



CAMPBELLTOWN
CITY COUNCIL

SUPPLEMENTARY BUSINESS PAPER

29 SEPTEMBER 2020

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
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
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
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
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
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	– A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



Supplementary Items

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4. REPORTS FROM OFFICERS

4.2 Draft Campbelltown Local Housing Strategy - Additional Submission

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city

Officer's Recommendation

That this report be noted and the content be considered in conjunction with Agenda Item 4.1.

Purpose

The purpose of this report is to provide supplementary details to assist Council's consideration of the post-exhibition report for the Draft Campbelltown Local Housing Strategy forming Agenda Item 4.1 for this meeting.

Executive Summary

- A report on the outcomes of the public exhibition process for the draft Campbelltown Local Housing Strategy (LHS) is Agenda Item 4.1 for this meeting.
- The post-exhibition report for the draft LHS makes reference to a single submission by BBC Consulting Planners dated 8 September 2020 on behalf of the land owners of No.2 Farrow Road and No.8 Farrow Road.
- BBC Consultant Planners have also lodged a second submission dated 9 September 2020 on behalf of the land owners of No.10 Farrow Road Campbelltown (attached). The post-exhibition report tables as Agenda Item 4.1 of this business paper does not reference this second submission from BBC Consulting Planners.
- The two submissions made by BBC Consulting Planners, including the three corresponding attachments to each, are identical in content. No new issues were raised in the second submission to the Draft Campbelltown LHS.

- It is recommended that this report be read in conjunction with Agenda Item 4.1 of this business paper. There are no changes required to the recommendation in Agenda Item 4.1.

Report

During the public exhibition of the Draft Campbelltown Local Housing Strategy between 12 August 2020 and 9 September 2020 a submission was received by BBC Consulting Planners on behalf of the owners of No. 10 Farrow Road Campbelltown. This submission is in addition to the submissions detailed in Agenda Item 4.1 for the Extraordinary Council meeting on 29 September, 2020.

Submission on behalf of land owner near Campbelltown CBD

A submission was received from BBC Consulting Planners on behalf of Jameson Service Pty Ltd who are the owners of No. 10 Farrow Road, Campbelltown.

A key part of the submission is that the Glenfield to Macarthur Corridor Strategy, in its Campbelltown Precinct Plan, nominates the land owners property as future high rise residential (7 storeys and over). The State Government's position is to be enforced through Ministerial 9.1 Direction 7.7 which states that "development within the precincts between Glenfield and Macarthur is consistent with the plans for their precincts." This issue is detailed in section 2.1.5 of the draft LHS.

The submission claims that the draft LHS fails to implement the relevant NSW Government strategy for the Campbelltown Precinct, as it refers to subsequent planning work by Council in the Reimagining Campbelltown Masterplan. The submission also suggests that the Hill PDA diagram (Figure 61) entitled "Lots with development potential in Campbelltown" is incorrect as it identifies only two locations in Campbelltown as containing lots with development potential.

Response

The draft LHS makes no specific recommendations in relation to the "deferred matter" areas. Consistent with the submission, the draft LHS correctly states the Ministerial Direction requires planning proposals in the Glenfield to Macarthur corridor to align with the State Government's precinct plans.

The draft LHS articulates that Council is working on a new vision for Campbelltown as set out in the Reimagining Campbelltown City Centre Masterplan. The planning framework for implementing Reimagining Campbelltown is yet to be prepared. For this reason, the draft LHS has considered housing needs overall in Campbelltown CBD rather than looking at the potential of the deferred matter area.

The draft LHS makes no specific recommendations for the "deferred matter" area. Amendments have been made to section 8.4.2 of the draft LHS to make clear that the comments therein refer to Campbelltown CBD in general and are not specifically directed to the deferred matter area.

The statement in the submission subject of this report, that Figure 61 identifies only two locations in Campbelltown as containing lots with development potential, is incorrect. There are many lots with development potential shown on the map as is indicated by the lots shaded light grey through to dark blue. Additional text has been inserted into the draft LHS to assist interpretation of this and similar maps.

A footnote has been added to Figure 61 to make clear that the deferred matter area was excluded from the analysis.

Attachments

1. Additional Submission (contained within this report)



9 September 2020

RJC:15-221

The General Manager
Campbelltown City Council
P O Box 57
Campbelltown NSW 2560

Attention: Mr Jeff Burton

council@campbelltown.nsw.gov.au

Dear Mr Burton,

**Re: Draft Campbelltown Local Housing Strategy
10 Farrow Road, Campbelltown**

We write on behalf of Jameson Services Pty Limited ("our client") which is the owner of Lot 167 in DP 1193017, being 10 Farrow Road ("our client's property").

Our client has asked us to review and provide comment to you on the Draft Campbelltown Local Housing Strategy ("the Draft Housing Strategy") which has been exhibited for public comment.

At page 10, the Draft Housing Strategy states: -

"The Local Housing Strategy will inform future reviews of the Campbelltown Local Environmental Plan 2015 and Campbelltown (Sustainable City) Development Control Plan 2015. It will also guide future planning decisions for the Glenfield to Macarthur Urban Renewal Corridor and greenfield urban release areas"

Our client's property is in the Campbelltown Precinct as identified in the Glenfield to Macarthur Urban Renewal Corridor Strategy. That strategy is addressed in Section 2.1.5 of the Draft Housing Strategy. Section 2.1.5 states: -

"The Strategy [i.e. the Glenfield to Macarthur Urban Renewal Corridor Strategy] established a strategic planning framework to guide future development and infrastructure delivery throughout the corridor over the next 20 years".

