tree canopy	
3.1.15 Local strategic planning statement	
3.2 Prepare local strategic planning statement (draft LSPS).	
3.3 Submit draft LSPS to DPE for review and GSC endorsement.	
3.4 Refine LSPS considering DPE and GSC comments on draft.	
3.5 Report to Council.	
3.6 Exhibit final LSPS for a minimum of 28 days.	
<b>Milestone 3: Up to \$625,000</b>	<b>28 June 2019</b>
3.7 Refine implementation options:	
3.7.1 Identify staging/sequencing	
3.7.2 Respond to community input	
3.8 Finalise and adopt.	1 December 2019
<b>4. Draft LEP amendments</b>	
4.1 Prepare planning proposal	
4.2 Report to Council	
<b>5. Gateway Determination</b>	
5.1 Lodge planning proposal with DPE.	
<b>Milestone 4: Up to \$625,000</b>	<b>30 September 2019</b>

<b>6 Statutory consultation of planning proposal</b>	
6.1 Prepare consultation material.	
6.2 28-day exhibition (minimum).	
<b>7 Post – Consultation</b>	
7.1 Review submissions.	
7.2 Amend planning proposal (if required).	
<b>8 Plan-making</b>	
8.1 Report to Council.	
8.2 Forward to DPE for drafting and finalisation.	
<b>Milestone 5: Up to \$500,000</b>	<b>30 June 2020</b>

## 7. Project budget

### 7.1 Project funding

	Ex GST
Approved NSW Government funding	\$2.5 million
Council contribution	Significant in terms of Staff time and studies completed by Staff. Re-imagining Campbelltown CBD and the Destination Management Plan are funded by Council. Estimated to be \$2.5 million.
Funding from other sources	Nil
<b>TOTAL PROJECT FUNDING</b>	<b>\$5 million</b>

### 7.2 Detailed budget summary - not yet completed

Budget item	Cost 2018/19 (ex GST)		Cost 2019/20 (ex GST)		TOTAL (ex GST)	
	DPE	Other	DPE	Other	DPE	Other
Staff salary costs						
Consultant costs						
Data acquisition/ equipment						
Exhibition costs						
Operating costs						
Other: [insert description]						
Other: [insert description]						
Other: [insert description]						
<b>Total:</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

7.3 Quarterly reporting and Milestone payment schedule (where a quarterly report also falls on a payment milestone report, only a payment milestone report will be needed).

Milestone / Quarterly Report	Milestone due date	Instalment amount	Evidence of milestone achievement
<b>Payment Milestone 1</b> Signing of funding agreement	20 July 2018	\$250,000	<ol style="list-style-type: none"> <li>Signed funding agreement</li> <li>Tax invoice for first instalment</li> <li>Evidence of Council resolution accepting funding</li> </ol>
<b>Quarterly Report</b>	31 October 2018	\$0	<ol style="list-style-type: none"> <li>Quarterly report</li> <li>Submission of draft project plan for review and approval by DPE</li> </ol>
<b>Payment Milestone 2</b> Approval of project plan	31 January 2019	Up to: \$500,000	<ol style="list-style-type: none"> <li>Evidence of completed and GSC-endorsed LEP review</li> <li>Submission of final project plan incorporating any additional work required</li> <li>Evidence of expenditure to date</li> <li>Evidence of procurement activities (if applicable)</li> </ol>
<b>Quarterly Report</b>	30 April 2019	\$0	<ol style="list-style-type: none"> <li>Quarterly report</li> </ol>
<b>Payment Milestone 3</b> Exhibition of draft LSPS	28 June 2019	Up to: \$625,000	<ol style="list-style-type: none"> <li>Evidence of studies completed and/or commencement of studies</li> <li>Evidence of expenditure to date</li> <li>Evidence of sign-off of draft LSPS by DPE and GSC</li> <li>Evidence of exhibition of draft LSPS</li> </ol>
<b>Payment Milestone 4</b> Submission of planning proposal for Gateway determination	30 September 2019	Up to: \$625,000	<ol style="list-style-type: none"> <li>Evidence that planning proposal has been submitted for Gateway determination</li> <li>Evidence of expenditure to date</li> </ol>
<b>Quarterly Report</b>	31 January 2020	\$0	<ol style="list-style-type: none"> <li>Quarterly Report</li> </ol>
<b>Quarterly Report</b>	30 April 2020	\$0	<ol style="list-style-type: none"> <li>Quarterly Report</li> </ol>
<b>Payment Milestone 5</b> Completion of project: Submission of planning proposal to DPE Secretary to arrange for the drafting of the updated LEP	30 June 2020	Up to: \$500,000	<ol style="list-style-type: none"> <li>Evidence of submission of final planning proposal for drafting of updated LEP</li> <li>Evidence of expenditure to date, with a covering letter either from the Chief Financial Officer or delegate attesting to the accuracy of the expenditure for the life of the project.</li> </ol>
<b>Total:</b>		Up to: \$2.5 million	

