



# CLEP DRAFT

2014

CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN



# Campbelltown Residential Development Strategy



## **Status of the Campbelltown Residential Development Strategy**

### Residential Development Strategy (RDS)

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

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

**CAMPBELLTOWN**  
**RESIDENTIAL DEVELOPMENT**  
**STRATEGY**

Prepared by Campbelltown City Council

**March 2013**

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

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## Table of Contents

1. BACKGROUND/INTRODUCTION .....	3
2. POPULATION AND HOUSEHOLD OVERVIEW .....	4
3. HOUSING STRESS (INCLUDING AFFORDABILITY).....	5
4. HOUSING TRENDS/COMMUNITY NEEDS.....	5
5. ADDRESSING THE HOUSING TRENDS/COMMUNITY NEEDS.....	5
6. FUTURE HOUSING DEMANDS/TARGETS.....	6
7. FUTURE HOUSING SUPPLY (Managing Future Growth).....	7
7.1 Introduction.....	7
7.2 Residential Development Principles.....	8
7.3 Urban/Future Urban Areas.....	9
7.3.1 Infill Development.....	9
7.3.2 Greenfield Development.....	10
7.4 Transitional Environmental Lands .....	11
7.4.1 Environmental Living.....	11
8. IMPLEMENTATION .....	11
9. PROGRESS TOWARDS THE TARGET .....	13
10. STAGING/PHASING .....	14
11. MONITORING AND REVIEW .....	14
12. INFRASTRUCTURE IMPLICATIONS .....	14
13. CONCLUSION .....	15
14. RECOMMENDATION .....	15
APPENDICES.....	17
Appendix "A" - Planned and Potential Major "Infill" Growth Nodes.....	17
Appendix "B"- Planned and Potential "Suburban Village" Infill Growth Nodes.....	21
Appendix "C" - Planned Suburban Fringe Growth Nodes.....	25
Appendix "D" - Planned and Potential Minor "Infill" Growth Nodes.....	29
Appendix "E" - Location of "Greenfield" / "Proposed Greenfield" Urban Release Areas .....	35
Appendix "F" - Indicative Staging/Phasing .....	42
ADDENDUM .....	44

# 1. BACKGROUND/INTRODUCTION

In order to plan for Campbelltown City's population growth (inclusive of an element of Sydney's expansion), future housing needs and the ever-changing house choices people are making, it is essential that Council reviews its current housing policy position and develops a relevant, responsive Residential Development Strategy (RDS).

A review process<sup>1</sup> was initiated with the engagement of consultants Parsons Brinckerhoff and the compilation of the "Campbelltown Residential Strategy Review" over the period 2007-2008. It was also supported by a market appraisal undertaken by consultants Hill PDA in 2008 and culminated in a series of residential development recommendations<sup>2</sup>, inclusive of "infill", "greenfield" and "urban fringe" environmental living opportunities<sup>3</sup>.

Subsequently the review process has been further informed by: community consultations, observations in respect of changes/trends, policy development, feasibility observations and general market movements and Metropolitan Planning initiatives.

Metropolitan Planning for Sydney as contained in the Metropolitan Strategy (City of Cities – 2025) and more recently the Metropolitan Plan for Sydney 2036<sup>4</sup>, together with the sub-regional planning in the form of the South West Region Draft subregional Strategy (2007) (DSWS) are also fundamental to the review process and provide an integral platform for development of a relevant RDS.

The RDS will importantly be central to the compilation of Council's Local Planning Strategy and in particular the City's approach to managing growth and change and related statutory planning framework development.<sup>5</sup>

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<sup>1</sup> The Review process had specific regard to the prevailing Campbelltown Residential Strategy, 1996 and Higher Density Housing Study, 2001 and focussed in particular upon examining the opportunities for urban infill located in close proximity to public transport and/or existing centres.

<sup>2</sup> The recommendations were advanced in a companion document entitled Draft Campbelltown Local Planning Strategy, prepared by Parsons Brinckerhoff (and subsequently referred to as a Local Planning Strategy).

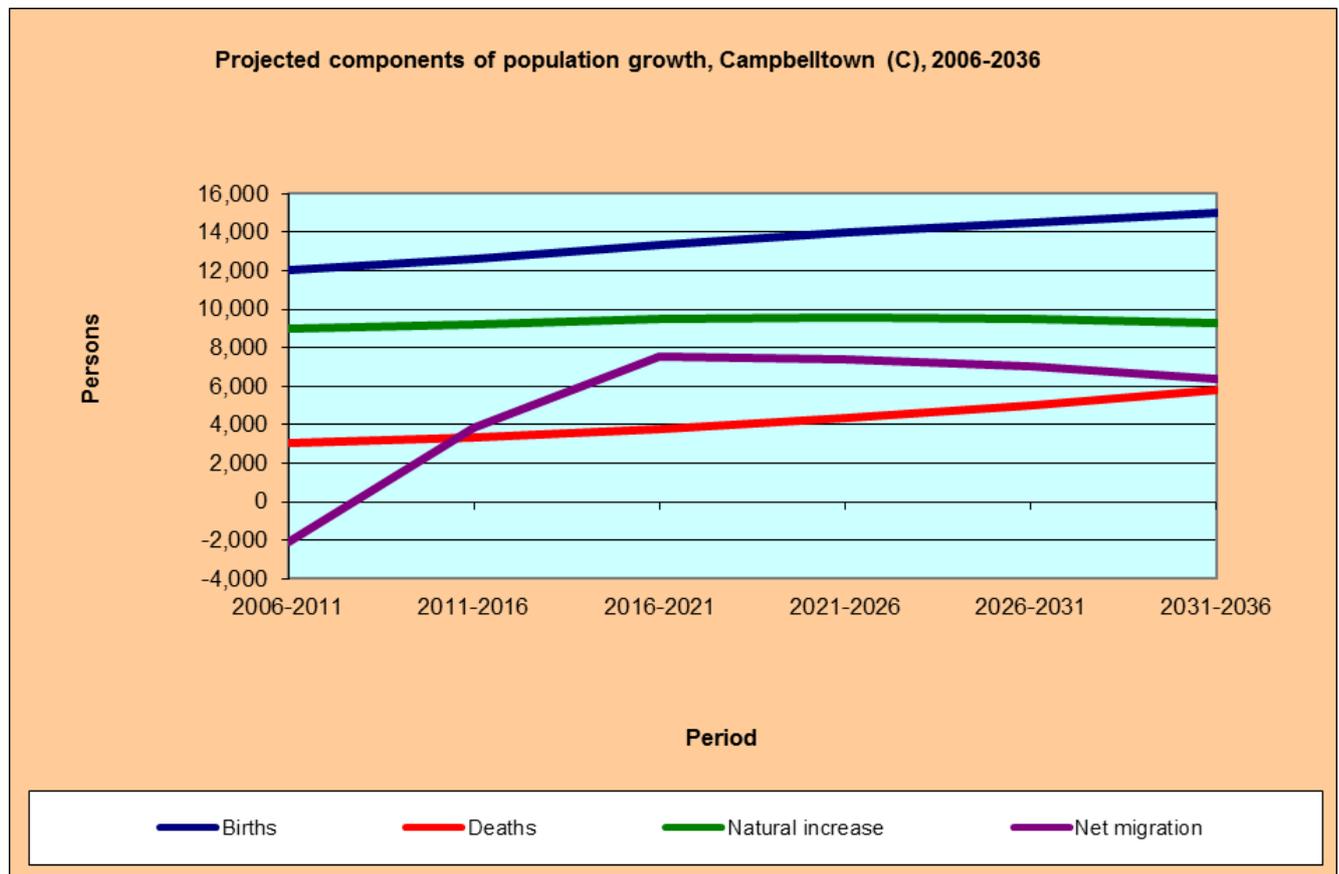
<sup>3</sup> Refer to Sections 7.3 and 7.4 for a broad definition of the respective housing forms.

<sup>4</sup> It is noted that the Metropolitan Plan is currently the subject of a review founded on the discussion paper "Sydney into the next 20 years".

<sup>5</sup> It is also noted that the new comprehensive Campbelltown LEP, 2013 will provide a suite of planning controls to facilitate residential growth in specific areas in the LGA to 2031 and beyond; whilst the revised Sustainable City DCP, as a "guideline" document will provide further definition to housing "form/outcomes".

## 2. POPULATION AND HOUSEHOLD OVERVIEW

A snapshot of the past and projected population of the Campbelltown Local Government Area (CLGA) for the period 2006-2036, is provided below.



**Figure 1 Population Trends/Projections (source: Department of Planning 2010)**

Additionally, of recent years, the population and household structure has been characterised by change. This change is highlighted by the growing proportion of elderly and increase in the number of small households comprising couples without children, singles and single parent families (i.e. all reflective of declining occupancy rates).

The population is also projected to continue to age over the next decade and beyond, whilst the trend in declining household size is likely to continue. This changing demographic and household size does not appear to be fully reflected in the provision of new housing.

Campbelltown's new housing stock will clearly need to cater for a wider range of income levels, ownership patterns and physical capabilities, than has been the case to date.

### **3. HOUSING STRESS (INCLUDING AFFORDABILITY)<sup>6</sup>**

The residential sector over more recent years has also been characterised by increasing housing stress and in particular increases in mortgage and rental stress. Such increases in stress levels are largely the product of supply and demand and general economic conditions and are reflected in increases in land values, construction costs and rents.

Ensuring an adequate supply of residential land and diverse housing opportunities is critical in the quest for minimising stress (and maintaining housing affordability). Specifically, encouraging compact medium density dwellings and higher density apartments in appropriately zoned locations, in close proximity to centres and diverse transport options and services, has the potential to contribute to reducing housing stress. Similarly, the promotion of secondary dwellings<sup>7</sup> may also contribute to consequential reductions in stress. Clearly, the key is supporting/ facilitating affordable “entry level” housing.

### **4. HOUSING TRENDS/COMMUNITY NEEDS**

Changing population demographics and housing stress will continue to challenge Council to ensure new housing addresses the needs of the local community in general and caters for those in the community with specific needs.

The key housing issues likely to confront the Campbelltown Local Government Area (CLGA) in the coming decades include:

- Catering for an ageing population and the consequential increase in demand for aged care housing, dementia facilities, and relevant support services.
- Addressing more people living alone.
- Ensuring new housing caters for diverse social needs.
- Addressing housing stress (including affordability).
- Ensuring new housing is sustainable and adaptable (where relevant).