The relevance of the Glenfield to Macarthur Urban Renewal Corridor Strategy and the Campbelltown Precinct Plan prepared as part of that Strategy to this submission is significant

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ABN 24 061 868 942

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so we have attached pages 29, 30, 31 and 32 in Section 2.15 of the Draft Housing Strategy hereto. Please see **Attachment 1**.

Section 2.1.6 of the Draft Housing Strategy deals with Greater Macarthur 2040. Pages 33 - 36 of the Draft Housing Strategy in which Greater Macarthur 2040 is discussed are provided in **Attachment 2**.

Section 8 of the Draft Housing Strategy is entitled "Housing Framework" and Section 8.4.2 deals specifically with Campbelltown, stating: -

"Reimagining - Campbelltown City Centre Master Plan suggests that to effectively serve the Macarthur region as the metropolitan CBD, it is likely that Campbelltown may ultimately need to accommodate a population in the order of 120,000 to 180,000 people in the City Centre. The Reimagining - Campbelltown City Centre Master Plan has capacity to deliver an additional 15,609 homes across the three centres of Macarthur, Campbelltown and Leumeah by 2040. Significant housing development will be needed to support this population growth.

Housing development will need to contribute to overall liveability and place outcomes for Campbelltown CBD by providing higher density, integrated urban outcomes within a walkable mixed use precinct.

Within the timeframe of this LHS, the Department has identified housing growth potential for 8,250 dwellings for the Campbelltown, Macarthur and Leumeah precincts. In this regard, the land use vision under the Reimagining - Campbelltown City Centre Master Plan provides for higher housing growth near the city centre than envisaged under the Department's Campbelltown Precinct Plan.

Providing high rise buildings close to Campbelltown Station will maximise pedestrian activity and increase trade for local businesses in the Queen Street Commercial Core. A mixture of detached dwellings, townhouses and terraces is envisaged to the east of Lindesay Street to retain the character of that area."

Pages 160-164 of the Draft Housing Strategy are provided in **Attachment 3**. Page 161 reproduces the Campbelltown Precinct Plan on which our client's property is identified for High Rise Residential whilst page 163 contains, a Hill PDA diagram (Figure 61) entitled "Lots with development potential in Campbelltown". That diagram identifies only two locations in Campbelltown as containing lots with development potential: those two locations comprise the Campbelltown Mall Shopping Centre and the Campbelltown Catholic Club. Just why these two properties are the only ones in Campbelltown which are identified as having "development potential" is not explained.

This is odd on two counts: -

- firstly, as shown on page 161 of the Draft Housing Strategy, our client's property, and other adjoining land, is identified for High Rise Residential in the Campbelltown Precinct Plan; and



- secondly, Item 4.2 in the list of actions under the heading “Increase housing diversity and choice” in Section 9.1.4 of the Draft Housing Strategy identifies as an action “continue to implement the NSW Government’s Precinct Plans for Glenfield to Macarthur Urban Renewal Corridor” (This action however is only in relation to “encouraging medium density housing development”).

No explanation is provided in the Draft Housing Strategy of its failure to implement the relevant NSW Government strategy for the Campbelltown Precinct. In this regard, Ministerial 9.1 Direction 7.7 relevantly states:-

“7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor

Objective

- (1) The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for their precincts.”*

If the Draft Housing Strategy was made consistent with the Campbelltown Precinct Plan significantly reduced development pressure would be placed on greenfield locations in Campbelltown which are far less well-located in relation to the public transport and proximity of the CBD. Also, such action will also make the Draft Housing Strategy more consistent with the Greater Sydney Region Plan (2018) and with the Western City District Plan (2018).

We would like an opportunity to meet with you to discuss the issues we have raised above. Ideally, however, we would like to see the Draft Housing Strategy amended to be consistent with the Campbelltown Precinct Plan, at least insofar as that Plan provided for High Rise Residential development on our client’s property.

Yours sincerely,

BBC Consulting Planners

A handwritten signature in blue ink, appearing to read 'Robert Chambers', is written over a faint blue wavy line.

Robert Chambers
Director
Email bob.chambers@bbcplanners.com.au

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2.1.4 Local Housing Strategy Guideline

The Department of Planning Industry and Environment's *Local Housing Strategy Guideline* (2018) sets out requirements for the LHS, including a template. The template is to be used by all councils within Greater Sydney to prepare their housing strategies. This document complies with the requirements of that guideline. Some sections of this report are presented in a different order to the template in response to local issues or readability of the report. The table below identifies the location of the required information.