**8. Risk management plan**

What are the possible risks to the project and how will these be managed and mitigated? When thinking of risk, you must consider risks related to assumptions, including the existence of data, the availability of staff, facilities, equipment, budget etc.

T#	Threat description <i>What threats (events) could adversely affect the project, the organisation, customers or other stakeholders?</i>	Likelihood 1= Unlikely 2= Possible 3= Likely	Impact 2= Minor 4= Moderate 6= Major	Response (likelihood x impact) 2-4 = Accept 6 = Monitor 8+ = Treat	Treatment strategy <i>What action will be taken to prevent this risk from occurring and/or reduce its impact on the project? (e.g. mitigate, avoid, eliminate, transfer, assign, accept)</i>	Status <i>Not yet treated</i> <i>Strategy implemented</i> <i>Issue Closed/ passed</i>
T1	Resources and team related	2	4	8	Tasks will be transferred between staff.	Not yet treated
T2	Operational integration / collaboration	2	2	4	A clear and defined structure will be required to avoid confusion when collaborating with different parties.	Not yet treated
T3	Feasibility studies related	2	2	4	Monitor output and quality of work	Not yet treated
T4	Project execution related	2	2	4	Project execution and finalisation will be delegated to project manager's.	Not yet treated
T5	Procurement quality	2	2	4	Project Manager's will be delegated with the task of ensuring Procurement quality.	Not yet treated
T6	Change management	2	4	6	In the instance that Management changes, Senior Staff will collaborate with Director's to finalise a new structure.	Not yet treated
T7	Difficulty in obtaining data	2	2	4	Council acknowledges that some data will be difficult to capture during the process.	Not yet treated
T8	Additional costing that is not budgeted	3	2	5	Elimination of tasks which are less of a priority.	Not yet treated
T9	Lack of staff and resources	2	2	4	Tasks will be transferred to both internal and external parties in order to complete the LEP Review.	Not yet treated
T10	Tight deadlines and milestones	3	2	5	In order to avoid late deadlines additional staff will assist to limit the impact.	Not yet treated

### **9. Variations**

Any request to vary the timing, milestones or scope of the project as set out in the Deed of Agreement must be submitted to DPE in the form of the variation request prescribed in Schedule E of this project plan for DPE approval.

### **Schedule B: Tax invoices**

All tax invoices must

- (a) prominently be identified as "Tax Invoice";
- (b) contain the following information:
  - i. Organisation's name;
  - ii. Organisation's ABN;
  - iii. the project name;
  - iv. the instalment number (e.g. 1st instalment);
  - v. the payment amount excluding GST.

### Schedule C: Project reporting

As part of the funding agreement, you will be required to report at quarterly intervals and at the relevant payment milestone dates. The templates for both reports are as follows:

#### Part 1 – Quarterly project status update report

<b>Council name:</b>		<b>Reporting period:</b>	
<b>Date of report:</b>		<b>Project manager:</b>	
<b>Project manager: (Council)</b>		<b>Total approved funding:</b>	

<b>Project update</b>	
What progress has occurred since the last project payment? Which milestones have been completed?  If any milestones have not been met, explain why.	
Is there a change to the methodology, time frame or milestones of the project as stated in the project plan and has this been submitted to DPE via a project variation form?  If an extension to the project completion date is sought, specify the new date.	
Any comments/issues in relation to the project? Please outline any risks or problems associated with the project.	