### **5. ADDRESSING THE HOUSING TRENDS/COMMUNITY NEEDS**

A targeted strategy is required to respond to the evolving trends and needs identified above, in an endeavour to achieve sustainable housing outcomes. The development and implementation of a relevant strategy is, however, importantly not solely a Council responsibility. Additionally, there are limitations to Council’s ability to address some of the underlying challenges.

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<sup>6</sup> Housing “stress” refers to households having financial difficulties meeting their housing obligations.

<sup>7</sup> In the form of “granny/garden” flats.

Notwithstanding (and in the context of the existing housing profile) it is considered that the following initiatives should be considered by Council for implementation<sup>8</sup>.

A raft of actions involving diverse stakeholders is critical to addressing the established and evolving trends/needs. The following should inform an Action Plan:

- Advocate the State Government to monitor and review the application/success of State Environmental Planning Policies - Housing for Seniors or People Living with a Disability and Affordable Rental Housing.
- Align Council planning policies and controls with the identified housing needs of the community, including targets for housing mix, affordably priced and adaptable and accessible housing.
- Work closely with community housing providers and Housing NSW to facilitate new appropriately located and designed social housing, including a continuation of public housing urban renewal programs.
- Encourage the development/redevelopment of medium density and higher density housing forms focussed on centres, transport nodes/corridors and services.
- Facilitate secondary dwelling opportunities (i.e. “granny/garden flats”).
- Encourage developers to build a diverse mix of housing values and sizes, including some smaller, more affordable dwellings.
- Monitor and evaluate the impact of initiatives at regular intervals and consider appropriate interventions.
- Promote design quality and sustainability in housing.
- Monitor impacts of urban renewal programs, including social impacts<sup>9</sup>.

## **6. FUTURE HOUSING DEMANDS/TARGETS**

At a general level, future housing demand is reflected in the relevant housing targets established through the sub regional planning process, and detailed in the DSWS, the target figure for additional dwellings in the CLGA to 2031 is 24,653.

This target was importantly noted to comprise 19,953 additional “infill” dwellings and 4,700 additional “greenfields” dwellings, or an “infill/greenfield” mix of 81%:19%.<sup>10</sup>

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<sup>8</sup> It being noted that many of the initiatives will invariably involve a collaborative effort with other levels of government and housing providers, including charitable organisations, community housing providers and the private sector.

<sup>9</sup> With the assistance of the State Government.

<sup>10</sup> When established in 2007.

It should be further noted that the housing targets may be further revised in accordance with evolving State Government policy, including, inter alia, the review of Landowner nominated potential housing sites. Indeed, the target mix has evolved, under Council's planning, to 14,792 additional "infill" dwellings and 9,862 "greenfields" dwellings or 60% "infill and 40% "Greenfield"; thereby reflecting a decreased reliance on urban consolidation.

Such demand at a general level is also mirrored in Figure 1.

The demand will importantly be influenced by the interplay of a variety of global and local factors including:

- the world economy
- migration rates
- births and deaths
- affordability/entry price
- finance availability
- local housing supply and supply in neighbouring LGAs
- employment availability
- accessibility
- infrastructure and services.

Along with the increase in the number of dwellings in different environmental contexts, the type of dwellings in demand is also an important consideration. Demand in such circumstances is driven by prevailing social trends reflected at a community level.

## **7. FUTURE HOUSING SUPPLY (Managing Future Growth)**

### **7.1 Introduction**

In seeking to cater for the significant and diverse demand for housing in the future it has been established that a variety of housing types should be readily accessible, preferably in a number of different locations.

Furthermore, housing supply is also influenced by the interaction of a range of factors in the market place. Additionally, it is impacted by Council's overarching growth management principles relating to environmental, social and infrastructure impacts/outcomes. In particular, Council is concerned that:

- housing addresses community need (particularly in terms of diversity, affordability and adaptability)
- a range of high quality lifestyle opportunities are created
- the amenity and quality of existing residential areas is protected/enhanced
- a clearly defined urban edge is maintained
- impacts on the natural and scenic environments are minimised
- new housing development is sustainable.

## **7.2 Residential Development Principles**

The following guiding principles<sup>11</sup> are accordingly established for future residential development:

- Land must be suitable/capable of urban development (i.e. generally free of hazards).
- Land use conflicts are to be minimised.
- Urban networks and systems must integrate with natural systems without significant adverse impact.
- Biodiversity impacts should be minimised.
- Focus should be on creating liveable communities.
- Sufficient service infrastructure must be in place or capable of ready augmentation.
- Community wellbeing shall be optimised by leveraging off social infrastructure.
- Satisfactory open space shall be provided.
- Buildings shall be consistent with the desired future character of an area and sympathetic to existing character.
- Urban edge housing should not have an adverse impact upon the immediate environment.
- Buildings shall be of high architectural quality.
- Sustainability principles should be modelled (including energy efficiency, water conservation, demand management and the like).
- Appropriate design standards should be clearly evidenced.

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<sup>11</sup> Derived principally from Council's vision and community consultation.

## 7.3 Urban/Future Urban Areas

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

### 7.3.1 Infill Development

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

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

The “major centres” and the related indicative dwelling yields<sup>12</sup> are summarised below:

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

Relevant plans relating to the proposed major centres residential development are produced as Appendix “A” - Planned and Potential Major “Infill” Growth Nodes.

The “minor centres” of Leumeah, Minto (including Minto Mall) and Macquarie Fields Station are noted to provide additional development/redevelopment prospects over time as they evolve into suburban villages<sup>13</sup>; whilst St Helens Park, Kearns and Blairmount provide limited suburban fringe housing expansion opportunities<sup>14</sup>. Refer to Appendix B – Planned and Potential “Suburban Village” Infill Growth Nodes, and Appendix C – Planned Suburban Fringe Growth Nodes.

<sup>12</sup> The yields are derived from the capacity reflected in existing Structure Plans/Masterplans/Design Blueprints, including draft documentation.

<sup>13</sup> The final form of this future development, as characterised in particular by building density/height will be the subject of future comprehensive master planning and community consultation. Refer to Appendix “C”.

<sup>14</sup> In accordance with prevailing zonings and environmental constraints. Refer to Appendix “D”.

Additionally, the following centres are noted to have some developmental potential, principally in the form of shop top housing and/or transitional medium density housing: Minto Mall, Rosemeadow, Ambarvale, Eagle Vale and other local commercial shopping precincts; whilst Claymore and Airds/Bradbury provide for a limited uplift of dwelling numbers in their respective redevelopment schemes. Refer to Appendix “D” – Planned and Potential Minor “Infill” Growth Nodes.

### 7.3.2 Greenfield Development

“Greenfield Development” refers to the development of land located on the urban fringe that has previously been used for non-urban land uses such as agriculture, for urban uses and particularly for new housing. It is critical to providing some degree of balance in meeting future population growth and provides a different housing and lifestyle choice. If these areas are formally identified as Urban Release Areas they will develop as well planned, integrated communities with a range of housing types and styles, supplied by well planned services, infrastructure and quality public transport systems and open space networks. Caution should be used when considering proposals to develop land on the urban fringe that is not within recognised Urban Release Areas as developing such land can lead to uncoordinated development and servicing issues<sup>15</sup>.

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

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

Produced at Appendix “E” – are plans depicting the location of existing “Greenfield” and “Proposed Greenfield” Urban Release Areas.

<sup>15</sup> Both “infill” and “greenfield” development seek to leverage off existing infrastructure and the ability to readily augment such infrastructure, thereby focusing on existing urban areas and generally contiguous areas.

## **7.4 Transitional Environmental Lands**

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

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

### **7.4.1 Environmental Living**

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

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

Gilead (described previously) aside, there are limited opportunities that remain for this form of large lot residential development. It could, however, occur at a small scale within the unique settings of the East Edge Protection Lands, in accordance with comprehensive bushland protection parameters, inclusive of strict height, bulk, scale, materials and colour controls. Additionally, there may be some potential for large lot residential development on certain land that currently separates Glen Alpine from the Menangle Park Release Area.

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

## **8. IMPLEMENTATION**

The suite of local planning controls comprising Local Environmental Plans, Interim Development Orders and Development Control Plans together with topic specific State Environmental Planning Policies, represent the cornerstone of the statutory planning framework “charged”, together with the development industry, with facilitating the previously mentioned housing outcomes.

It is noted, however, that Council is in the course of preparing a new comprehensive Local Environmental Plan, which will give effect, together with a revised Sustainable City DCP<sup>16</sup>, to the residential objectives in a contemporary manner.

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<sup>16</sup> Principally of a consolidating nature and known as Draft Campbelltown LEP, 2013 (DCLEP 2013)

The relevant suite of residential controls and their general relationship to prevailing controls is detailed below.

### **Low Density Residential**

The R2 Low Density Residential Zone should apply to land that is intended to contain primarily low density housing, especially where detached housing is to be established or maintained.

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

Other principal development standards are recommended as follows:

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

### **Medium Density Residential**

The R3 Medium Density Residential Zone is designed for land where a prevalence of medium density housing forms is to be established or maintained. Other residential uses can be permitted in the zone where appropriate. Housing types in this zone typically include “attached dwellings”, “multi dwelling housing” and “shop top housing.”

The areas identified for increased residential development in medium density form should be zoned R3 (Medium Density Zone). These include those areas identified in Section 7.3.1 of this Strategy inclusive of those in the Campbelltown-Macarthur Structure Plan and potentially the preliminary Glenfield and Ingleburn Structure Plans (that have been prepared and not yet endorsed by Council), together with some longer term transitional potential immediately beyond the nodes.

Other principal development standards are recommended as follows:

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

## **High Density Residential**

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

These include those areas focusing upon the principal centres of Campbelltown-Macarthur, Ingleburn and Glenfield (at a future point in time) subject to the outcomes of more detailed planning.

Other principal development standards will evolve as masterplans or development control plans for each centre.

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

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

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

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

## **9. PROGRESS TOWARDS THE TARGET**

Progress toward achievement of the DSWS established housing target<sup>17</sup> has been modest and somewhat variable. On average, 454 dwelling approvals per year were issued since 2007 and have largely been enacted.

This represents a significant shortfall in respect of annual average numbers required to meet the target and is generally considered to be the product principally of the impact of the “Global Financial Crisis” as reflected in developer confidence, the level of “maturity” of the “infill” development market and the rate of progress of planning and release of new “greenfield” urban release areas.

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<sup>17</sup> In the intervening period since its adoption in 2007.

## 10. STAGING/PHASING

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

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

An indicative staging/phasing Schedule for future residential development prospects is contained in Appendix F.