Table 3: Compliance with Local Housing Strategy Guideline

Guideline reference	Required information	Location in this document
	Executive summary	Executive summary
1.1	Planning and Policy context (Provided in a separate section due to the length of content)	Section 2
1.2	LGA snapshot	Section 1.2
1.4	Housing Vision	Section 2.1
2.1	Demographic overview	Section 4.0
2.2	Housing demand	Section 5.2
2.3	Housing supply	Section 5.1
2.4	Land use opportunities and constraints	Section 3
2.5	Housing supply gaps	Section 5.2.11
2.5	Identifying areas with development capacity	Section 8.4
3.1	Housing strategy objectives	Section 8.1
3.2	Land Use planning approach	Section 8.5/8.6
3.3	Mechanisms to deliver the options	Section 8.5/8.6
3.4	Evaluation of the options	Section 8.5/8.6
4.1	Implementation and delivery plan	Section 9
4.2	Planning proposal	N/A
4.3	Monitoring and review	Section 9

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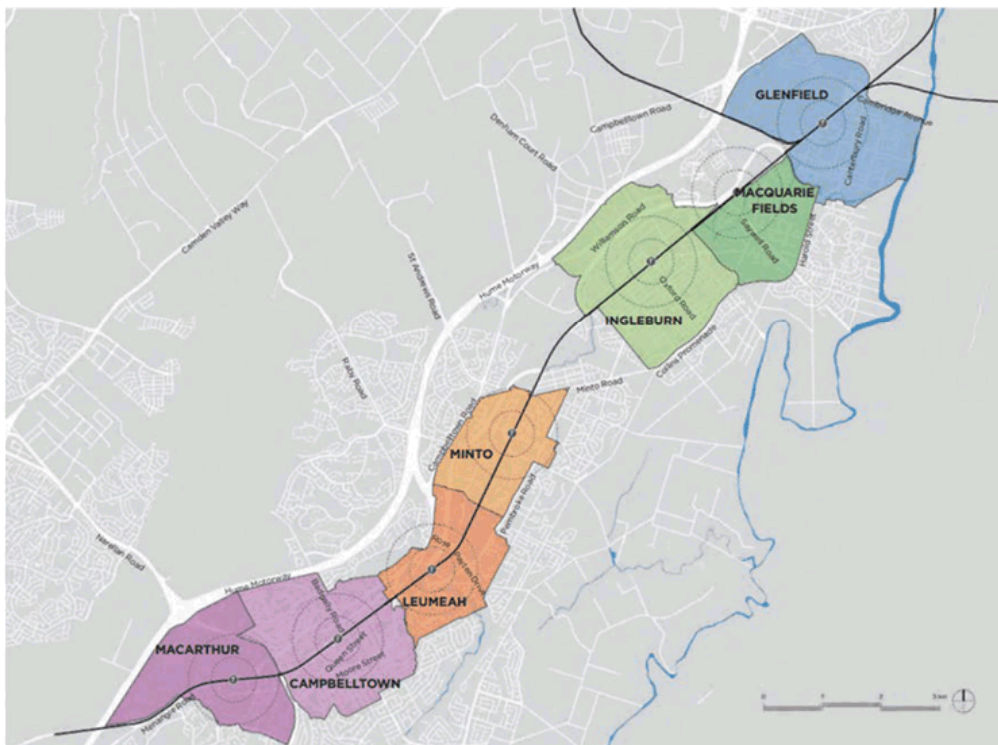


2.1.5 Glenfield to Macarthur Urban Renewal Corridor Strategy

The *Glenfield to Macarthur Urban Renewal Corridor Strategy* (2015) provides a plan to guide future growth of homes and jobs in accordance with the '30-minute city' concept, delivering outcomes in seven 'station precincts' – Glenfield, Macquarie Fields, Ingleburn, Minto, Leumeah, Campbelltown and Macarthur (Figure 3). The corridor is focussed along 15km of the existing Rail Line with the boundaries for each precinct generally within an 800-metres to 1.5-kilometre radius from the rail stations to provide for more homes and jobs within the '30-minute city.'

Each of the station precincts have precinct plans as prepared as part of DPIE planned precinct work prior to 2020. Centre precincts are subject to individual planning proposals that Council is currently commencing. This LHS considers the order of priority for planning proposals for the key centres.

Figure 3: Glenfield to Macarthur Urban Renewal corridor



Source: Department of Planning and Environment, 2015

The Strategy establishes a strategic planning framework to guide future development and infrastructure delivery throughout the corridor over the next 20 years.

The Strategy aims to:

- Identify the environmental and built form constraints and opportunities for renewal
- Develop a vision and land use plan for each precinct
- Project appropriate housing and employment growth to 2036
- Be informed by market demand and economic feasibility analysis
- Incorporate a high-level infrastructure capacity analysis

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- Identify the infrastructure required to support projected growth
- Develop a framework to guide future land use change
- Provide an evidence base for more detailed precinct planning
- Establish an implementation and monitoring framework.

The Strategy to be delivered under the Land Use and Infrastructure Strategy will provide a projected 15,000 additional dwellings to 2036. The Strategy seeks to increase building heights in areas within close proximity to train stations. Generally, areas within 800m of the station are identified for gradual increases in building heights.

The DPIE publicly exhibited plans for the Glenfield - Macarthur Urban Renewal Corridor in late 2015. After considering submissions received, plans were finalised for six of the seven station precincts in late 2017.

A Section 9.1 Planning Direction applies to planning proposals within the Glenfield to Macarthur precincts as follows:

What a Relevant Planning Authority must do if this direction applies

(4) A planning proposal is to be consistent with the precinct plans approved by the Minister for Planning and published on the Department's website on 22 December 2017.