<b>Funds and expenditure</b> (all costs exclude GST)				
<b>Workplan task/component</b>	<b>Total funding (funding agreement) ex GST</b>	<b>Total of all previous payments ex GST</b>	<b>This payment ex GST</b>	<b>Balance remaining ex GST</b>

<b>Council's representative</b>		<b>DPE representative</b>
	Signature:	
	Name:	
	Position:	
	Date:	

**Part 2 – Project status update report when requesting a payment milestone**

<b>Council name:</b>					
<b>Date of report:</b>		<b>Reporting period:</b>			
<b>Project manager: (Council)</b>		<b>Project manager:</b>			
		<b>Total approved funding:</b>			
<b>Description of milestone completed:</b>					
<b>Achievements:</b>					
<b>Change in methodology/ time frame:</b>					
<b>Key milestones:</b>	<b>Milestone</b>	<b>Target date</b>	<b>Forecast date</b>	<b>Status</b>	<b>Program comments</b>
	Milestone 1			●	
	Milestone 2			●	
	Milestone 3			●	
	Milestone 4			●	

	Milestone 5			●		
	Other			●		
					^ copy colour code from below	
<b>Status key:</b>	● On track	● Generally on track, with minor issues	● Off track	● Complete		
<b>Issues/risks/escalations:</b>	<b>Description/action/response</b>			<b>Date raised</b>	<b>Date required</b>	<b>Owner</b>
<b>Communications &amp; stakeholder activities:</b>	<b>Key meetings/event</b>	<b>Date</b>		<b>Outcomes &amp; actions</b>		
<b>Key progress in this milestone:</b>						
<b>Key activities for next milestone:</b>						
<b>Additional comments:</b>						
<b>Attachments</b>	A. Cost report	B. Grant program	C. Photographs if applicable	D. Published reports/materials		
<b>Comments:</b>						

<b>Funds and expenditure</b> (all costs exclude GST)				
<b>Workplan task/component</b>	<b>Total funding (funding agreement) ex GST</b>	<b>Total of all previous payments ex GST</b>	<b>This payment ex GST</b>	<b>Balance remaining ex GST</b>

<b>Council's representative</b>		<b>DPE representative</b>
	Signature:	
	Name:	
	Position:	
	Date:	

**Schedule D: Acquittal certificate**

To be completed at the end of the project.

<b>Council name:</b>		<b>DPE branch:</b>	
<b>Date of report:</b>		<b>Project:</b>	
<b>Project manager: (Council)</b>		<b>Project manager: (DPE)</b>	
<b>Project name:</b>		<b>Value of funding ex GST</b>	
		<b>Value of funding inc GST</b>	

I, the undersigned, confirm that:

an amount equal to the total grant funds paid by the Department of Planning and Environment (\$.....excluding GST) has been expended on this project in accordance with the terms and conditions of the funding agreement dated ..... with the Department.

AND

A complete set of accounting and financial records relevant to the project has been maintained.

Date:
Signature:
Name:
Council:
Position:

**Schedule E: Project variation**

**PROJECT VARIATION** (Revision X) Date: \_\_\_\_\_

*Between*

Department of Planning and Environment (“DPE”)  
and

\_\_\_\_\_

(“Council”)

ABN

**1. Revised project plan**

[Provide a summary of the status of the project and why a project variation is required.]

[Provide details of the remaining milestones and the original and revised due dates for each item.]

**Revised project workplan**

Milestone number	Description of milestone	Original milestone due date	Revised milestone due date	Responsibility	Output (to align with the revised stage funding amounts table below)

**2. Revised stage funding amounts table**

Stage number	Payment milestone	Revised stage funding amount due	Milestone	Payment amount ex GST	Payment amount inc GST

**3. Project reporting schedule**

Original project commencement date:	
Original project completion date:	
Revised project completion date:	

Has a previous project variation been requested?	
--	--

Revised/additional project report number	Revised due date

Prepared by Council:

Agreed to by DPE

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Position: \_\_\_\_\_  
 Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Position: \_\_\_\_\_  
 Date: \_\_\_\_\_

**5. URGENT GENERAL BUSINESS**

## **6. CONFIDENTIAL REPORTS FROM OFFICERS**

### **6.1 Acquisition Opportunities, Campbelltown**

#### **Reason for Confidentiality**

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following: -

information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.