## 11. MONITORING AND REVIEW

Evaluation and review of the Strategy will be critical to its implementation and effectiveness. Annual monitoring of development rates and changes in the identified growth areas/nodes and performance of controls will be vital to ensuring the currency/relevancy of the Strategy. This exercise should dovetail with the Metropolitan Development Program and should involve liaison with the relevant Service Authorities.

The prospects of implementation of a Housing and Land Monitor should be explored. Such a monitor need only be simple and potentially comprise a spreadsheet that is regularly updated with standard development data (at least annually).

The Strategy should also be subject to a more holistic review at 5 yearly increments in concert with the review of the Local Planning Strategy. Periodic review may also be appropriate as a result of changes to metropolitan planning policy, infrastructure provision, demographic trends, and Government and Council policy generally.

## 12. INFRASTRUCTURE IMPLICATIONS

The potential infrastructure implications for Council also need to be strategically addressed given future housing development of the scale proposed and invariably the limited and constraining nature of existing infrastructure. The infrastructure implications of “greenfields” are reasonably readily addressed through Developer Contribution Plans, Developer Agreements and/or as Works-In-Kind. The redevelopment of existing low density residential precincts and small scale commercial precincts is, however, likely to be more complex, given the fragmented land ownership pattern and limitations to existing infrastructure.<sup>18</sup>

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<sup>18</sup> Particularly in respect of existing roads and intersections and stormwater infrastructure.

A comprehensive review of infrastructure implications should clearly accompany any rezoning of land for a significant increase in residential yields.

## **13. CONCLUSION**

The Strategy seeks to address the projected population growth established in the Draft South West Subregion Plan. In doing so it identifies “Greenfield”, “Infill” and “Urban Edge Lifestyle” opportunities.

The “Greenfields” release areas represent the latest in contemporary sustainable urban subdivision design and dwelling provision, providing for diverse residential outcomes.

The “Infill” growth nodes, with few exceptions, are highly focused upon railway stations and commercial centres. They collectively have the capacity to meet the established dwelling targets. It should be noted, however, that the nodes vary in their capacity to meet the established targets in the short to medium term.

Prior to comprehensive development each node should be the subject of detailed principles planning at either structure plan or masterplan level. Additionally, a comprehensive review of infrastructure implications should clearly accompany any rezoning.

Development rates should be monitored at least annually and performance of controls evaluated.

Finally, the focus on dwelling yield should be tempered by the equally important residential demands in the community in respect of housing affordability, adaptability and choice.

## **14. RECOMMENDATION**

The Residential Strategy Review and this emergent Strategy indicate that future dwelling targets for 2031 can be achieved with current zonings, their minor rationalisation and the release of identified greenfields and incremental phasing of new centres and transit focused infill growth nodes. Additionally, the need for diverse housing forms, adaptable housing and more affordable housing should be acknowledged.

In such context it is accordingly recommended that Council:

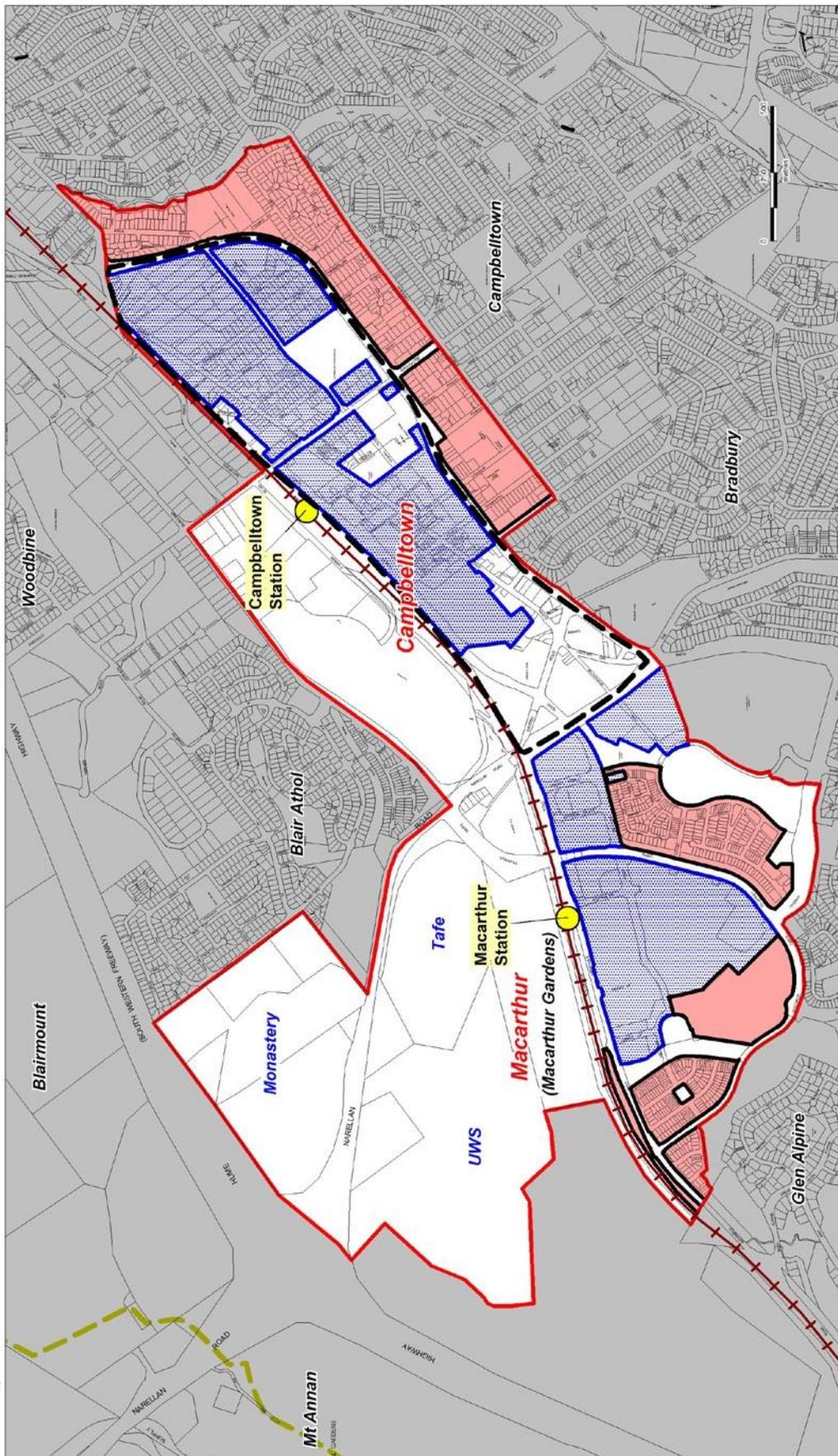
- Complete the Comprehensive LEP reinforcing higher density residential zones and the adoption of a transitional medium density housing model, zoning appropriately identified growth nodes capable of short term development and servicing and similarly placed new identified greenfields.
- Review the zoning of future greenfields and growth nodes when more favourable market, development and servicing circumstances are likely to emerge.
- Continue to ensure that appropriate structure planning/masterplanning informs the release of future urban precincts.

- Encourage a variety of housing choices including, in particular, smaller dwellings.
- Support affordable “entry price” housing.
- Encourage construction of adaptable housing.
- Encourage secondary dwellings and dual occupancies.
- Commit to a regular review of the Strategy.

# APPENDICES

## *Appendix "A" - Planned and Potential Major "Infill" Growth Nodes*

**CAMPBELLTOWN/MACARTHUR GROWTH NODE**  
**Campbelltown Residential Strategy - Major Infill Areas**



- LEGEND:**
-  Growth Node boundary
  -  Campbelltown CBD
  -  Potential Development Area (Mixed Use / High Density Residential)
  -  Potential Development Area (Medium Density Residential)

## GLENFIELD GROWTH NODE Campbelltown Residential Strategy - Major Infill Areas



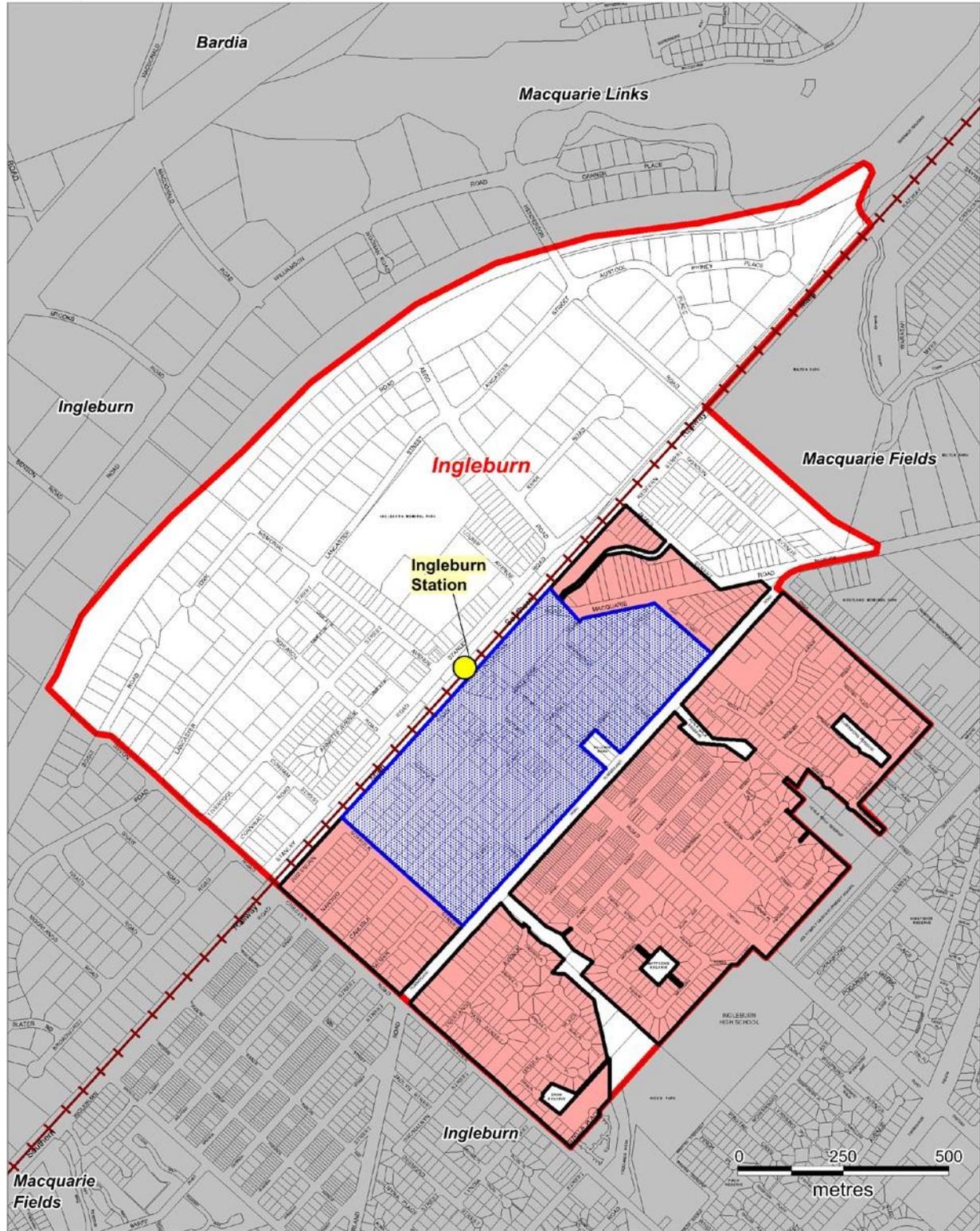
**LEGEND:**

- Growth Node boundary - Area subject to Urban Activation Precinct Nomination (Potential Mixed Use / High Density Residential and Medium Density Residential)