Consistency

(5) A planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary), that:

(a) the provisions of the planning proposal that are inconsistent are of minor significance, and

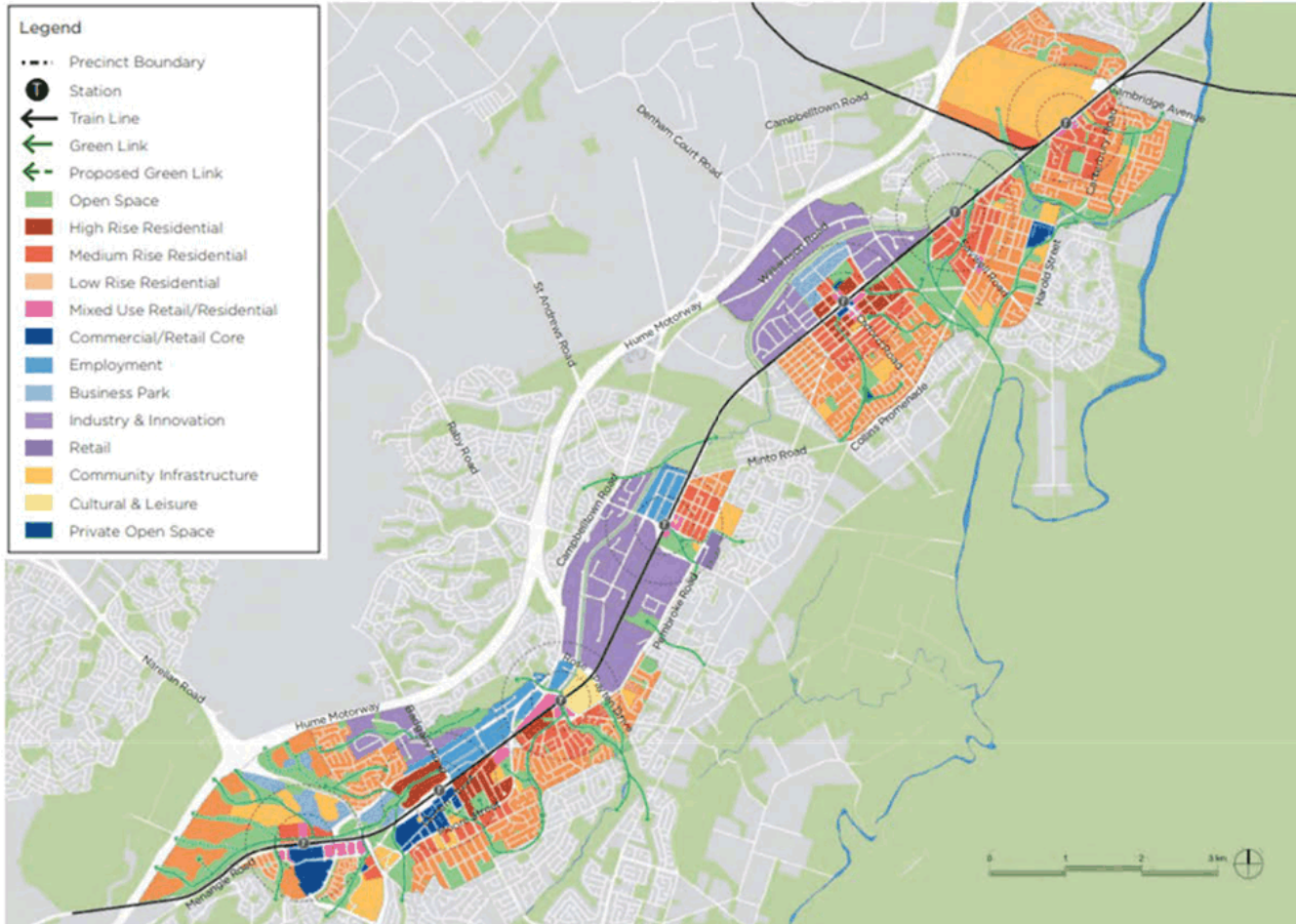
(b) the planning proposal achieves the overall intent of the precinct plans and does not undermine the achievement of its objectives, planning principles and priorities for the urban renewal corridor.

(Direction 7.7)

The Section 9.1 Planning Direction creates an opportunity to implement planning controls that support substantial housing delivery, subject to market and developer interest.



Figure 4: Glenfield to Macarthur Urban Renewal Corridor precinct plans



■ P20040 Campbelltown Local Housing Strategy

2.1.6 Greater Macarthur 2040 (2018)

Greater Macarthur 2040 is a land use and infrastructure implementation plan to set a vision for the Greater Macarthur Growth Area as it develops and changes. The plan sets a long-term vision and provides a framework for the future of the Glenfield to Macarthur urban renewal corridor and the land release areas from Menangle Park to Appin.

The structure plans (Figure 5 and Figure 6) are shaped around:

- Establishing a koala reserve by using public land for koala park and securing green corridors for other species
- Designing new infrastructure to protect koalas by using koala proof fences to prevent the risks of roadkill
- Transport-oriented development in both urban renewal and land release precincts
- Homes in a variety of forms to meet the needs of people of different ages and incomes
- A highly accessible transport corridor connecting Campbelltown-Macarthur, Gilead, Appin and Douglas Park
- Three new east-west connections to the Hume Motorway to support the delivery of the Growth Area in sectors
- Public open space and amenities for new communities
- Walkable neighbourhoods for all age groups
- Cycle paths connecting neighbourhoods with public transport, jobs, education and open space
- Economic development opportunities through an economically strong Campbelltown-Macarthur with new centres at Glenfield, Menangle Park, Gilead and Appin (noting Appin is outside of the Campbelltown LGA).