## INGLEBURN GROWTH NODE

### Campbelltown Residential Strategy - Major Infill Areas



**LEGEND:**

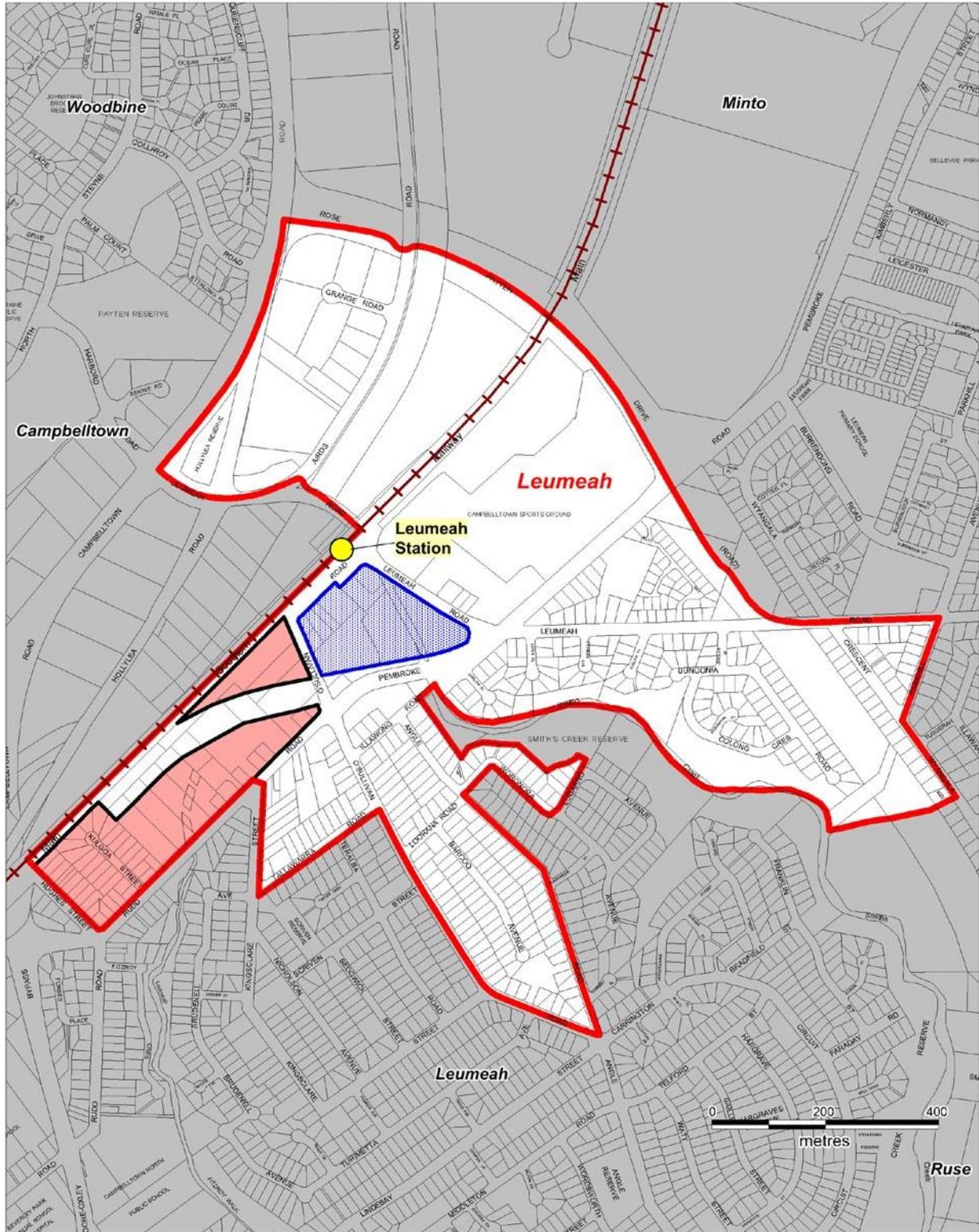
- Growth Node boundary
- Potential Development Area (Medium Density Residential)

- Potential Development Area (Mixed Use / High Density Residential)



**Appendix “B”- Planned and Potential "Suburban Village" Infill Growth Nodes**

## LEUMEAH GROWTH NODE Campbelltown Residential Strategy - Infill Areas



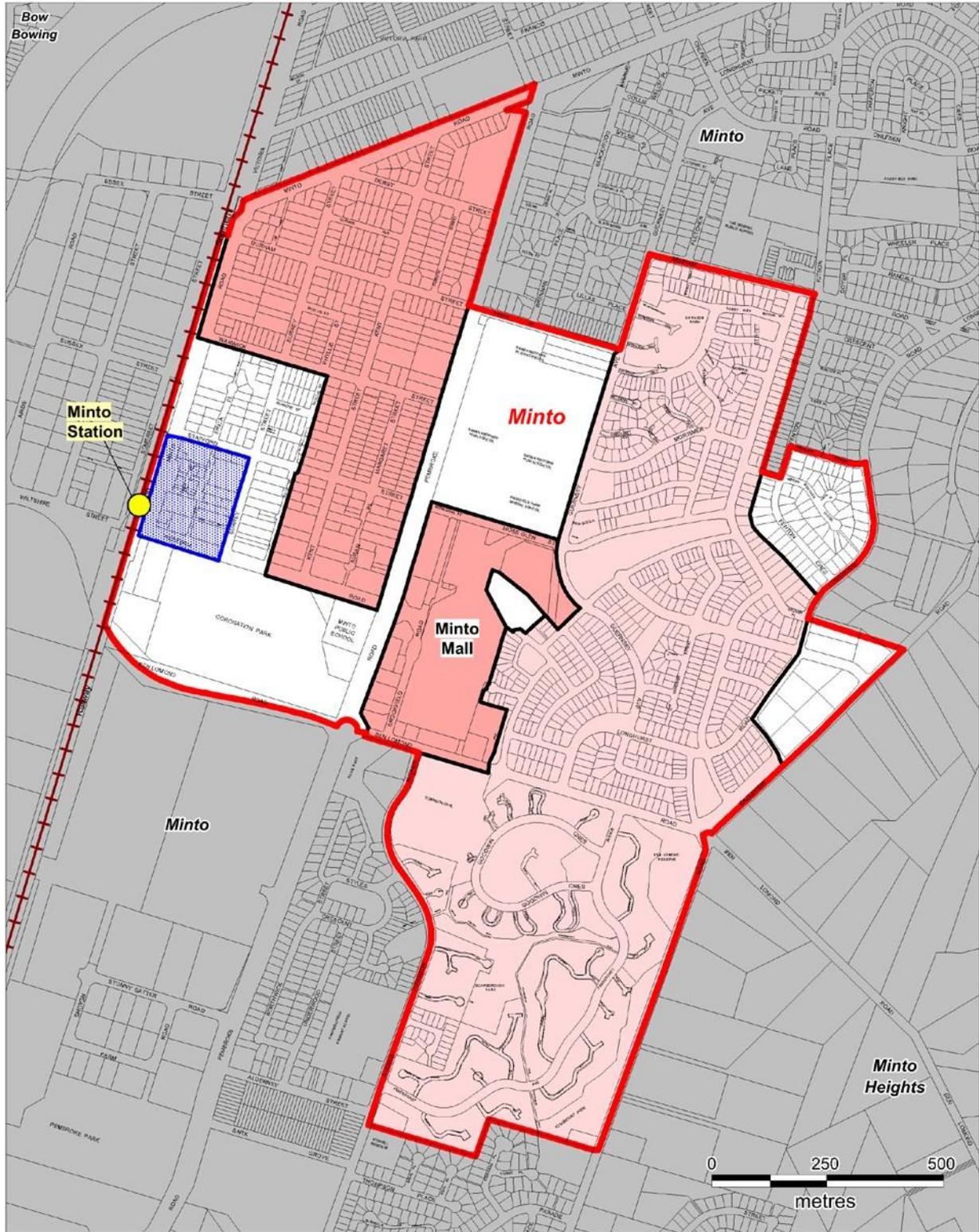
**LEGEND:**

-  Growth Node boundary
-  Potential Development Area (Medium Density Residential)

-  Potential Development Area (Mixed Use / High Density Residential)



## MINTO GROWTH NODE Campbelltown Residential Strategy - Major Infill Areas



**LEGEND:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li> Growth Node boundary</li> <li> Potential Development Area (Medium Density Residential)</li> </ul> | <ul style="list-style-type: none"> <li> Potential Development Area (Mixed Use / High Density Residential)</li> <li> Potential Development Area (Low / Medium Density Residential)</li> </ul> |
|---|--|



## MACQUARIE FIELDS GROWTH NODE Campbelltown Residential Strategy - Infill Areas



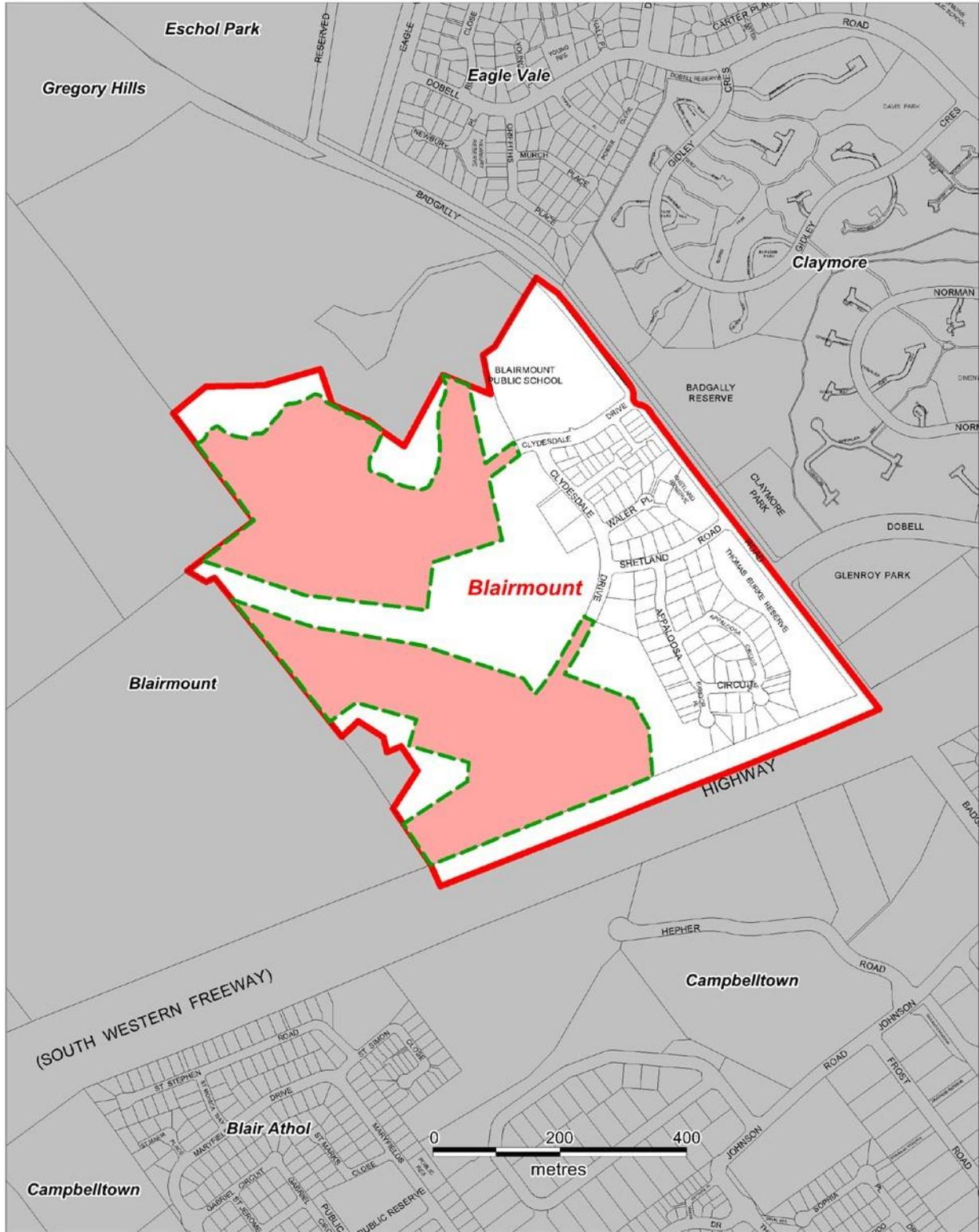
**LEGEND:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; border: 1px solid red; width: 20px; height: 10px; margin-right: 5px;"></span> Growth Node boundary</li> <li><span style="display: inline-block; background-color: #f08080; width: 20px; height: 10px; margin-right: 5px;"></span> Potential Development Area (Medium Density Residential)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; background-color: #add8e6; border: 1px solid blue; width: 20px; height: 10px; margin-right: 5px;"></span> Potential Development Area (Mixed Use / High Density Residential)</li> <li><span style="display: inline-block; background-color: #ffcc99; width: 20px; height: 10px; margin-right: 5px;"></span> Carpark</li> </ul> |
|---|--|



***Appendix “C” - Planned Suburban Fringe Growth Nodes***

## BLAIRMOUNT GROWTH NODE Campbelltown Residential Strategy - Infill Areas

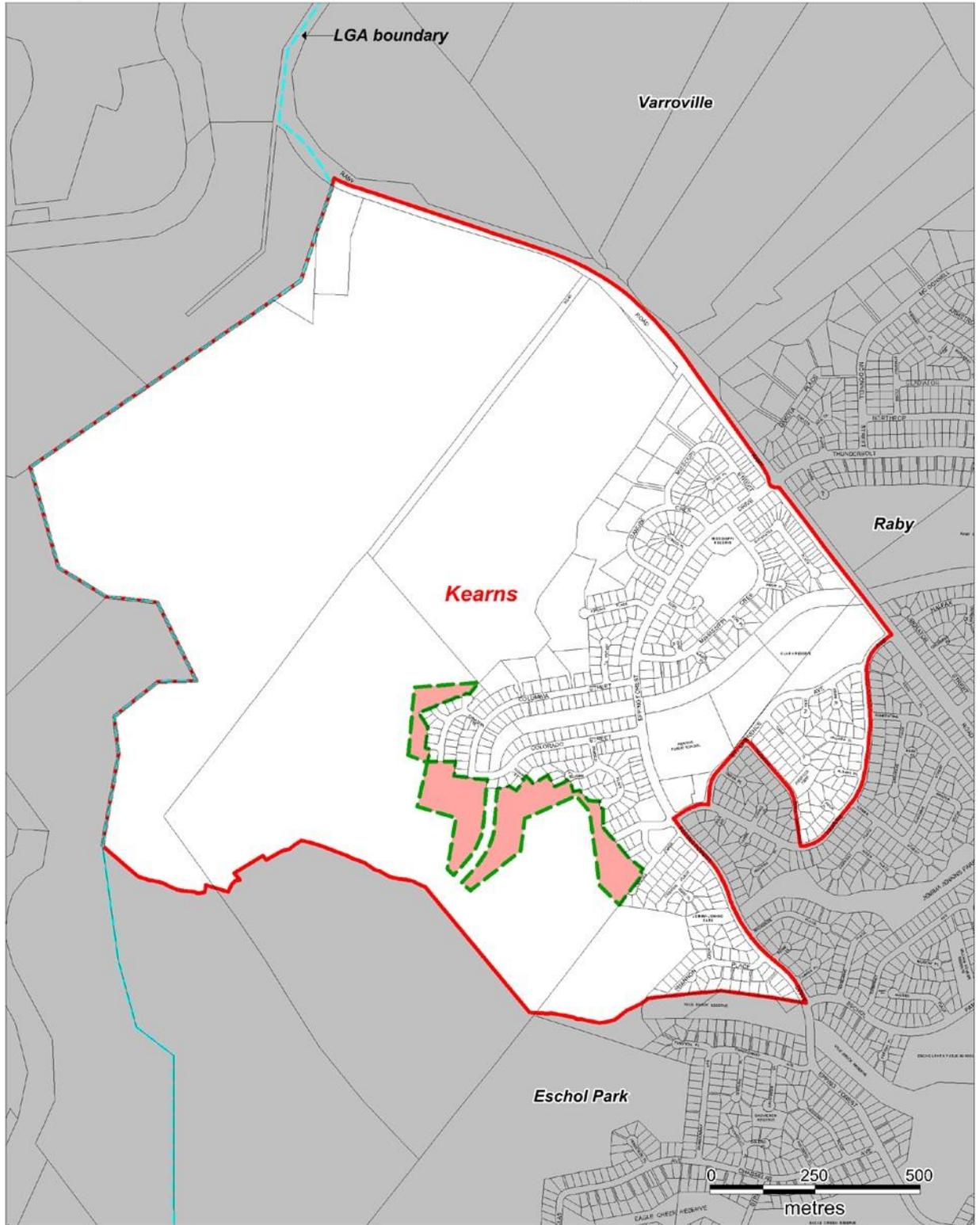


**LEGEND:**

- Growth Node boundary
- Potential Development Area (Green Field Fringe)



# KEARNS GROWTH NODE Campbelltown Residential Strategy - Infill Areas



### LEGEND:

-  Growth Node boundary
-  Potential Development Area (Greenfield Fringe)