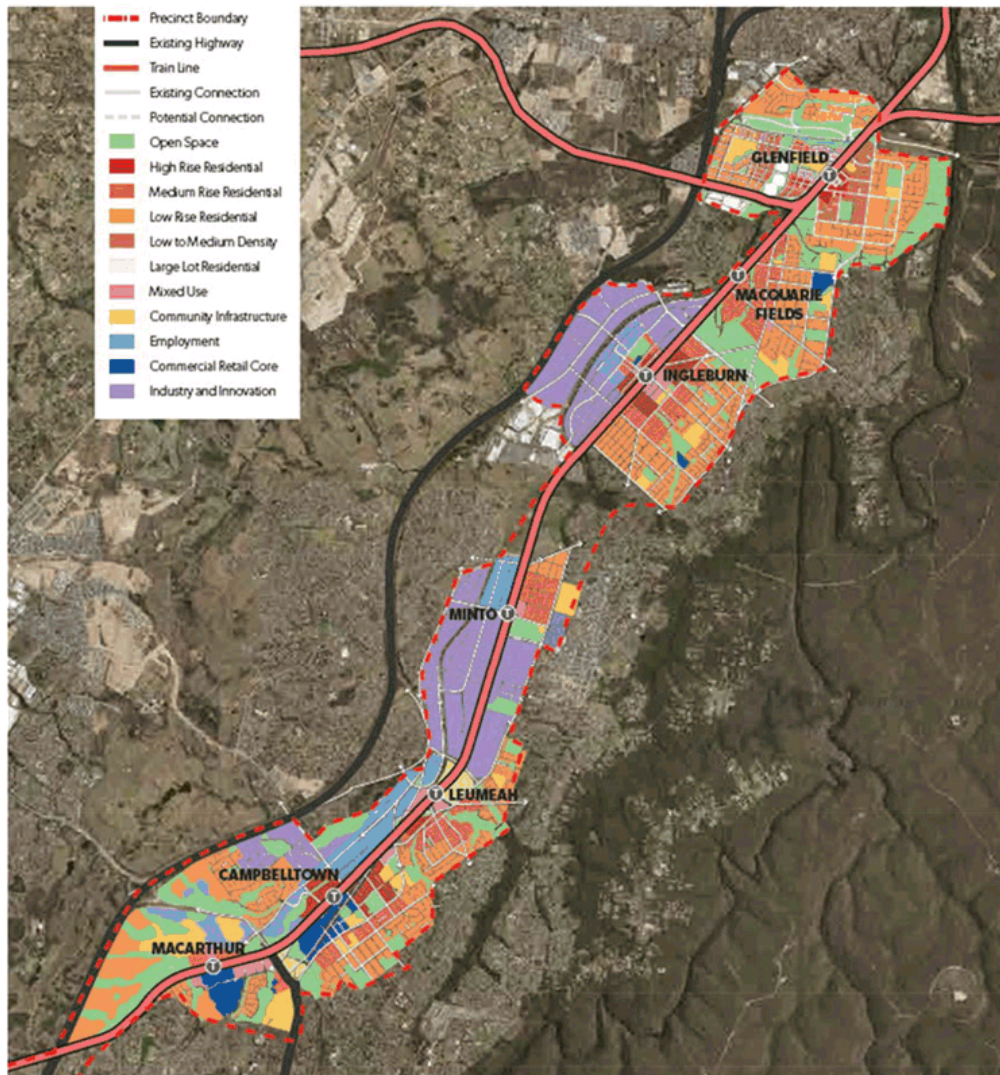
In the plan, each of the Growth Area's 12 precincts has a distinct character and development capability. Seven precincts are located along the rail corridor with the vision that they will be renewed to provide medium to high density homes and jobs. The new land release precincts will deliver low to medium density homes and employment. The plan highlights Menangle Park to deliver 4,000 new homes and Gilead to deliver 15,000 new homes within the Campbelltown LGA.

The plan recognises the regions natural landscape as a great asset and attractor and through the individual precinct plans and the new release area plans the landscape and visual qualities of the Growth Area are envisioned to be conserved. According to the Plan each precinct plan must be informed by a landscape assessment, provide street and open space networks and be informed by a Green Plan that focuses on the provision of tree canopy and high quality integrated open spaces. The residential development as part of the Greater Macarthur 2040 plan is not envisioned to go beyond the bounds of the structure plan

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Figure 5: Greater Macarthur 2040 Structure Plan (urban renewal areas)

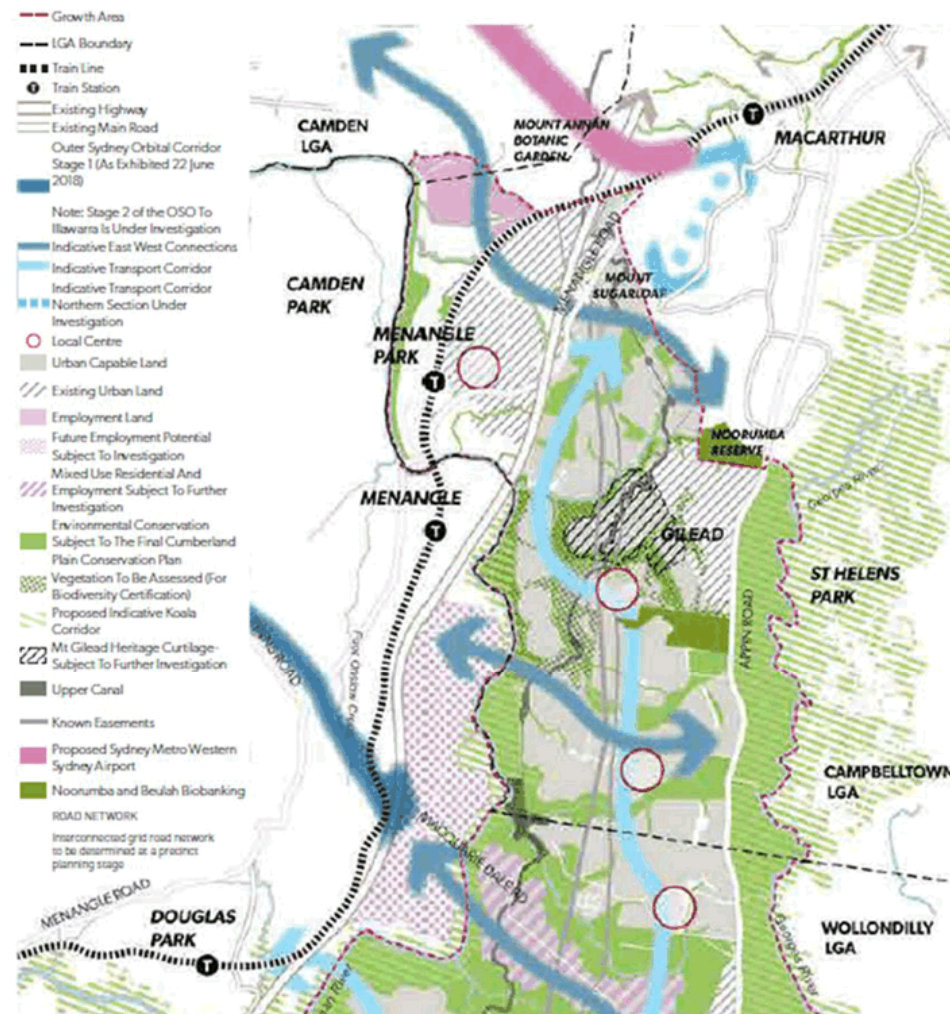


Source: Department of Planning and Environment, 2018

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Figure 6: Greater Macarthur 2040 Structure Plan (land release areas)



Source: Department of Planning and Environment, 2018

2.1.7 Key Findings

The key findings relevant to the LHS from the above document review are:

- The preparation of this strategy is a key action of the LSPS and is required to comply with the DPIE and GSC requirements as outlined in the guideline
- This strategy must use the DPIE population projections as per the Western City District Plan however, Council have also had projections provided by .id that project larger growth. The direction from Council is to compare both sets of data for the LHS.
- Housing needs be a range of types, tenures and price points to cater for different stages of life and diversity of household types
- Residential development needs to be linked to infrastructure development.

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- Residential growth should be aligned with jobs and connectivity under the 30 minute city concept.
- Campbelltown is expected to see a significant growth to 2041, particularly in school aged children and families increasing demand on education and social infrastructure.
- Glenfield to Macarthur urban renewal corridor is a key outcome for the Western City District Plan and will provide growth in areas with access to existing transport infrastructure.
 - The six precinct plans include plans for increased density as well as employment and services lands with approximately 18,000 additional dwellings.
 - The growth areas to the south of Macarthur in Menangle Park and Gilead are expected to provide approximately 19,000 additional dwellings by 2036.
 - Development is to be integrated with open space and active transport networks to promote high amenity and connected communities.
- Growth with appropriate infrastructure is a key concern of the community with housing affordability and availability a popular issue.
- Future residential development should be focused in the existing urban settlement area to maintain and protect the scenic and environmental character of the area.

2.2 Campbelltown City Council policies

2.2.1 Campbelltown 2027 – Community Strategic Plan

The Campbelltown Community Strategic Plan (CSP) was prepared in 2017 and intended as the primary strategic planning document for Campbelltown LGA. The document outlines the aspirations of the city's people, and details how Council and other key stakeholders envision achieving them over a 10 year period to 2027.

The CSP acknowledges population growth as a key pressure on the Campbelltown LGA for this period. Campbelltown was named a priority growth area and a strategic centre by the NSW government. This sentiment has been carried through to the more recent Greater Sydney Commission strategic plans and strategic documents released by Council.

Two key goals that drive the outcomes of the CSP are:

“Our community is able to celebrate its diversity, make a contribution to, and enjoy the lifestyle opportunities offered by our city. Our city is a place where people want to live – it is creative, innovative, vibrant and resilient. It is a city that is designed for people, with easy access to high quality housing, services, amenities and open space. It is a community where people feel safe, socially connected and included. We celebrate our rich heritage and diversity and respect our strong ties to Aboriginal culture. Our people enjoy the lifestyle offered by the city – a city which is a destination of choice.”

and

“We are a modern, forward thinking, connected city. We have built on our history and character and shaped a city which transforms in line with its community and its needs. Our people value a balance between the built form and open space, and are kept informed of infrastructure delivery, including better health and education infrastructure and services. Our city and our people are connected through strategic road networks, transport systems and pedestrian facilities. Council strategies are developed in line with the draft South West District Plan and complement State Government plans for the city. Our city is reinvigorated – it is a city where people choose to be.”