## ST HELENS PARK GROWTH NODE Campbelltown Residential Strategy - Infill Areas



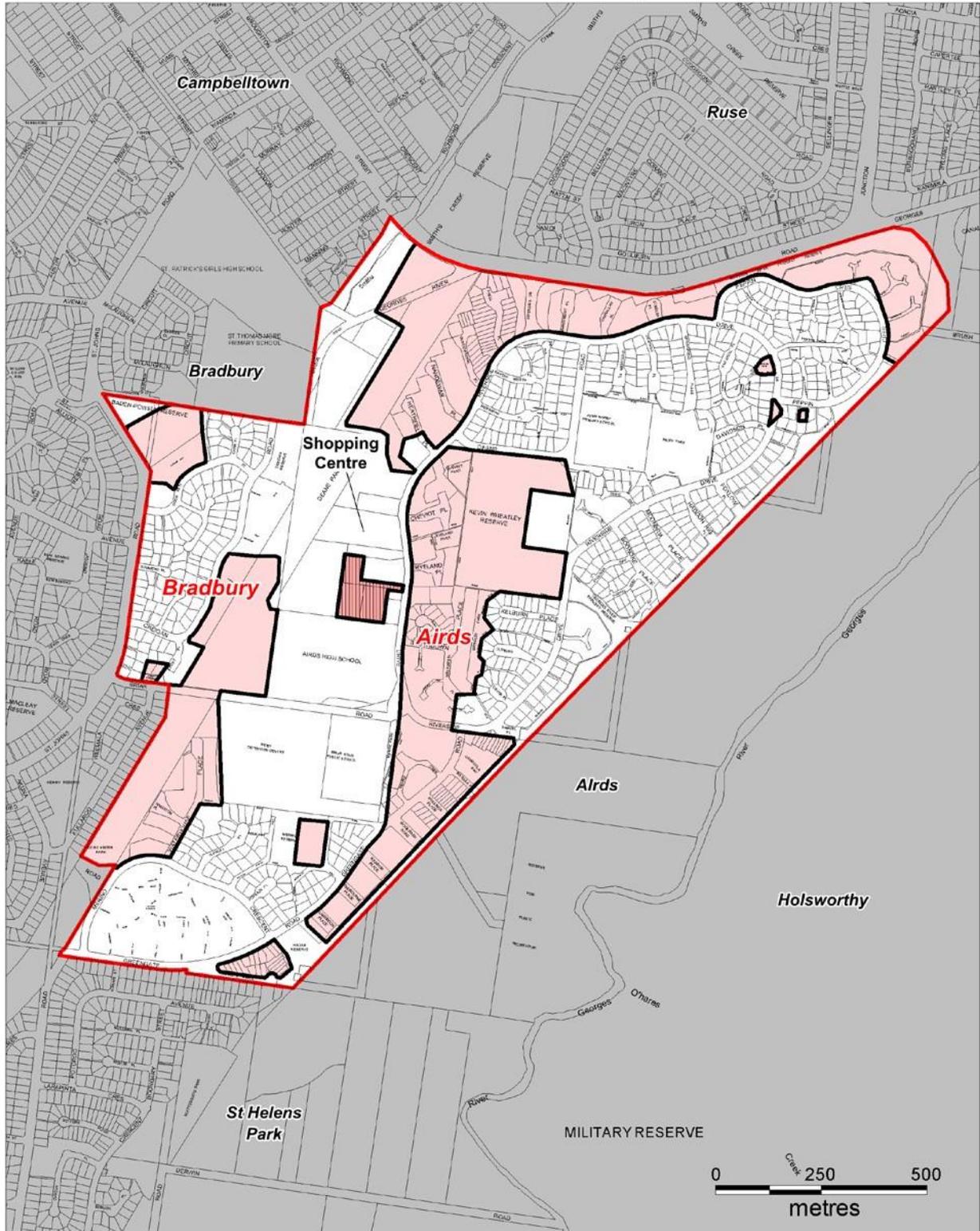
**LEGEND:**

-  Growth Node boundary
-  Potential Development Area (Green Field Fringe)



***Appendix "D" - Planned and Potential Minor "Infill" Growth Nodes***

## AIRDS/BRADBURY GROWTH NODE Campbelltown Residential Strategy - Infill Areas



**LEGEND:**

- Growth Node boundary
- Potential Development Area (Low / Medium Density Residential)
- Potential Development Area (Mixed Use / Medium Density Residential)



## AMBARVALE GROWTH NODE Campbelltown Residential Strategy - Infill Areas

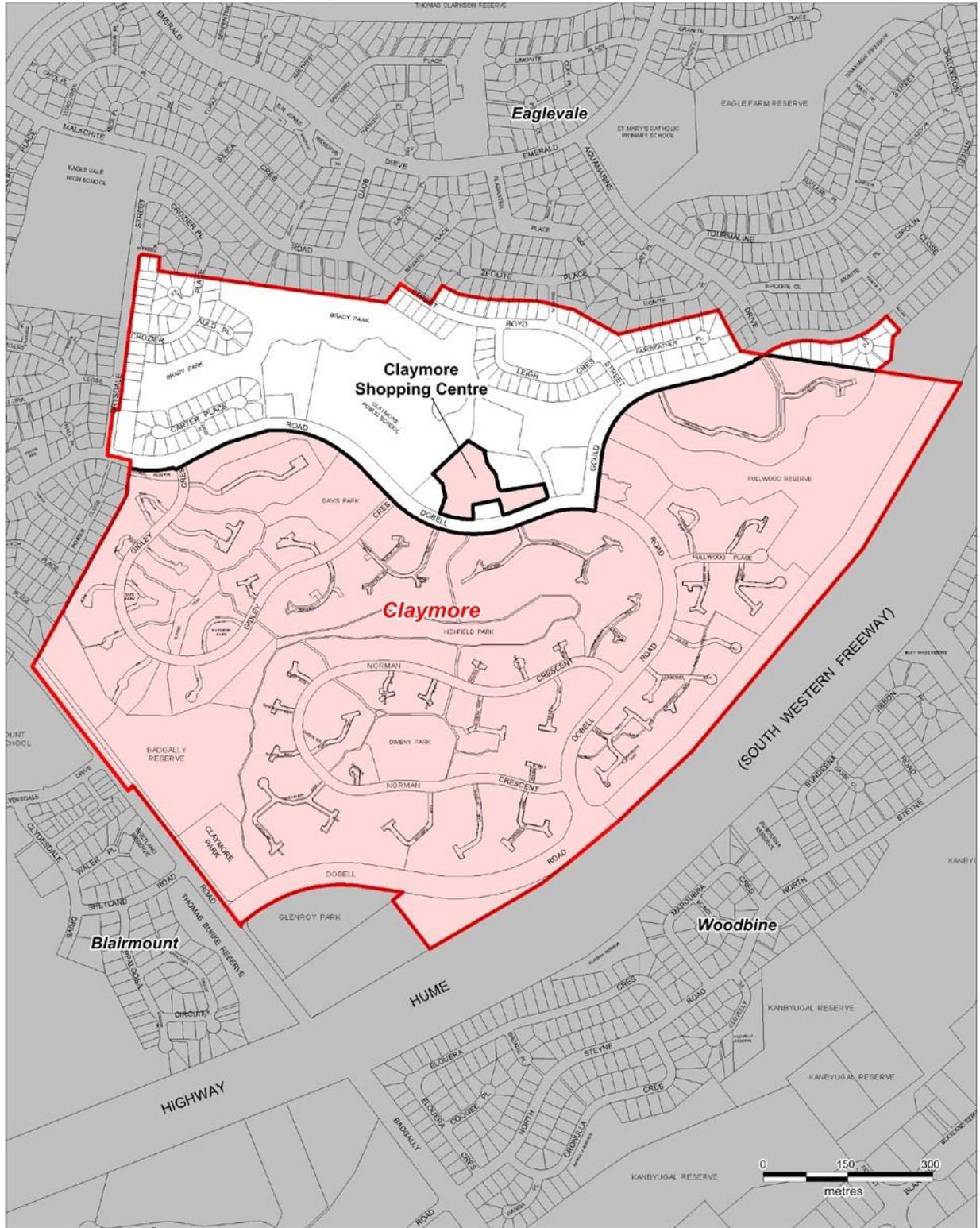


**LEGEND:**

- Growth Node boundary
- Potential Development Area  
(Mixed Use / Medium Density Residential)



## CLAYMORE GROWTH NODE Campbelltown Residential Strategy - Infill Areas

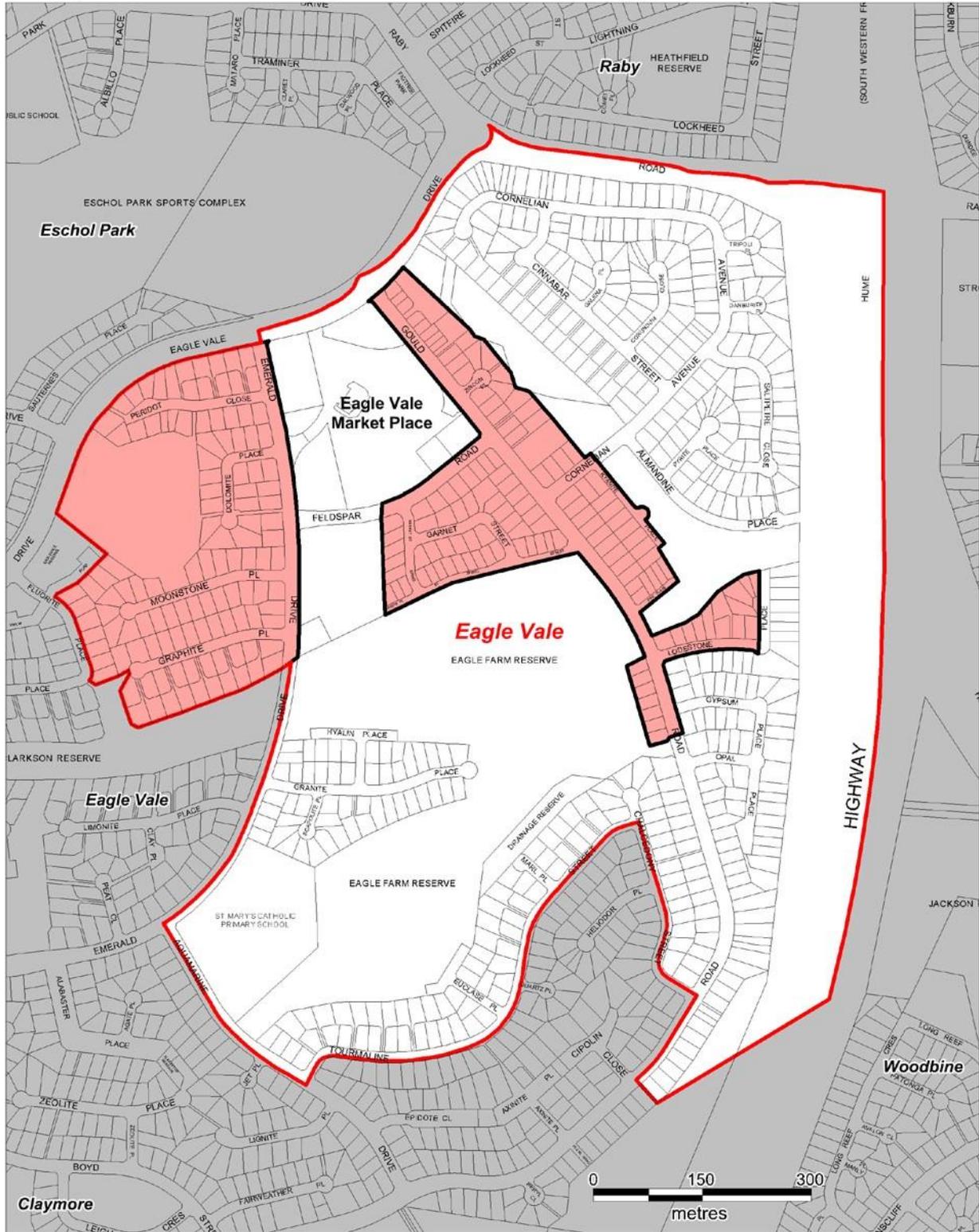


**LEGEND:**

-  Growth Node boundary
-  Potential Development Area  
(Low / Medium Density Residential)



## EAGLE VALE GROWTH NODE Campbelltown Residential Strategy - Infill Areas



**LEGEND:**

-  Growth Node boundary
-  Potential Development Area (Medium Density Residential)