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The section below includes maps of lots with development potential in each location. Development potential excludes heritage sites, strata lots and bush fire prone land, with a desktop review to filter out land with non-residential uses such as schools and churches, where clearly identifiable. Additional information regarding transport and social infrastructure and servicing were sourced from publicly available records.

8.4.2 Campbelltown

Reimagining – Campbelltown City Centre Master Plan suggests that to effectively serve the Macarthur region as the metropolitan CBD, it is likely that Campbelltown may ultimately need to accommodate a population in the order of 120,000 to 180,000 people in the City Centre.²⁶ The *Reimagining – Campbelltown City Centre Master Plan* has capacity to deliver an additional 15,609 homes across the three centres of Macarthur, Campbelltown and Leumeah by 2040. Significant housing development will be needed to support this population growth. Housing development will need to contribute to overall liveability and place outcomes for Campbelltown CBD by providing higher density, integrated urban outcomes within a walkable mixed use precinct.

Within the timeframe of this LHS, the Department has identified housing growth potential for 8,250 dwellings for the Campbelltown, Macarthur and Leumeah precincts. In this regard, the land use vision under the *Reimagining – Campbelltown City Centre Master Plan* provides for higher housing growth near the city centre than envisaged under the Department’s Campbelltown Precinct Plan.

Providing high rise buildings close to Campbelltown Station will maximise pedestrian activity and increase trade for local businesses in the Queen Street Commercial Core A mixture of detached dwellings, townhouses and terraces is envisaged to the east of Lindesay Street to retain the character of that area.

Table 34: Campbelltown profile

Campbelltown	
Characteristics	Campbelltown is the administrative, cultural and transport centre of Campbelltown LGA, approximately 41 kilometres from Sydney's CBD. The eastern side of the rail line is a mix of civic and retail functions as well as low, medium and high density residential housing which is complimented by considerable at-grade parking and open space. Light industrial and bulky goods uses are predominant on western side of the railway station. Campbelltown Railway Station is between Leumeah and Macarthur Stations on the Cumberland, Airport, Inner West and South Lines.
Predominant housing type	Primarily commercial core and mixed use land zones with areas of high density residential to the west of Moore Street and low/medium density residential to the east. To the west of the railway station is the Western Sydney University and TAFE NSW campuses and business development zoned lands with residential lands beyond.
Lots size	The residential lots in this area are generally between 400 m ² and 800 m ² . Minimum lot size in the CLEP 2015 residential area is generally 500m ² . The areas closest to the station are generally unspecified minimum lot size.
Estimated dwelling potential	LSPS refers to the Greater Macarthur 2040 plan that states the Campbelltown precinct has potential for 3,600 new homes.
Existing facilities and services	<ul style="list-style-type: none"> Seven parks and reserves as well as the community hall, art centre, showground, rugby club, aquatic centre, library, scout hall, civic hall, Eight schools

²⁶ Campbelltown City Council (2020) *Reimagining Campbelltown – City Centre Master Plan 2020*

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Campbelltown					
	<ul style="list-style-type: none"> • 11 preschools, kindergartens and family day care centres • A fire station, police station • Anglicare, Burnside family centre and St Vincent de Paul, • Catholic club and five places of worship • Campbelltown Mall, RSL • Community services centre, sexual health clinic, infant, child and adolescent mental health service, youth health service, family and community services, • Six medical centres 				
Frequency of peak hour train services	Trains depart approximately every 15 minutes.				
NSW Government's vision					
Planned infrastructure	<ul style="list-style-type: none"> • Mawson Park and Campbelltown Showground upgrades • Local community centre within the sports precinct • Broughton and Badgally Road Bridge upgrade • Upgrade to signalised intersection a Pembroke Road and O'Sullivan Road, Rose Payten Drive and Airds Road, Badgally Road, Johnson Road and North Steyne Road and Bradbury Ave and Oxley Street. • Cycleway works heading east towards Mawson Park connecting to Condamine St and heading west towards Blaxland road • Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting 				
Development pipeline for Campbelltown and Macarthur combined	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;">Short-Term 2020 to 2021</td> <td style="width: 50%; text-align: right; vertical-align: top;">101 x apartments 26 x townhouses 22 x residential dwellings</td> </tr> <tr> <td style="vertical-align: top;">Medium-Term 2022 to 2023</td> <td style="text-align: right; vertical-align: top;">42 x apartments 86 x townhouses 8 x dual occupancies</td> </tr> </table>	Short-Term 2020 to 2021	101 x apartments 26 x townhouses 22 x residential dwellings	Medium-Term 2022 to 2023	42 x apartments 86 x townhouses 8 x dual occupancies
Short-Term 2020 to 2021	101 x apartments 26 x townhouses 22 x residential dwellings				
Medium-Term 2022 to 2023	42 x apartments 86 x townhouses 8 x dual occupancies				