## ROSEMEADOW GROWTH NODE

### Campbelltown Residential Strategy - Infill Areas



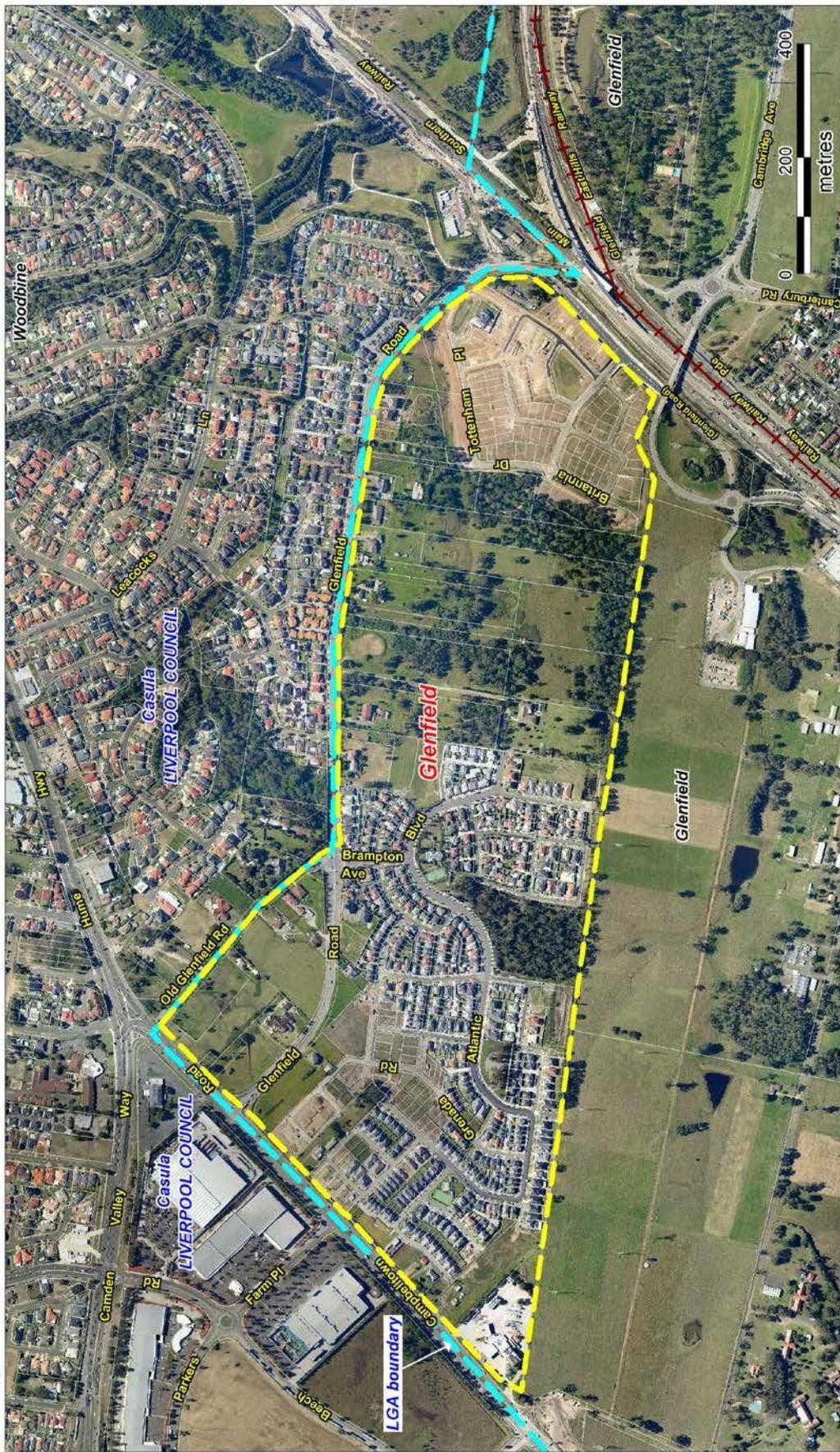
**LEGEND:**

- Growth Node boundary
- Potential Development Area  
(Mixed Use / Medium Density Residential)



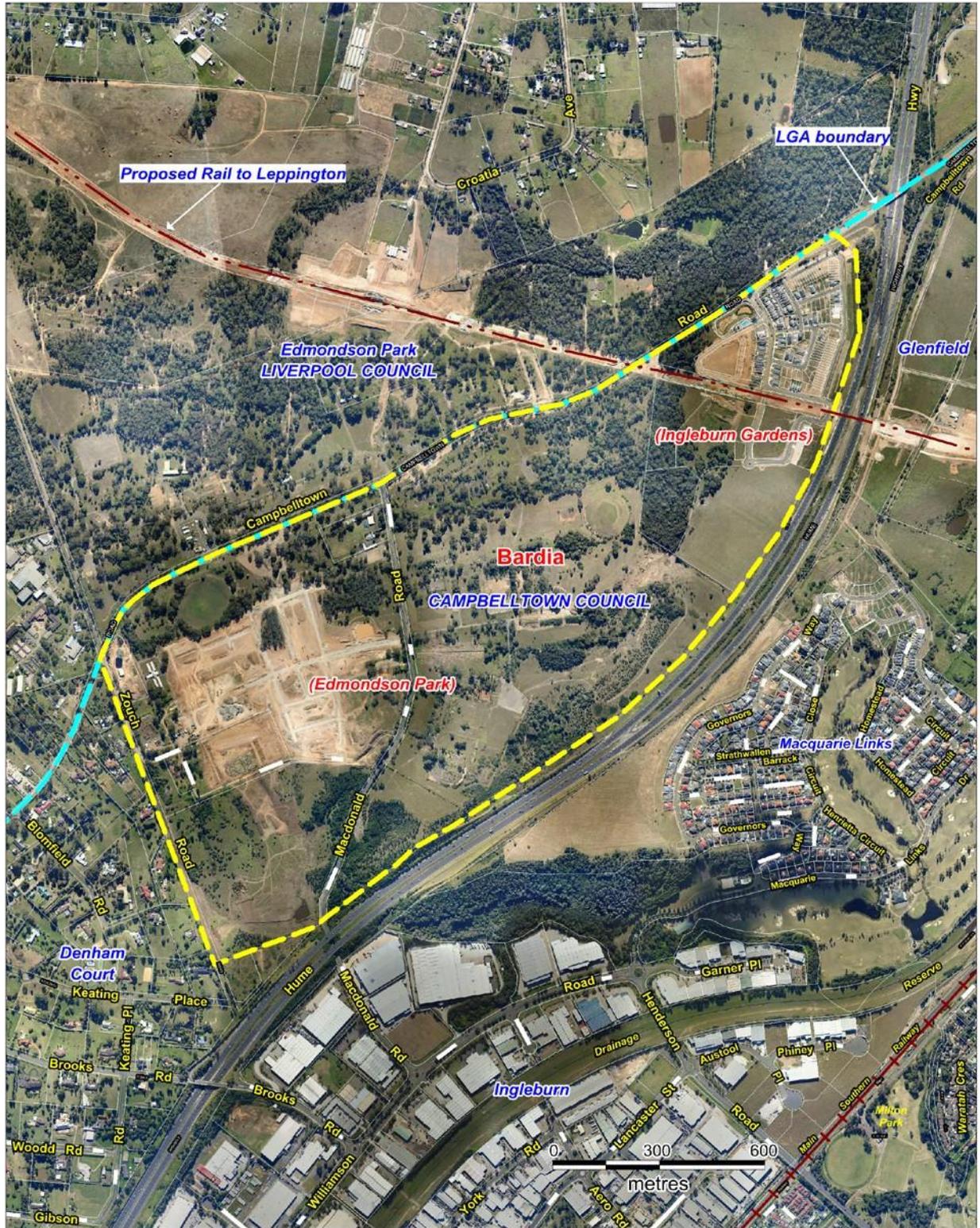
**Appendix "E" - Location of "Greenfield" / "Proposed Greenfield" Urban Release Areas**

**GLENFIELD ROAD GROWTH NODE**  
Campbelltown Residential Strategy - Greenfield Areas



**LEGEND:**  
 Growth Node boundary

## BARDIA GROWTH NODE Campbelltown Residential Strategy - Greenfield Areas

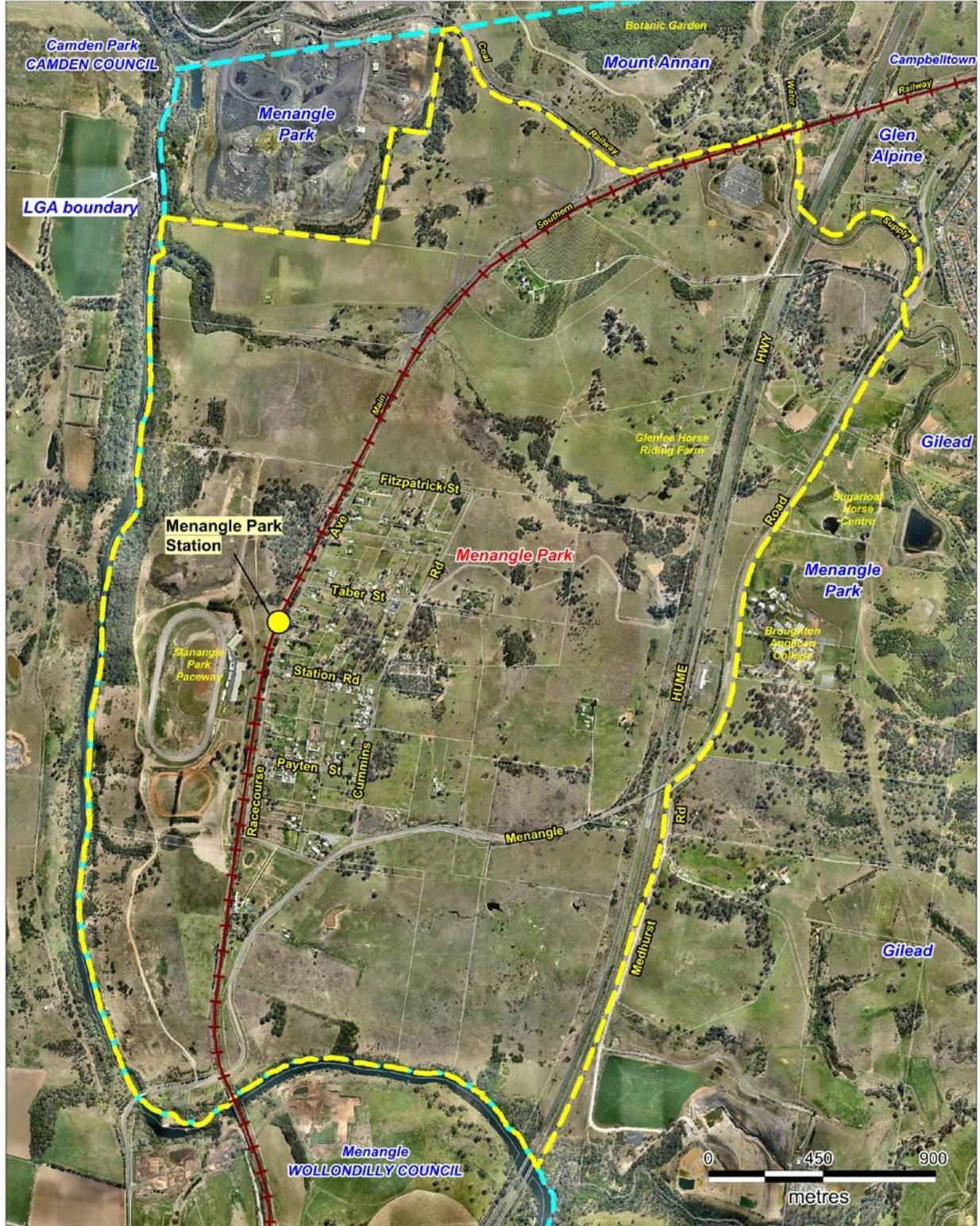


**LEGEND:**

 Growth Node boundary



## MENANGLE PARK GROWTH NODE Campbelltown Residential Strategy - Greenfield Areas



**LEGEND:**

Growth Node boundary



## EAST LEPPINGTON GROWTH NODE Campbelltown Residential Strategy - Greenfield Areas

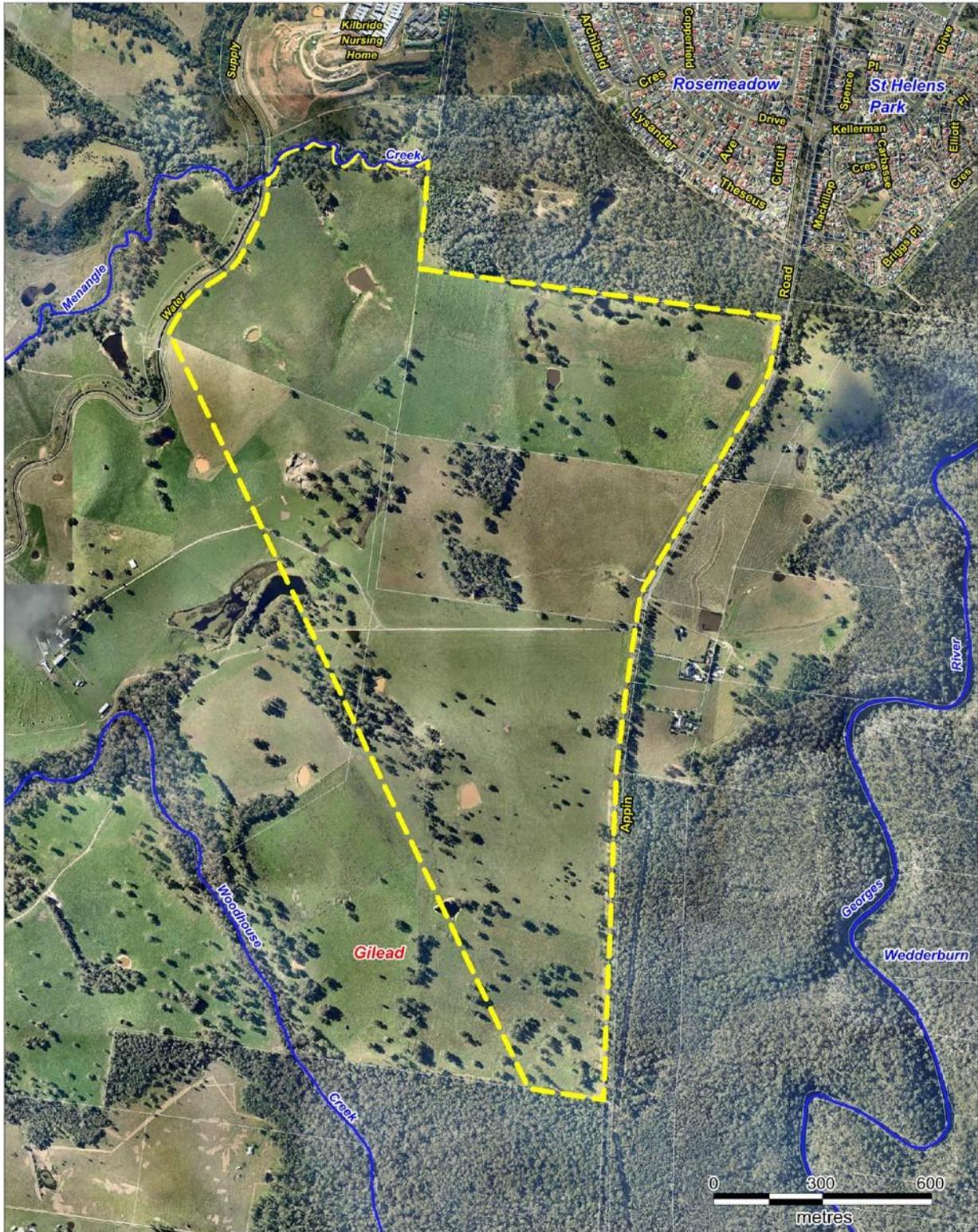


**LEGEND:**

 Growth Node boundary



## GILEAD GROWTH NODE Campbelltown Residential Strategy - Greenfield Areas



**LEGEND:**

 Growth Node boundary



# BLAIRMOUNT (Urban Investigation) GROWTH NODE Campbelltown Residential Strategy - Greenfield Areas



**LEGEND:**

 Growth Node boundary



## **Appendix “F” - Indicative Staging/Phasing**

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

Elements of:

- Airds/Bradbury urban renewal (corridor focused)
- Campbelltown-Macarthur Centre
- Ingleburn Town Centre and medium density buffer
- Glenfield future Village Centre
- Kearns (low density existing residential suburban fringe precinct) - Ingleburn Gardens
- Glenfield Road
- Eaglevale (Feldspar Road)
- Macarthur
- Campbelltown (Farrow Road/Blaxland Road/Hurley Street) - East Leppington
- Edmondson Park
- John Therry residential release area

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

Elements of:

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

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

### Long-term (10+ years)

Elements of:

- Macquarie Fields
- Macquarie Fields Station
- Minto “Urban Village”
- Gilead
- East Leppington
- Menangle Park
- Edmondson Park
- Campbelltown-Macarthur Centre
- Ingleburn Town Centre and medium density buffer

- Glenfield Village Centre

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

# **ADDENDUM**

**CITY OF CAMPBELLTOWN  
RESIDENTIAL DEVELOPMENT STRATEGY 2013**

Prepared by:  
Campbelltown City Council

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

## **Introduction**

This addendum has been prepared to principally address the amendments to the statutory implementation of the Residential Development Strategy and in particular amendments to Draft Campbelltown LEP 2014<sup>19</sup>, as it has evolved in liaison with the former Department of Planning and Infrastructure and in consultation with the Government Authorities/Agencies<sup>20</sup>.

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

The following amendments should accordingly be made to the Strategy:

## **Section 1: Background/Introduction**

### **Metropolitan Plan for Sydney**

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

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

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

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

### **South West Sub Region – Draft Sub Regional Strategy**

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

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

## **Section 8: Implementation**

The implementation strategy should be revised in the manner detailed below.

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<sup>19</sup> Formerly known as Draft Campbelltown Local Environmental Plan (LEP) 2013.

<sup>20</sup> Pursuant to the former Sections 62 and 64 of the Environmental Planning and Assessment Act, 1979.

## Low Density Residential (R2)

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

Similarly, the reference to other principal development standards should be amended to read as follows<sup>21</sup>:

	<b>General</b>	<b>Narrow Lots</b>	<b>Dual Occupancy</b>	<b>Multi dwelling houses</b>
Minimum sub-division lot size	500m <sup>2</sup>	180m <sup>2</sup>	300m <sup>2</sup>	500m <sup>2</sup>
Maximum height of building	8.5m	9m	8.5m	8.5m
Maximum FSR	0.55:1	0.6:1	0.55:1	0.45:1

## Medium Density Residential (R3)

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

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

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

It is noted that the Ingleburn Town Centre is currently the subject of a community inspired planning process which may lead to suggested change in respect of the provision of higher density residential development.

## **Section 14: Recommendation**

The reference to attainment of 2031 dwelling targets with current zonings should read or equivalent zonings.

The "reintroduction" of multi dwelling housing into the low density (R2) zone, as required by the former Department of Planning and Infrastructure, should be noted.

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<sup>21</sup> Unless varied by a Council adopted site specific Development Control Plan, Master Plan or Structure Plan, or a Concept Plan Approval issued by the Minister for Planning and Infrastructure.

The suggested review of future “greenfields” development sites having regard to market developments is reflected in the submission of a limited number of planning proposals.

Similarly, the suggested structure planning and master planning of future urban releases is being “driven” by the private sector.

It is further noted that the adoption of a new Metropolitan Strategy for Sydney and accompanying development of a Subregional Delivery Plan will have likely implications for the Local Planning Strategy, together with this Residential Strategy, the Employment Strategy, the Draft Campbelltown LGA Strategic Outline Plan and future amendments to Draft Campbelltown LEP 2014.

### **Campbelltown/Macarthur Growth Node**

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

### **Ingleburn Growth Node**

The Ingleburn Growth Node is currently the focus of a separate town centre planning and design process which will provide greater clarity about the nature and extent of proposed medium and higher density housing in the area.

## **Appendix "C"**

### **Blairmount Growth Node**

It should be noted that the Blairmount Growth Node and its broader environs is the subject of a Planning Proposal for comprehensive residential development that is currently being considered by Council.

## **Appendix "D"**

### **Airds/Bradbury**

It should be noted that the proposed Airds/Bradbury redevelopment is the subject of a Concept Plan Approval. This approval is reflected in the Draft Campbelltown Local Environmental Plan, 2014.

## **Appendix "E"**

The Blairmount (Urban Investigation) Growth Node and its broader environs is the subject of the same Planning Proposal referenced in the amendment to Appendix "C" above.