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Campbelltown			
	Long Term 2024 to 2025		144 x townhouses 172 x townhouses
Housing prices	Median house price	\$557,500	Median unit price \$420,000
	Median rent for house	\$400 PW	Median rent for unit \$370 PW
Strategic vision	<ul style="list-style-type: none"> Revitalise Queen Street to be a safe, active, green and unified public space Provide a new state of the art City Library where people come to meet, connect, create, learn, engage, work and relax - becoming the heart of the community. Establish vertical education campuses where they can directly connect with and leverage surrounding uses and industry clusters. For example, a second WSU campus focussed on law and business would support a revitalised commercial office cluster and support retail growth. Establish a Community and Justice Precinct to leverage the expansion of Campbelltown's existing Local, District and Childrens' Courts along with associated support services. Provide opportunities for next generation industrial uses to the west of the train station for higher value industrial uses benefitting from proximity to the Core CBD Enhance city centre station interchange as the gateway, delivering commuters and visitors from all around Greater Sydney Create new pedestrian and cyclist connections to bridge major transport corridors and create a more integrated and accessible city centre Develop the Campbelltown Billabong Parklands to provide unprecedented and distinctive recreational facilities as a focal point for the community, region and beyond Establish the Cultural Precinct at the heart of located at the centre of the city including a National Aboriginal Cultural Centre and Campbelltown Arts Centre as the premier cultural facility in Sydney's South West. 		
Development outlook	Development outlook is strong, subject to the current market downturn. Recent high rise housing development in or adjacent to the CBD demonstrates developer interest in this product under the "right conditions." Planned investment in the CBD will encourage future residential development activity. The CBD has significant capacity as indicated in Figure Amalgamation of lots could be encouraged through developer centres where a public benefit would result.		
Suited for Affordable housing contributions scheme	Yes, subject to feasibility testing (see Section 8.7). Campbelltown CBD is an ideal location of affordable housing as there is significant potential for new residential development and the location offers access to jobs, transport and services.		
Suggested development timeframe	Ongoing		

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Figure 61: Lots with development potential in Campbelltown



Reimagining – Campbelltown City Centre Master Plan provides a comprehensive implementation plan to achieve the vision summarised above and the delivery of housing and employment growth in a sustainable manner. Housing development in the CBD has an important role to play in delivering population growth to support local businesses and investment in the Campbelltown CBD. Increased population and pedestrian movement will assist in activating the CBD and creating a vibrant, liveable and interesting regional and strategic centre.

The current planning controls permit significant housing within the CBD. Ten and six storey shop-top housing typologies have been emerging in the CBD and surrounds over the past five years, demonstrating market interest. Housing development in the CBD is important to meeting the housing needs of the future population including diversifying the housing stock improving affordability and choice.

Under the *Reimagining – Campbelltown City Centre Masterplan*, housing growth for the Campbelltown Centre is generally limited to the eastern side of the rail line, within mixed / use high density and medium density residential areas. In this respect, the western side of the rail line, in the vicinity of Blaxland Road, is identified as having future potential for residential to be integrated as part of a future Tech and City Servicing Innovation Precinct.

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Suggested actions

The following planning options are relevant to Campbelltown CBD:

- Consider stimulating development activity by providing planning incentives through amendments to CLEP 2015. Creating opportunities to improve development feasibility may encourage developers to take up the available development potential, particularly as lot amalgamations will be required to achieve development outcomes (see Figure 61). Incentives that could be considered include:
 - The potential for bonus floorspace in return for provision of community facilities or public benefits and design excellence
 - The potential to negotiate increased floor space as part of voluntary planning agreements
 - Reduced parking requirements given proximity to rail station and introduction of shared car schemes.
- Encourage an appropriate mix of apartment sizes to meet the growing need for diversity in dwellings and more affordable dwellings. Council has the option to prescribe a dwelling mix through their development control plan. Currently, working with developers to achieve a desired dwelling mix is considered appropriate.
- Consider an affordable housing contribution in new apartment and shop top housing development either:
 - As part of an Affordable Housing Contributions Scheme whereby the contribution rate is set subject to feasibility testing
 - As part of a Voluntary Planning Agreement whereby the contribution is subject to negotiation but should generally be a minimum of 2 per cent (For further details see section 8.7)/
- Review planning provisions for high rise developments noting the need to:
 - Ensure built form controls permit feasible development
 - Ensure planning controls can be easily interpreted and understood by industry
 - Require demonstrated design excellence for larger developments
 - Consider restrictions on the potential to overshadowing key public spaces
 - Development should contribute to the provision of a public benefit through amenity improvements, which once implemented will improve property values and marketing opportunities.
- Collaborate with landowners, developers and government agencies to unlock the development potential of strategic holdings in Campbelltown CBD to deliver housing and improved amenity, including car park sites owned by Council.
- In five to 10 years, reassess the needs for additional capacity in the Campbelltown CBD based on trends in development activity and take up, with a view to increasing development capacity, if needed, including:
 - Small scale up-zonings such as continuing the R3 zone between Apex Park and Campbelltown Public School, bound by Bland Street, Bradbury Avenue, Lindesay Street, Allman Street and Oxley Street, to provide more opportunity for medium rise infill residential development
 - Rezoning northern end of Campbelltown to R4 High Density to assist in consolidating the centre or alternatively, in the B4 Mixed Use zone enable a greater diversity of ground floor uses such as light industry and specialised retail, which currently do not qualify under the 'shop top housing' use
 - Review the suitability of land to the west of the railway for city centre living opportunities.

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